

WALNUT CREEK BIZ PARK

NEC HWY-290 & CROSS PARK DR
8110 US-290, Austin, TX 78754



Building 3
2,550 - 19,911 SF
48" High
Loading Dock

Building 2
1,650 - 16,800 SF

Avowed Publishing

57,285 VPD



VIEW ON
 YouTube

**FOR
LEASE**

AVAILABLE SPACE
Building 2: 1,650 - 16,800 SF
Building 3: 2,550 - 19,911 SF

RATE
Base: \$14.00 PSF
NNNs: \$4.44 PSF
*Estimate provided by Landlord and subject to change

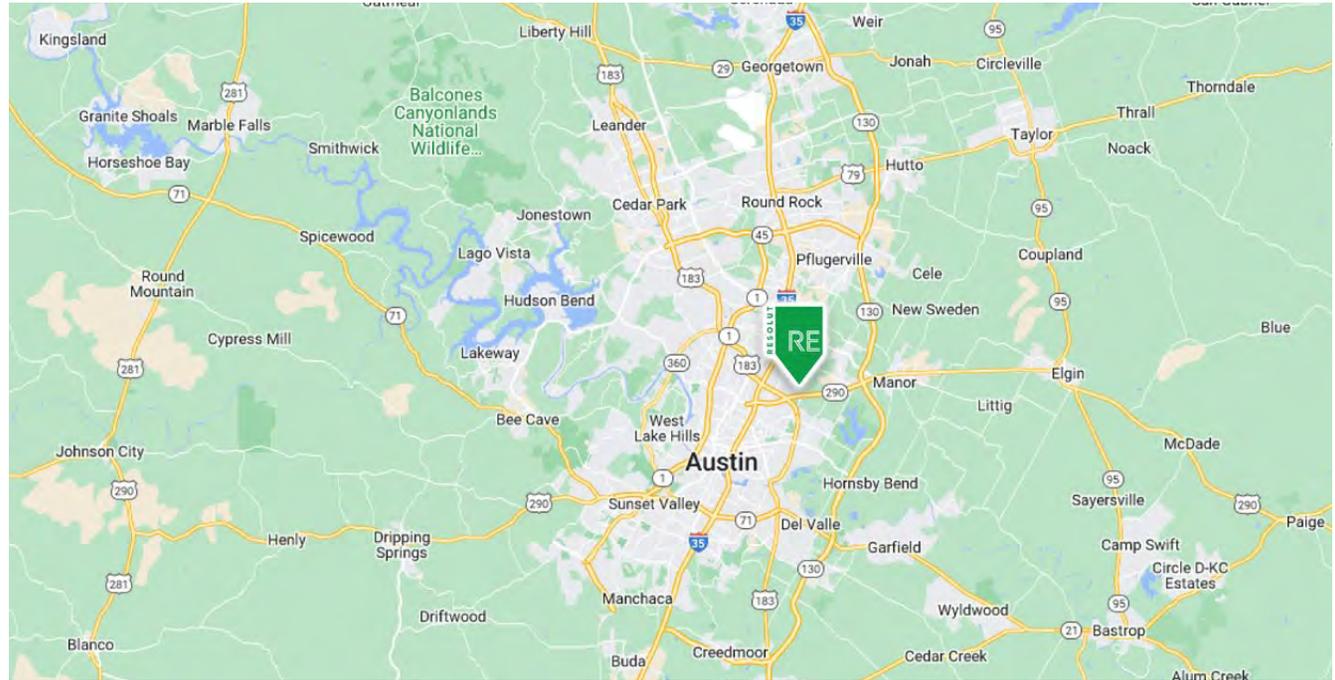
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PROPERTY HIGHLIGHTS

- Walnut Creek Biz Park is situated in a highly sought-after industrial area of NE Austin on Highway 290, offering excellent accessibility to major transportation routes and nearby businesses
- Will cater to all storage, distribution, and logistics needs, with high ceilings and a large floor area to accommodate a range of operations
- Spaces delivered with standard bathroom and small office space
- Landlord has in-house construction and can handle all Tenant finish-outs
- 48" Loading Dock in Building 3
- Zoning: LI (Light Industrial)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



100,297
POPULATION
3-MILE RADIUS



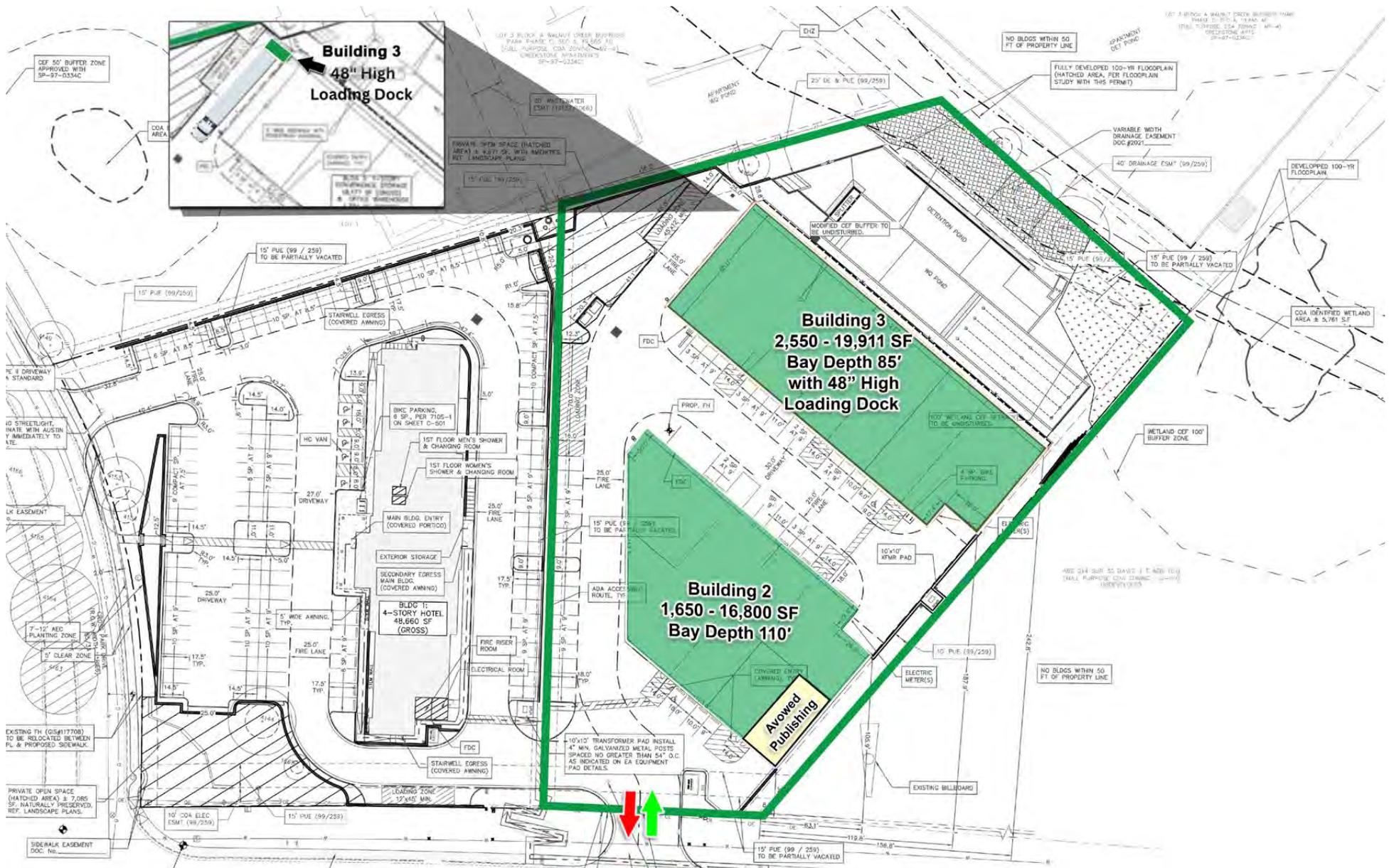
\$79,604
AVG HH INCOME
3-MILE RADIUS



40,936
DAYTIME POPULATION
3-MILE RADIUS

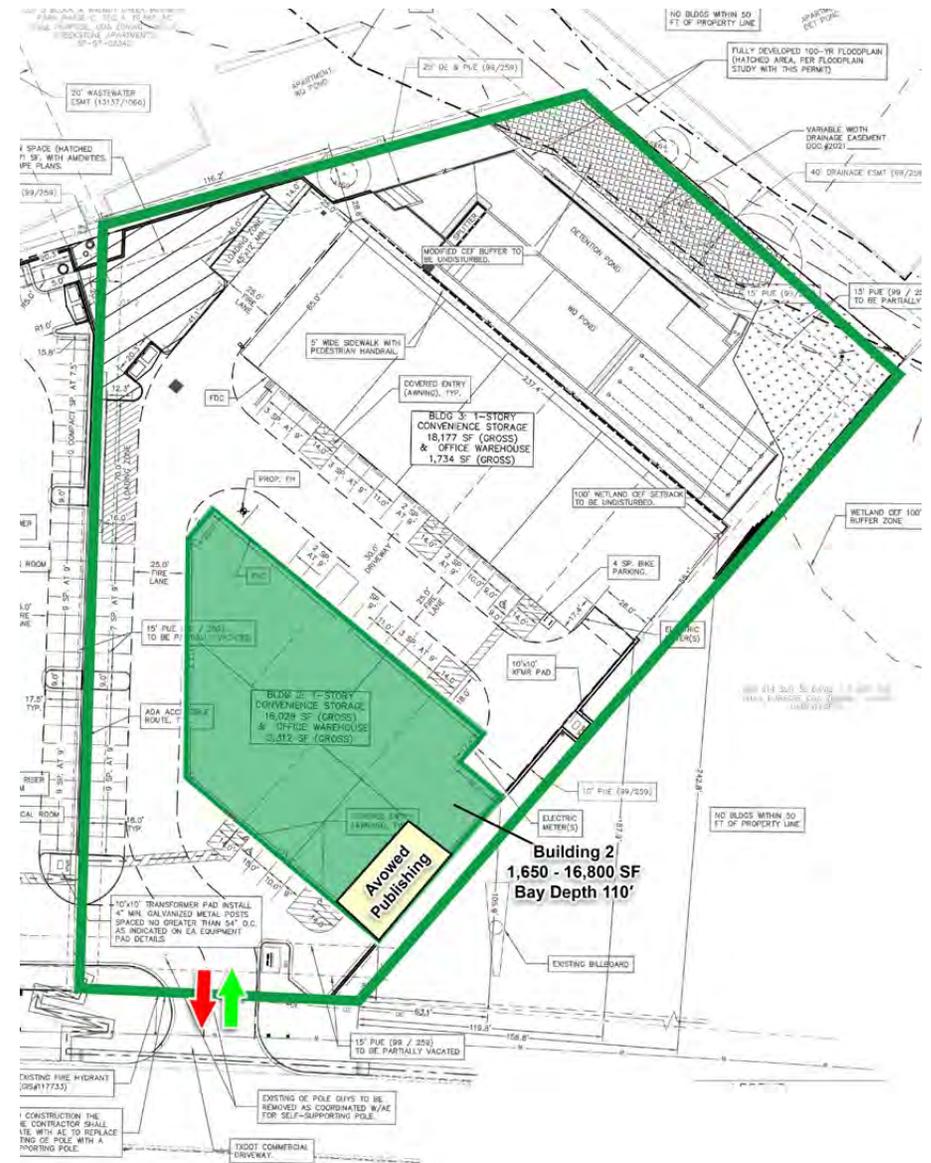


TRAFFIC COUNTS
US-290: 51,277 VPD
Cross Park Dr: 6,519 VPD
(Costar 2025)



BUILDING 2 HIGHLIGHTS

AVAILABLE SF	16,800 SF
YEAR BUILT	Shell Built 2025
ZONING	S-1 II-B
AGE OF ROOF	2025
CLEAR HEIGHT	17' Varies
EAVE HEIGHT	Single Slope ~17FT
PARKING	Per Site Plan
POWER	New 2400A, 3-Phase, 24OVAC, Heavy Duty Disconnect In A Nema '3R' Enclosure. Disconnect to be fused At 2400 Amps Utilizing Class "L" Fuses.
UTILITIES	Water, Sewer
SPECIAL FEATURES	Stepped Floor Plan With Many Firewalls And Restrooms Up Front



BUILDING 3 HIGHLIGHTS

AVAILABLE SF	19,911 SF
YEAR BUILT	Shell Built 2025
ZONING	S-1 II-B
AGE OF ROOF	2025
CLEAR HEIGHT	17' Varies
EAVE HEIGHT	Single Slope ~17FT
PARKING	Per Site Plan
POWER	New 2400A, 3-Phase, 24OVAC, Heavy Duty Disconnect In A Nema '3R' Enclosure. Disconnect to be fused At 2400 Amps Utilizing Class "L" Fuses
UTILITIES	Water, Sewer
SPECIAL FEATURES	Stepped Floor Plan With Many Firewalls and Restrooms Up Front
LOADING DOCK	48" Clearance





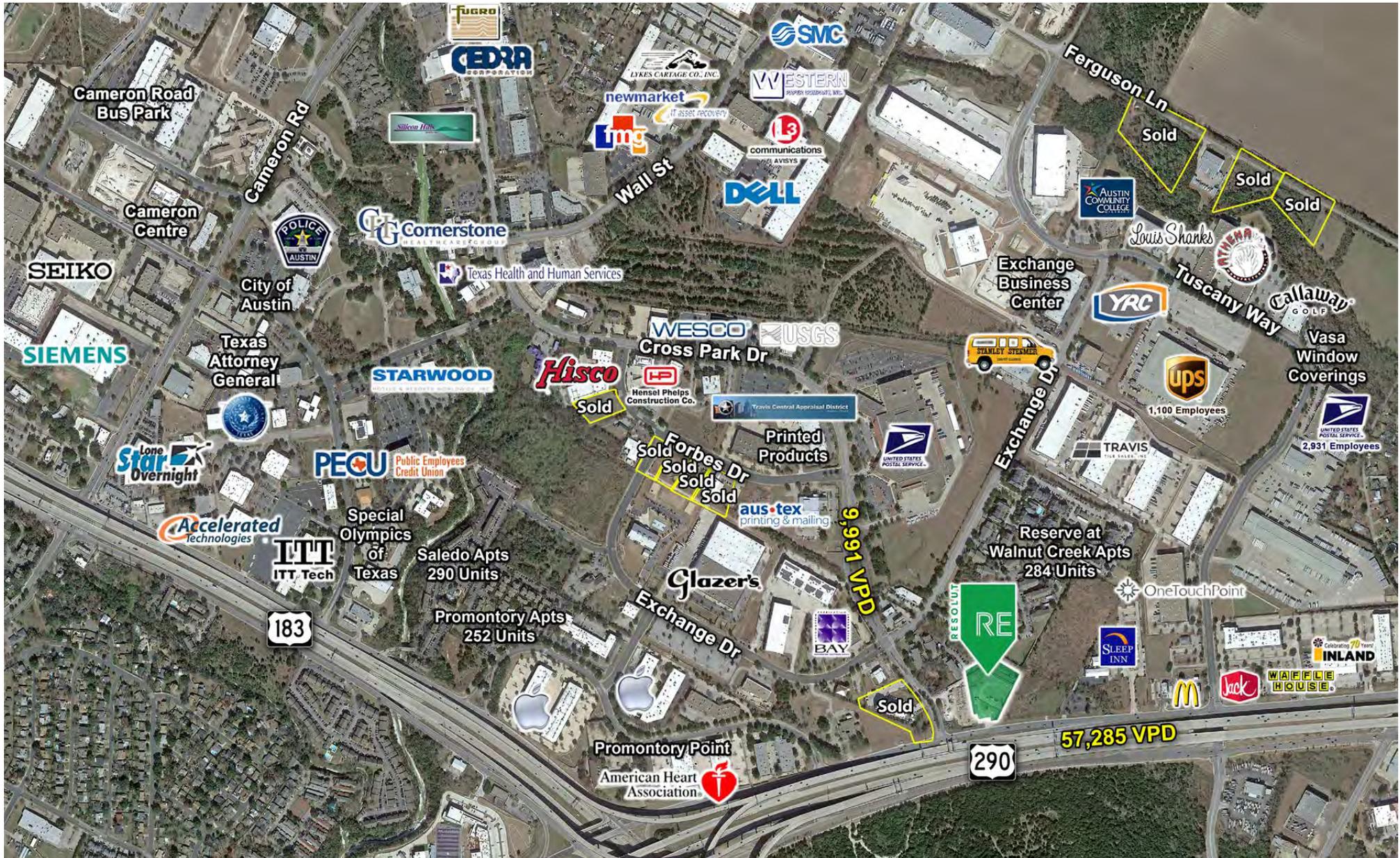
Construction Progression April 2025

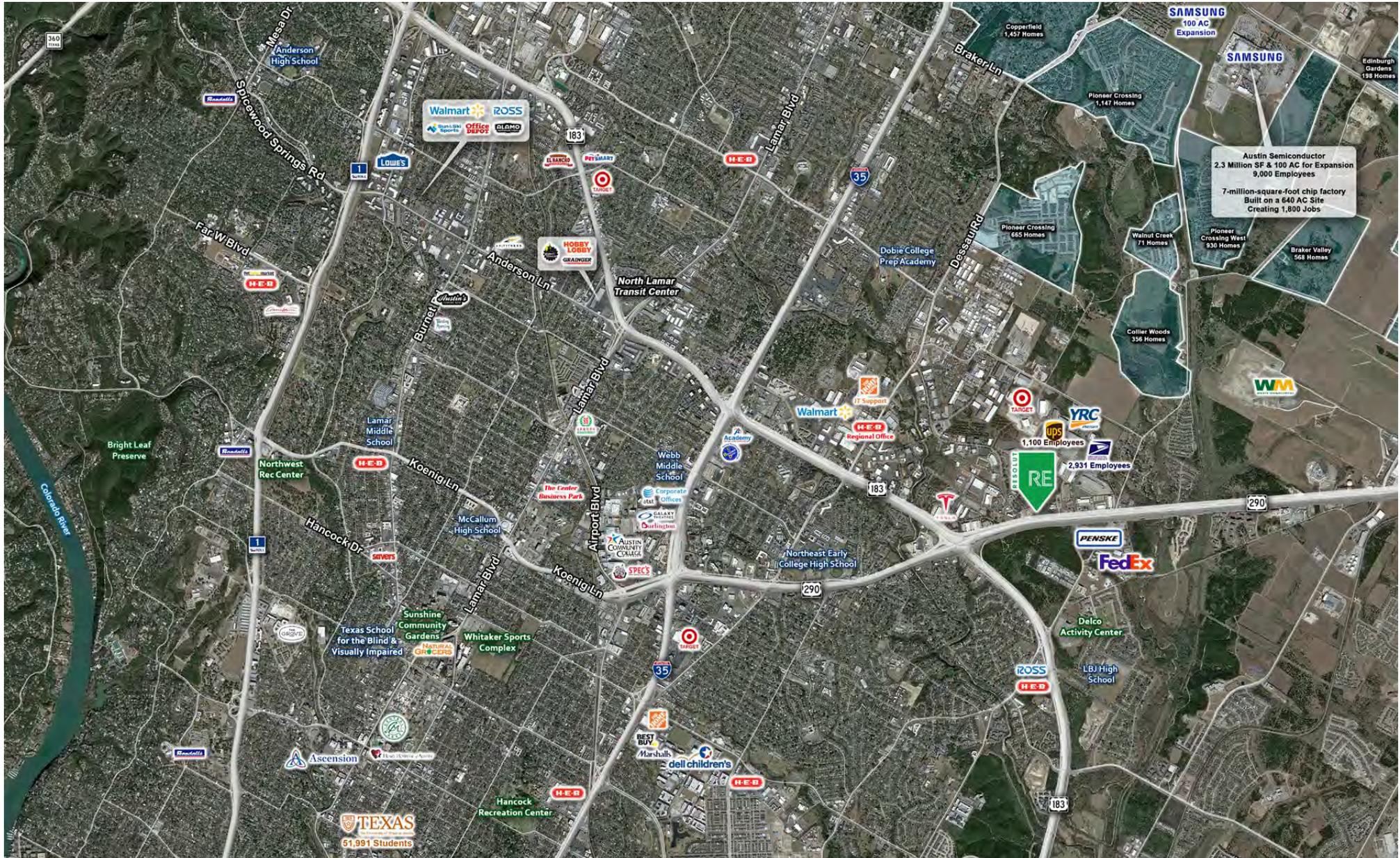


Construction Progression April 2025

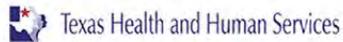








Walnut Creek Business Park Tenants





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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov