



FOR LEASE | TRAVIS BUSINESS PARK

4139 Felter Lane



Property Description

Located right off of Burleson Rd with easy access to 71, 183 and Toll 130. Perfect for industrial users or service companies needing to have great road access to get to multiple different submarkets.

Property Highlights

- Available is 11,111 SF of office and warehouse, approximately 2,500 SF of office the rest is warehouse.
- The space has one 14'x14' overhead grade level doors and one 14'x14' dock high door with an existing leveler.
- 20' clear height no columns in the warehouse.
- Fenced in truck court for secure storage of vehicles/materials.

Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	11,111 SF
Business Park Size:	100,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,667	23,642	83,180
Total Population	5,194	58,580	185,200
Average HH Income	\$131,911	\$90,289	\$110,178

Hunter Muth

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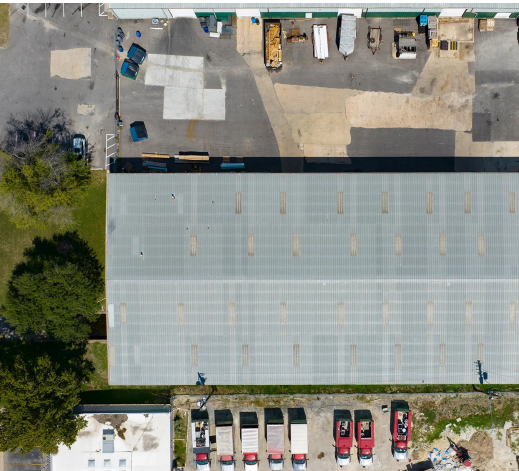


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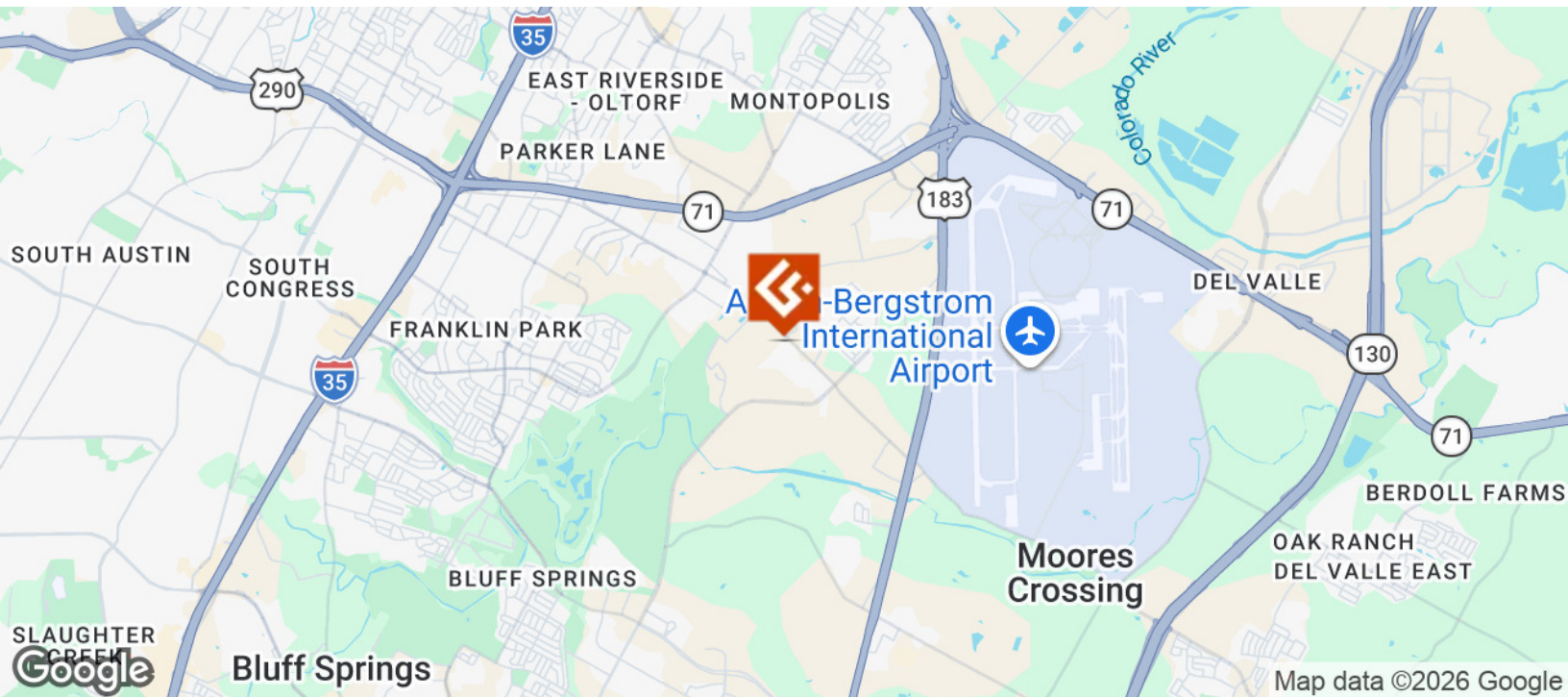
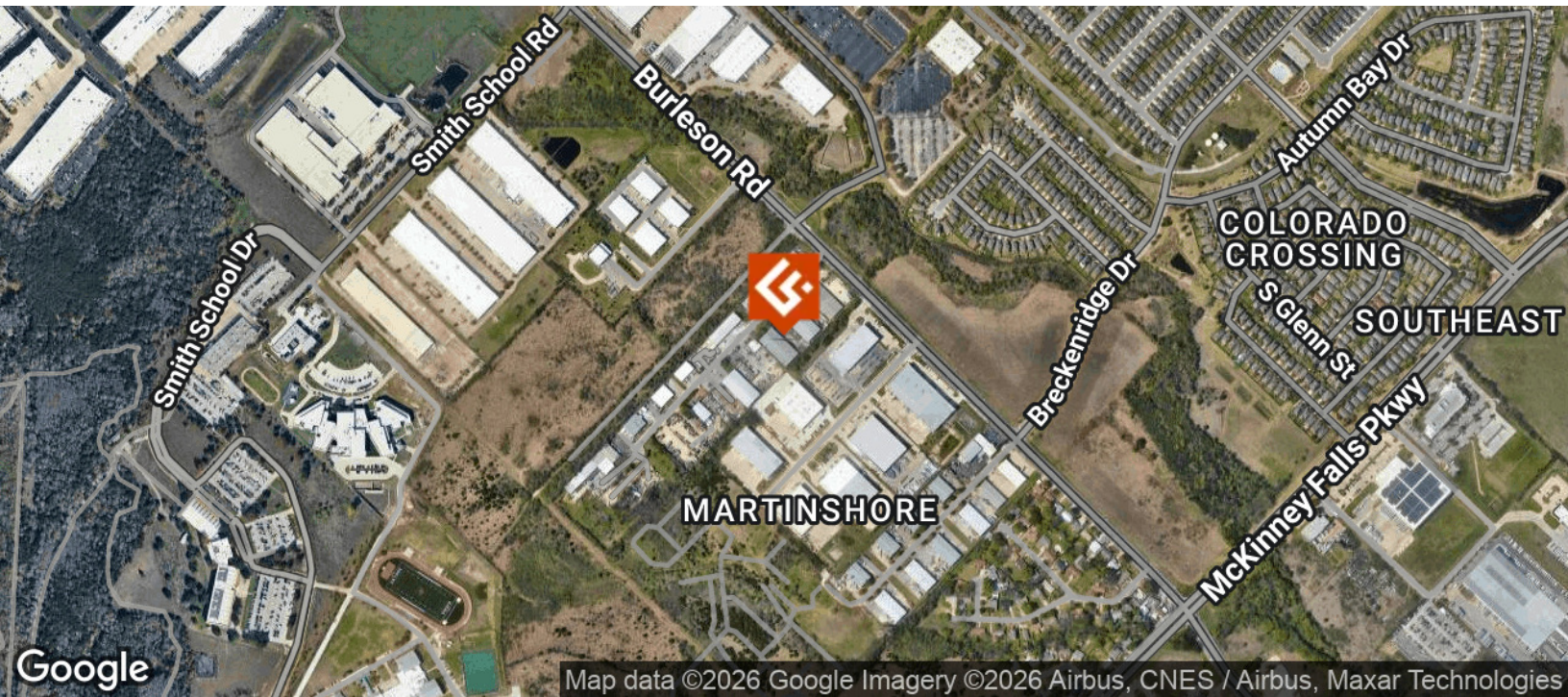


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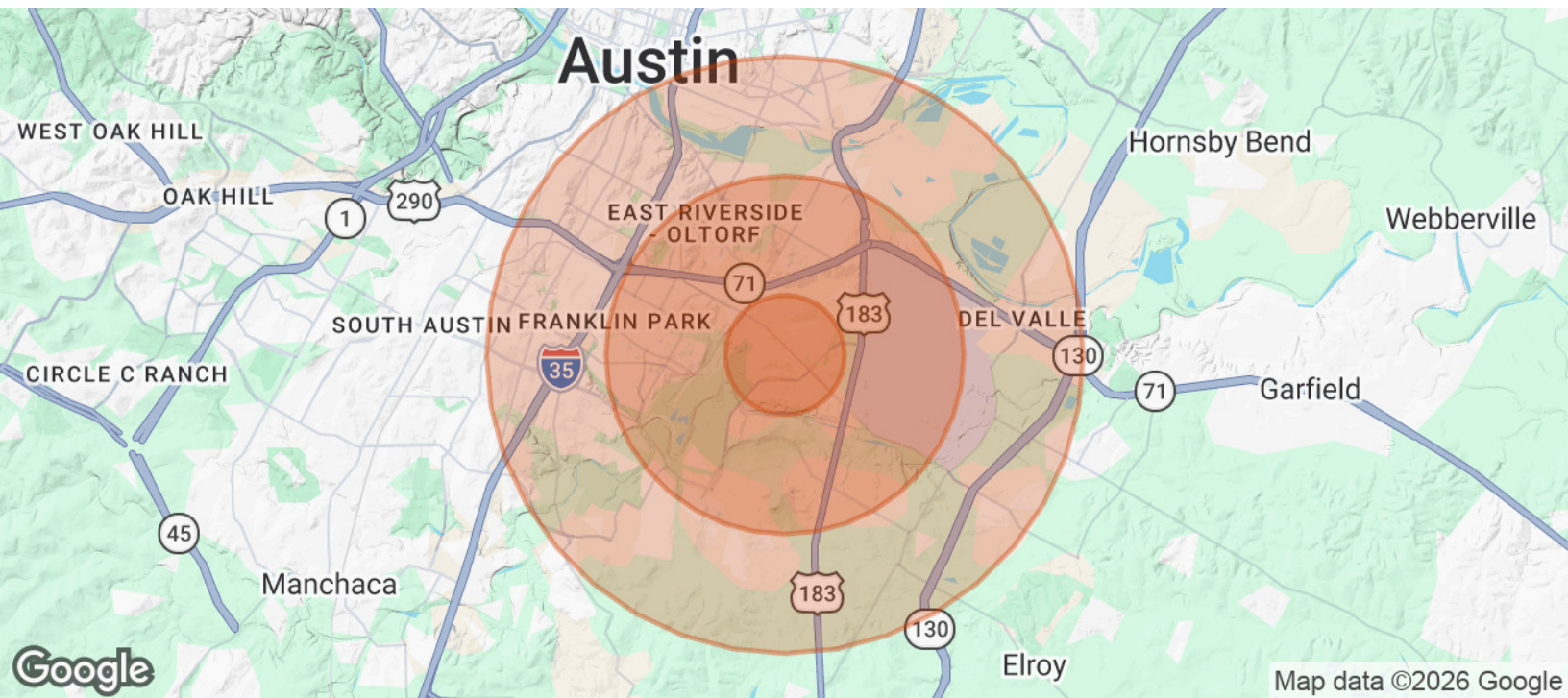


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,194	58,580	185,200
Average Age	33.8	32.2	33.7
Average Age (Male)	31.5	32.1	34.2
Average Age (Female)	37.1	32.3	34.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,667	23,642	83,180
# of Persons per HH	3.1	2.5	2.2
Average HH Income	\$131,911	\$90,289	\$110,178
Average House Value	\$312,658	\$336,373	\$452,355

** Demographic data derived from 2020 ACS - US Census*

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