

# FOR LEASE | Walburg Business Park

## Park Availability

- 1 - 7,200<sup>sf</sup>
- 2 - Leased
- 3 - 9,000-30,000<sup>sf</sup>
- 4 - 2,880 - 11,520<sup>sf</sup>
- 5 - 5,760 - 11,520<sup>sf</sup>
- 6 - 5,760<sup>sf</sup>

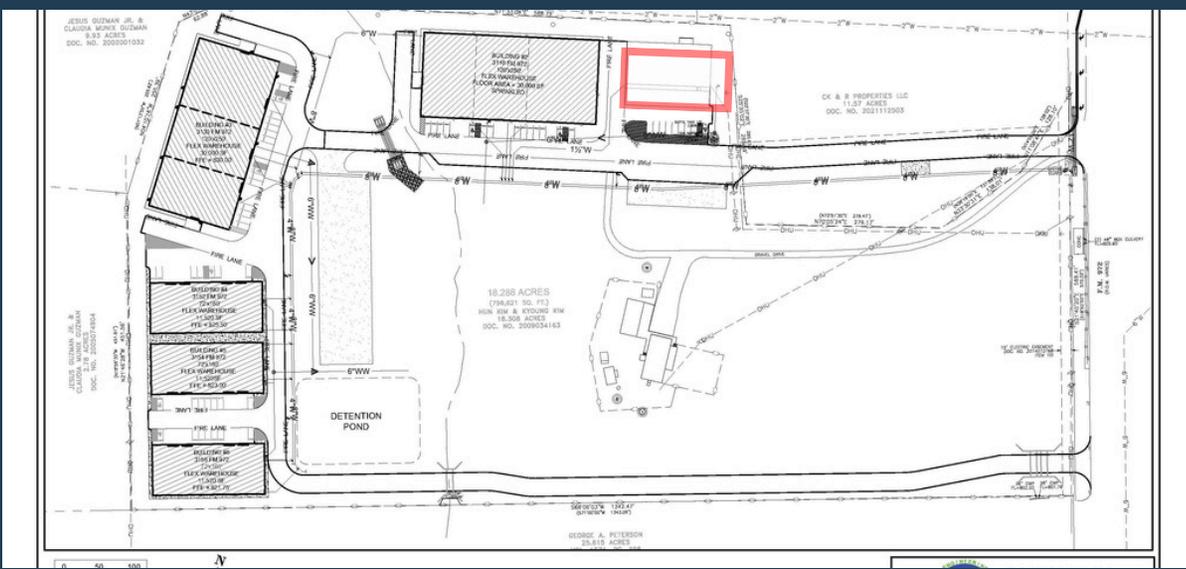
Up to 2 acres yard space  
additionally available\*

3100 FM 972 Georgetown, TX 78626



Irulian Dabbs Burger 512-422-8928

# Building 1 | 7,200 SF



- \$11/SF NNN**
- 1 x 12' overhead door
- Insulated warehouse
- 3ph power
- 1000 +/- sf office space
- Stand alone building at entrance to the park
- 9+ parking spaces
- directly in front
- Available in 30 days

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# Building 3 | 9,000-30,000 SF



9,000-12,000

6-9k

12,000



**\$10-11/SF NNN**

3 x 14' overhead doors

2 loading docks

120' x 250'

Sprinkled

800 SF office buildout

3ph 480V

16' Clearance

Foam Insulated

Yard Space available

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# Building 4 | 2,880 - 11,520 SF



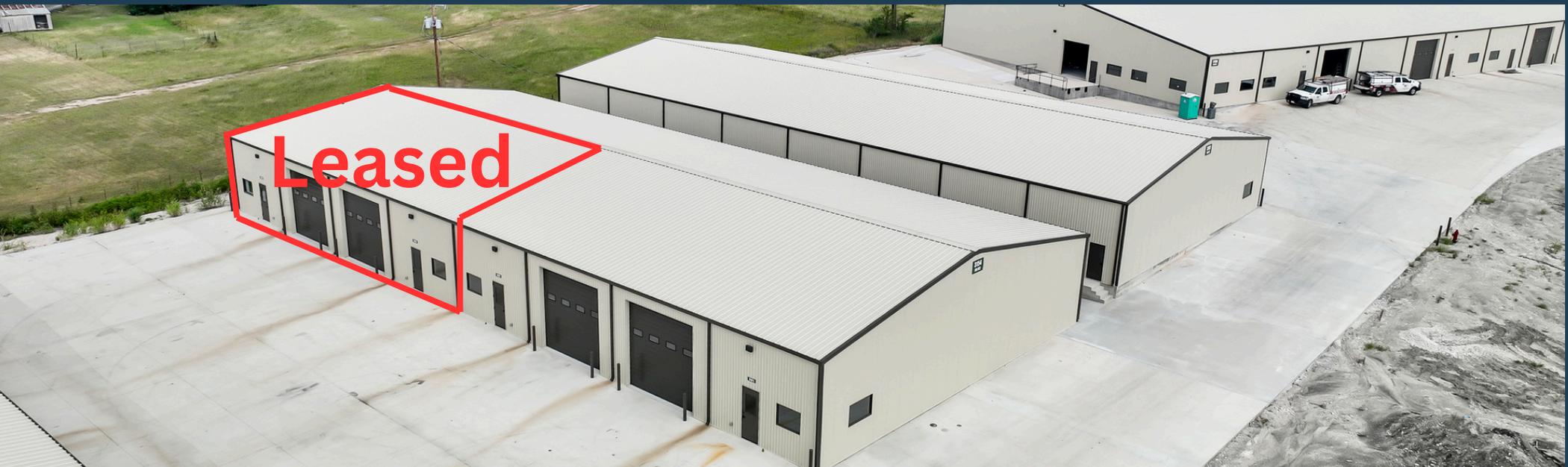
**\$10-12/SF NNN**  
4-14'x14' grade doors  
Extended loading zone  
3ph, 300amp  
16' clearance, clear-span  
Spec suites available  
LED Lighting  
Windows on end caps  
**SHARED DOCK ACCESS**

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# Building 5 | 5,760 - 8,640 SF



**\$10-12/SF NNN**  
4-14'x14' grade doors  
Extended loading zone  
3ph, 300amp  
16' clearance, clear-span  
432 SF office builtout  
LED Lighting  
Windows throughout

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# Building 6 | 5,760 SF



**\$10-12/SF NNN**

4-14'x14' grade doors

Extended loading zone

3ph, 300amp

16' clearance, clear-span

432 SF office builtout

LED Lighting

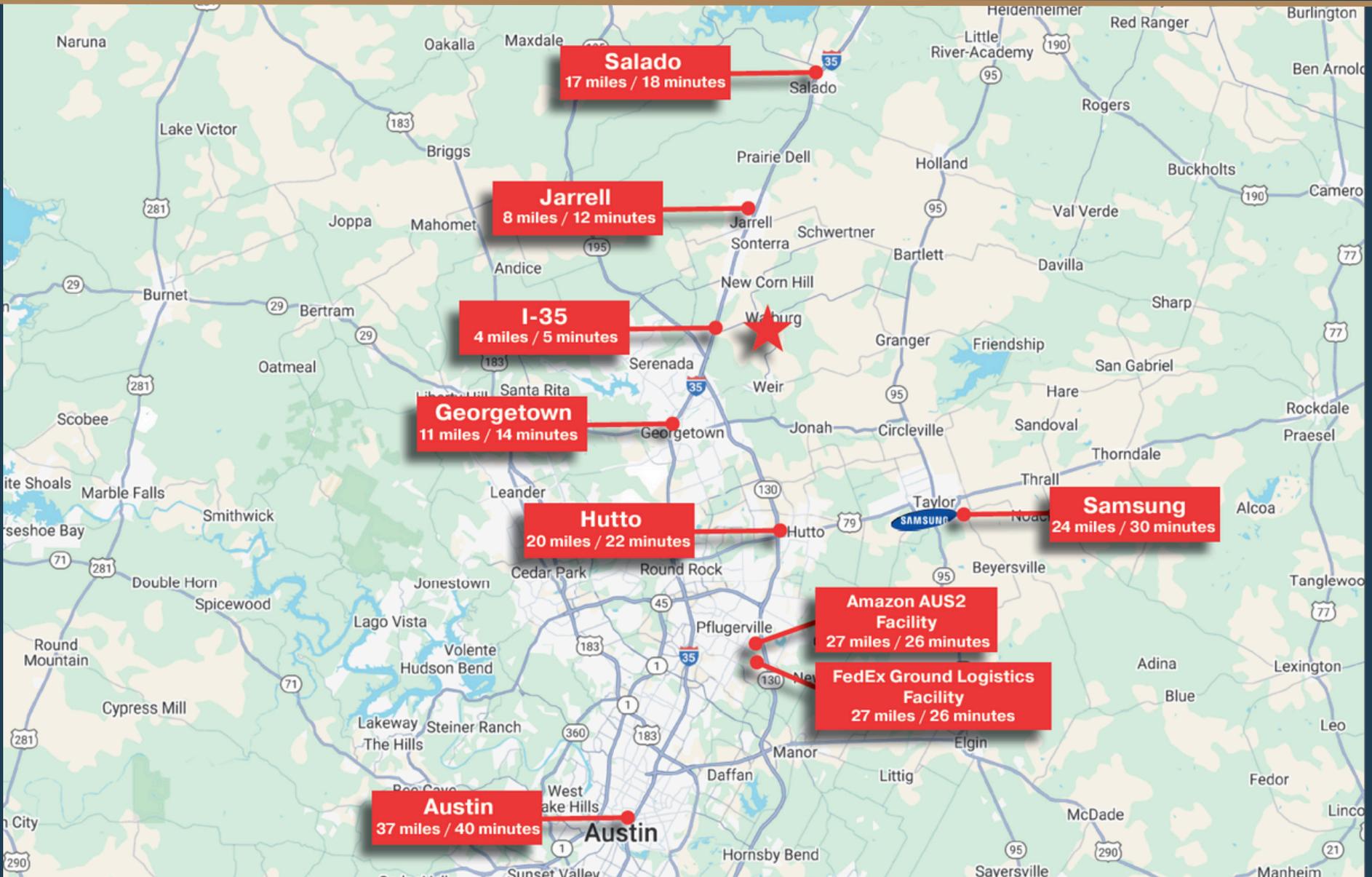
Windows throughout

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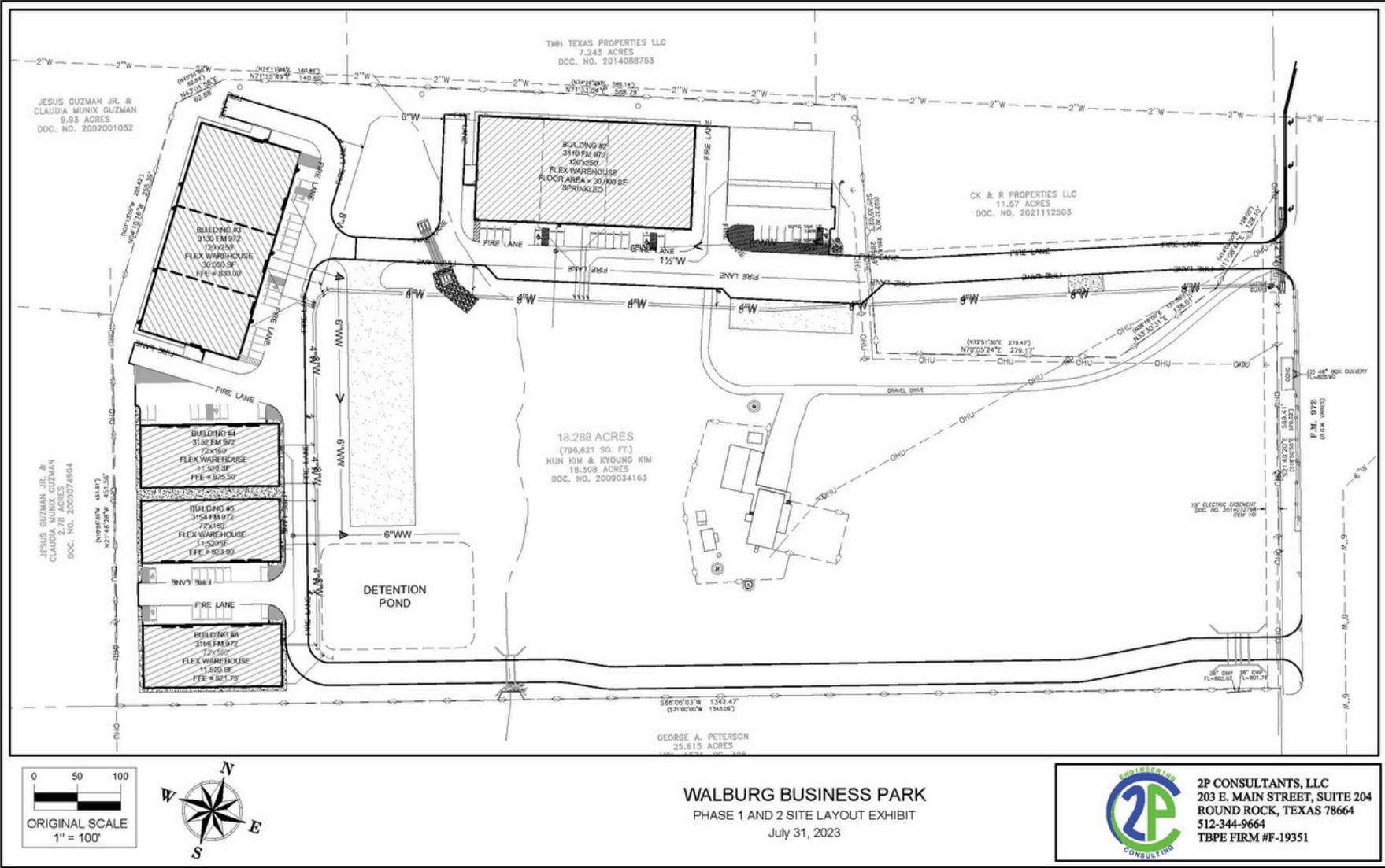


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# Drive Times and Points of Business



# Site Plan - Walburg Business Park



**WALBURG BUSINESS PARK**  
 PHASE 1 AND 2 SITE LAYOUT EXHIBIT  
 July 31, 2023



**2P CONSULTANTS, LLC**  
 203 E. MAIN STREET, SUITE 204  
 ROUND ROCK, TEXAS 78664  
 512-344-9664  
 TBPE FIRM #F-19351





## 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.

2-10-2025



### 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.

TX Sales LLC	9014095	irulian@breakawaycre.com	512-422-8928
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Irulian Dabbs Burger	686473	irulian@breakawaycre.com	512-422-8928
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

## LEASING QUESTIONS AND TENANT INQUIRIES:

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# 512-422-8928

