

**Showroom/Warehouse | 36,000 SF | Ample Parking**

**9821 N IH-35, Austin, TX 78753**

**FOR SALE  
OR LEASE**



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# Executive Summary

Outstanding retail building featuring a versatile showroom-warehouse layout, prominent highway frontage, and dual access from IH-35 and Middle Fiskville Road, ideally located between Rundberg and Parmer Lanes. Nestled in Austin's booming Tech Ridge corridor, this property benefits from massive regional momentum just minutes from East Village, a 425-acre mixed-use development delivering 2,400 multifamily units and 466 single-family homes, alongside offices, retail, entertainment, and hotels. Capture the energy of this rapidly evolving live-work-play district with unmatched visibility, accessibility, and long-term upside.

## Highlights

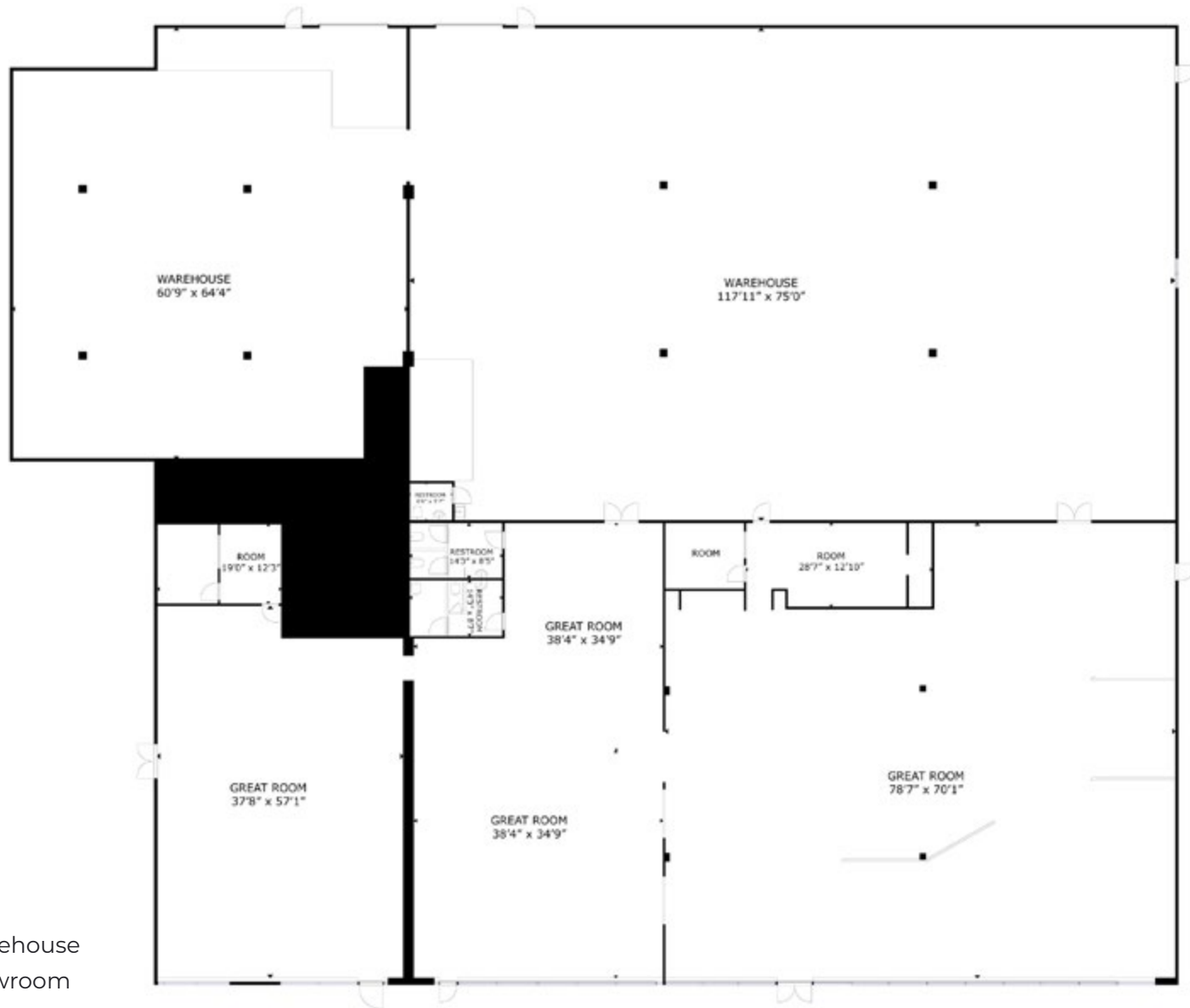
- Per Alderman Architect, **up to 160 parking spaces** may be available (*buyer to confirm during due diligence*)
- Retail showrooms with 12' drop ceiling; Warehouse with 18' ceiling, roll-up doors with 2 dock highs, and fully HVAC
- Highest and Best Use: Owner User/Tenant/Commercial Development
- Location: E/S North Interstate Highway 35, approximately 1,950 feet North of East Rundberg Lane
- Outside of Flood Plain

# Listing Details

Sale Price:	Call for Pricing
Lease Rate:	\$12-14/SF + NNN
Property Type:	Showroom/ Warehouse
Available SF:	36,000 SF
Showroom:	21,000 SF
Warehouse:	15,000 SF
Land Area:	3.53 AC
Zoning:	CS-CO-NP
Year Built:	1998
Build:	Concrete
Hwy Frontage:	435.88 ft
Traffic Count:	130,000 VPD

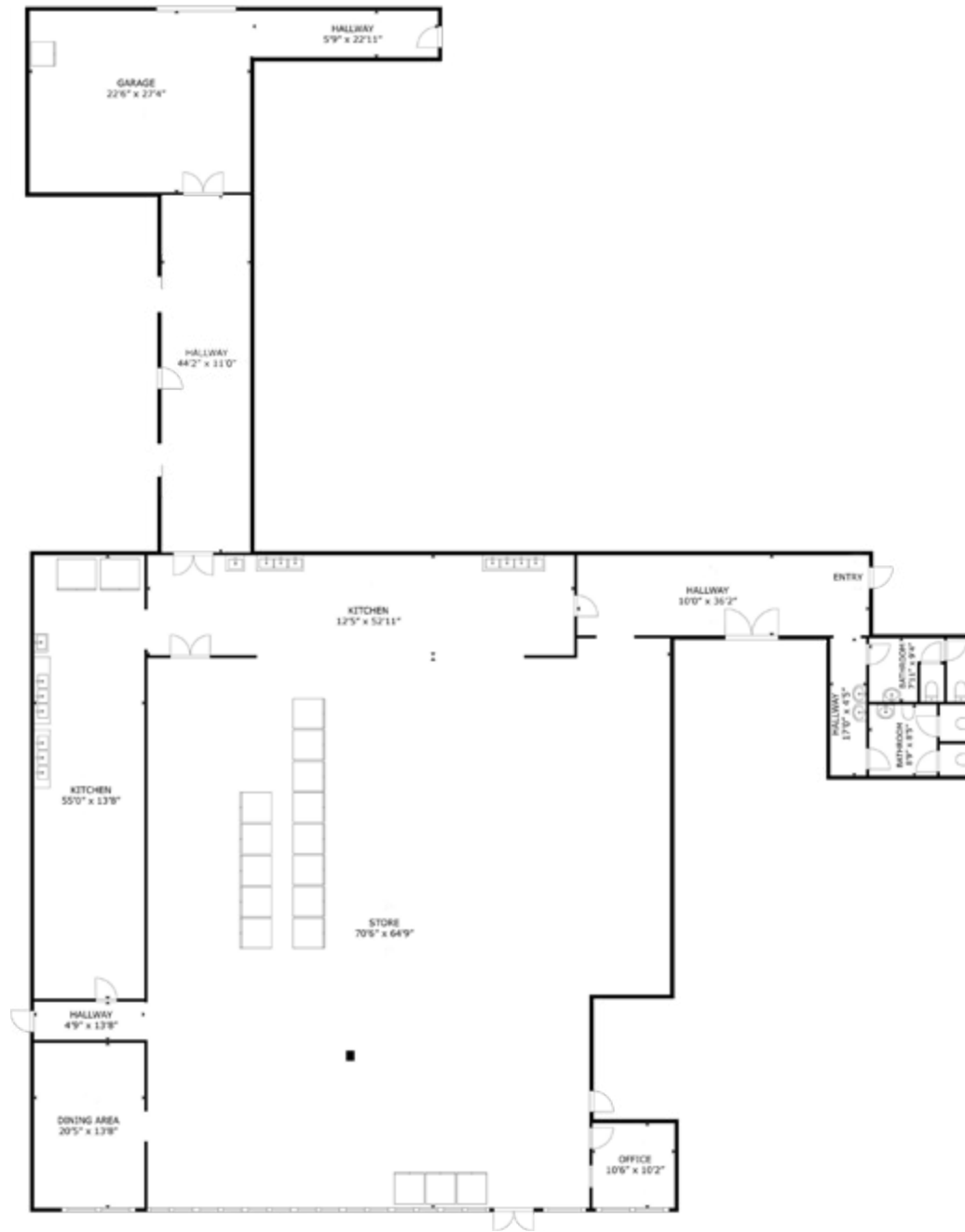






15,000 SF Warehouse  
11,000 SF Showroom

[Click To View Virtual Tour](#)



10,000 SF Showroom

[Click To View Virtual Tour](#)



MIDDLE FISKVILLE RD.

P.O.C.

GERMAN NAGORICH, AS TRUSTEE OF THE  
NAGORICH FAMILY REVOCABLE TRUST  
DATED NOVEMBER 30, 2001  
DOC. NO. 2007069276  
O.P.M.T.C.L.  
APRIL 3, 2007

AARON PENTS SUBDIVISION NUMBER 2  
BK. 100, PG. 23-24  
P.M.T.C.L.  
BLOCK 4  
LOT 1  
(3.532 ACRES)

NE 2° 57' 00" W 337.11'

TDC# P00056290  
0.1043 AC.  
4,544 SQ. FT.

P.O.B.

PROPOSED R.O.W.

EXISTING R.O.W.  
IH 35  
(300' R.O.W. WIDTH)

PROPERTY INSET  
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN  
HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.

8/6/2021

TROY R. THOMAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6130

DATE


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NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. COORDINATES AND DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMUNITY NATIONAL TITLE LLC AS G#201000880W, EFFECTIVE ON NOVEMBER 2, 2020 AND ISSUED ON NOVEMBER 20, 2020.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2020 THROUGH JULY 2021.
5. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
6. RIGHT-OF-ENTRY WAS UNABLE TO BE OBTAINED AT THE TIME OF SURVEY. MONUMENTS ALONG THE PROPOSED R.O.W. LINE WERE UNABLE TO BE SET, WHERE NOTED.
7. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

REVISIONS

RECORD	ACQUISITION	REMAINING LT
3.532 AC. 153,854 SQ. FT.	0.1043 AC. 4,544 SQ. FT.	3.428 AC. 149,310 SQ. FT.

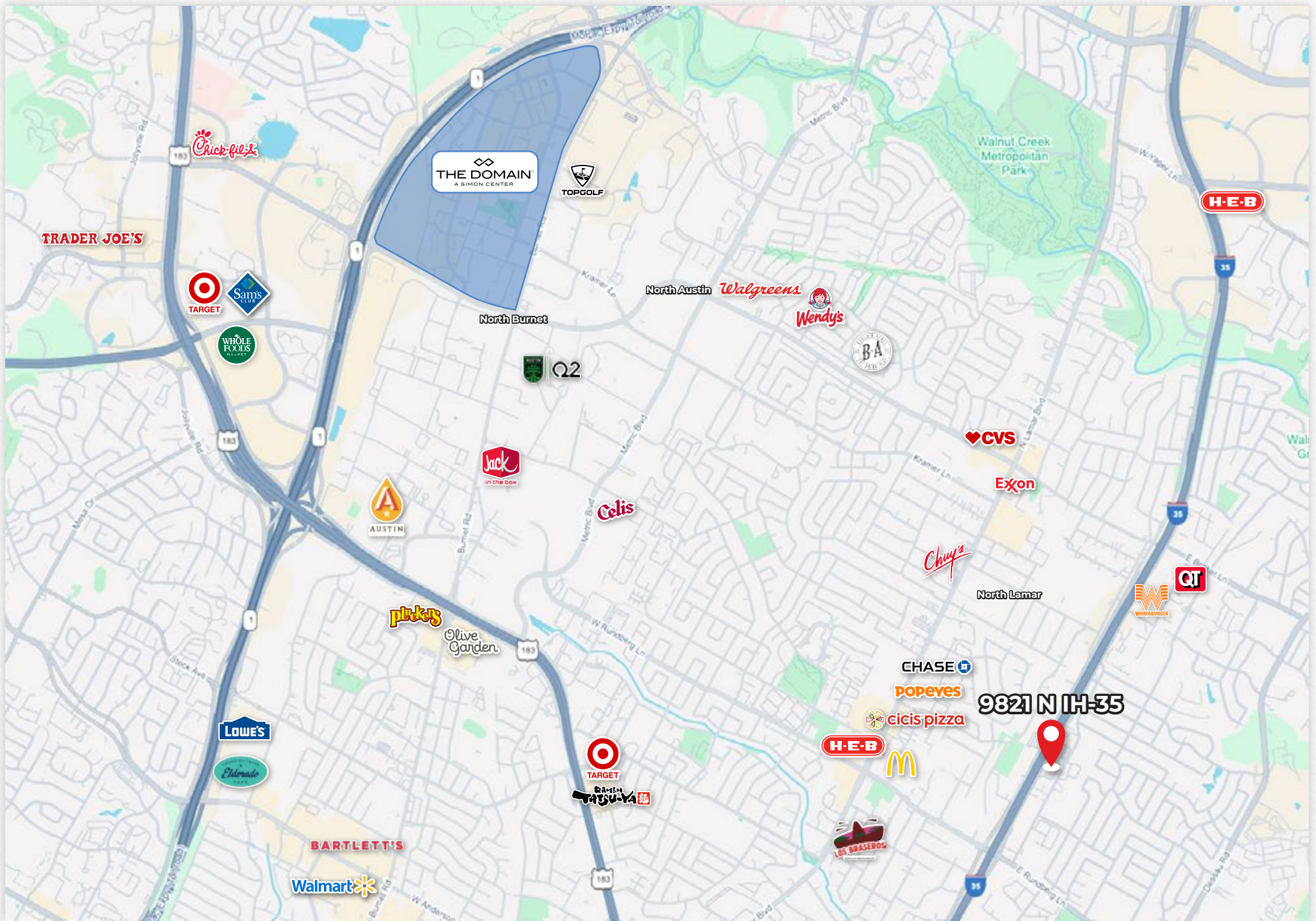
 Texas Department of Transportation

 McGRAY & McGRAY  
LAND SURVEYORS, INC.  
TPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591  
www.mcgray.com

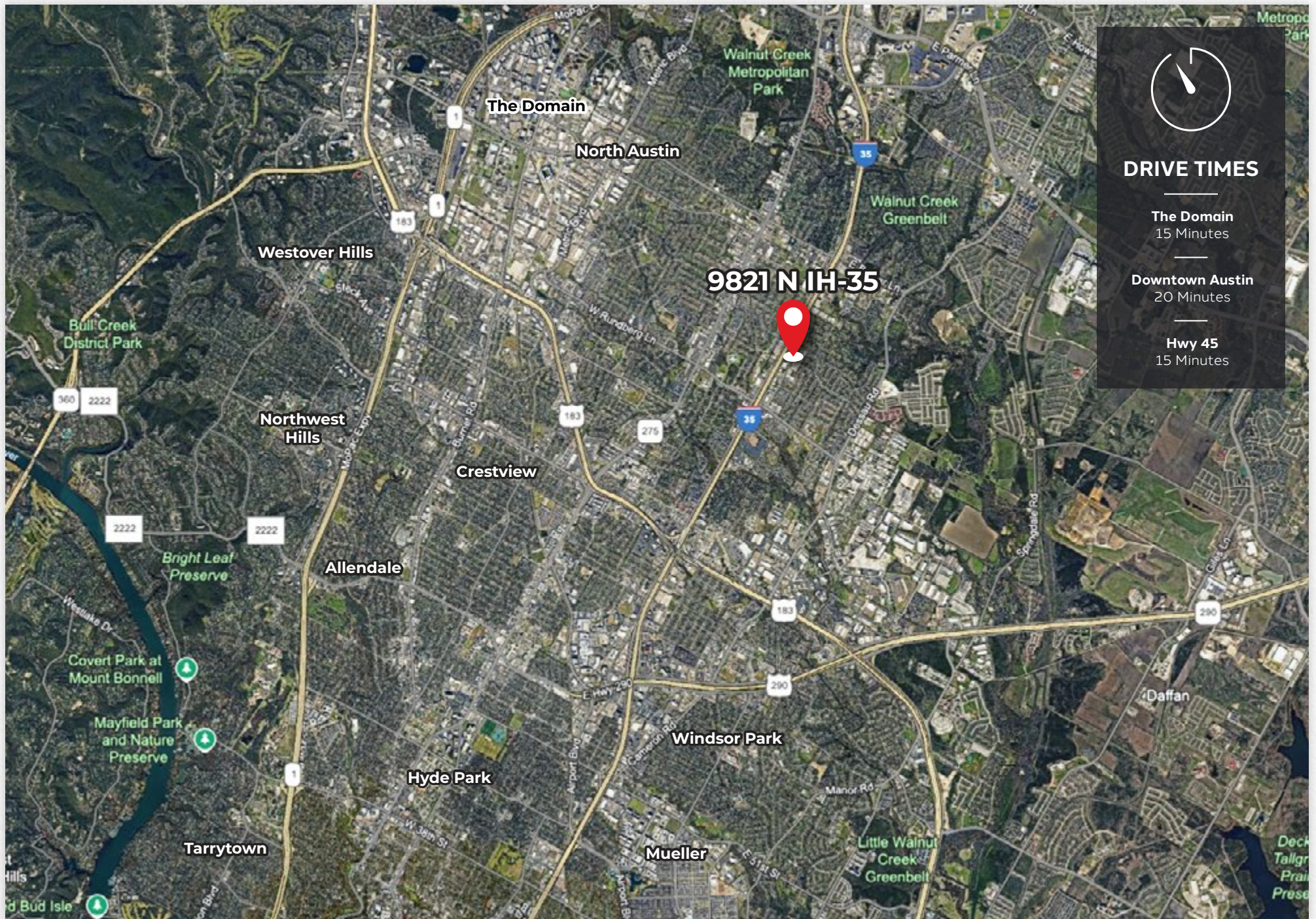
PARCEL PLAT SHOWING  
TDC# P00056290  
IH 35 (FM 1825 TO US 290)  
TRAVIS COUNTY, TEXAS  
R.C.S.J.: 0015-13-406

DATE: AUGUST 2021      SCALE: N.T.S.









## DRIVE TIMES

The Domain  
15 Minutes

Downtown Austin  
20 Minutes

Hwy 45  
15 Minutes



# Location Demographics



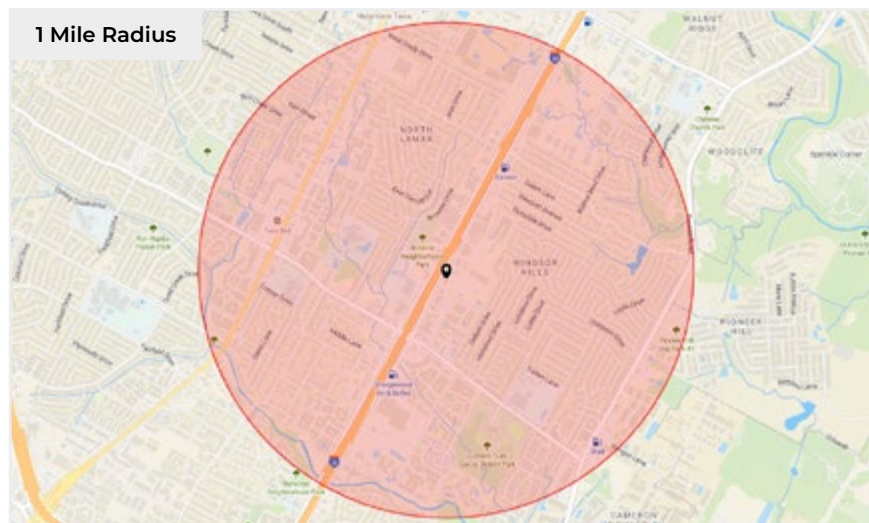
Population

	1 Mile	3 Miles	5 Miles
	23,903	135,862	331,799



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$65,755	\$78,989	\$95,402



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	8,282	54,459	143,642
Households by Marital Status			
Married	2,866	17,250	46,576
Married No Children	1,327	9,375	26,310
Married w/Children	1,538	7,875	20,266
Education			
Some High School	26.48%	16.95%	11.26%
High School Grad	25.80%	20.35%	15.98%
Some College	18.62%	20.52%	19.86%
Associate Degree	8.97%	8.77%	7.16%
Bachelor Degree	14.11%	22.37%	28.21%
Advanced Degree	6.03%	11.03%	17.53%
Annual Consumer Spending (\$000)			
Apparel	\$12,908	\$83,200	\$226,558
Entertainment	\$27,699	\$200,747	\$606,279
Food & Alcohol	\$62,306	\$420,188	\$1,183,331
Household	\$27,391	\$218,404	\$687,186
Transportation	\$57,961	\$371,173	\$1,063,689
Health Care	\$8,585	\$61,386	\$183,132
Education/Day Care	\$10,002	\$85,505	\$288,526



# AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING  
MAJOR METRO  
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START  
A BUSINESS  
CNBC

#1

BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

#5

COLLEGE EDUCATED  
ADULTS  
CITYLAB

#1

PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

#6

BEST PERFORMING  
LARGE CITY IN THE US  
MILKEN INSITUTE

#2

BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

#7

MOST FUN CITY IN  
THE US  
WALLETHUB

#1

BEST JOB  
MARKET(2024)  
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

#5

MOST RECESSION  
RESISTANT CITY  
SMARTASSET

#9

BEST EDUCATED  
MAJOR METRO  
WALLETHUB

#1

BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

#2

BEST CITY FOR JOB  
OPPORTUNITIES  
BUSINESS INSIDER

#6

SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

53

WORLDS BEST CITIES  
AUSTINCULTUREMAP

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# Market Overview

# AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.



# Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.





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## Information About Brokerage Services

*Texas law requires all real estate licensees 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' 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.

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