

FOR LEASE

200 Eurostar Drive
Pleasanton, TX 78064

**± 1,500-3,000 SF
INDUSTRIAL WAREHOUSE**

SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$3.65 PSF/ Year
TOTAL GLA	±9,000 SF
TOTAL AVAILABLE SF	(Endcap Unit) #105 ± 3,000 SF #103 ± 1,500 SF
TYPE	Industrial Warehouse
LEASE TERM	3-5 Years

- Large private yard – ideal for outdoor storage or vehicle staging
- Drive-in doors for efficient loading and unloading
- Private offices plus restroom
- Open warehouse layout suitable for a variety of industrial uses
- Endcap unit with enhanced street visibility



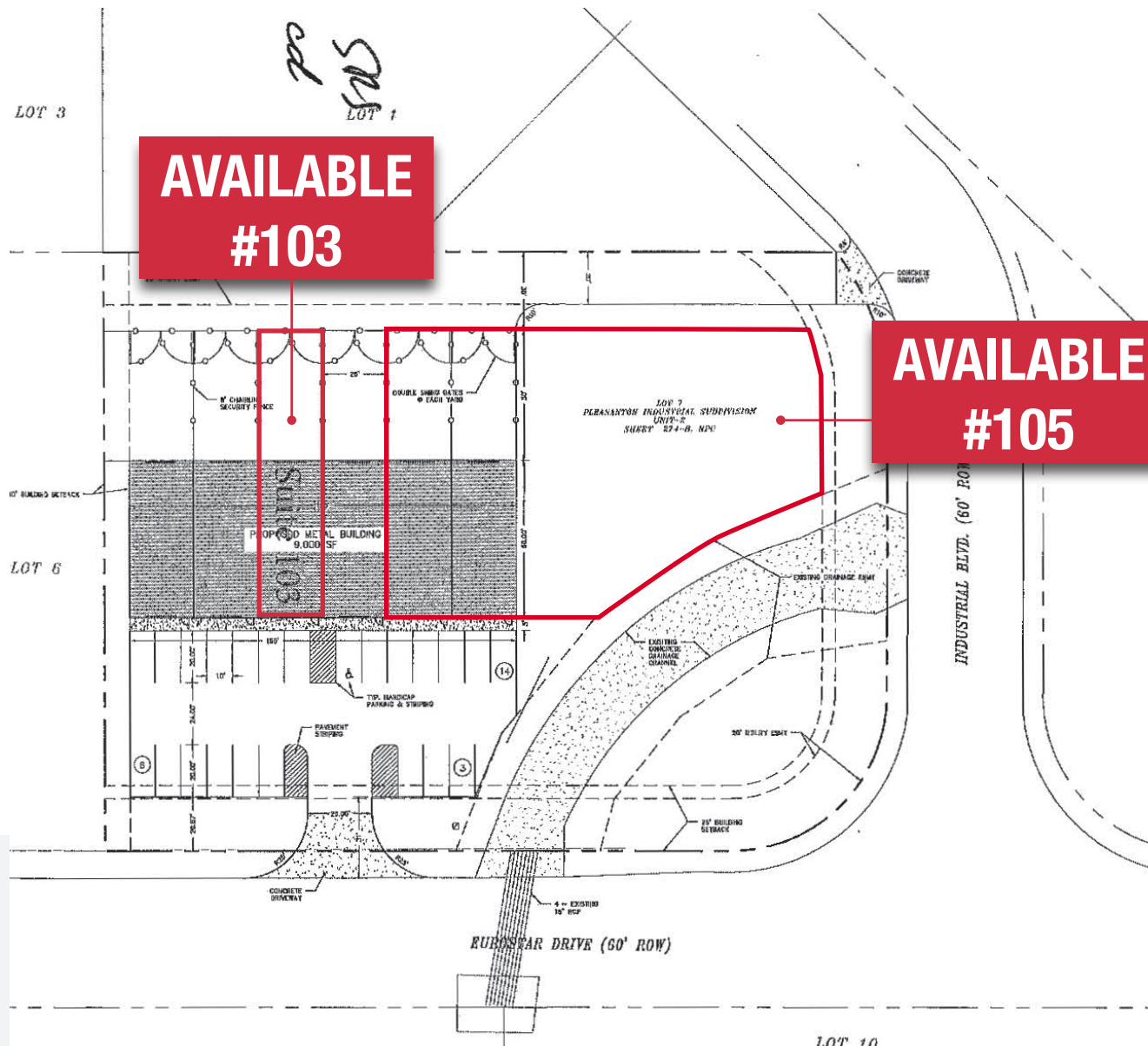
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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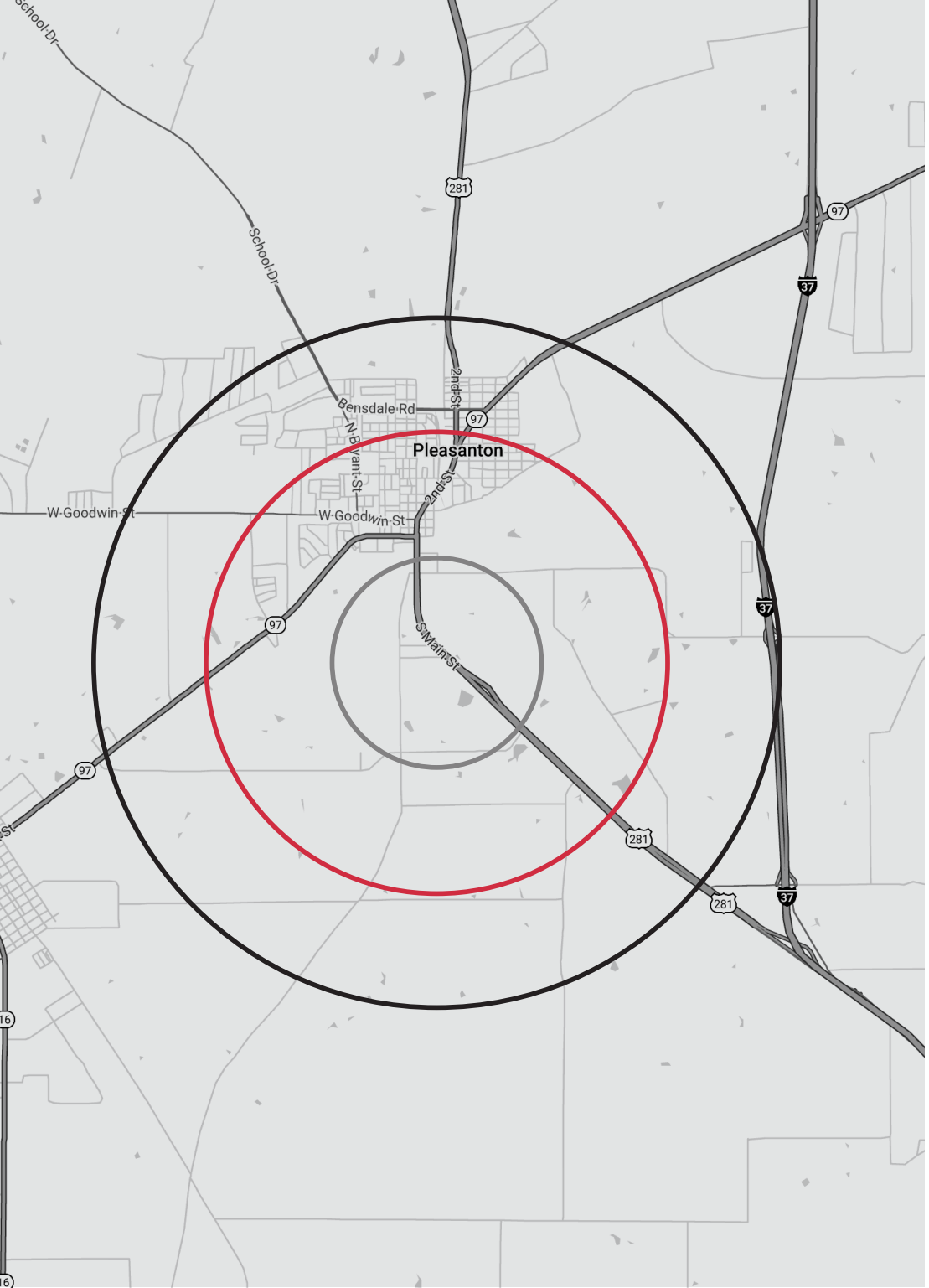
SITE PLAN



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION

2025 Population

1-mile

333

3-mile

10,487

5-mile

17,069

HOUSEHOLDS

2025 Households

1-mile

131

3-mile

3,840

5-mile

6,288

INCOME

2025 Average HH Income

1-mile

\$83,152

3-mile

\$84,627

5-mile

\$90,538

Traffic Counts

STREET

West Oaklawn Road

South Main Street

AADT

18,577

20,000

Cities Nearby

Austin, Texas

110 miles

Houston, Texas

223 miles

Waco, Texas

225 miles

Dallas, Texas

304 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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