



FOR SALE

Industrial Service Facility

8234 Ferguson Cut Off, Austin, TX 78724

Property Highlights

- ± 4,000 SF office building
- 1.784 Acres of Land
- 14,000 SF canopy with floor drain
- Zoning: I-RR (City of Austin, Travis County)
- Submarket: East Austin
- Fully concrete and asphalt paved yard and parking area
- Year Built: 1971
- Parking Spaces: 90 surface, 34 covered
- Sewer: Septic
- Sprinklers: N/A
- New roof (2023)

Asking Price

Contact Brokers



Stan Nowak, SIOR

Partner
512.601.8120
stan.nowak@partnersrealestate.com



Andrew Alizzi

Vice President
512.647.1545
andrew.alizzi@partnersrealestate.com

partners

901 S MoPac, Building 1, Suite 550
Austin, TX 78746
512.580.6025 / partnersrealestate.com

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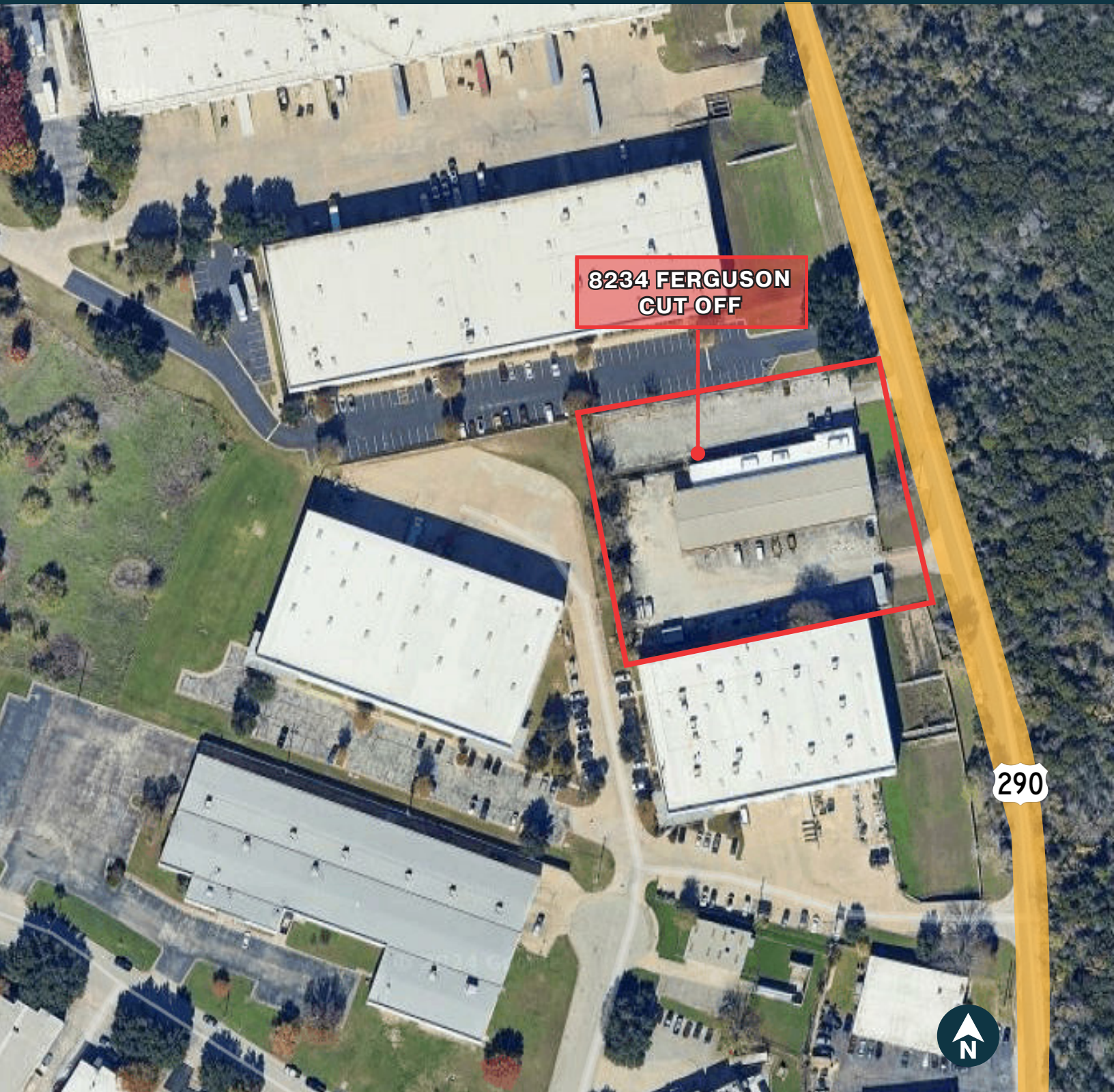
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**8234 FERGUSON
CUT OFF**

290



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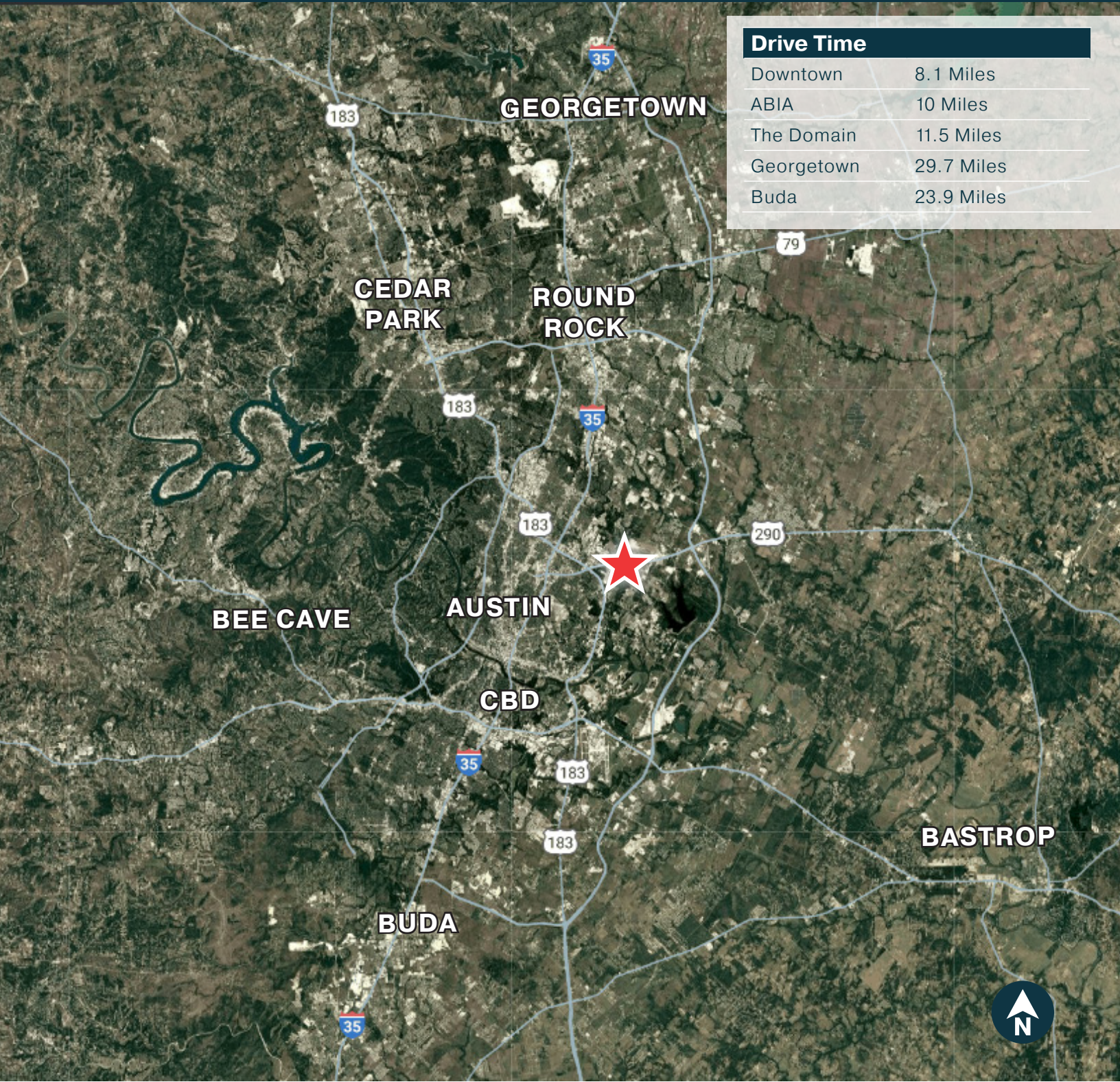
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Drive Time

Downtown	8.1 Miles
ABIA	10 Miles
The Domain	11.5 Miles
Georgetown	29.7 Miles
Buda	23.9 Miles

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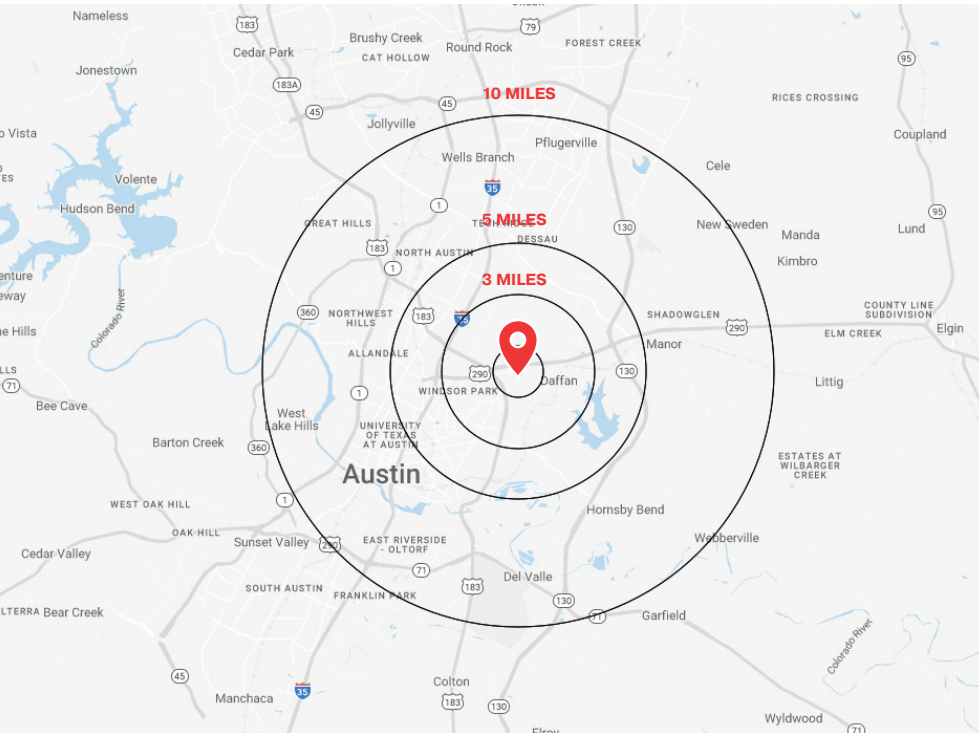
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 **254,489**

2024 Population
(5 miles radius)

 **\$106,289**

2024 Avg. Income
(5 miles radius)

 **82,573**

2024 Total Employees
(5 miles radius)

 **19,300 VPD**

US Hwy 290 Eastbound

Austin's Major Employers

- **IBM**
- **Tesla (Austin's largest private employer with 22,000 employees)**
- **Apple (7,000 employees with plans to expand to 15,000 once campus is completed)**
- **Amazon**
- **Samsung (Over 6,000 employees in semiconductor chip manufacturing and R&D)**

Population

3 MILES 5 MILES 10 MILES

Estimated Population (2024)	83,716	254,489	787,198
Projected Population (2029)	88,547	271,041	814,353
Projected Annual Growth (2024-2029)	4,831	16,551	27,154
Historical Annual Growth (2020-2024)	2.0%	1.7%	2.2%

Households

Estimated Households (2024)	31,045	106,289	347,813
Projected Households (2029)	32,525	112,222	356,001
Projected Annual Growth (2024-2029)	1,480	5,933	8,188
Projected Annual Growth (2024-2029)	1.0%	1.1%	0.5%
Historical Annual Change (2010-2024)	2.7%	3.2%	2.8%

Household Income

Estimated Average Household Income	\$97,930	\$106,770	\$129,509
Projected Average Household Income	\$102,190	\$112,184	\$135,775

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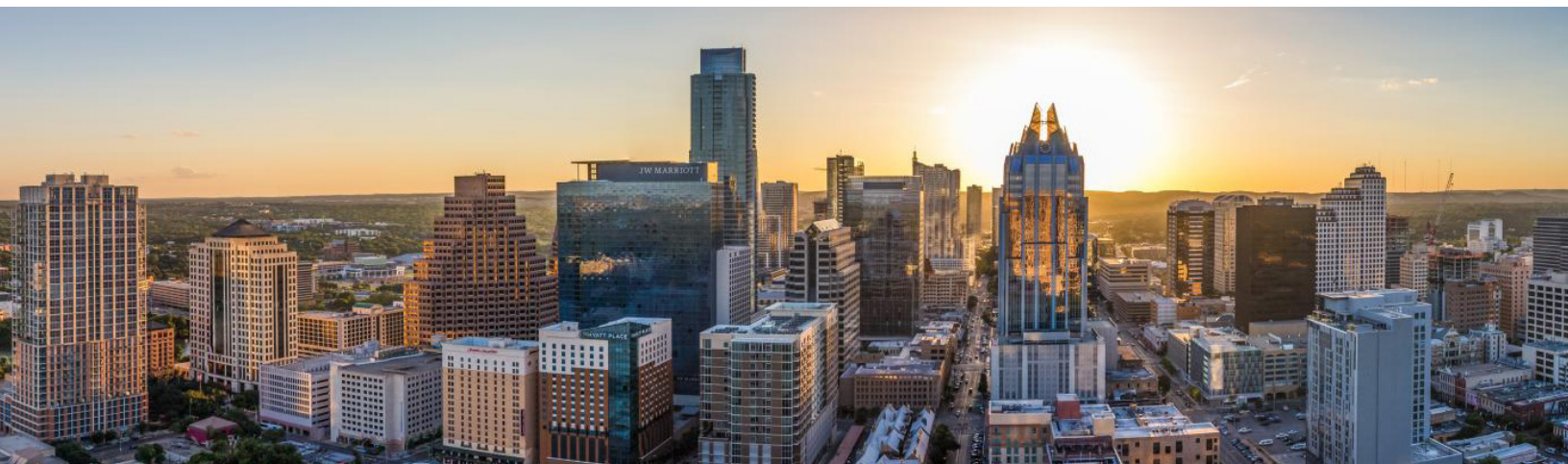
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Austin, TX at a Glance

- » As of 2024, the estimated population of Austin, Texas is 984,567. This is an increase from the 2020 census population of 961,855.
- » Over 43% of the region's population is in the peak working years between the ages of 18-44 (compared to 36% nationally). The median age of the Austin metro is three years younger than the national median (35.9 years vs. 38.9 years).
- » Austin's median age is the 6th lowest among the 50 largest metros.
- » Austin ranks 4th among the top 50 metros for population with at least a bachelor's degree.
- » The Hispanic or Latino population makes up nearly 33% of the metro's population and grew 35% between 2010 and 2020. The Asian population and the Black or African American population each account for approximately 8% of the area's population in 2022. Asian population growth was 96% over the last decade while Black or African American growth was 26%.
- » Texas features no personal or corporate income tax, and overall the state has one of the lowest state and local tax burdens in the nation, ranking 30th among the 50 states in taxes paid per capita and ranking 36th in taxes paid per \$1,000 of personal income.

Source: <https://opportunityaustin.com/about-austin/>



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BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PGR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stan Nowak	771890	stan.nowak@partnersrealestate.com	951-743-0383
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date