

9204 Highway 290 West
Austin, TX 78736



This facility is an 8000 square foot fully air conditioned warehouse/retail space constructed in 1984 for use as a showroom for European antiques delivered by shipping containers, so it has a loading dock capable of receiving freight from 18 wheel trucks. Subsequent tenants have been a furniture store, a gym and a high-end car storage facility. The property is owned in common with adjacent acreage on both sides and including most of the block, being part of a multi-decade development project described at www.texascompound.com It was completely remodeled in 2019 with new corrugated metal siding and metal front porch roof and many large steel windows resulting in a 1940s "machine age" appearance.



Large overhead rolling glass garage doors on three sides allow vehicular entry of building at grade level, if desired. The combination of these doors and the steel windows create walls and window walls covering more than 40% of the building exterior. The property is located outside of the Austin City Limits, so there is no zoning. Water is supplied by the West Travis County Public Utility Company and electricity by the Pedernales Electric Company. The front of the property is accessed from Highway 290 West and the

rear of property may be accessed from Vicki Terrace Drive. Adjoining tenants are a Purina feed store to the east and a high-end performance automotive repair shop to the west. Other tenants

in the complex are an outdoor provision company, a camping gear wholesaler, and a daquiri-to-go business.

Highway 290 West Traffic at this location exceeds 35,000 vehicles a day. The Oakhill Parkway construction project centering on a new traffic interchange at the "Y" in Oak Hill extends westward on Highway 290 from there to termination at a point less than one mile east of this location, see <https://www.oakhillparkway.com/> for additional information about the anticipated completion date for the construction.



This location is in a rapidly expanding part of the City. A new HEB grocery store opened in 2022 at the intersection of Highway 290 West and Ranch Road 1826, located 2.5 miles to the East of the property, and a new HEB Grocery store is now under construction at the intersection of Highway 290 West and Nutty Brown Road, located 3 miles to the West of the property. The Belterra subdivision, www.beltterratexas.com located three miles west of the property, is being rapidly built out, along with others. Prominent business outlets and restaurants on Highway 290 West within three miles of the property are Gold's Gym, Chase Bank, IHOP Pancake House, Chick-Fil-A, Torchy's Tacos, Breed Hardware, 7-11, Chevron, Hat Creek Burgers, Spec's Liquor and many others, all having opened within the last five years.

Rental Rate: \$26.00 /SF
Leasable Area: 8,000 SF
NNN Estimate: \$6.25/foot/year (estimate)
Parking Spaces: 25

For Lease by Owner, Brokers Protected

Contact: William Osborn
 512-476-3529 ext. 1
 william@texasenergylaw.com
 Verify e-mail receipt for initial contact