



11000 MIDDLE FISKVILLE ROAD

11000 MIDDLE FISKVILLE ROAD, 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

Traffic Counts

IH 35 189,963 VPD

Demographics

YEAR: 2024

1 MILE

3 MILE

5 MILE

	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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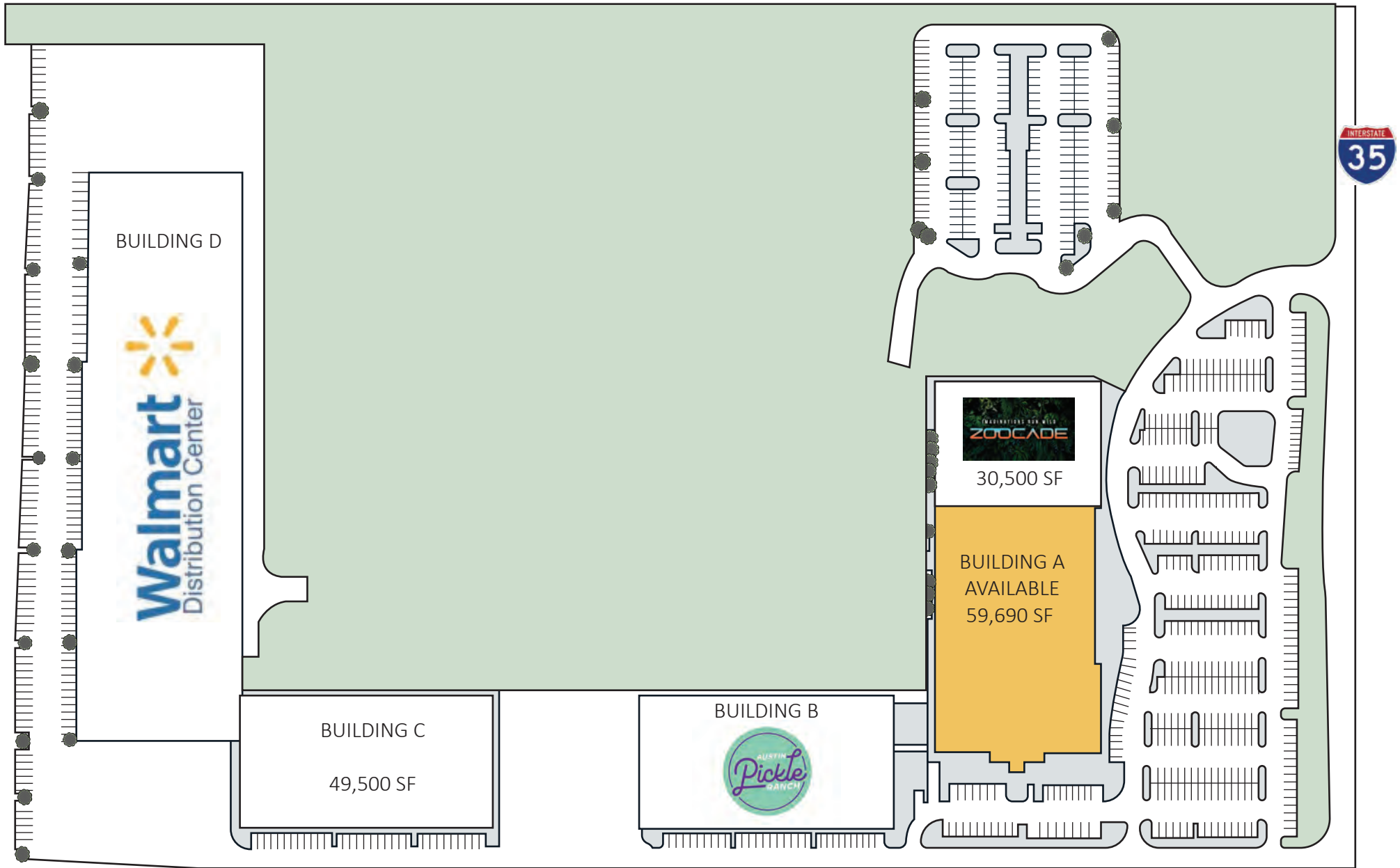
Area Retailers & Businesses



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11000 MIDDLE FISKVILLE BUILDING A | 11000 MIDDLE FISKVILLE RD, AUSTIN , TX 78753



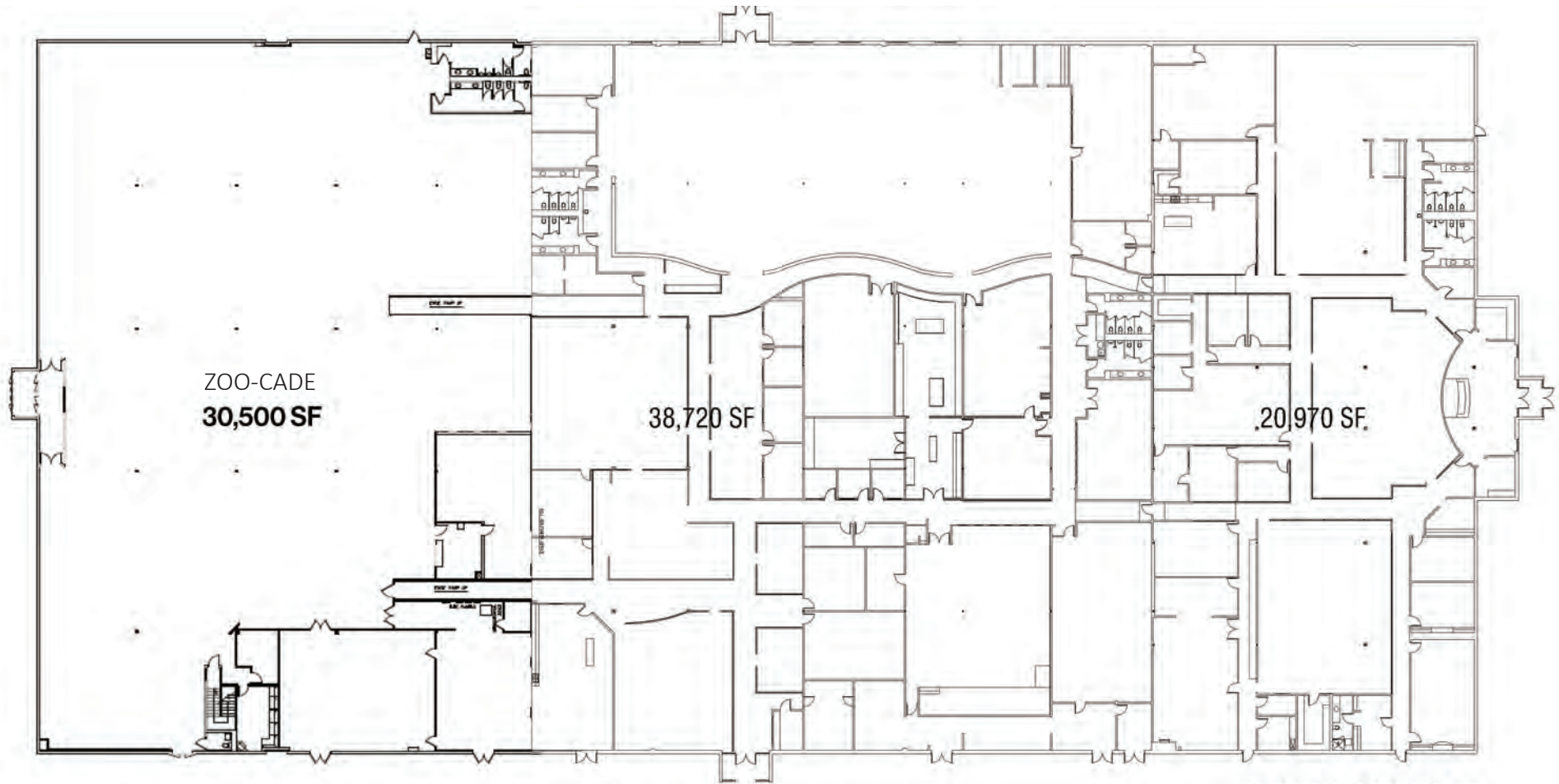
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11000 MIDDLE FISKVILLE BUILDING A

11000 MIDDLE FISKVILLE RD, AUSTIN, TX 78753

93,390 SF

DIVISIBLE TO 20,970 SF



GROUND FLOOR PLAN



MEZZANINE FLOOR
(Mechanical/Aircon Rooms)

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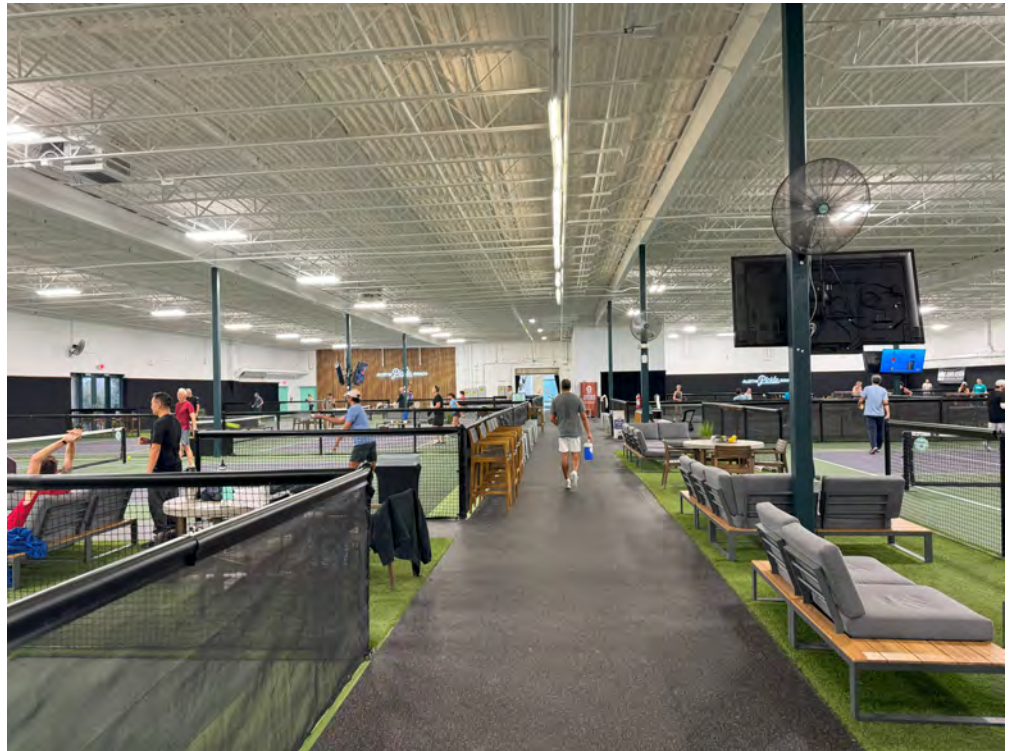
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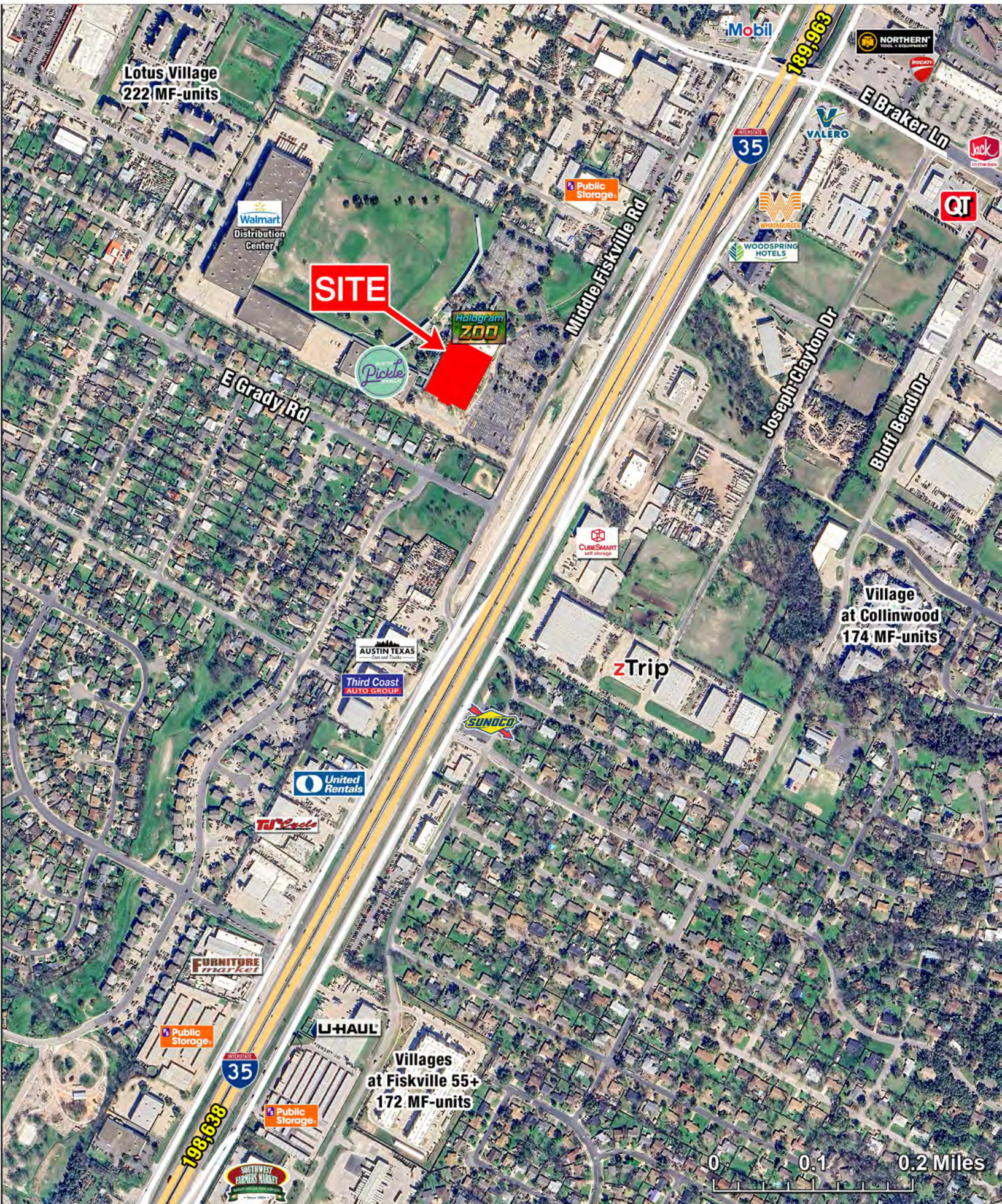
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Lotus Village
222 MF-units

Walmart
Distribution Center

SITE

Hologram
ZOO

Pickle
PADDLE

E Grady Rd

Middle Fiskville Rd

Mobil

INTERSTATE
35

189,963

NORTHERN
POOL & EQUIPMENT

E Braker Ln

VALERO

WOODSPRING
HOTELS

QT

Jack
in the Box

Joseph Clayton Dr

Bluff Bend Dr

Village
at Collinwood
174 MF-units

AUSTIN TEXAS
Cars and Trucks

Third Coast
AUTO GROUP

CUBSMART
Self Storage

zTrip

SUNOCO

United
Rentals

TJ Maxx

FURNITURE
MARKET

Public Storage

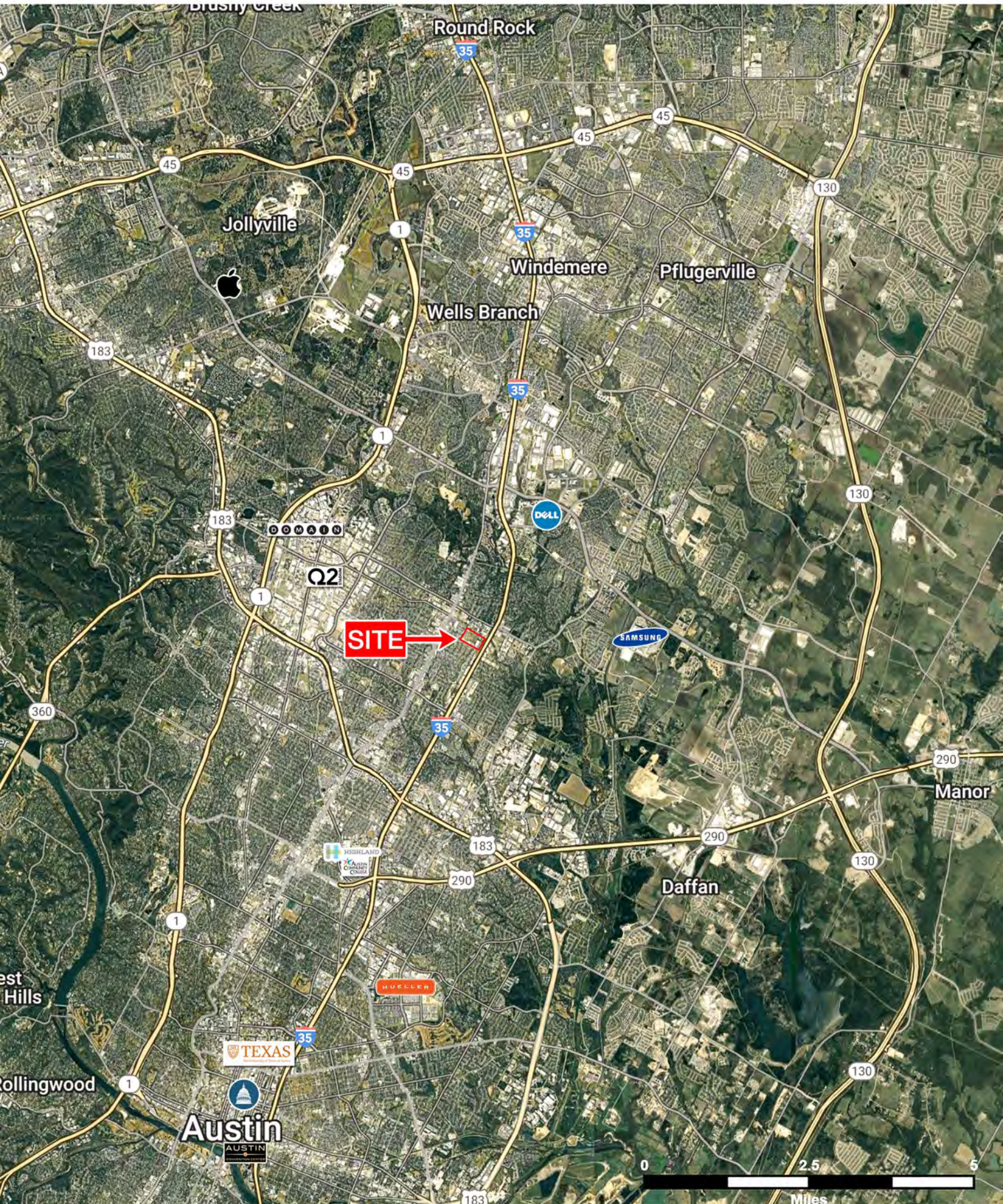
U-HAUL

Public Storage

Villages
at Fiskville 55+
172 MF-units

SOUTHWEST
FARMERS MARKET

0 0.1 0.2 Miles



SITE →

DOMAIN

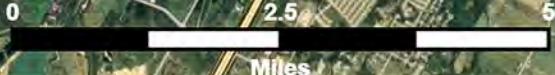
Q2

HIGHLAND
COMMUNITY CENTER

MUELLER

TEXAS

Austin
AUSTIN
TEXAS



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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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

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