

6001 Wilcab Rd

Austin, TX, 78721

Wilcab Creative



WILCAB CREATIVE

6001 WILCAB RD, AUSTIN, TX 78721



DRIVE TIMES

AUSTIN - BERGSTROM
INTERNATIONAL AIRPORT

10 MINUTES

DOWNTOWN AUSTIN

12 MINUTES

THE UNIVERSITY
OF TEXAS

12 MINUTES

THE DOMAIN

15 MINUTES

AUSTIN FC
Q2 STADIUM

14 MINUTES

Wilcab Creative

- MODERN FLEX WORKSPACE STRATEGICALLY LOCATED WITH GREAT ACCESS TO ALL THE MAIN DRAWS OF AUSTIN
- DESIGNED BY STUDIO 8 ARCHITECTS WITH TENANT FLEXIBILITY AND GROWTH IN MIND
- BRAND-NEW COMMUNITY APPEALS TO STARTUPS, CREATIVES, AND ESTABLISHED COMPANIES
- IDEAL USES INCLUDE OFFICE, RESEARCH AND DEVELOPMENT, PRODUCTION, BIOMEDICAL, SHOWROOM, AND OTHER TRADITIONAL AND SPECIAL USES
- SUITE SIZES RANGE FROM 2,625 SF TO THE ENTIRE 42,330 SF, ALLOWING FOR COMPLETE CUSTOMIZATION OF ONE'S DESIRED SPACE
- THE PROJECT OFFERS AN ATTRACTIVE PRICE POINT FOR NEW SPACE
- TWO-BUILDING DESIGN ON JUST UNDER TWO ACRES
- CONVENIENT ACCESS TO THE NEW HWY 183 AND MINUTES FROM THE AUSTIN-BERGSTROM INTERNATIONAL AIRPORT, MUELLER, AND DOWNTOWN AUSTIN

JAKE MALONE
512.897.3075
JAKE@SAYERSADVISORS.COM

MARKHAM SAYERS
512.297.7655
MARKHAM@SAYERSADVISORS.COM



OFFERING SUMMARY

LEASE RATE:	CONTACT BROKER
TOTAL RENATABLE:	42,330 SF
# OF BUILDINGS:	2
AVAILABLE SF:	2,625 - 42,330 SF
CLEAR HEIGHT:	13' - 24'
DELIVERY DATE:	Q2 2023
ZONING:	LI
CLEAR SPAN:	70' - 90'

PROPERTY HIGHLIGHTS

- BRAND NEW COMMUNITY DESIGNED FOR FLEXIBILITY OF USES
- STRATEGIC EAST AUSTIN LOCATION
- CLOSE PROXIMITY TO HWY 183 AND AUSTIN BERGSTROM INTERNATIONAL AIRPORT
- POTENTIAL TO INSTALL 12' X 12' ROLL-UP DOORS
- MEZZ SPACE INCLUDED
- SIGNAGE OPPORTUNITIES

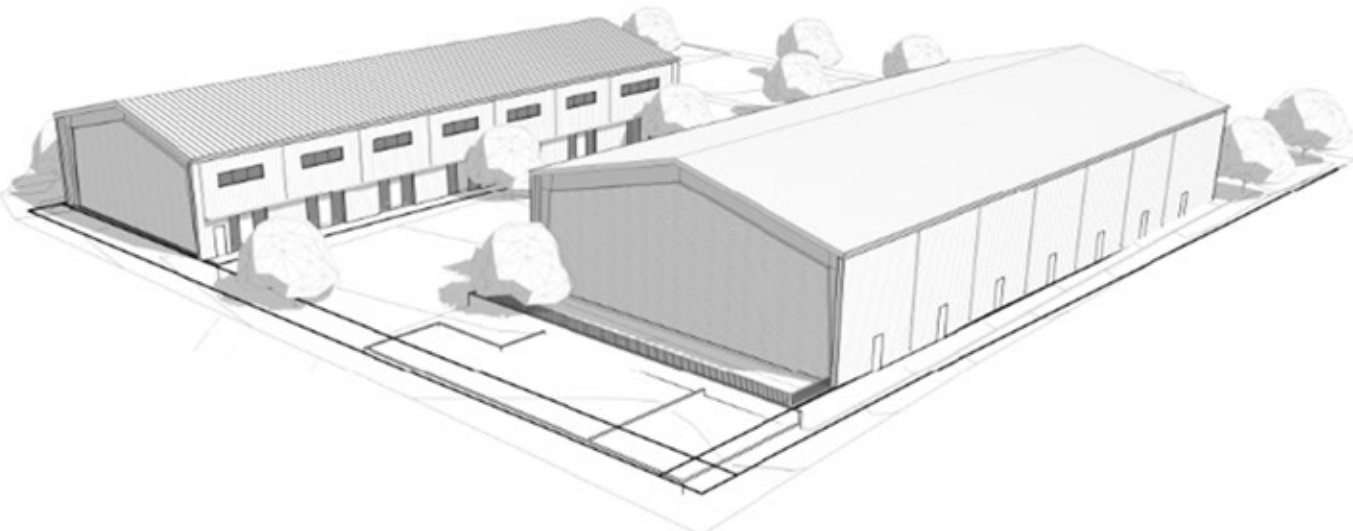


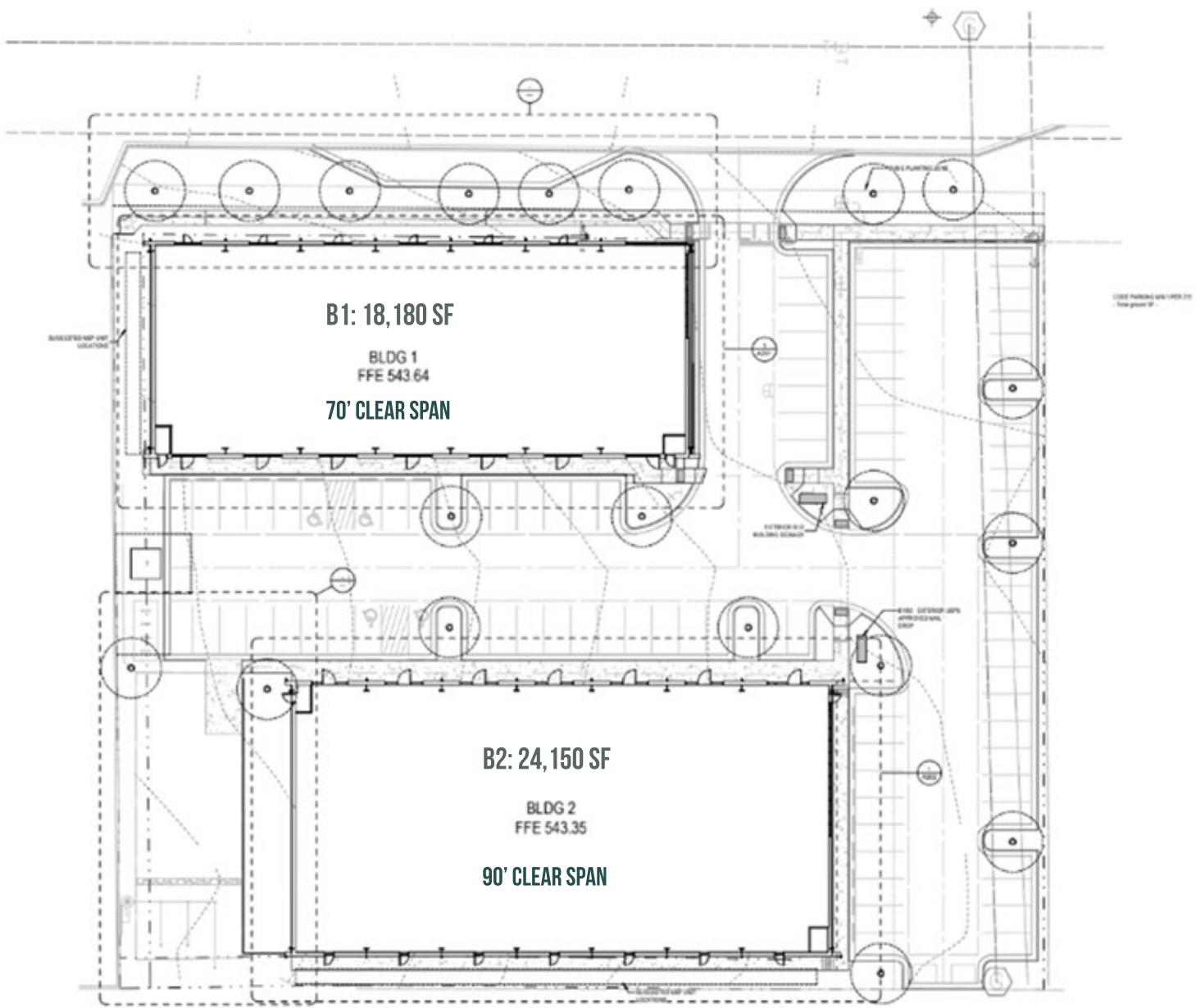
MORE INFO:

FACING BUILDING 1 AND ENTRANCE



FACING BUILDING 2 AND BACK BOUNDARY LINE

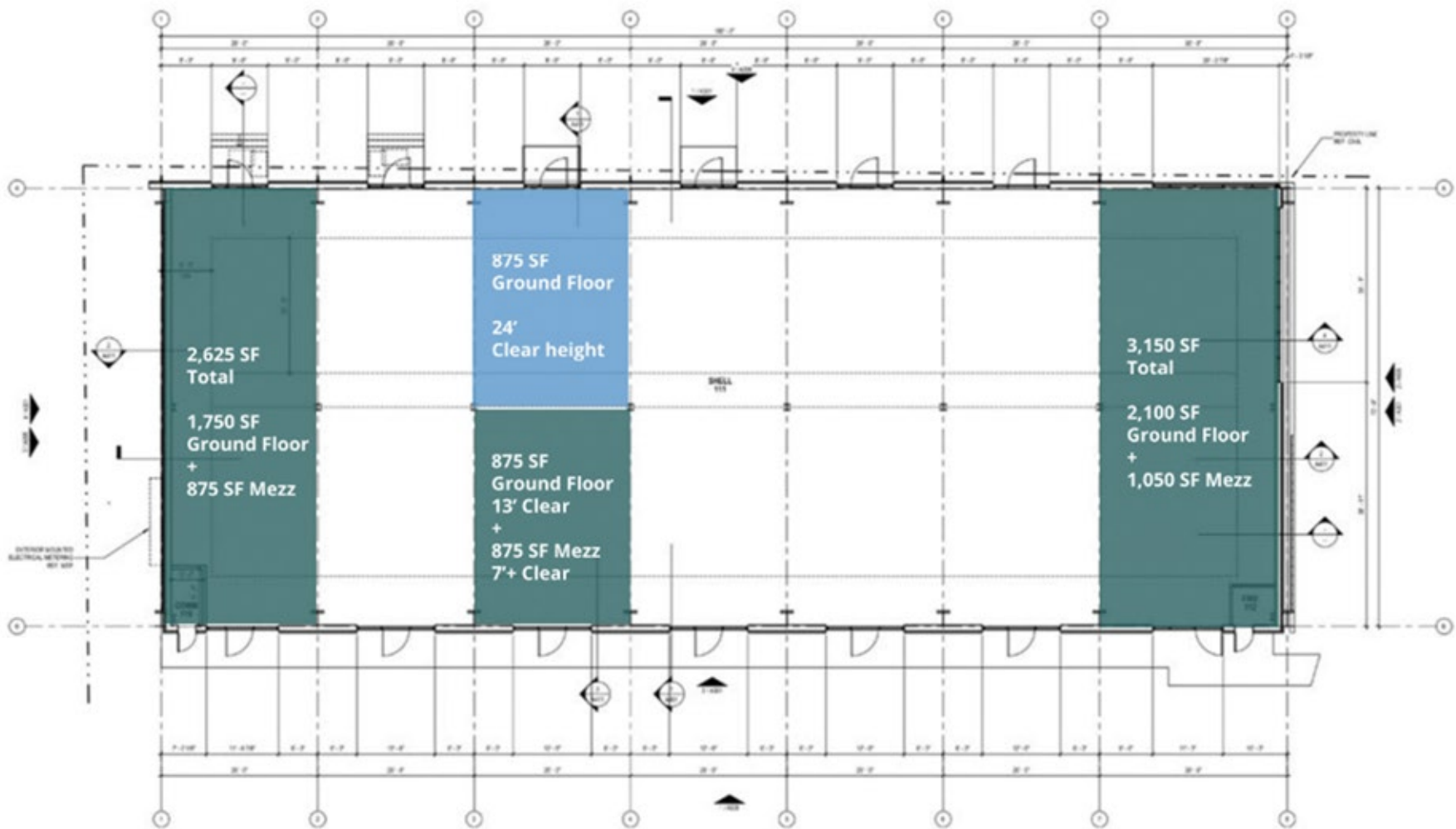




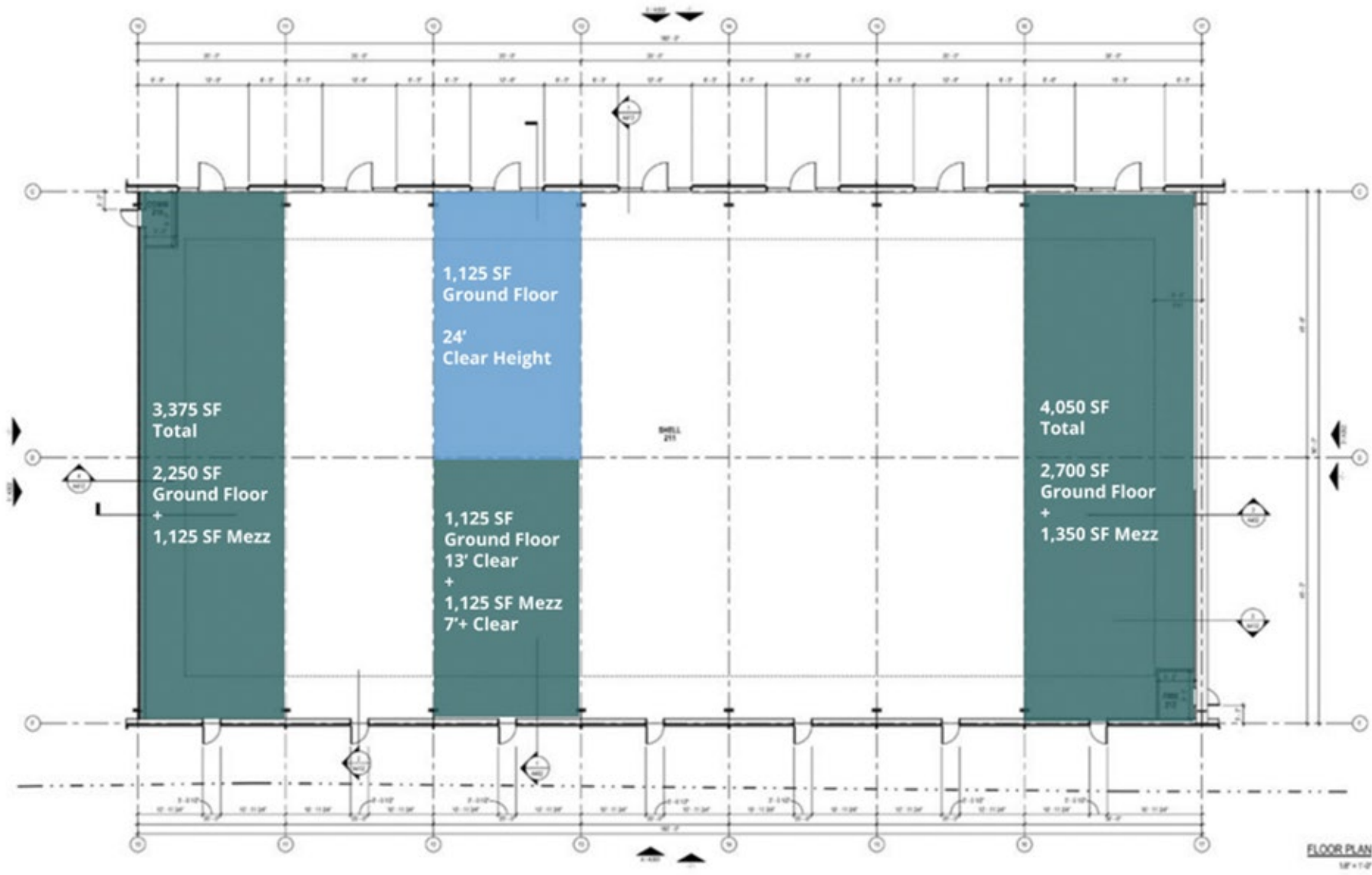
FLOOR PLAN 1
1/8" = 1'-0"

*PROPOSED AND NOT FINAL

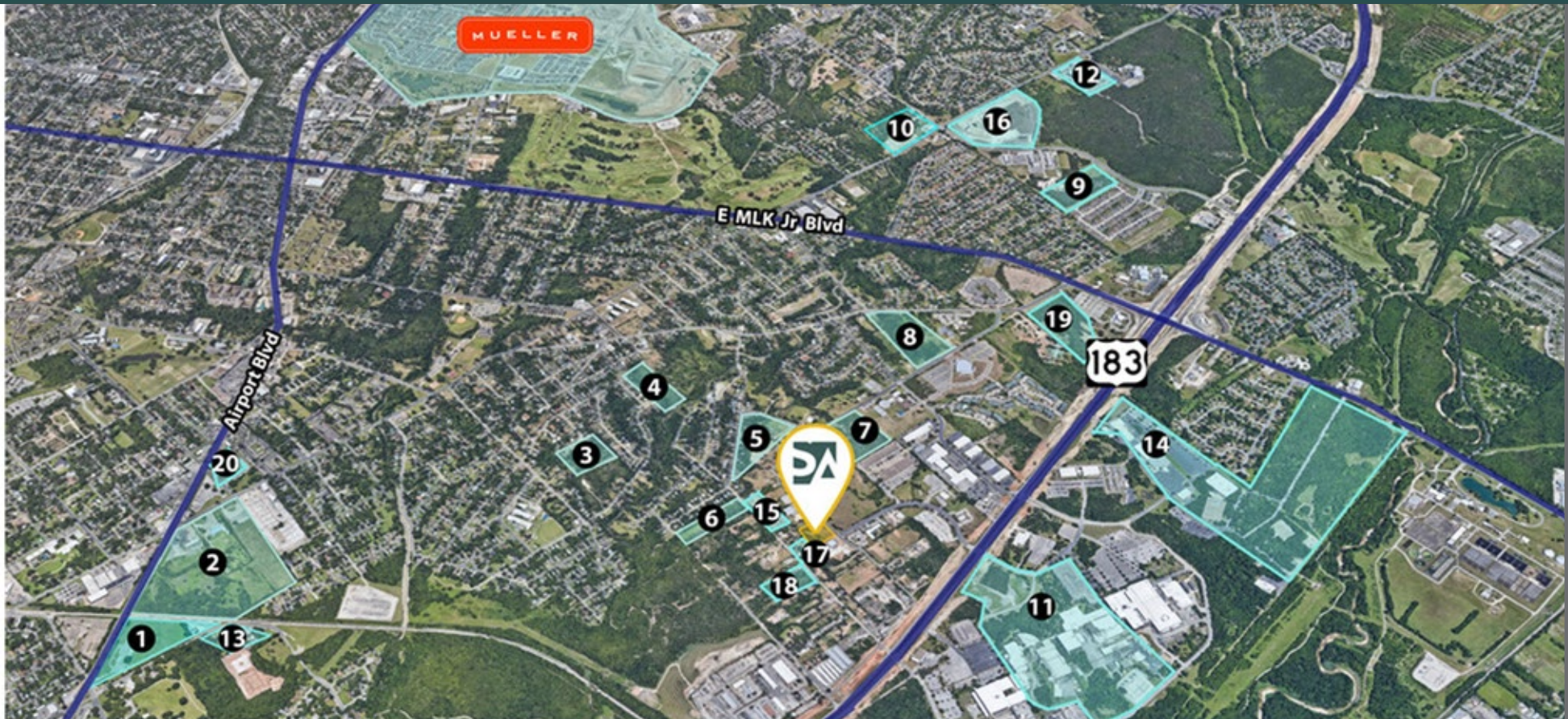




FLOOR PLAN B1
18' x 12'



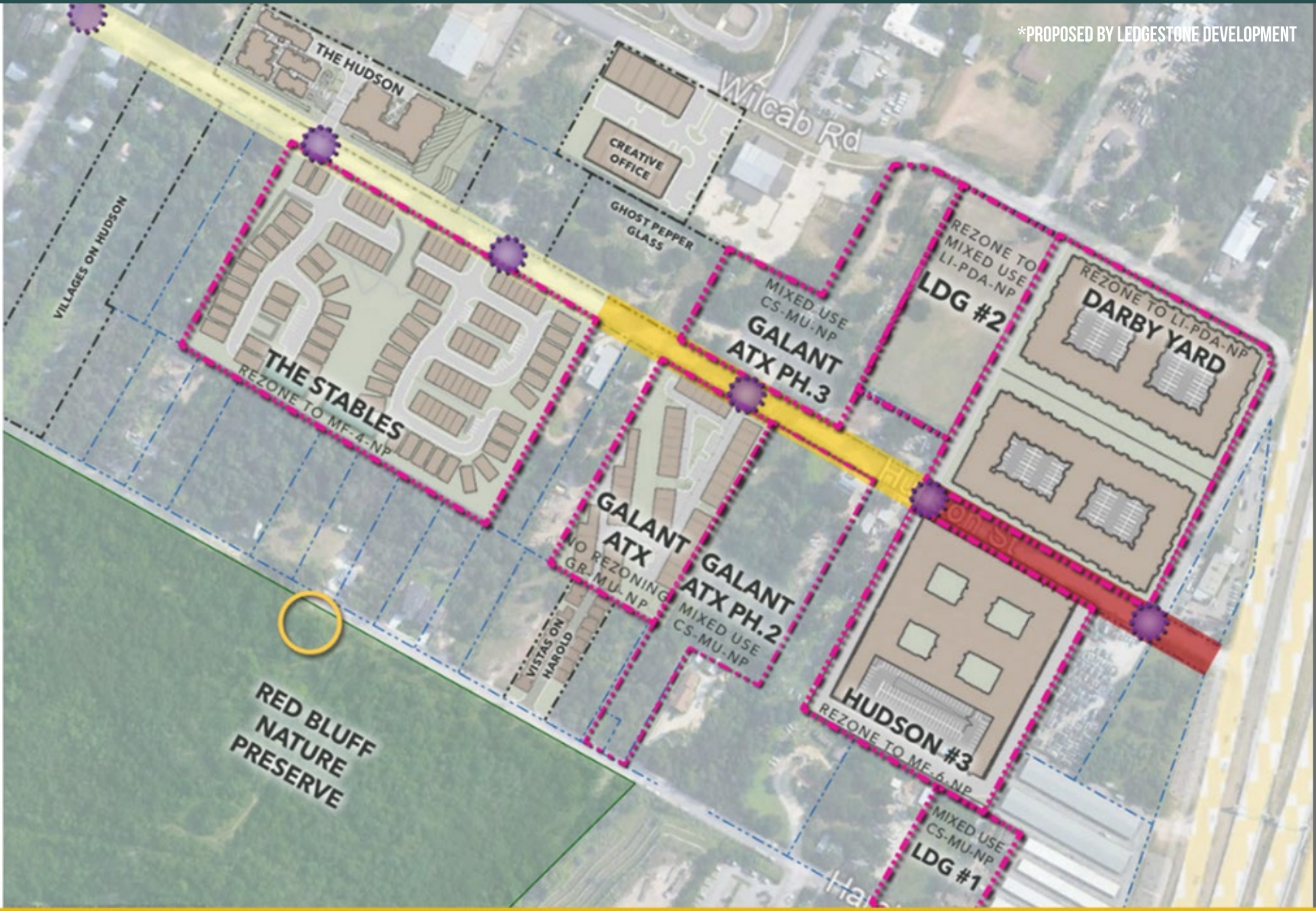
FLOOR PLAN 1
1/8" = 1'-0"



Property Key

- | | | | |
|--|---|--|--|
| 1 Trailhead Apartments
308 Apartment Units | 6 Delano St & Hudson St
35 Detached Homes | 11 3501 Ed Blustein Blvd
109 Acre Modern Office Campus | 16 51 East
150+ Detached Homes |
| 2 Springdale Green
872,000 SF Office | 7 Tannehill Ln
120 Residential Units | 12 Alexan Springdale
251 Apartment Units | 17 6002 Hudson St
Ghost Pepper Studios |
| 3 Delores Ave & Shuberg St
60 Detached Homes | 8 1907 Webberville Rd
123 Detached Homes | 13 1141 Shady Ln
63,000+ SF Office & Retail | 18 6009 Hudson St
Infill Residential Development |
| 4 Mason Ave & Lott Ave
40 Detached Homes | 9 Senate Hills II
90+ Detached Homes | 14 6500 Tracor Lane
143 Acre Redevelopment | 19 Tannehill Ln & E MLK Jr
300 Apartment Units |
| 5 Jackie Robinson St
62 Detached Homes | 10 Springdale Creek
62 Detached Homes | 15 5805 Hudson St
Future Cantegra Condo Site | 20 Goodwin Ave
375 Apartment Units |

*PROPOSED BY LEDGESTONE DEVELOPMENT



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SAYERS REAL ESTATE ADVISORS | 906 RIO GRANDE ST |
AUSTIN, TX 78701 | 512.472.6100 | SAYERSADVISORS.COM



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.

11-2-2015



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:
 - 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.

Sayers Real Estate Advisors	448879	Clint@SayersAdvisors.com	512.472.6100
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clint Sayers	170423	Clint@SayersAdvisors.com	512.472.6100
Designated Broker of Firm	License No.	Email	Phone
Clinton Sayers II	598862	Clinton@SayersAdvisors.com	512.472.6100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Byars; Jake Malone	627563; 728554	Paul@SayersAdvisors.com Jake@SayersAdvisors.com	512.472.6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date