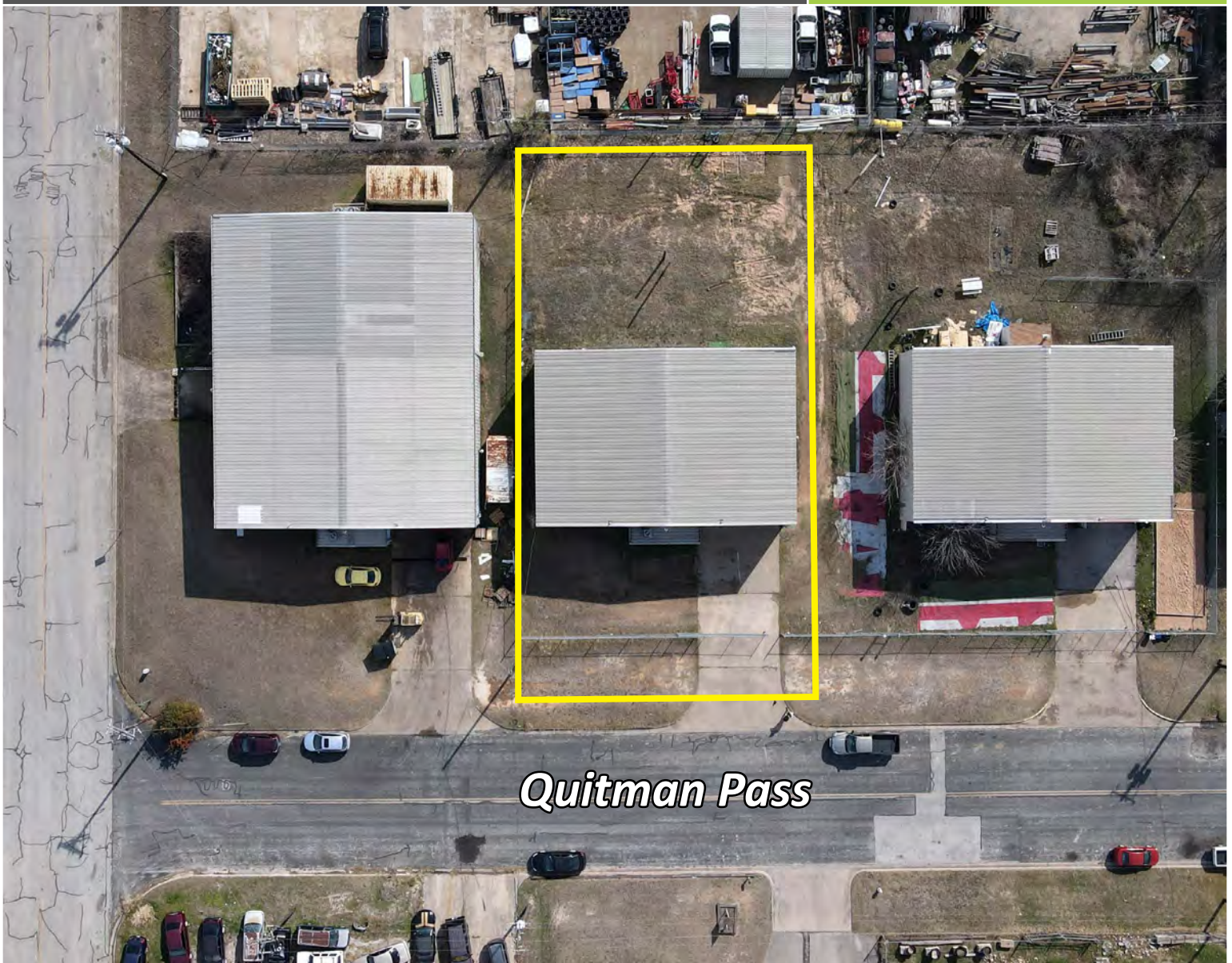


13807 QUITMAN PASS | AUSTIN, TX

**WAREHOUSE
FOR LEASE**



Quitman Pass



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Hani Shafi
hani@cipaustin.com

Robby Eaves, CCIM
robby@cipaustin.com

512 682 1000

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

SUMMARY

For Lease: 13807 Quitman Pass | Austin, TX 78728

- PROPERTY FEATURES:**
- ±120 SF Front Office
 - Two 12' x 14' grade level doors
 - Two ADA compliant restrooms
 - 18' at the Eaves - 20' at Center
 - Clear Span

ADDRESS: 13807 Quitmas Pass
Austin, TX 78728
([Map Link](#))

AVAILABLE SPACE: ±3,920 SF

RENTAL RATE: \$12/SF/YR + \$2.64/SF/YR NNN

MINIMUM LEASE TERM: 3 years

ZONING: COA ETJ

For More Information Contact:

Hani Shafi

Associate

hani@cipaustin.com | 512 682 1012

Robby Eaves, CCIM

Principal

robby@cipaustin.com | 512 682 1003

main 512 682 1000 | fax 512 682 1031

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PROPERTY
PHOTOS

For Lease: 13807 Quitman Pass | Austin, TX 78728



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AERIAL MAP

For Lease: 13807 Quitman Pass | Austin, TX 78728



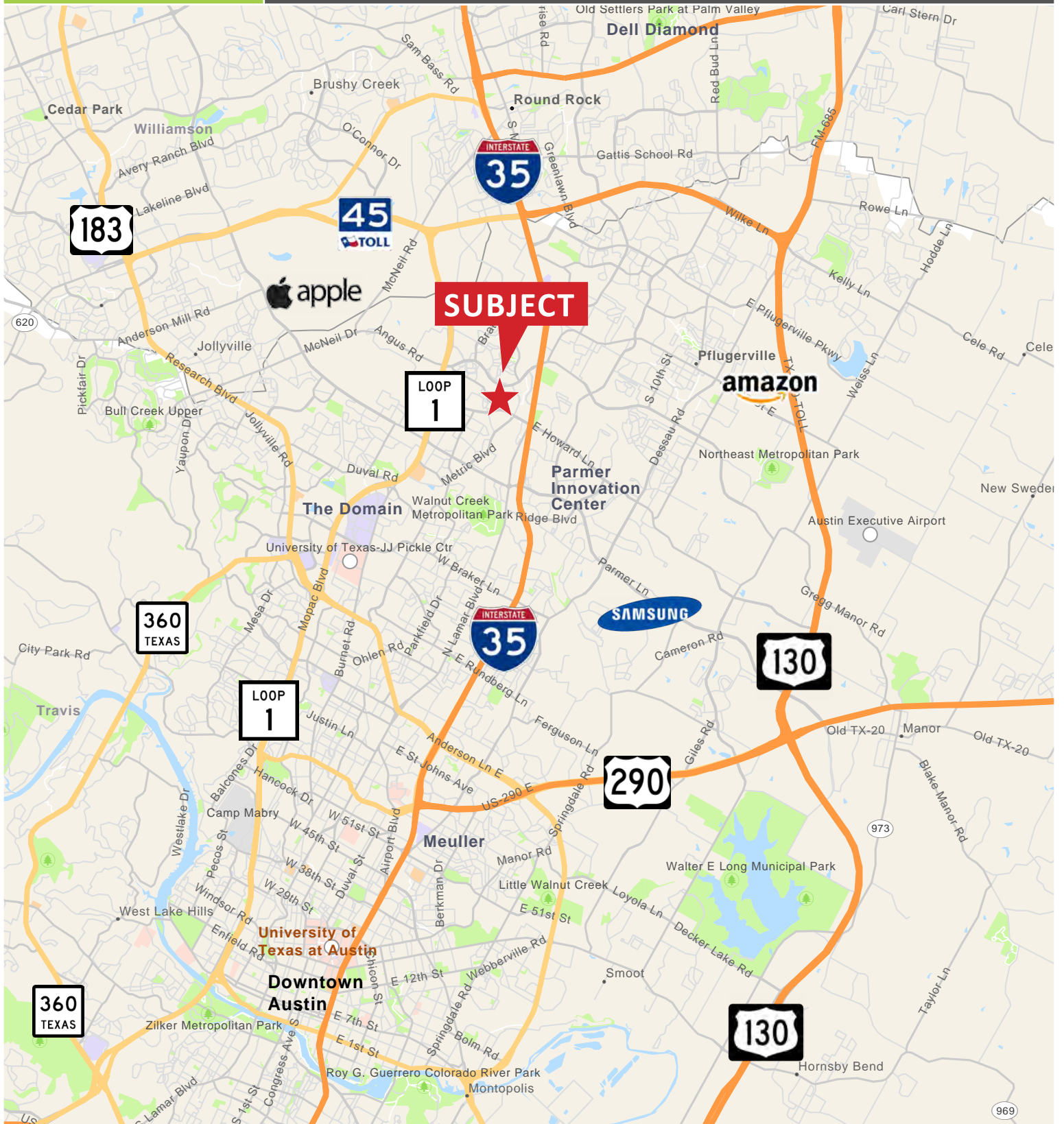
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DEMOGRAPHICS WITHIN 5 MILES

For Lease: 13807 Quitman Pass | Austin, TX 78728

KEY FACTS

286,379

Population



2.5

Average Household Size

33.5

Median Age

\$70,499

Median Household Income

EDUCATION

10%

No High School Diploma



19%

High School Graduate



28%

Some College



43%

Bachelor's/Grad /Prof Degree

BUSINESS



10,325

Total Businesses



164,201

Total Employees

EMPLOYMENT

70%

White Collar



Blue Collar



Services

17%

13%

8.0%

Unemployment Rate

INCOME



\$70,499

Median Household Income



\$36,403

Per Capita Income



\$51,968

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)

The smallest group: <\$15,000 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-2.5%	<div style="width: 5.7%;"></div>
\$15,000 - \$24,999	6%	+0.2%	<div style="width: 6%;"></div>
\$25,000 - \$34,999	7.5%	+0.9%	<div style="width: 7.5%;"></div>
\$35,000 - \$49,999	13%	+2%	<div style="width: 13%;"></div>
\$50,000 - \$74,999	20.5%	+4%	<div style="width: 20.5%;"></div>
\$75,000 - \$99,999	14.3%	+2.6%	<div style="width: 14.3%;"></div>
\$100,000 - \$149,999	19%	+1.2%	<div style="width: 19%;"></div>
\$150,000 - \$199,999	8.2%	-0.6%	<div style="width: 8.2%;"></div>
\$200,000+	5.7%	-7.8%	<div style="width: 5.7%;"></div>

Bars show deviation from Travis County

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.



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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.

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
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves / Hani Shafi	588199/714678	robby@cipaustin.com / hani@cipaustin.com	512-682-1003 / 512-682-1012
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date