

# FLEXIBLE TERMS AVAILABLE



**11000 MIDDLE FISKVILLE ROAD, BUILDING C** | 11000 MIDDLE FISKVILLE ROAD, BUILDING C, AUSTIN, TX 78753

## Features

- Austin Pickle Ranch Now Open - 16 indoor courts and 8 outdoor volleyball courts
- 10+ acres of outdoor space in planning stages
- On-site food and beverage operator coming soon
- Great visibility from I-35 with building signage and pylon signage available
- Low operating expenses

## FOR LEASE

**49,500 SF**

**\*\*Month-to-Month Tenancy Available**

## Traffic Counts

IH 35 189,963 VPD

## Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	15,229	131,444	323,594
Total Households	5,506	54,318	141,668
Avg HH Income	\$95,248	\$93,875	\$113,066
Daytime Population	15,028	148,810	370,083

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**Nick Naumann**  
Director of Brokerage - Austin  
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## Area Retailers & Businesses



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**weitzman®**

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## SPACE HIGHLIGHTS



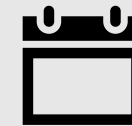
**Size: 49,500 SF**



**Base Rent: Contact Broker**  
**Operating Expenses: Contact Broker**



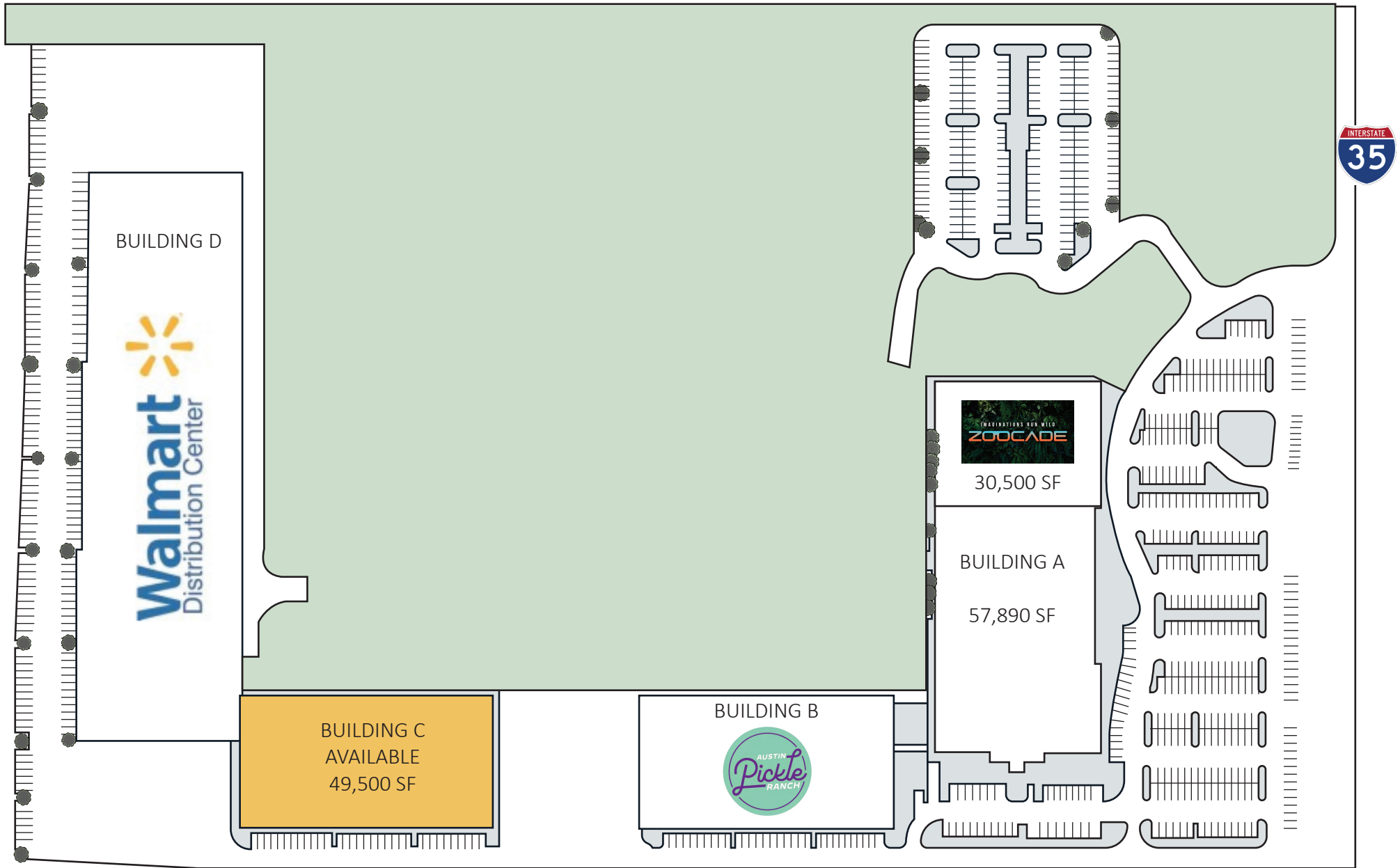
**Term: Flexible Terms Available**  
**Including Month-to-Month Tenancy**



**Available: Now**

**2 Dock High Doors**

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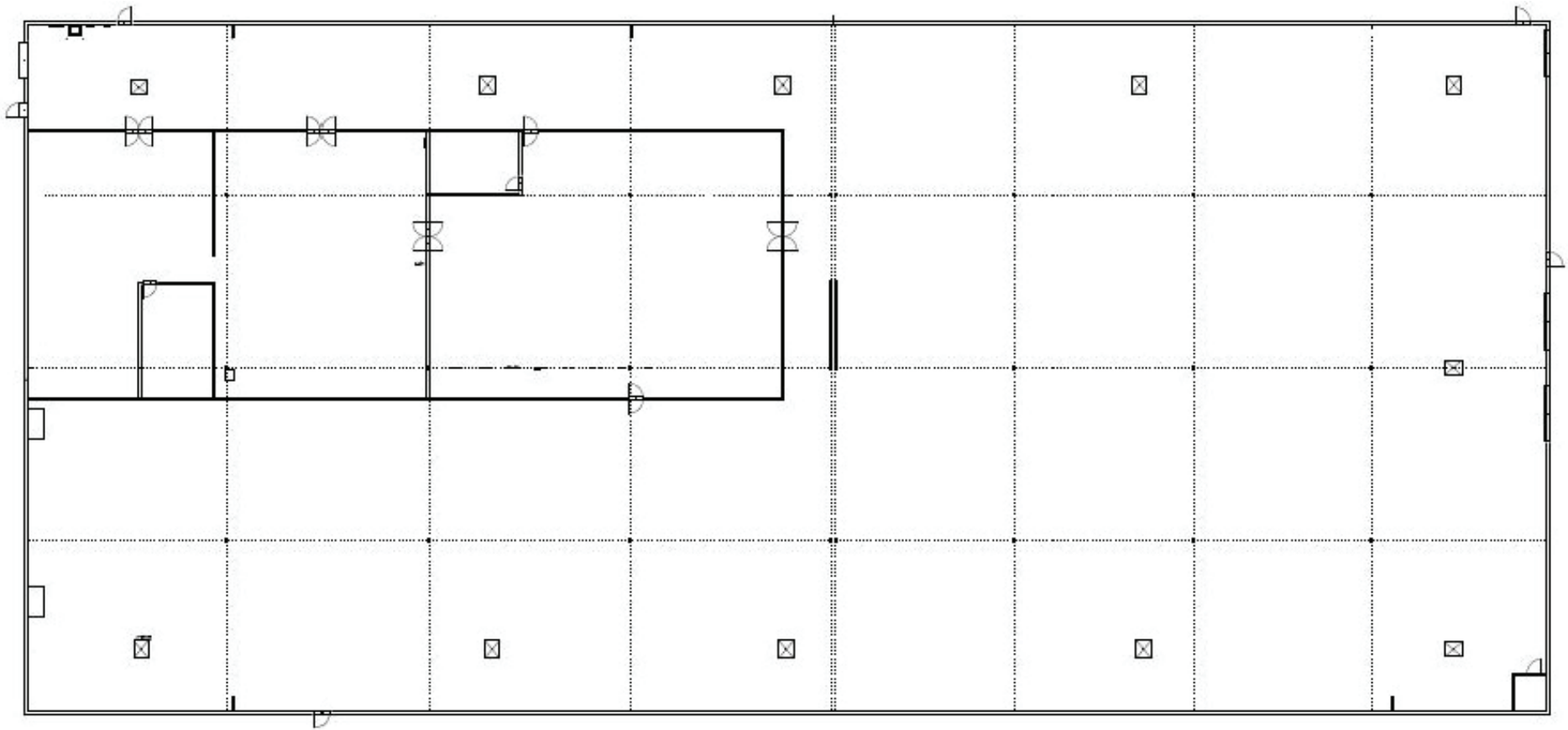
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2 DOCK-HIGH DOORS

MINIMAL OFFICE  
REMAINDER HOT WAREHOUSE

FLEXIBLE TERM

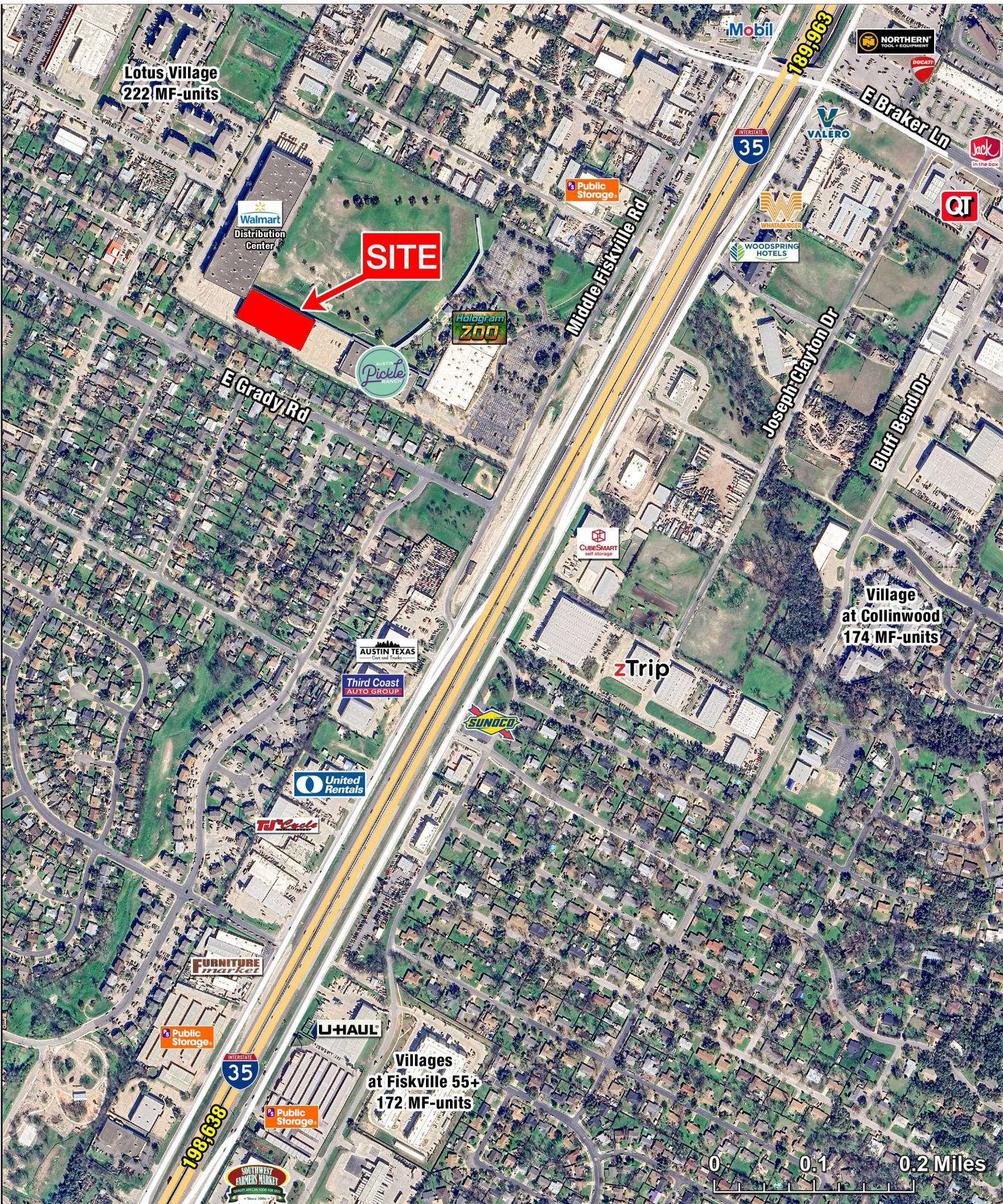


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Lotus Village  
222 MF-units

Walmart  
Distribution Center

**SITE**

HoloGram  
ZOO

AUSTIN  
Pickle  
RANCH

E Grady Rd

Middle Fiskville Rd

Mobil

189,963

NORTHERN  
TOOL & EQUIPMENT

E Braker Ln

Public Storage

VALERO

WOODSPRING  
HOTELS

Jack  
in the box

QT

W

WOODSPRING  
HOTELS

Joseph Clayton Dr

Bluff Bend Dr

Village  
at Collinwood  
174 MF-units

AUSTIN TEXAS  
Cost and Trade

Third Coast  
AUTO GROUP

zTrip

CUBE SMART  
self storage

SUNOCO

United  
Rentals

TJ Maxx

FURNITURE  
Market

Public Storage

INTERSTATE  
35

198,638

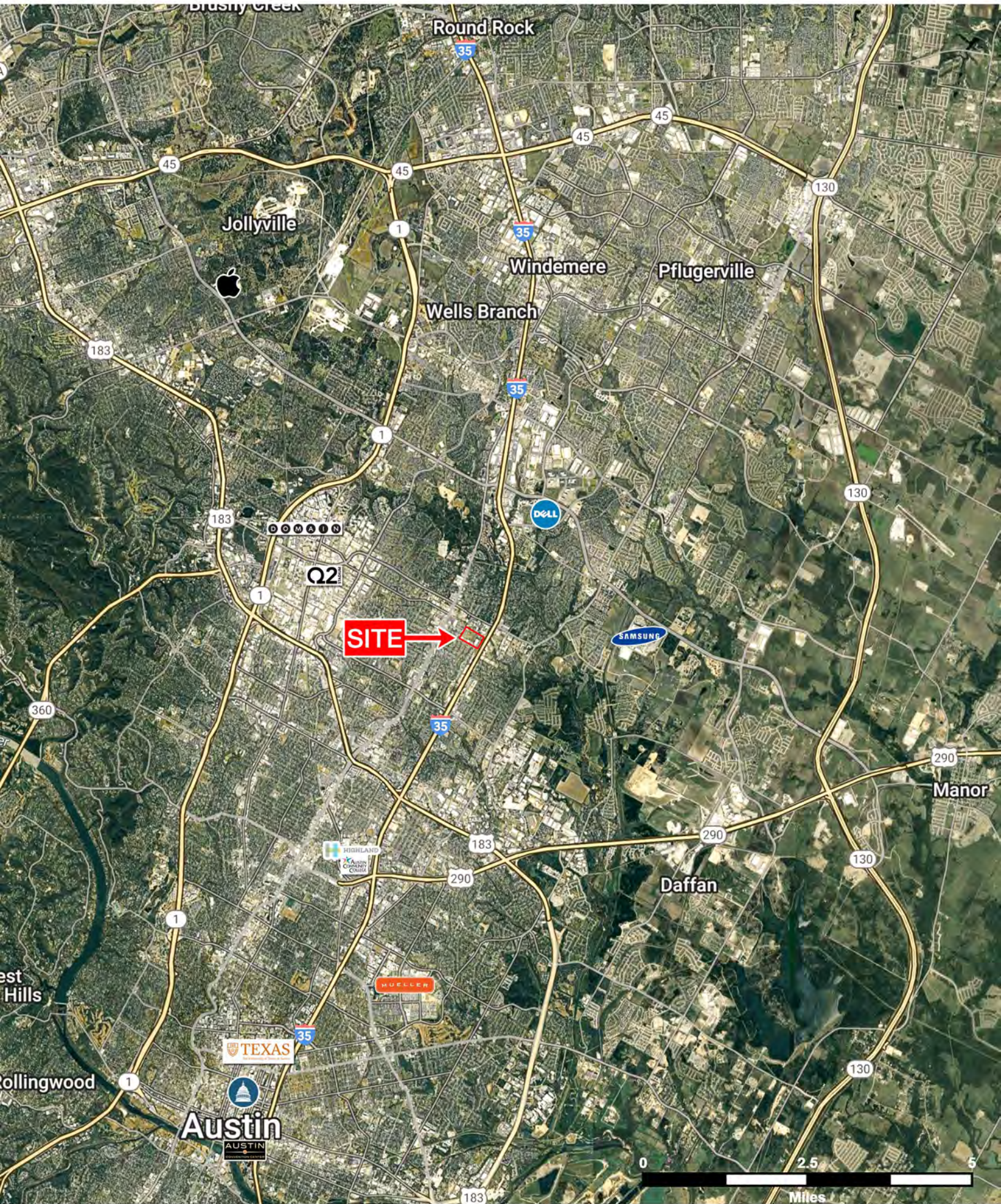
U-HAUL

Villages  
at Fiskville 55+  
172 MF-units

Public Storage

SOUTHWEST  
FARMERS MARKET  
SINCE 1980

0 0.1 0.2 Miles



# 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.



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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:

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Weitzman

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