



INDUSTRIAL FLEX INVESTMENT · NORTHEAST AUSTIN

1515 Dungan Lane

Austin, Texas 78754

27,000 SF

BUILDING AREA

±1.97 AC

SITE SIZE

LI

ZONING

1985

BUILT · RENOV. 2015

Multi-Tenant

TENANCY

Call for Pricing

OFFERING PRICE

INVESTMENT HIGHLIGHTS

- ±27,000 SF multi-tenant flex on ±1.97 acres — in-place income with mark-to-market upside
- Small-bay suites draw a deep local tenant base; below-market rents roll on renewal
- LI zoning permits warehouse, service and light manufacturing — broad re-tenanting flexibility
- Fully HVAC-conditioned warehouse — a rare amenity in small-bay flex product
- Value-add basis: cosmetic and capital upgrades support rent growth without repositioning risk
- Hard-to-replace infill site with tight Northeast Austin small-bay vacancy

FOR MORE INFORMATION

Gil Nuss 832.454.6494 · gil@cottonventures.com



cottonventures.com

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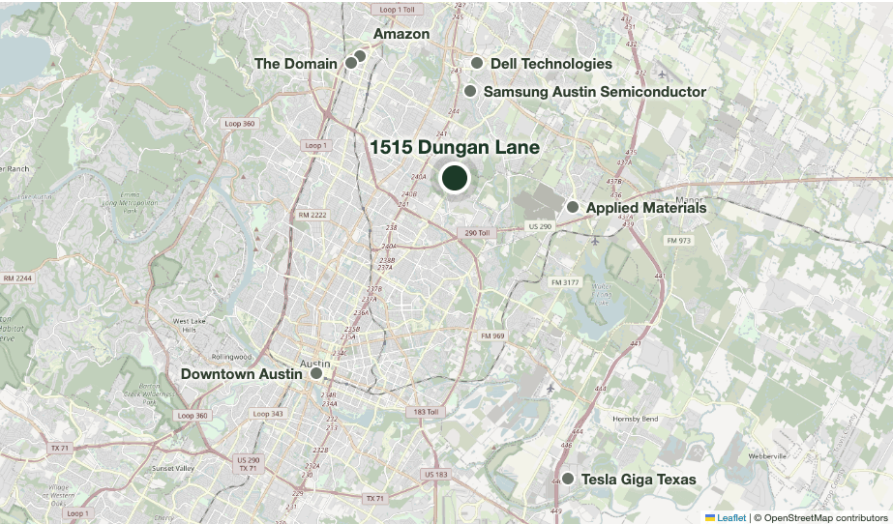
AUSTIN, TEXAS 78754 · ±27,000 SF INDUSTRIAL FLEX

COTTON
VENTURES
REAL ESTATE



GRADE-LEVEL LOADING · FENCED STABILIZED YARD

LOCATION



MAJOR EMPLOYERS NEARBY

Samsung Austin Semiconductor
Applied Materials
Dell Technologies
Tesla Giga Texas
Amazon
IBM
Meta
NVIDIA
Indeed
Vrbo
SpaceX
St. David's North Austin

DUE DILIGENCE

Financials available to qualified buyers upon request.

DRIVE DISTANCES

US-183	±1 mi
I-35	±2 mi
US-290 / SH-130	±6 mi
Downtown	±8 mi
AUS Airport	±12 mi

78754 DEMOGRAPHICS

Population	27,020
Households	10,160
Median HH income	\$90,121
Median age	32.4

TRAFFIC COUNTS

I-35	180,000
Cameron Rd	16,662
VEHICLES PER DAY	

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