

13805 QUITMAN PASS | AUSTIN, TX

WAREHOUSE
FOR LEASE



COMMERCIAL INDUSTRIAL PROPERTIES
FOR LEASE
± 3,920 SF
FREESTANDING BUILDING
PHIL MORRIS
ROBBY EAVES, CCIM
512-682-1000
www.cipaustin.com



COMMERCIAL
INDUSTRIAL
PROPERTIES

Phil Morris
phil@cipaustin.com
Robby Eaves, CCIM
robby@cipaustin.com

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Lease: 13805 Quitman Pass | Austin, TX 78728

PROPERTY FEATURES:

- Located in a highly desirable flex/industrial submarket of Wells Branch.
- Easy access to both IH-35 & Loop 1 with connectivity to SH-45 & SH-130
- Grade Level Roll Up Doors
- 3-phase power available
- High ceilings
- 10% Office
- Office and bathrooms in fantastic shape
- Warehouse is currently hot but owner willing to explore HVAC

ADDRESS:

13805 Quitman Pass
Austin, TX 78728
([Map Link](#))

AVAILABLE SPACE:

±3,920 SF

RENTAL RATE:

\$16/SF/YR + \$3.25/SF/YR NNN

MINIMUM LEASE TERM:

2 years "as-is" (looking for 3-5)

ZONING:

COA ETJ

For More Information Contact:

Phil Morris

Vice President

phil@cipaustin.com | 512 682 1012

Robby Eaves, CCIM

Principal

robby@cipaustin.com | 512 682 1003

main 512 682 1000 | fax 512 682 1031

cipaustin.com



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

PROPERTY
PHOTOS

For Lease: 13805 Quitman Pass | Austin, TX 78728



COMMERCIAL
INDUSTRIAL
PROPERTIES

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

PROPERTY
PHOTOS

For Lease: 13805 Quitman Pass | Austin, TX 78728



COMMERCIAL
INDUSTRIAL
PROPERTIES

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

AERIAL MAP

For Lease: 13805 Quitman Pass | Austin, TX 78728

168,802 VPD (2022)



Howard Lane

Hydro Drive

Turbine Drive

Bench Mark Drive

Quitman Pass



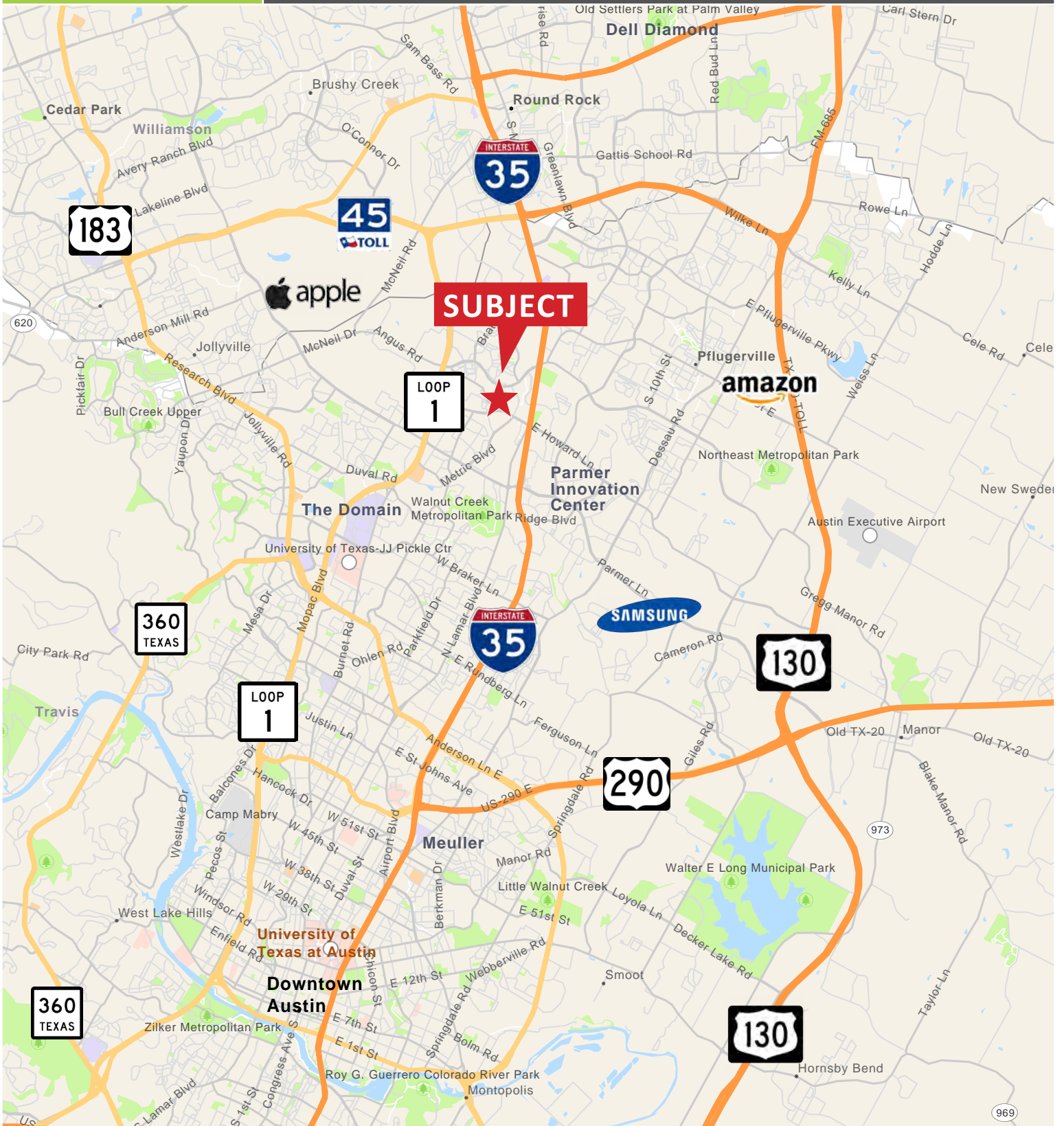
COMMERCIAL
INDUSTRIAL
PROPERTIES

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

DEMOGRAPHICS WITHIN 5 MILES

For Lease: 13805 Quitman Pass | Austin, TX 78728

KEY FACTS

290,609

Population



Average Household Size

33.8

Median Age

\$73,907

Median Household Income

EDUCATION

9%

No High School Diploma



20%

High School Graduate



27%

Some College



44%

Bachelor's/Grad /Prof Degree

BUSINESS



10,501

Total Businesses



175,549

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

4.5%

Unemployment Rate

INCOME



\$73,907

Median Household Income



\$37,225

Per Capita Income



\$76,000

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.5%)

The smallest group: <\$15,000 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-2.1%	
\$15,000 - \$24,999	6.1%	+0.3%	
\$25,000 - \$34,999	6.9%	+0.6%	
\$35,000 - \$49,999	13.3%	+2.4%	
\$50,000 - \$74,999	18.9%	+4.1%	
\$75,000 - \$99,999	14.3%	+2.4%	
\$100,000 - \$149,999	19.5%	+0.7%	
\$150,000 - \$199,999	10.0%	-1.0%	
\$200,000+	5.7%	-7.4%	

Bars show deviation from Travis County

Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle. The vintage of the data is 2021, 2026, 2021.



COMMERCIAL
INDUSTRIAL
PROPERTIES

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.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.

11-2-2015



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Robby Eaves	631068 / 588199	phil@cipaustin.com / robby@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date