

# BALCONES BLUFF BEND



30,909 SF



11110 BLUFF BEND DR. AUSTIN, TX 78753

MULTI-TENANT SMALL BAYS  
AVAILABLE FOR SALE

DAX BENKENDORFER  
dax@balconesre.com  
512.848.2581

# PROJECT HIGHLIGHTS

11110 BLUFF BEND DR. AUSTIN, TX 78753

## OFFERING PRICE

**\$6,243,618**

## CAP RATE

**7.48%**

## PRO-FORMA CAP RATE

**8.08%**

Price/SF	\$202
Total Square Feet	30,909
Lease Type	Triple Net (NNN)
Tenancy	Multi-Tenant
Occupancy	100%
Year Built	1972
Zoning	CS
Clear Height	Varies
Loading	Grade Level
Suites	7

# RETURN SUMMARY

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## Debt Assumptions

Initial LTV	63.44%
Amount Borrowed	\$4,000,000
Amount Borrowed PSF	\$129
In Place Debt Yield	12.63%
In Place DSCR	1.74x
Interest Rate	6.00%
Loan Constant	7.26%
Amortization	30 yr.
Interest Only	2 Years

## Future Levered Cash Flow

Amount Borrowed	\$2,305,436
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### **Amortizing**

Equity Cash Flow	214,483
Principal Reduction	50,596
Total to Equity	265,079
Yield on Equity	9.30%

### **Interest Only**

Equity Cash Flow	265,079
Yield on Equity	11.50%



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## 30,909 SF



### PROPERTY DETAILS & RECENT UPGRADES

SUITE A	± 8,190 SF
SUITE B	± 4,437 SF
SUITE C	± 3,574 SF
SUITE D	± 3,756 SF
SUITE E	± 3,094 SF
SUITE F	± 4,157 SF
SUITE G	± 3,721 SF



ROOF REPLACEMENTS IN 2023



UPGRADED LED WAREHOUSE LIGHTS



NEW EXTERIOR PANELING & PAINT



HEAVY DUTY ASPHALT LOT IMPROVEMENT  
PARKING RATIO AT 1:1000

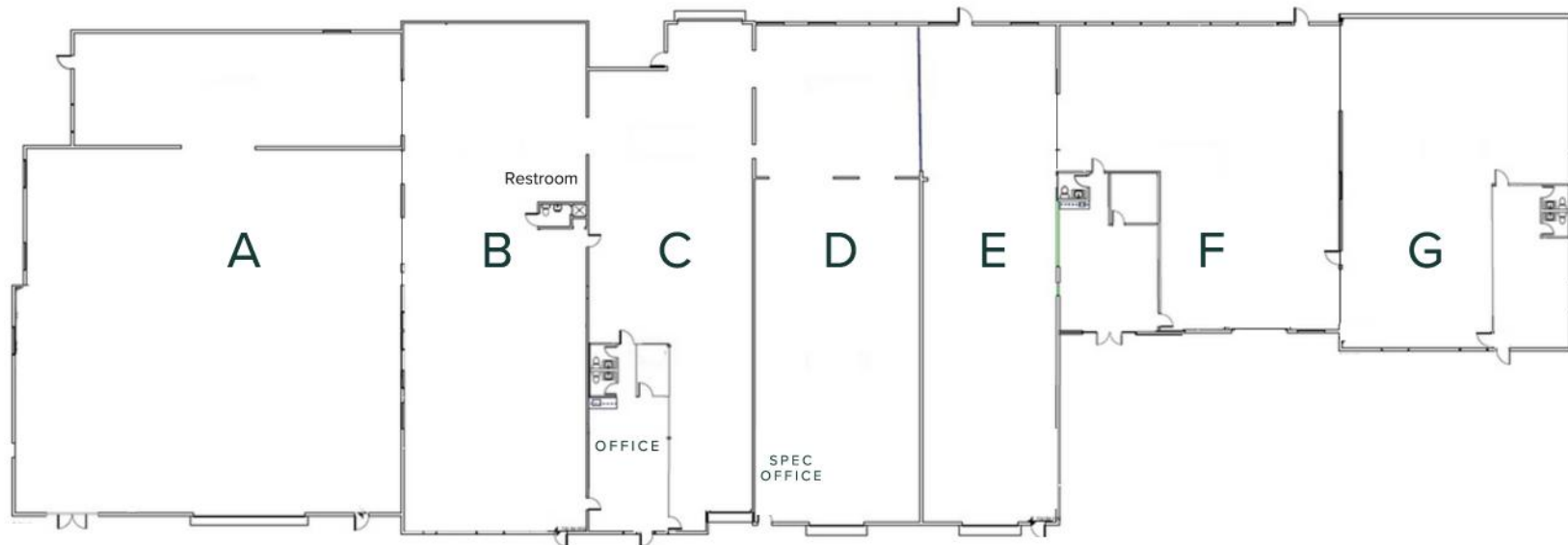
# BALCONES BLUFF BEND

## 30,909 SF

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### SUITE DETAILS

	SQUARE FEET	CLEAR HEIGHT	FEATURES	POWER
SUITE A	± 8,190 SF	± 26'	Oversize Roll Up Door	200A 120/240V 3P
SUITE B	± 4,437 SF	± 10'	10 ft. Wide Roll Up Door, Spec Office U/C	200A 120/240V 3P
SUITE C	± 3,574 SF	± 10'	12 ft. Wide Roll Up Door, Spec Office	200A 120/240V 3P
SUITE D	± 3,756 SF	± 16'	Oversize Roll Up Door	200A 120/240V 3P
SUITE E	± 3,094 SF	± 16'	Oversize Roll Up Door	200A 120/240V 3P
SUITE F	± 4,157 SF	± 15'	Oversize Roll Up Door	200A 120/240V 3P
SUITE G	± 3,721 SF	± 15'	Oversize Roll Up Door	200A 120/240V 3P





# BALCONES BLUFF BEND

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SUITE A  
**8,190 SF**



EXTERIOR



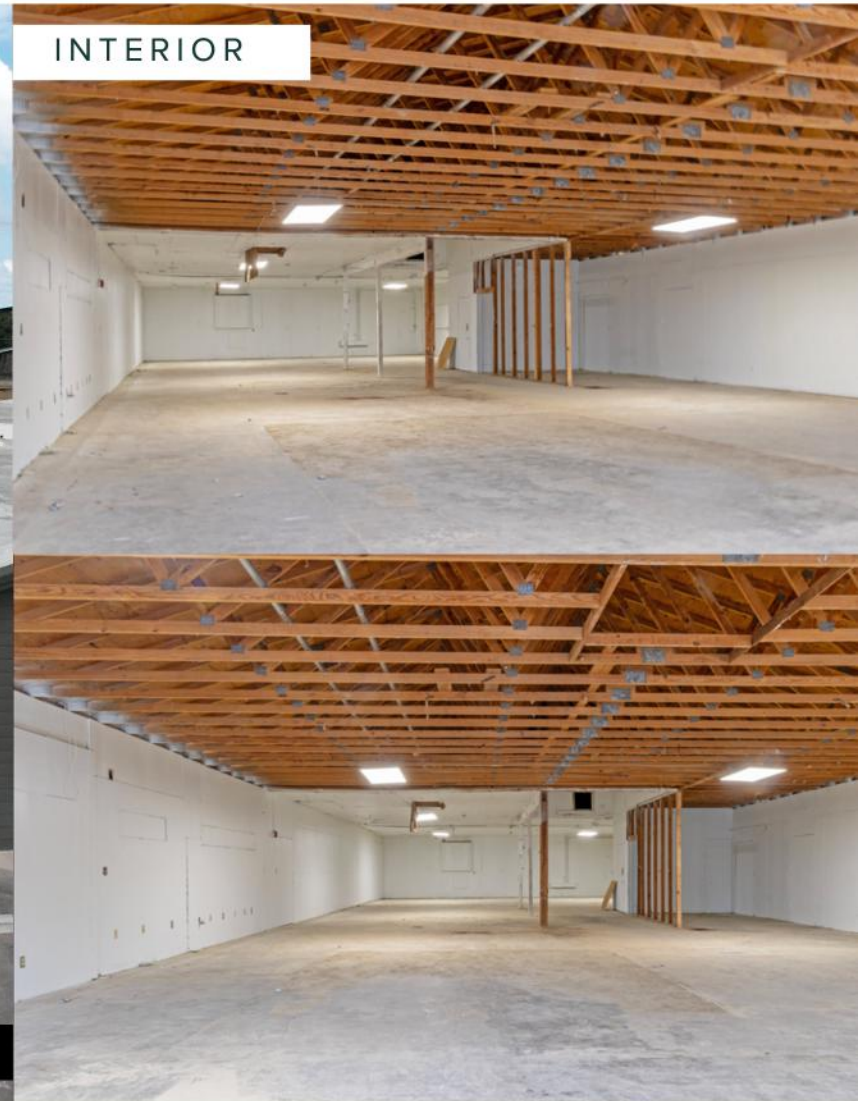
# BALCONES BLUFF BEND

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SUITE B  
**4,437 SF**



EXTERIOR



INTERIOR



# BALCONES BLUFF BEND

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SUITE C  
**3,574 SF**



EXTERIOR



INTERIOR

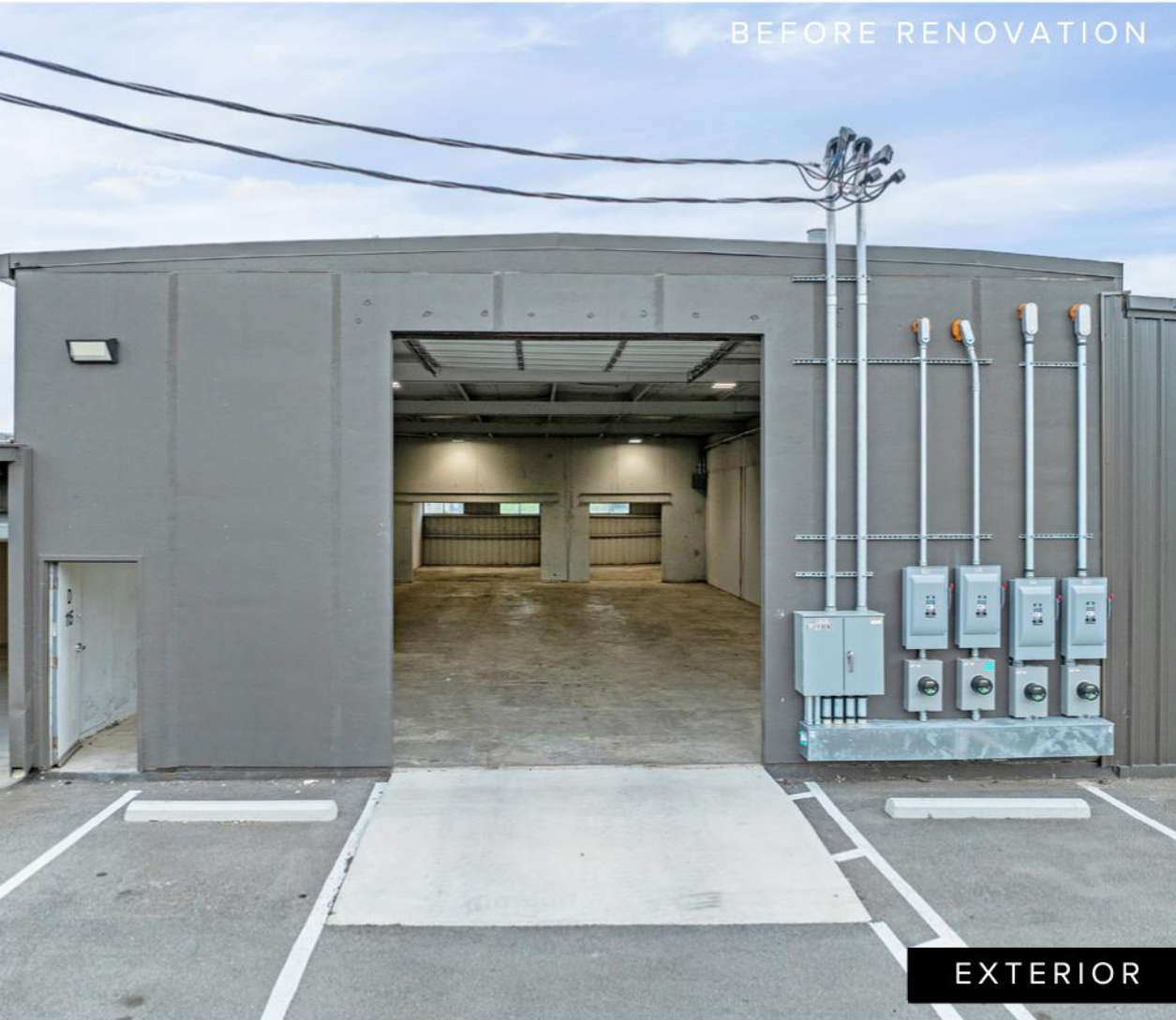




# BALCONES BLUFF BEND

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SUITE D  
**3,756 SF**





# BALCONES BLUFF BEND

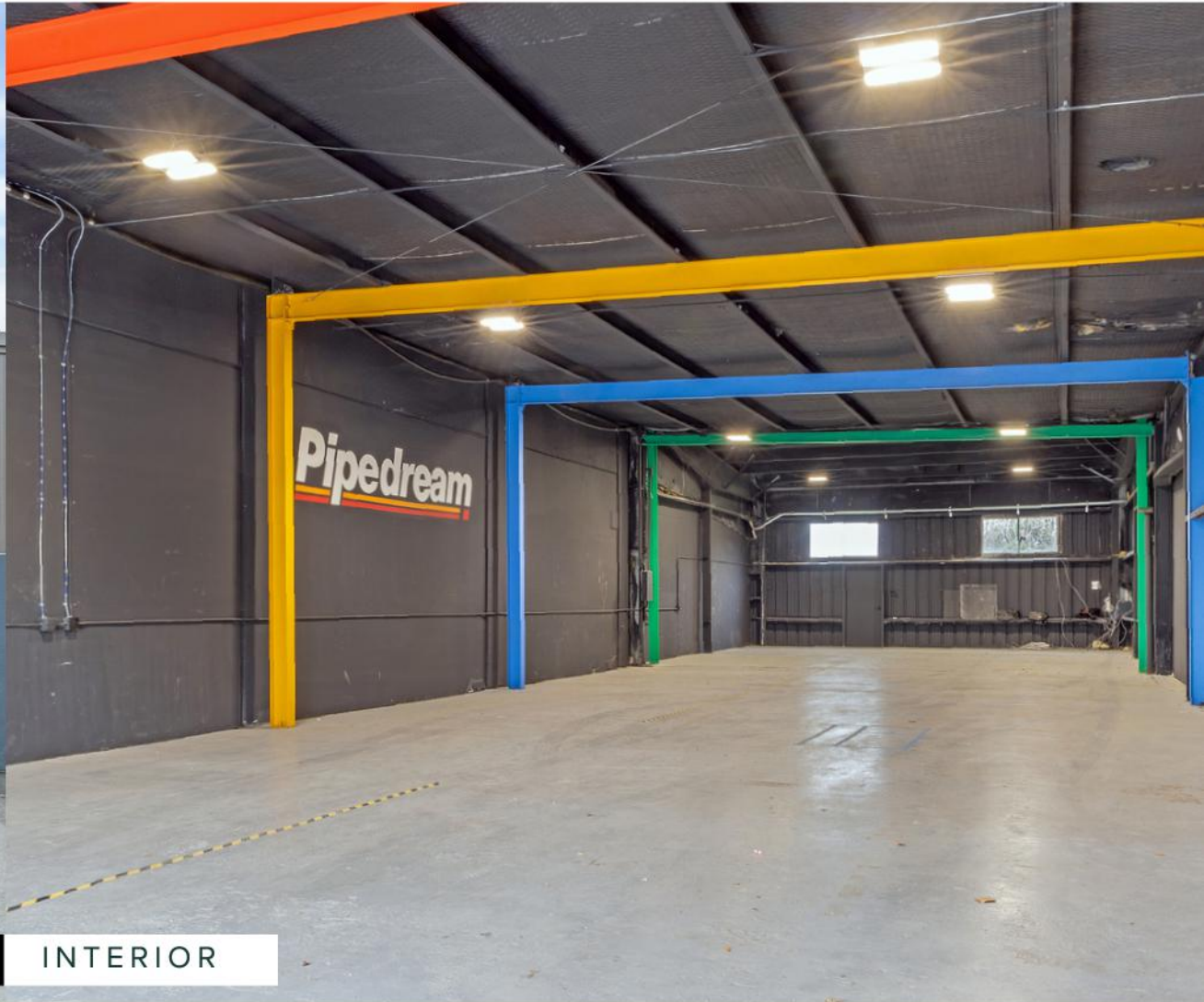
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SUITE E

**3,094 SF**



EXTERIOR



INTERIOR



# BALCONES BLUFF BEND

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SUITE F  
**4,157 SF**



INTERIOR



EXTERIOR





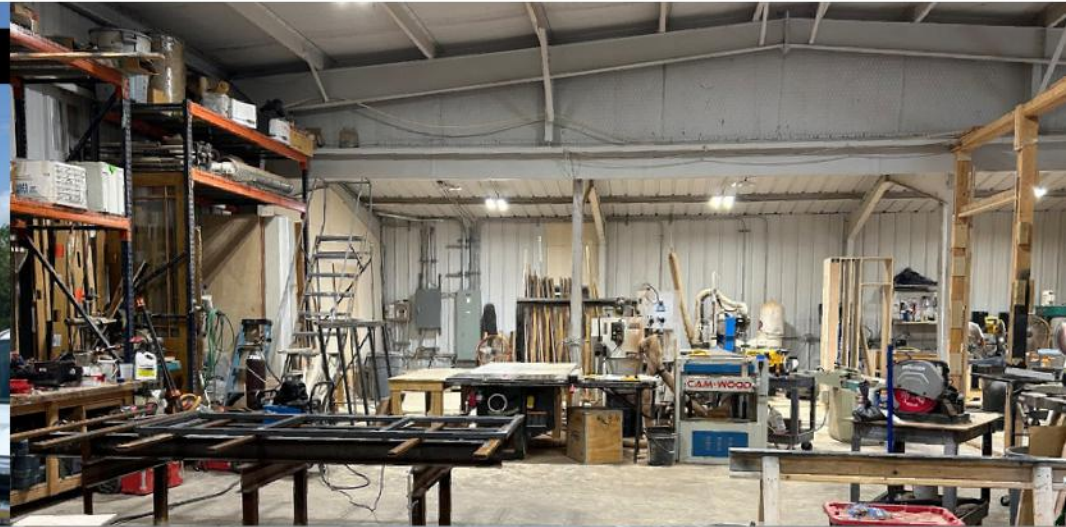
# BALCONES BLUFF BEND

SUITE G  
**3,721 SF**

11110 BLUFF BEND DR. AUSTIN, TX 78753



EXTERIOR



INTERIOR



# BALCONES BLUFF BEND

## FOR SALE

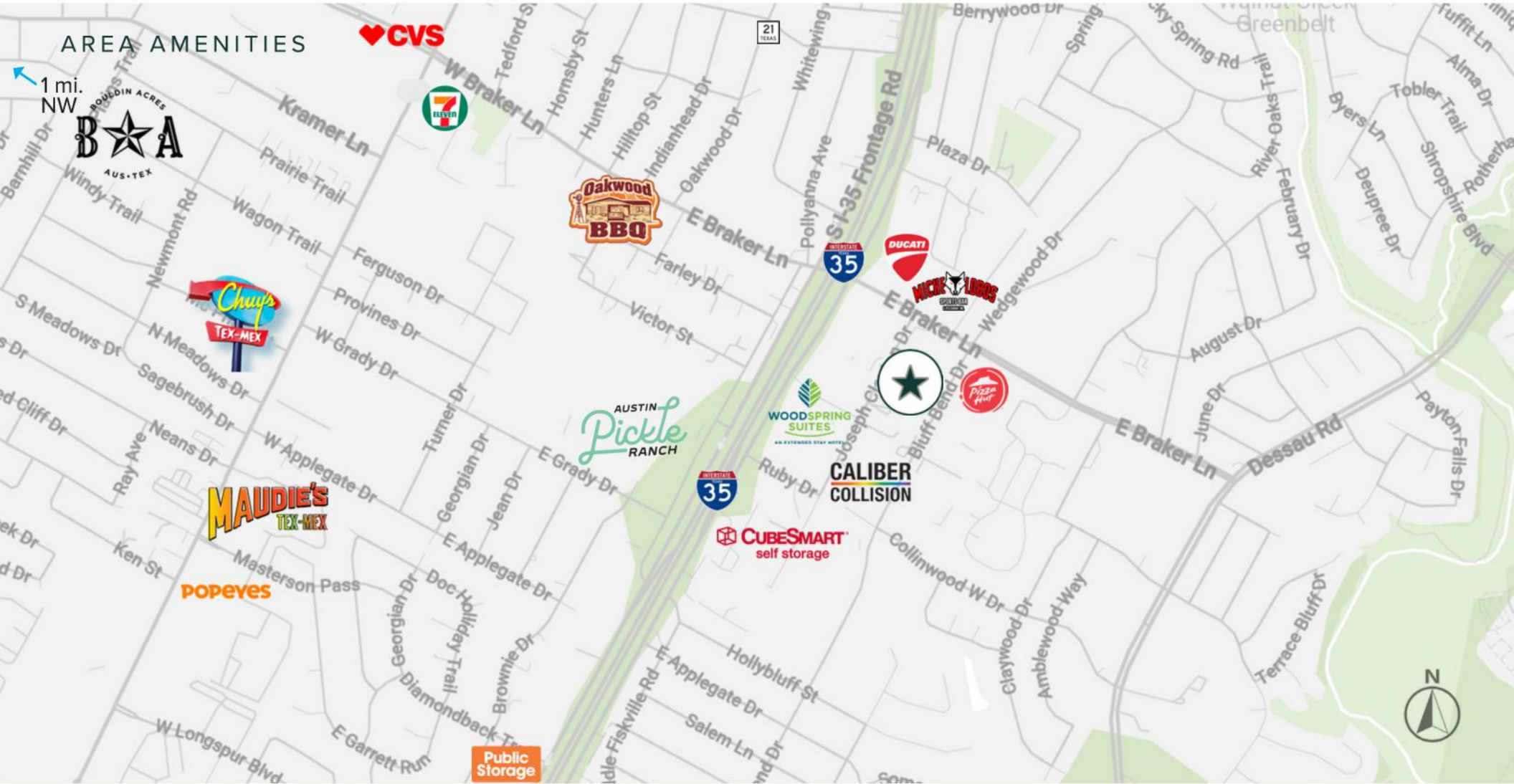
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UNIT	SQFT.	TENANT	RENT	RENT / SF	TENANT DEPOSIT	CAM	CAM / SF	MOVE IN	LEASE EXP.
<b>A</b>	8,190	KR 10615 Burnet, LLC	\$10,749.38	\$1.31	\$12,639.00	\$2,819.00	\$0.34	8/01/2023	7/31/2027
<b>B</b>	4,437	Texas OCD Cleaners, LLC	\$3,882.38	\$0.88	\$1,500.00	\$1,528.00	\$0.34	12/01/2025	2/28/2031
<b>C</b>	3,574	Coconut ATX, LLC	\$4,169.67	\$1.17	\$7,000.00	\$1,230.33	\$0.34	12/01/2025	11/30/2027
<b>D</b>	3,736	Try Customs LLC	\$4,741.95	\$1.27	\$12,000.00	\$1,286.00	\$0.34	10/01/2025	9/30/2028
<b>E</b>	3,094	Stone Blue Holdings, Inc.	\$3,674.13	\$1.19	\$4,738.98	\$1,065.00	\$0.34	6/10/2025	9/30/2027
<b>F</b>	4,157	M&G Truck Parts Corp.	\$6,090.01	\$1.47	\$9,093.44	\$1,430.00	\$0.34	10/01/2023	9/30/2028
<b>G</b>	3,721	AGH Partners, Inc.	\$5,702.43	\$1.53	\$6,511.71	\$1,281.00	\$0.34	6/01/2023	11/30/2027
<b>Totals</b>			<b>\$39,009.95</b>	<b>\$1.26</b>	<b>\$53,483.13</b>	<b>\$10,639.33</b>	<b>\$0.34</b>		

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**Balcones**  
REAL ESTATE GROUP

FOR MORE  
INFORMATION:

DAX BENKENDORFER  
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*TREC Information on Broker Services*

*The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.*

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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.

2-10-2025



## 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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	