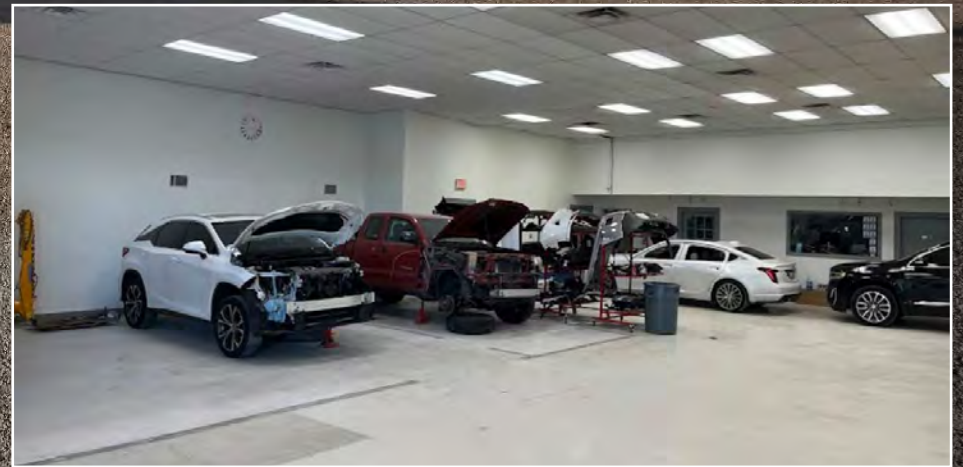


FOR LEASE
FLEX/SHOWROOM SPACE

9916 US 290, Building B | Austin, Texas 78738





PROPERTY OVERVIEW

Flex/Showroom space with excellent Hwy 290 visibility. Located in the Southwest Austin Submarket just West of the newly constructed Oak Hill intersection

HIGHLIGHTS

- 4,285 SF to 5,835 SF available for lease
- 2 Grade level overhead doors
- 13' Clear height
- 1,400 sf office
- 100% HVAC
- NNN's: \$2.90 PSF (estimated)

AVAILABLE SPACE

4,285 SF - 5,835 SF

2025 POPULATION

73,726 - 5 miles

2030 PROJECTED POP.

77,974 - 5 miles

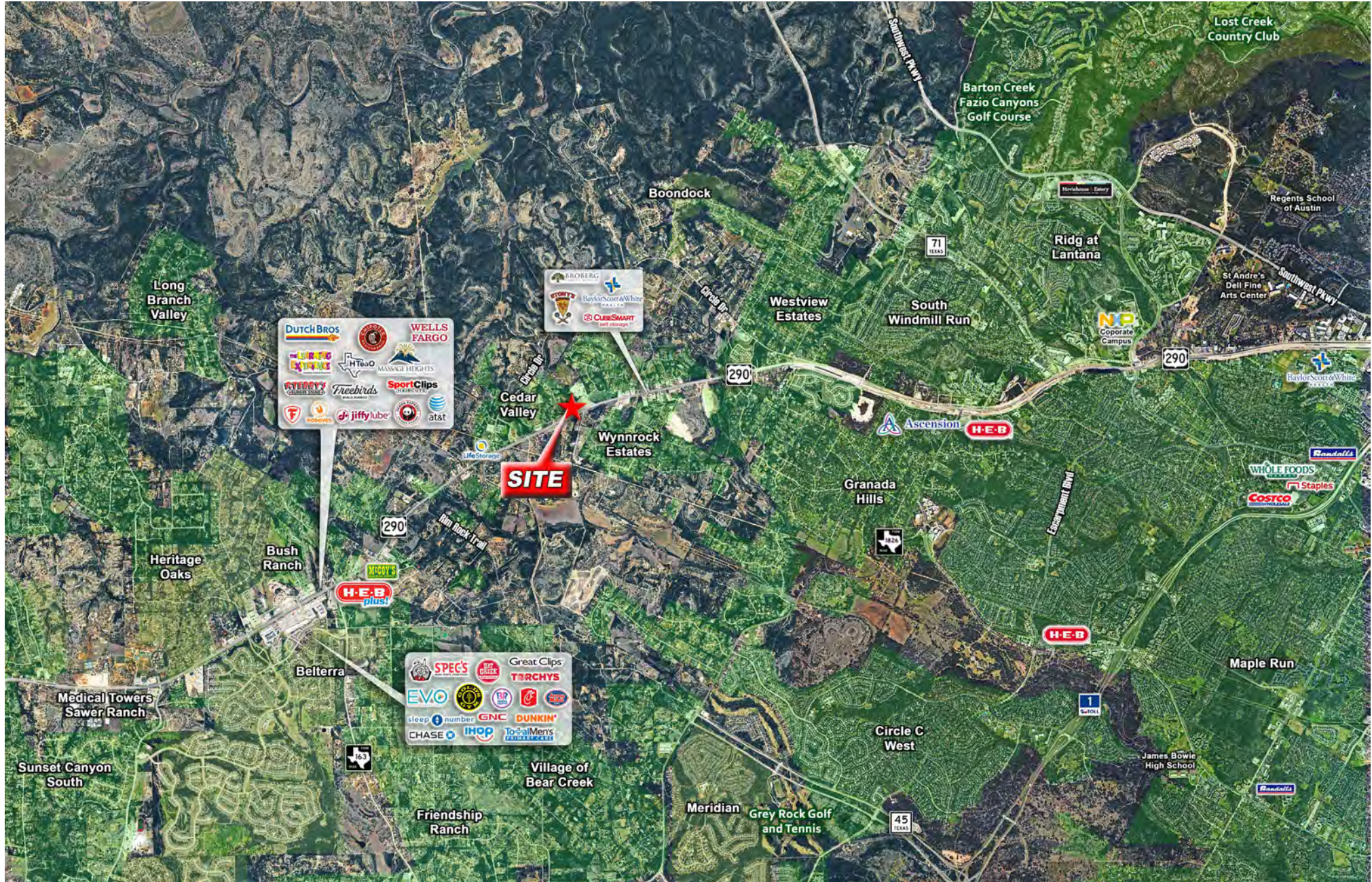
AVERAGE HH INCOME

\$201,094 - 5 miles

TRAFFIC COUNT

32,663 VPD ('24)



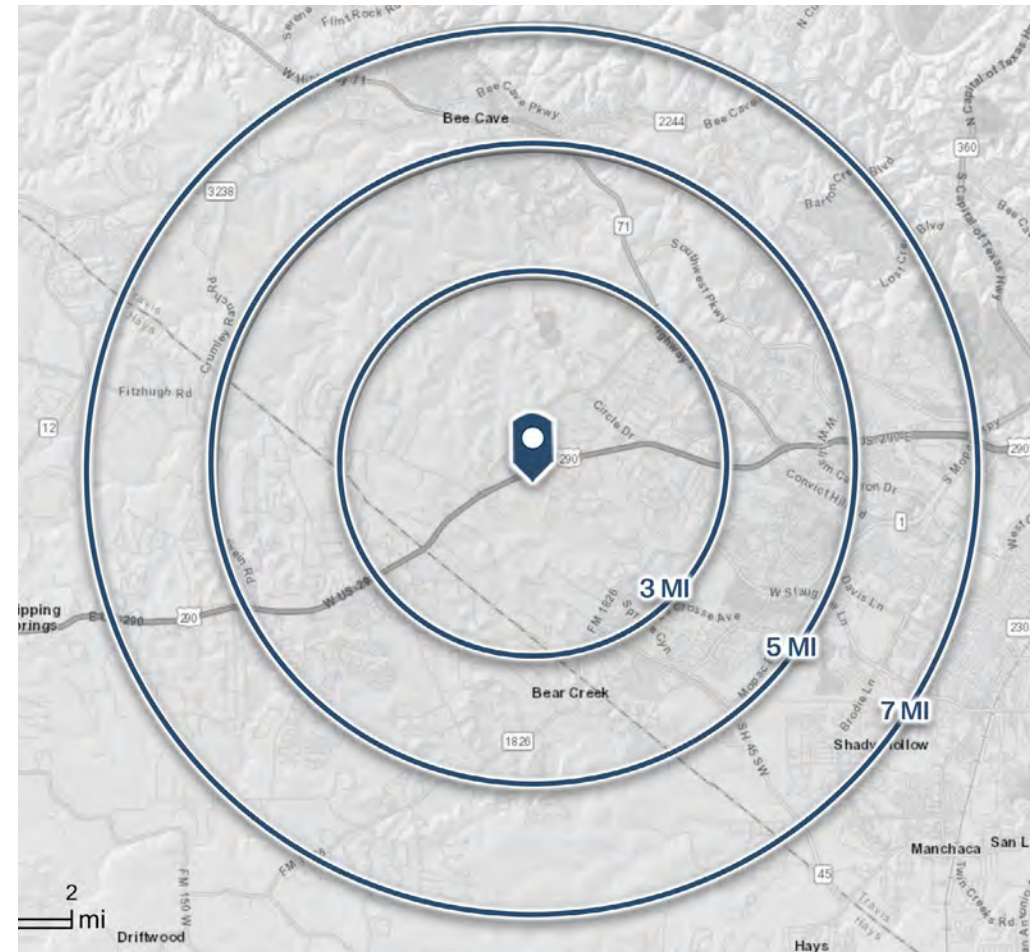


Population Summary	3 miles	5 miles	7 miles
2010 Total Population	11,209	53,338	109,703
2020 Total Population	14,847	71,621	143,694
2020 Group Quarters	116	892	2,024
2025 Total Population	15,142	73,726	147,086
2025 Group Quarters	120	905	2,088
2030 Total Population	16,149	77,974	152,112
2025-2030 Annual Rate	1.30%	1.13%	0.67%
2025 Total Daytime Population	13,986	68,672	148,536
Workers	6,976	34,959	82,742
Residents	7,010	33,713	65,794

Household Summary	3 miles	5 miles	7 miles
2010 Total Households	4,133	19,476	42,388
2010 Average Household Size	2.69	2.73	2.57
2020 Total Households	5,544	26,261	55,266
2020 Average Household Size	2.66	2.69	2.56
2025 Total Households	5,956	28,077	58,518
2025 Average Household Size	2.52	2.59	2.48
2030 Total Households	6,442	30,342	61,730
2030 Average Household Size	2.49	2.54	2.43
2025-2030 Annual Rate	1.58%	1.56%	1.07%
2025 Families	4,364	19,614	38,757
2025 Average Family Size	2.96	3.16	3.07
2030 Families	4,753	21,005	40,677
2030 Average Family Size	2.91	3.11	3.02
2025-2030 Growth Rate	1.7%	1.4%	1.0%

Median Household Income	3 miles	5 miles	7 miles
2025	\$148,333	\$154,750	\$150,274
2030	\$175,930	\$179,202	\$173,941

Median Home Value	3 miles	5 miles	7 miles
2025	\$743,306	\$701,495	\$707,457
2030	\$802,972	\$768,172	\$768,160



2025 Employed Population 16+ by Industry	3 miles	5 miles	7 miles
Total	8,210	40,441	82,230
Agriculture/Mining	0.4%	0.6%	0.6%
Construction	3.6%	4.7%	4.8%
Manufacturing	6.7%	8.1%	8.3%
Wholesale Trade	1.6%	1.3%	1.3%
Retail Trade	8.5%	7.0%	7.3%
Transportation/Utilities	3.4%	3.8%	3.3%
Information	3%	3%	3%

FLEX/SHOWROOM SPACE

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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. **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:
 - 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.

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N/A			
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
N/A			
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov