

# OMNI BUSINESS PARK



Omni Business Park - Austin, TX  
4437 Supply Court, Austin, TX 78744  
Office/Warehouse Buildings with Fenced Yards

## PROJECT DETAILS

- 8,000 to 20,000 SF buildings with fenced concrete yards
- 174,000 SF in 13 buildings (8,000-20,000 SF per bldg.)
- Built to Suit options available
- Grade and dock high loading available
- Approximately 22' clear height at eave
- Three-phase power
- Ample parking for Office/Industrial uses
- Easy access to ABIA, IH-35, SH-130, TX-183, and TX-71

FOR MORE INFORMATION, CONTACT:

Rob Wendt (512)809-2357  
John Bundy (512)750-7992  
William Wendt (512)539-7042



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## SPACES AVAILABLE

BUILDING 1	14,000 SF
BUILDING 3	12,000 SF
BUILDING 4	12,000 SF

FOR MORE INFORMATION, CONTACT:

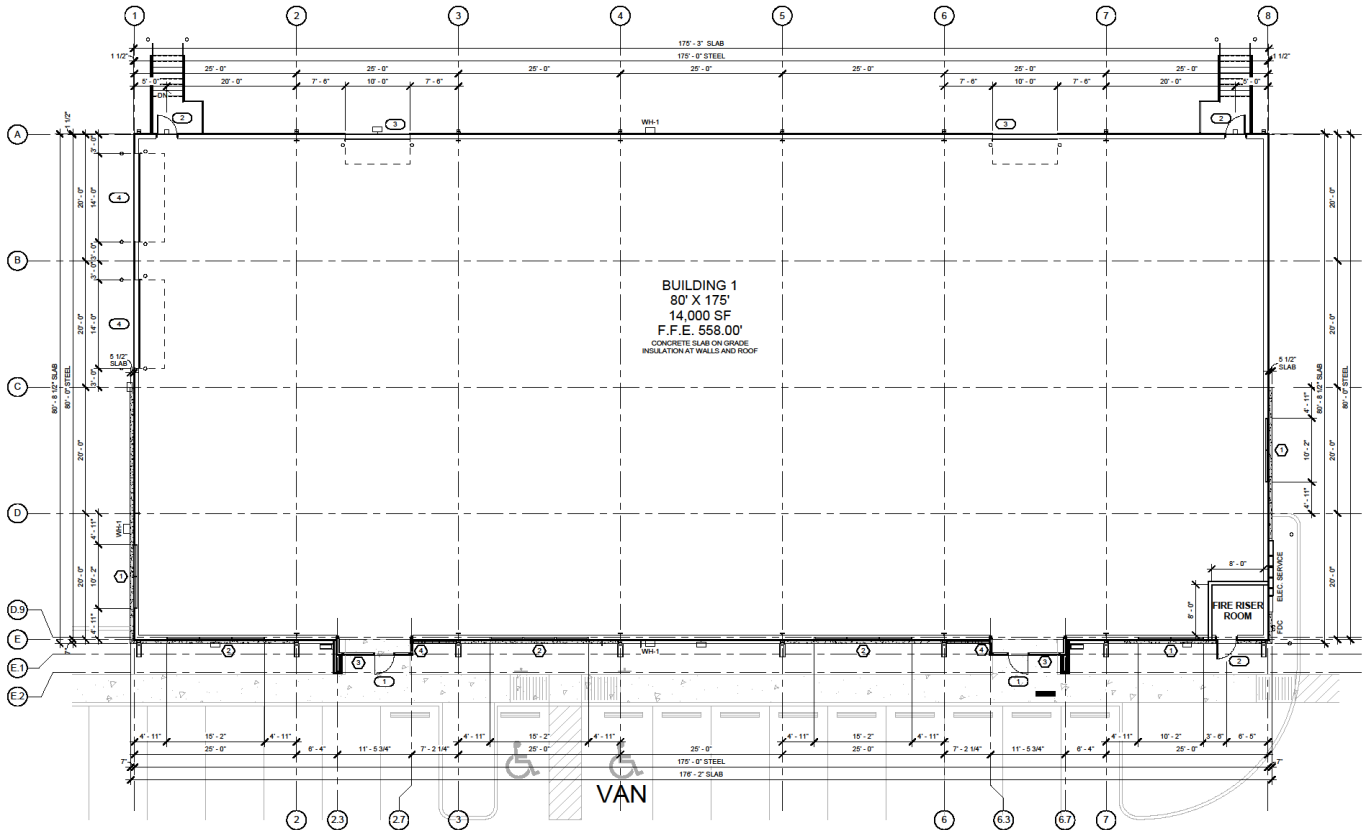
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TURNKEY REAL ESTATE SOLUTIONS

# OMNI BUSINESS PARK

## Building 1 14,000 SF



- 80' X 175' – 14,000 SF
- Clear span
- Approximately 22' Clear height at eave
- Approximately 29' clear height at peak
- 2 - 9' X 10' Dock high overhead doors
- 2 - 12' X 14' Dock high overhead doors

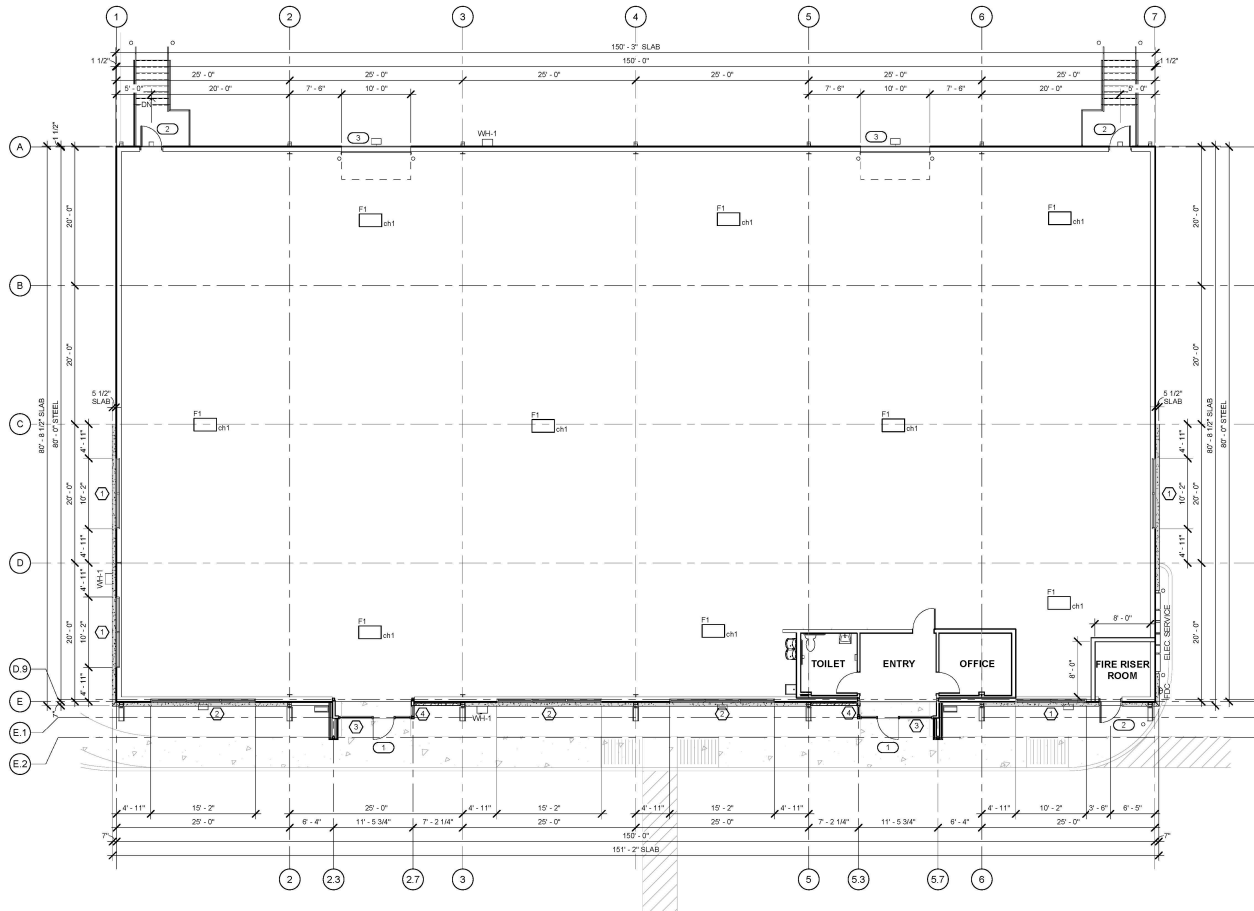
- Approximately 31,000 SF concreted fenced yard
- 480V 3-phase power (400 amps)
- 50 Parking spaces
- Build to Suit Tenant Improvements

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# OMNI BUSINESS PARK

## Building 3 12,000 SF



- 80' X 150' – 12,000 SF
- Clear span
- Approximately 22' Clear height at eave  
Approximately 29' Clear height at peak
- 2 - 9' X 10' Dock high overhead doors

- Approximately 12,740 SF Concrete fenced yard
- 480V 3-phase power (400 amps)
- 17 Parking spaces (more can be added in the Yard)
- Built out with small office & warehouse lighting

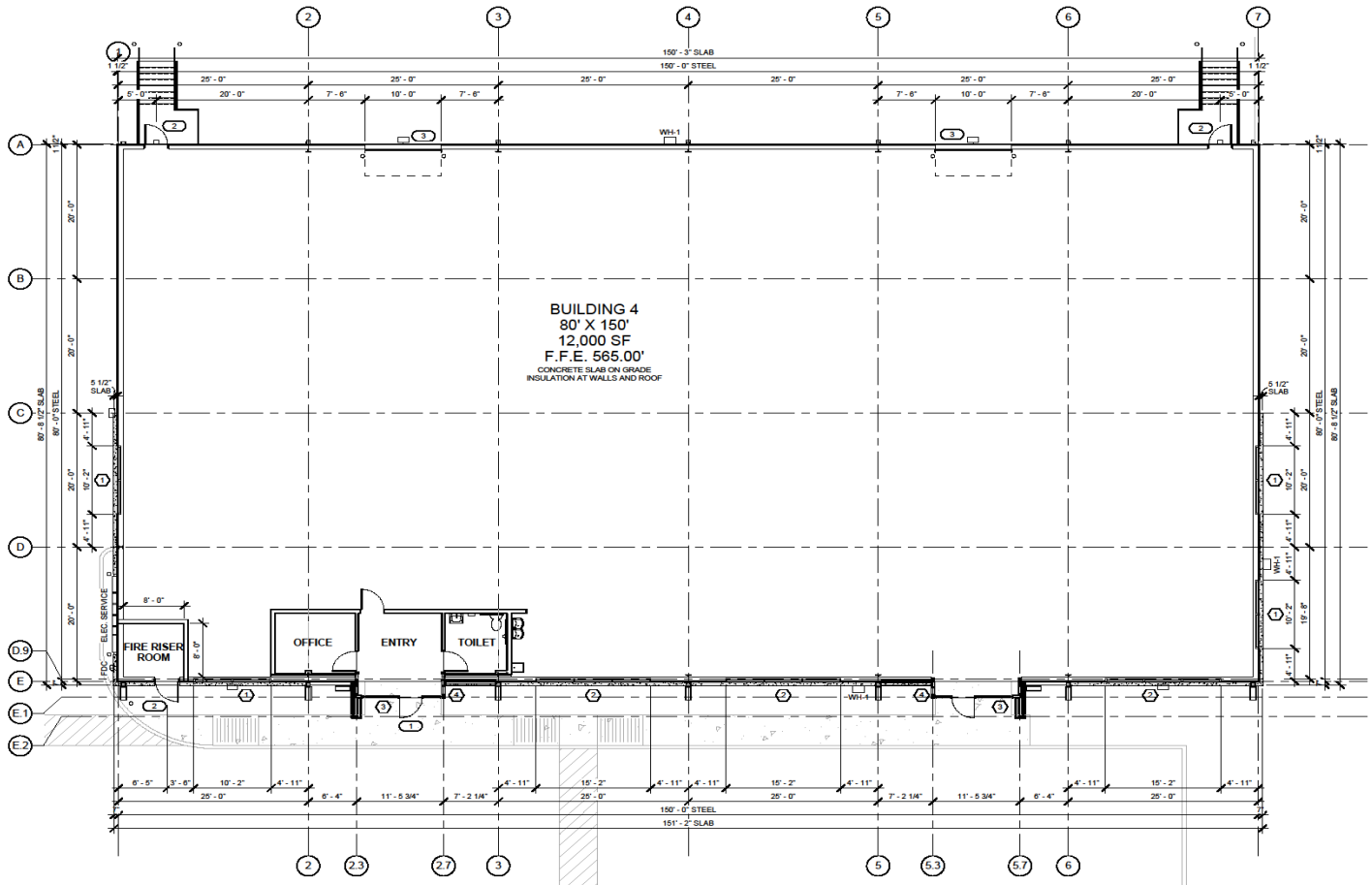
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## Building 4 12,000 SF



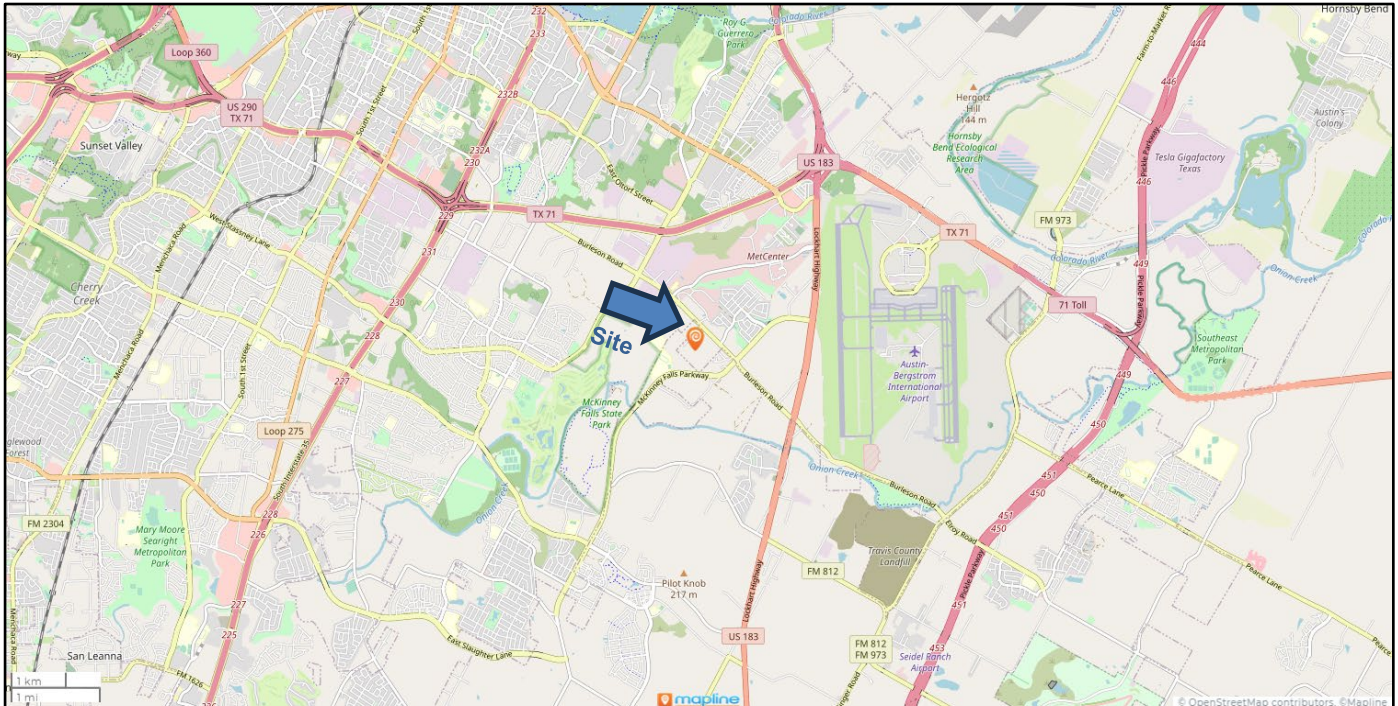
- 80' X 150' – 12,000 SF
- Clear span
- Approximately 22' Clear height at eave
- Approximately 29' Clear height at peak.
- 2 - 9' X 10' Dock high overhead doors
- 480V 3-phase power (400 amps)
- 15 parking spaces (more can be added in yard)
- Built out with small office & warehouse lighting

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## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Development 2000, Inc.</u>	<u>9001467</u>	<u>info@d2000.com</u>	<u>512-306-0100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jerry R. Reed</u>	<u>153745</u>	<u>jreed@d2000.com</u>	<u>512-617-4648</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date