



FOR LEASE | BROWN LANE INDUSTRIAL

9709 Brown Lane



Property Description

Brown Lane Industrial offers a variety of spaces with dock high, grade level loading, and oversized doors.

Conveniently located off of Cameron Road in the Cameron Industrial submarket.

Brown Lane provides heavy power, high ceilings, and long bays to accommodate your needs.

Property Highlights

- Long 120 foot building bays and high ceilings
- Located off of Cameron Rd. with easy access to IH-35, 183 and 290
- Flexible space sizes from 3,000 SF up to 24,000 SF buildings
- Located in the fast growing North East Austin Industrial Market

Offering Summary

Lease Rate:	\$0.85-1.00 SF/month (NNN)
Available SF:	3,000 - 12,000 SF
Building Size:	78,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,765	35,312	90,073
Total Population	7,260	95,708	231,213
Average HH Income	\$56,115	\$48,733	\$53,400

Hunter Muth

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 9,000 SF	Lease Rate:	\$0.08 - \$1 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
J	Available	9,000 SF	NNN	\$0.85 SF/month	Functional 1,500 SF office with private offices and landing area and break area. 7,500 SF bulk warehouse with oversized grade loading and dock well loading.
M	Available	3,000 SF	NNN	\$1.00 SF/month	Existing in Shell condition for dead storage. TI Available to build out office and restroom to suit. Grade level loading.
OP	Available	6,000 SF	NNN	\$0.90 SF/yr	6,000 SF with both Grade and Dock High Loading. +/- 750 SF of office. Polished Concrete Floor and LED lighting throughout.

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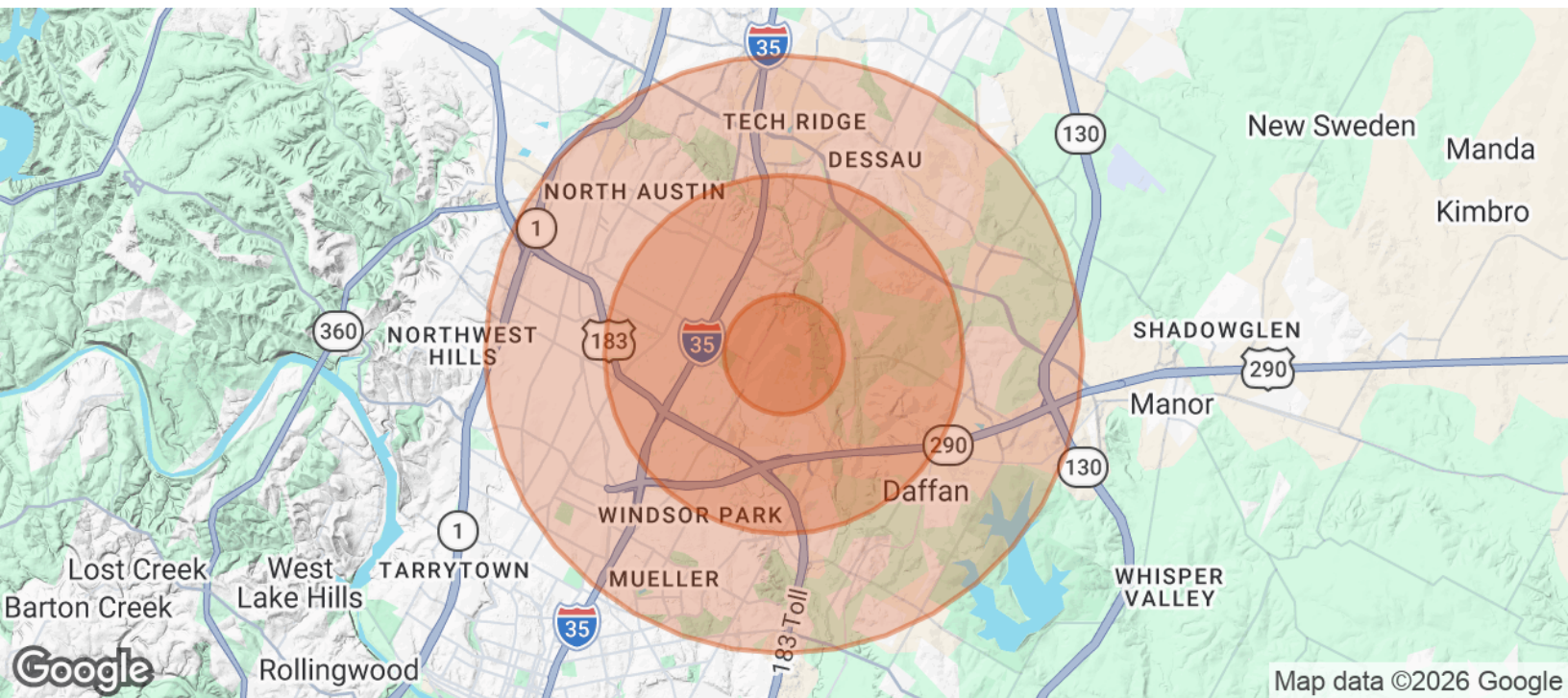
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,260	95,708	231,213
Average Age	29.3	29.5	30.0
Average Age (Male)	27.5	29.1	29.4
Average Age (Female)	34.1	30.6	31.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,765	35,312	90,073
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$56,115	\$48,733	\$53,400
Average House Value	\$152,601	\$145,488	\$170,348

2020 American Community Survey (ACS)

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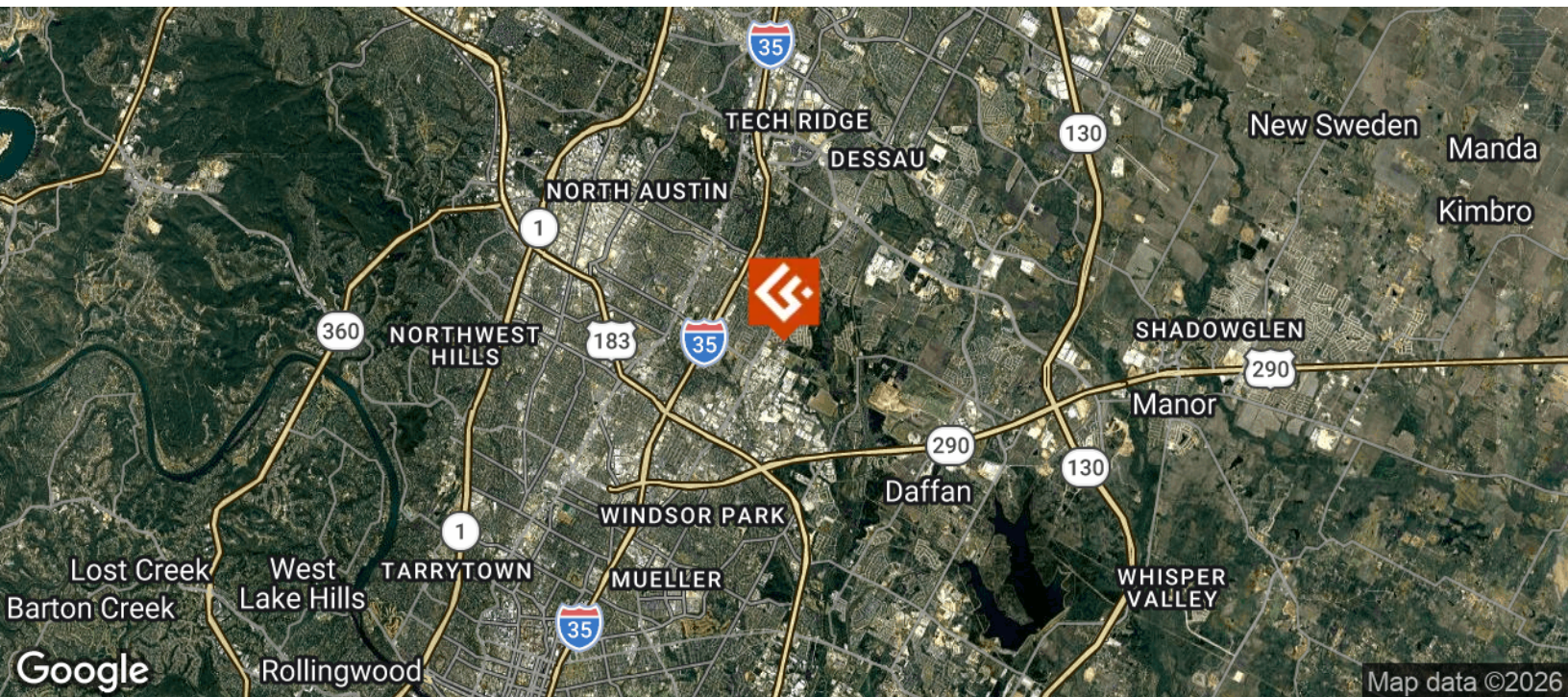
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ 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

IABS 1-0 Date