

2711 Daisy Drive Industrial Park

AUSTIN, TX 78724



INDUSTRIAL PROPERTY FOR LEASE

PRESENTED BY:

**CROSSLEY COMMERCIAL RE
GROUP**
512.439.3785
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
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TX #624525

FOR LEASE: 1,250 SF - 7,500 SF INDUSTRIAL FOR LEASE

2711 DAISY DRIVE INDUSTRIAL PARK

2711 Daisy Drive, Austin, TX 78727



PROPERTY DESCRIPTION

Introducing Austin's newest boutique Light Industrial development. Daisy designed with your business needs in mind! The 4 light industrial buildings offer a unique opportunity for small businesses to establish themselves in one of the fastest-growing areas of Austin, with easy access off Orchid Ln and W Howard Lane, east of MOPAC, close proximity to Toll 45 and other important transportation hubs.

Our facility features a range of flexible spaces, perfect for businesses that need room to grow. From startups to established businesses, our development has spaces that can be customized to fit your unique needs. Designed with a standard Office, kitchenette breakroom, ADA restroom, and insulated warehouse space.

At Daisy Light Industrial Development, you'll be part of a vibrant community of like-minded businesses, with opportunities to collaborate, network, and grow. And with our convenient location, you'll have access to all that Austin has to offer, including a thriving business community, world-class dining and entertainment, and endless outdoor activities.

OFFERING SUMMARY

| | |
|------------------|---------------------------|
| Lease Rate: | \$1.50 - \$1.80 PSF + NNN |
| Number of Units: | 11 Units |
| Available SF: | 1,250 SF - 7,500 SF |
| Building Size: | 4 - 7,500 SF BLDGS: |

AVAILABLE UNITS:

| | |
|--------------------|---------------------------------|
| Bldg: 1 Unit 110 | 2,500 SF |
| Unit 120 | 2,500 SF |
| Bldg: 3 Unit 310 | 1,250 SF - Epoxied Floors |
| Unit 315 | 1,250 SF - Epoxied Floors |
| Bldg: 4 Unit 400 | 2,500 SF - 100% Climate Control |
| Unit 410 | 2,500 SF |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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| | |
|---------------------|--------------------------------|
| Building Name | Daisy Drive Industrial Park |
| Light Industrial | FOR LEASE: 1,250 SF - 7,500 SF |
| Property Subtype | Flex Space |
| Building Size | 7,500 SF |
| Lot Size | - |
| Year Built | 2024 |
| Number of Buildings | 4 |

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- Turn Key Office
- ADA Restroom
- 200 Amp single phase electrical system
- Insulated Office & Warehouses. Spectrum internet
- LV Planked flooring in the office area LED office lighting
- Granite countertops in kitchenette/breakroom .
- Shaker style cabinetry
- LED high bay warehouse lights. Assigned parking.
- Solid wood doors in the office area. Gated w/ after-hours Exterior Security Cameras
- Lighted parking Energy efficient HVAC
- 12' Grade Level Doors (10' & 14')
- 16' Clear Height at the eaves
- On-site mailboxes

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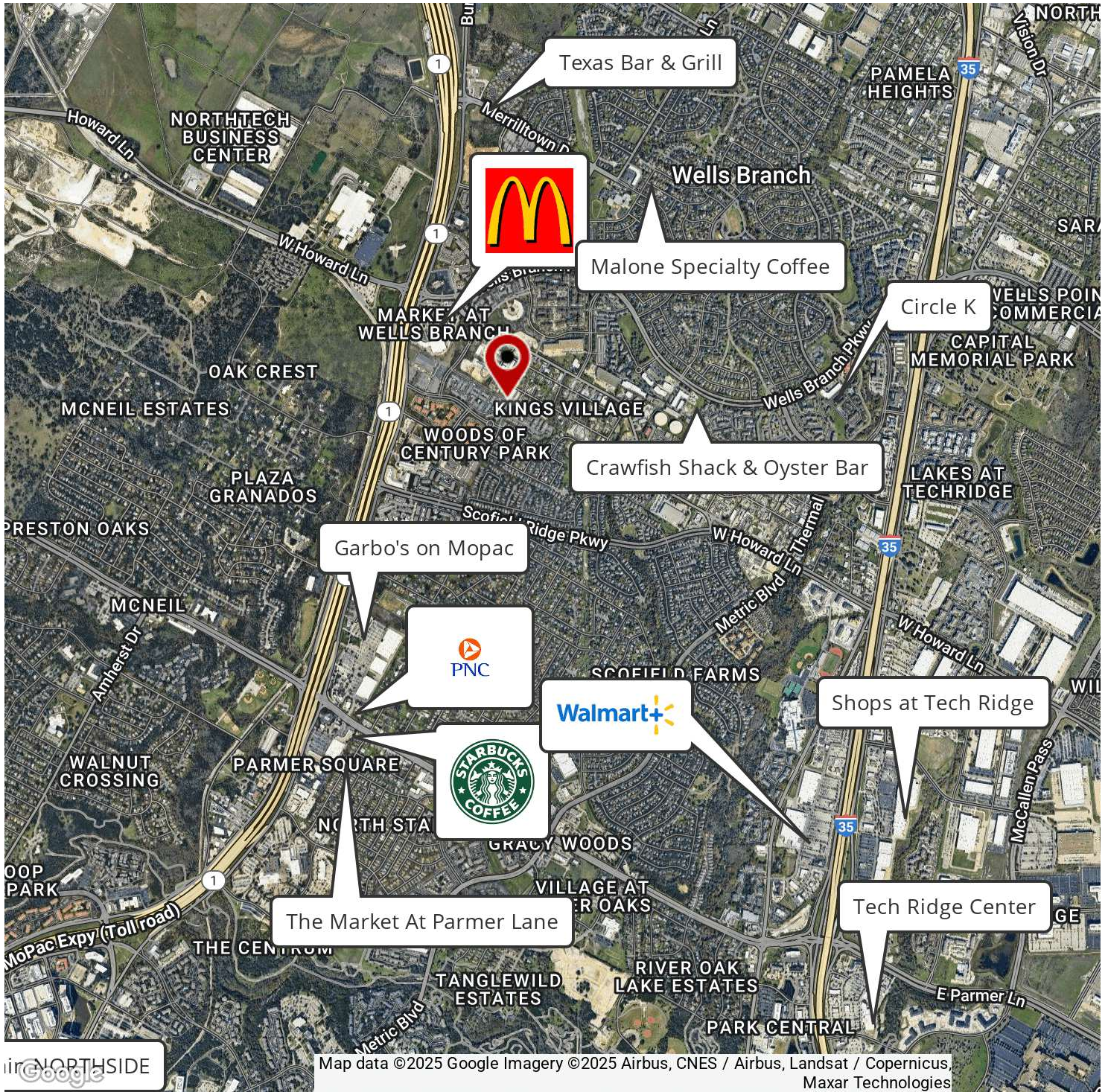
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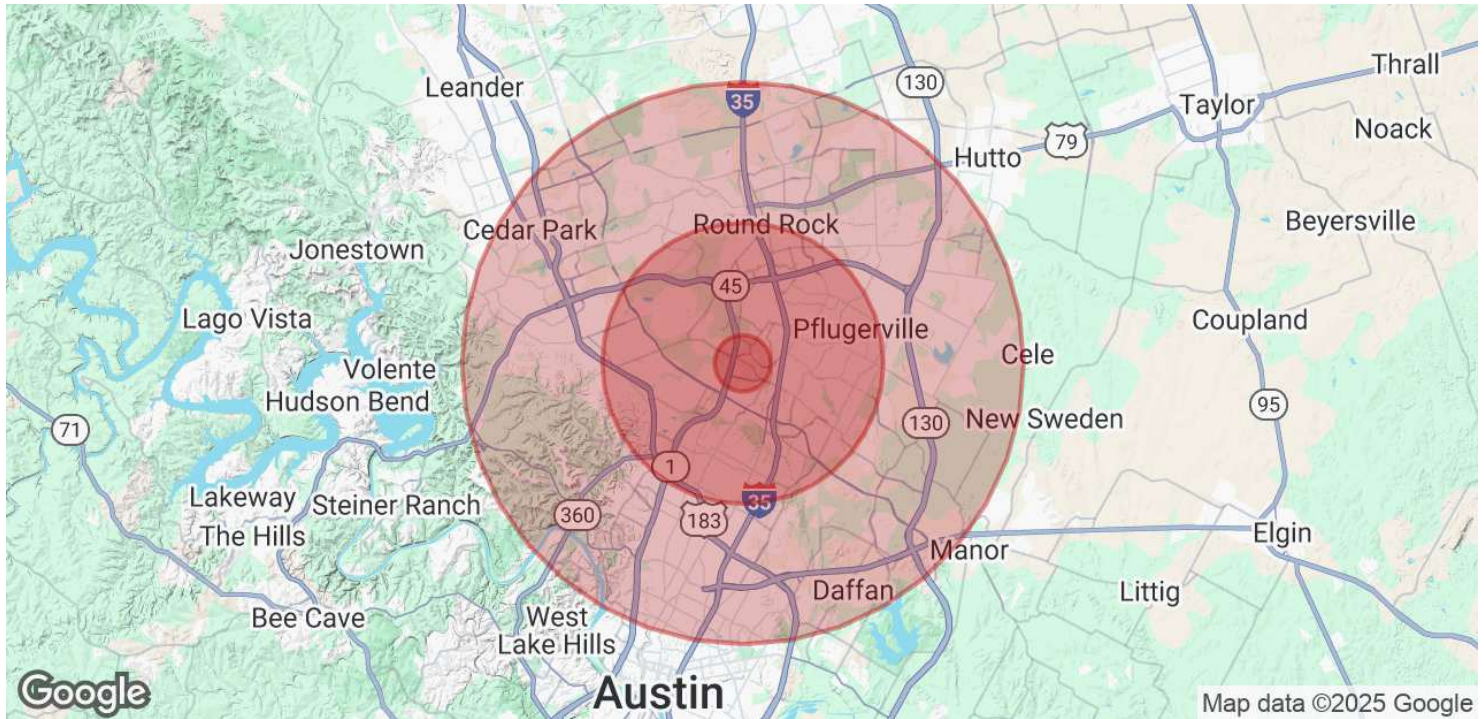
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 12,993 | 284,880 | 850,931 |
| Average Age | 34.8 | 34.9 | 35.8 |
| Average Age (Male) | 34.4 | 34.3 | 34.7 |
| Average Age (Female) | 36.9 | 36.3 | 36.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,256 | 124,447 | 343,578 |
| # of Persons per HH | 2.1 | 2.3 | 2.5 |
| Average HH Income | \$78,953 | \$81,869 | \$98,293 |
| Average House Value | \$184,847 | \$228,478 | \$300,233 |

2020 American Community Survey (ACS)

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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.

| | | | |
|--|-------------|--------------------------------|--------------|
| Keller Williams Realty/SGMM LTD | 486695 | klrw241@kw.com | 512-255-5050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Nevada Titworth | 704668 | nevada@worthwhilerealtors.com | 918-902-2614 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Frances Crossley | 624525 | frances@crossleycommercial.com | 512-751-0004 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date