

For Lease or Sale

19.686 AC IOS OR DEVELOPMENT OPPORTUNITY

9605 FM 812, Austin, TX 78719

LEASE & SALE INFORMATION

Rental Rate Contact Broker

Purchase Price Contact Broker

PROPERTY SPECS

Lot Size	2 - 19.686 AC
Building	6,000 SF Flex (60' x 100')
Office Finish SF	1,440 SF office, 300 SF Bathrooms/Kitchenette
Construction Type	Metal
Grade Level Doors	(1) 12x12 (2) 12x14
Water Tank	2,000 Gallon
Clear Height	16' - 18'
Utilities	Electric
Power	200 amp service
Zoning	Austin ETJ
Flood Zone	No

HIGHLIGHTS

- » Excellent investment or owner-user opportunity favorable for flex, industrial, and other uses.
- » 300 ft of frontage along Hwy 812 with no flood zone
- » Minutes from the Airport and Circuit of the Americas



LEASING
CONTACTS



Stan Nowak 
Partner

512.601.8120

stan.nowak@partnersrealestate.com



Andrew Alizzi
Vice President

512.647.1545

andrew.alizzi@partnersrealestate.com

SALE
CONTACT



Todd Mahler
Vice President

512.643.8071

todd.mahler@partnersrealestate.com

LEASE OPTIONS OVERVIEW



FM 812

Additional Yard Area Available Up to 9 AC

6,000 SF Warehouse/Office Building with 5 AC Yard

5 AC Yard

- Conceptual Site Layout, can be modified
- Yard Space Available without the Building (2 AC Minimum)
- TI Allowance Available for Yard Improvements

PROPERTY PHOTOS



PROPERTY PHOTOS



SURVEY

NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
- 4) Due to differing building practices, building dimensions are approximate.
- 5) Pipeline locations shown on survey are approximate and were located via existing pipeline markers on the ground.

THE FOLLOWING EASEMENTS LISTED IN TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1728566-BAL, DATED 7/12/2017 MAY APPLY:

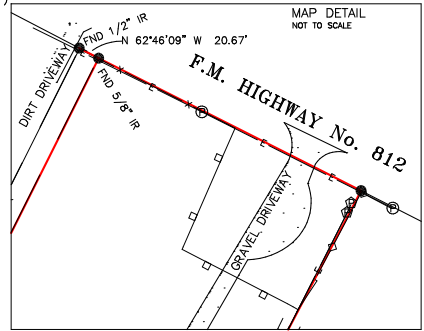
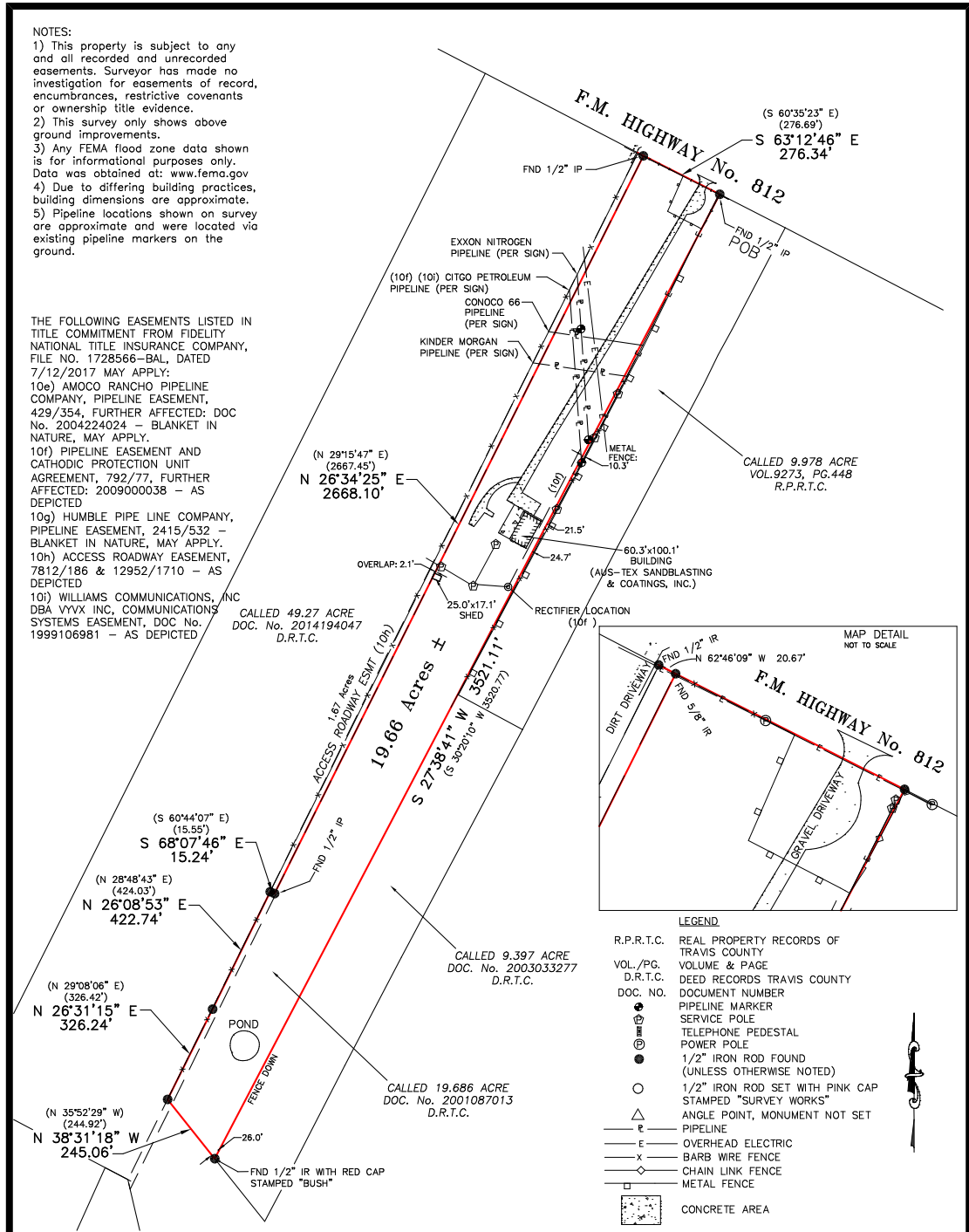
10e) AMOCO RANCHO PIPELINE COMPANY, PIPELINE EASEMENT, 429/354, FURTHER AFFECTED: DOC No. 2004224024 - BLANKET IN NATURE, MAY APPLY.

10f) PIPELINE EASEMENT AND CATHODIC PROTECTION UNIT AGREEMENT, 792/77, FURTHER AFFECTED: 2009000038 - AS DEPICTED

10g) HUMBLE PIPE LINE COMPANY, PIPELINE EASEMENT, 2415/532 - BLANKET IN NATURE, MAY APPLY.

10h) ACCESS ROADWAY EASEMENT, 7812/186 & 12952/1710 - AS DEPICTED

10i) WILLIAMS COMMUNICATIONS, INC DBA VVX INC, COMMUNICATIONS SYSTEMS EASEMENT, DOC No. 1999106981 - AS DEPICTED

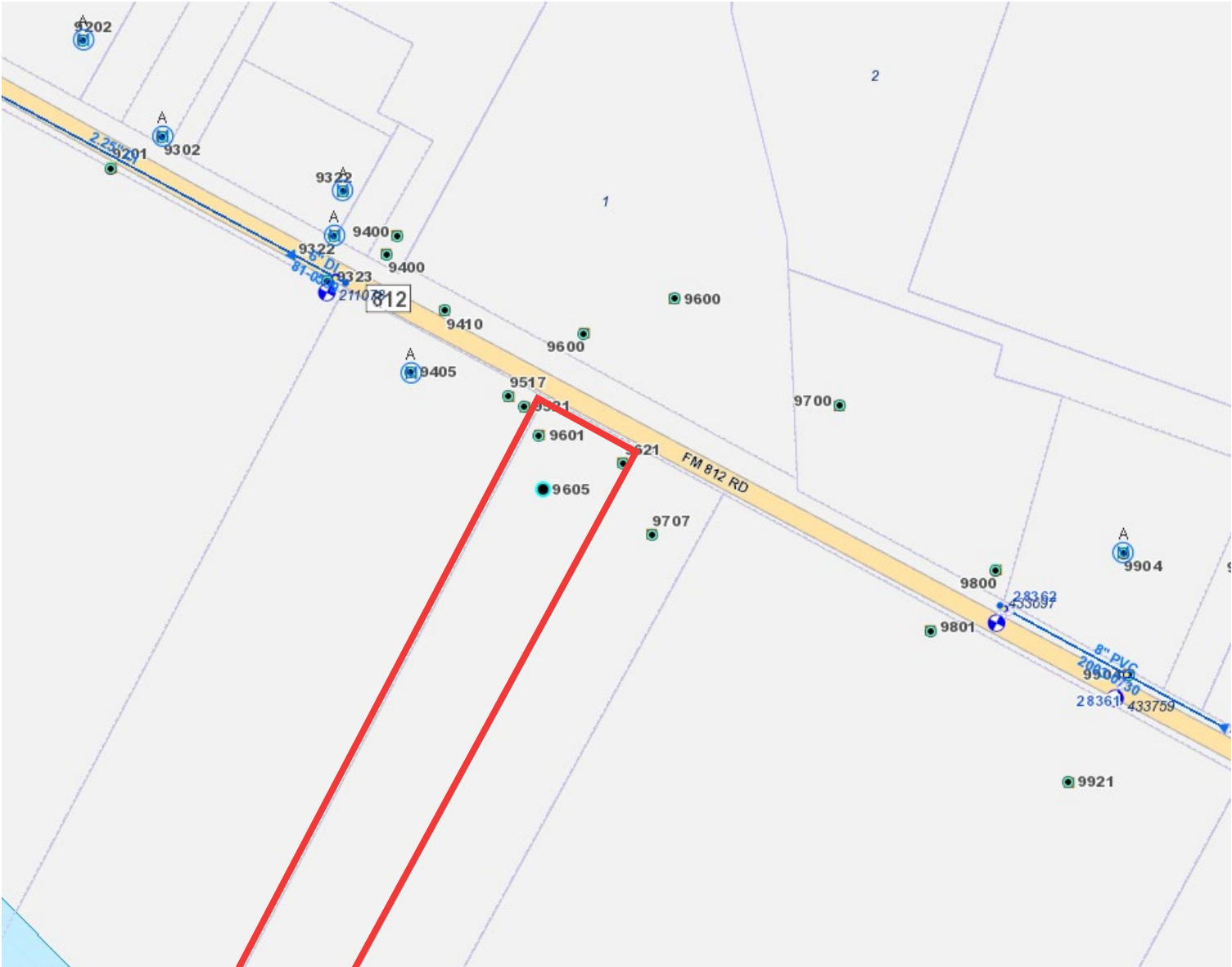


- LEGEND**
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
 - VOL./PG. VOLUME & PAGE
 - D.R.T.C. DEED RECORDS TRAVIS COUNTY
 - DOC. NO. DOCUMENT NUMBER
 - PIPELINE MARKER
 - ⊕ SERVICE POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ POWER POLE
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH PINK CAP STAMPED "SURVEY WORKS"
 - △ ANGLE POINT, MONUMENT NOT SET
 - PIPELINE
 - OVERHEAD ELECTRIC
 - x- BARB WIRE FENCE
 - ◇ CHAIN LINK FENCE
 - METAL FENCE
 - ▣ CONCRETE AREA

LEGAL DESCRIPTION:
BEING ALL OF A 19.66 ACRE TRACT OF LAND OUT OF THE GUILLERMO NUNEZ SURVEY, A-502, TRAVIS COUNTY, TEXAS.

SURVEYED FOR: Luke Brenner and Elizabeth Brenner
SITE ADDRESS: F.M. Highway No. 812

WATER & WASTEWATER



The blue line is the water main

LOCATION

Downtown Austin

Tesla Giga Factory

Austin-Bergstrom International Airport

SITE

Circuit of the Americas



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	526	12,127	75,712
2029 Population Projection	563	13,252	82,915
Median Age	35.9	34.9	34.4



HOUSEHOLD

2024 Households	146	3,833	22,724
2029 Household Projection	157	4,219	25,160
Avg Household Income	\$79,154	\$112,894	\$93,191
Median Household Income	\$53,750	\$94,073	\$76,101



DAYTIME EMPLOYMENT

Employee	697	3,526	23,544
Business	73	309	1,863

Source: Costar

For Sale & Lease

21,000 VPD

17,700 VPD

183

FM812



**LEASING
CONTACTS**

STAN NOWAK, SIOR

Partner
512 601 8120
stan.nowak@partnersrealestate.com

ANDREW ALIZZI

Vice President
512 647 1545
andrew.alizzi@partnersrealestate.com

**SALE
CONTACT**

TODD MAHLER

Vice President
512 643 8071
todd.mahler@partnersrealestate.com



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:
 - 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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	512-580-6061
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stan Nowak	771890	stan.nowak@partnersrealestate.com	512-601-8120
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____