



Oldham
Goodwin

FOR SALE INTERSTATE 35 INDUSTRIAL PROPERTY

16336 North IH-35 | Austin, Texas 78728



Crate & Barrel

PCW EVERYTHING
AUTOGLOSS

STRATUS QUARTZ

CENTEX MATERIALS LLC



Ready Refresh



~186,435 VPD

PROPERTY HIGHLIGHTS

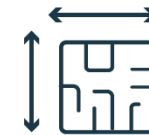
- 7.984 AC industrial property located in Austin, Texas
- Over 200' of Interstate 35 frontage
- 12,150 SF Metal building with 18' clear heights and +/- 3,800 SF of office outbuilding with 16' clear heights
- 2.85 AC of stabilized lay-down yard
- 5.135 AC for expansion or development
- Strategically located between Austin and Round Rock with close proximity to SH 45, SH 130, and Austin Bertram International Airport



SALES PRICE
CONTACT
BROKER



BUILDING SIZE
12,750 SF



SITE SIZE
7.984 AC



TRAFFIC
186,435 VPD



~115,973 VPD



MA's Pasta Ltd.



SITE



Picadilly Drive

Grand Avenue Parkway

Bratton Lane

~186,435 VPD



Central Commerce Business District

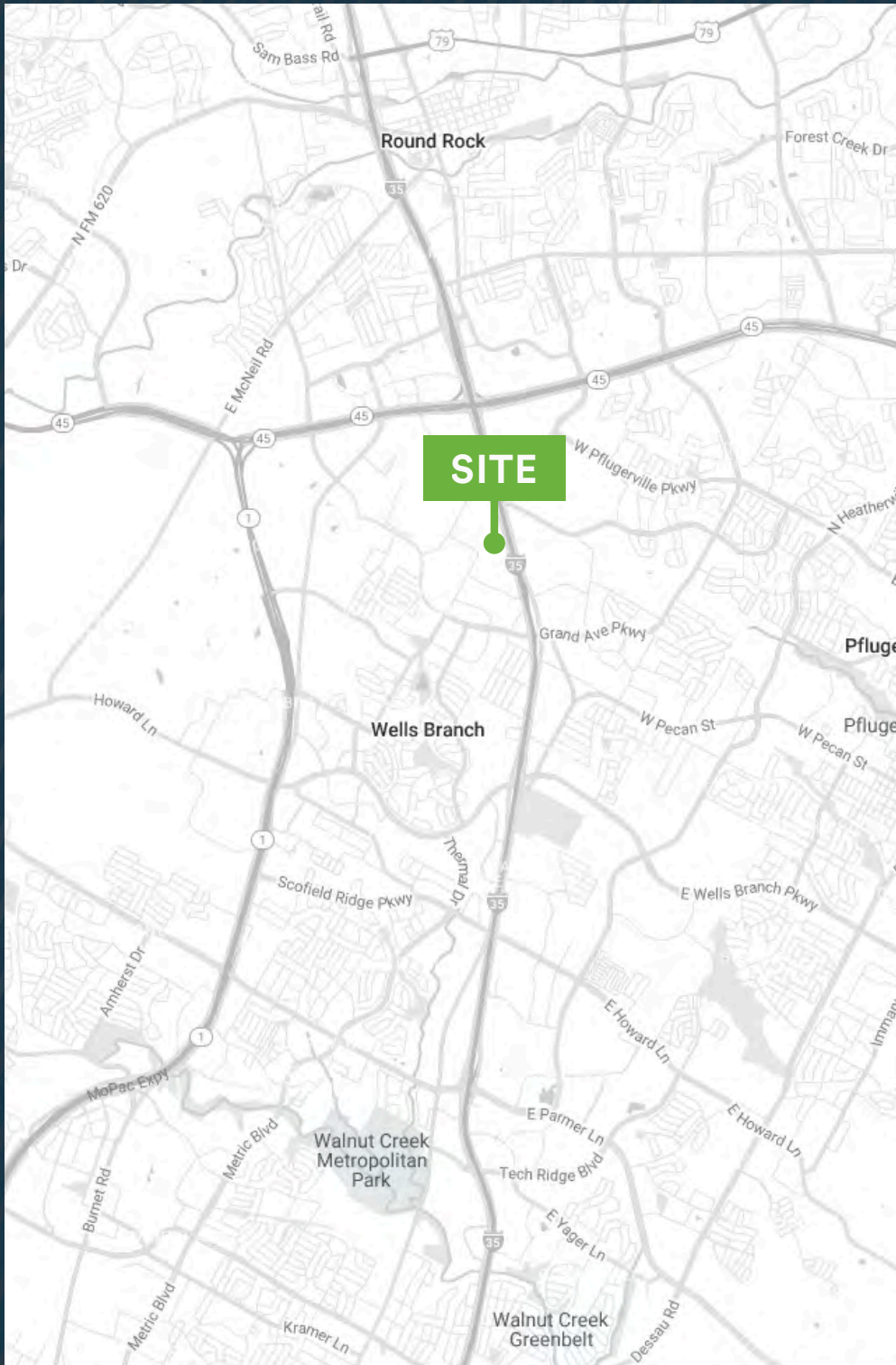


Waukesha Drive

Central Commerce Drive



Grand Avenue Parkway: ~22,724 VPD



PROPERTY INFORMATION

Size 7.984 Acres

Survey Legal Description Tract 1: Lot 1, Block A, Bell Subdivision
Tract 2: Lots 8 & 9, Royston Lane LTD

ID Number Travis CAD 560710,
Travis CAD 964402

Access Interstate 35 Frontage Road

Frontage ~205' of Interstate 35 Frontage

Zoning LICO - Limited Industrial Services
District - Conditional Overlay

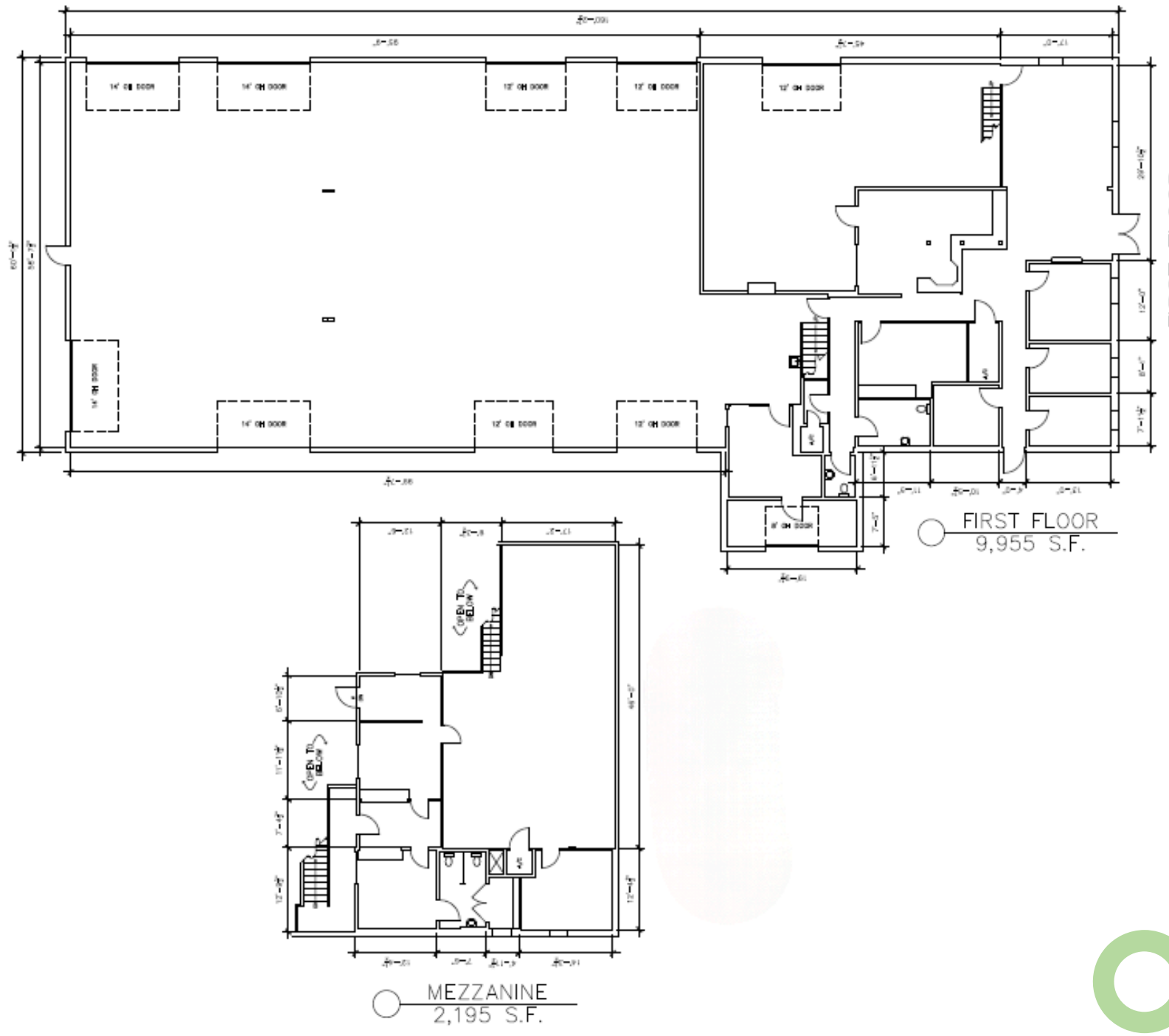
Utilities All utilities on or near the site

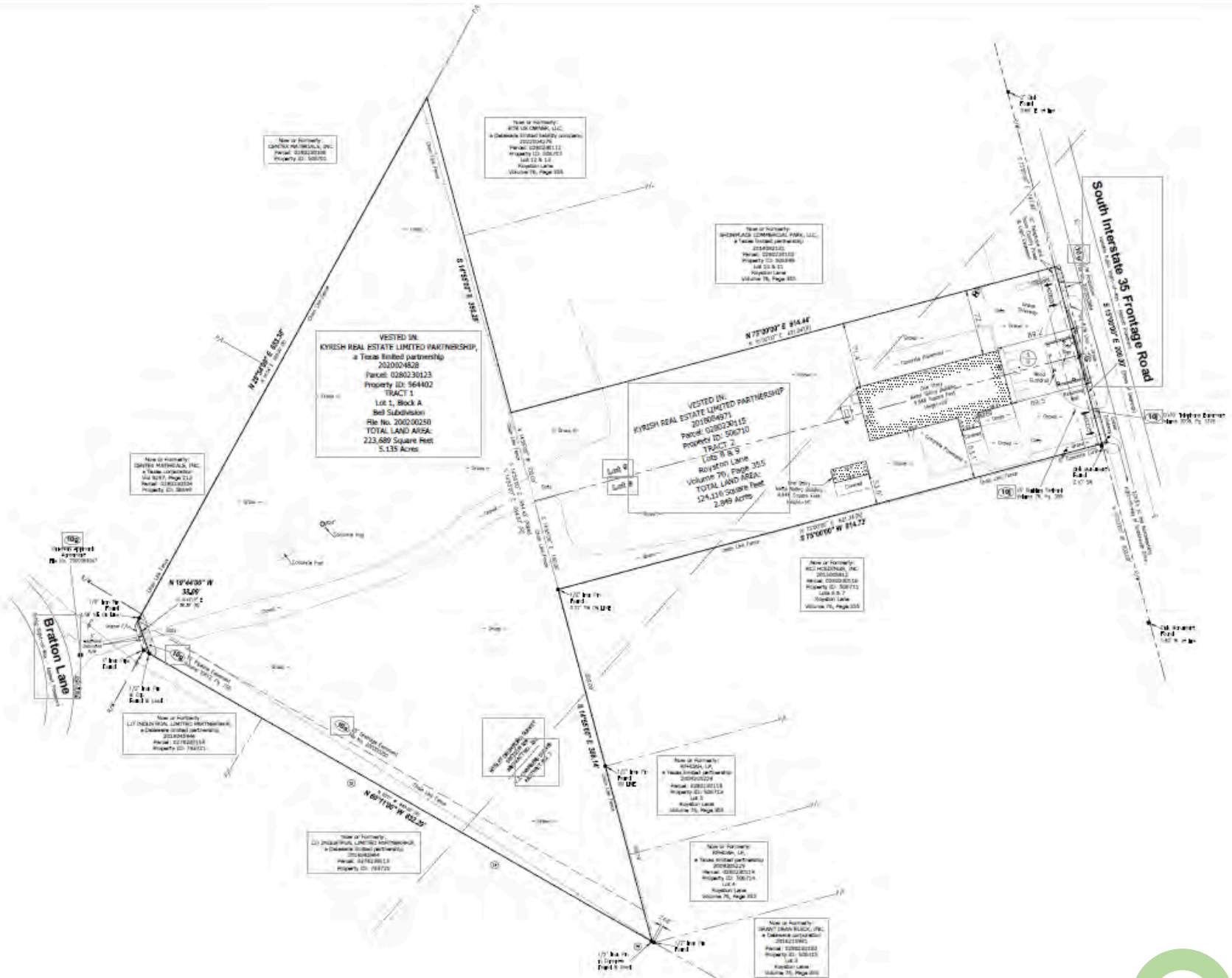
Traffic Counts ~186,435 VPD along Interstate 35





FLOOR PLAN





DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

8K

HOUSEHOLD
INCOME

\$96K

CONSUMER
SPENDING

\$97.5M

GROWTH
RATE

12%

3 MILE

ESTIMATED
POPULATION

124K

HOUSEHOLD
INCOME

\$99K

CONSUMER
SPENDING

\$1.3B

GROWTH
RATE

14%

5 MILE

ESTIMATED
POPULATION

317K

HOUSEHOLD
INCOME

\$99K

CONSUMER
SPENDING

\$3.5B

GROWTH
RATE

16%



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

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:

- 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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