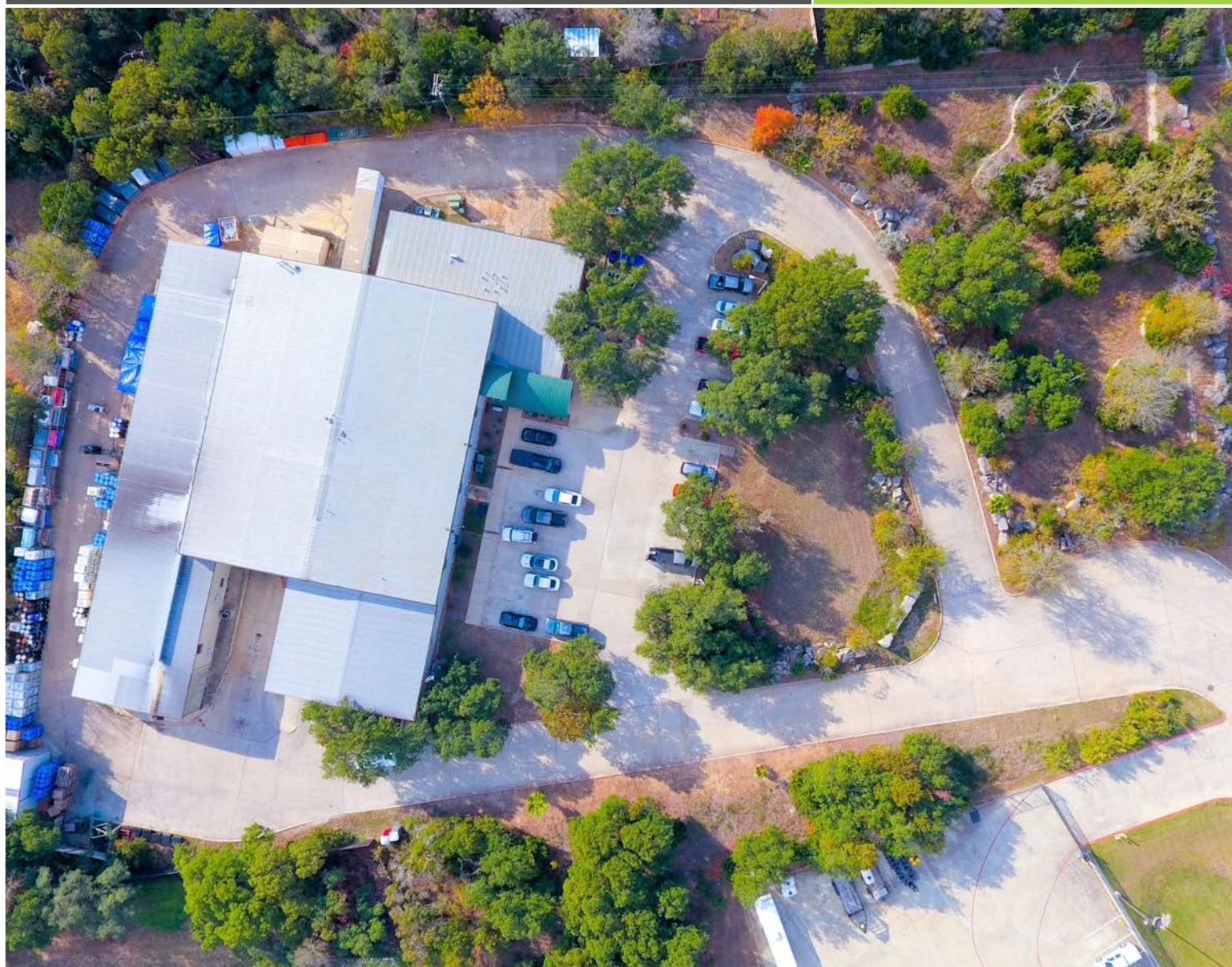


±25,573 SF MANUFACTURING FACILITY
1713 Hur Industrial Blvd | Cedar Park, TX 78613

FOR SALE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Robby Eaves, CCIM
robby@cipaustin.com

512 682 1000

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

SUMMARY

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613

PROPERTY HIGHLIGHTS:

- ±5,000 SF flammables containment area with 4 hr rated overhead fire door separating this space from the main warehouse
- 2 dock wells – 53' trailer access
- 1 – 16' x 12' grade level door
- 1 – 10' x 10' grade level door
- Chemical containment pit with 8,700 gallon capacity
- Bi-level chemical mixing area
- Fully sprinklered
- 20' clear at the eaves
- Heavy power – 3-phase
- Deregulated electrical utility provider
- ±10% office: a combination of hard walls, conference rooms, reception and laboratory space

BUILDING SIZE:

±25,573 SF

LAND SIZE:

±3.6076 acres

YEAR BUILT:

Renovated in 2012

SALE PRICE:

\$3,700,000 (\$144.68/SF)

ZONING:

LI - City of Cedar Park

UTILITIES:

Electric - PEC (Deregulated)

Telecom/Time Warner

Water/Wastewater - City of Cedar Park

OTHER:

Seller will require a leaseback of the facility for 12-18 months.
Call broker to discuss.

For More Information Contact:

Robby Eaves, CCIM

Principal

robby@cipaustin.com | 512 682 1003

main 512 682 1000 | fax 512 682 1031

cipaustin.com



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CLOSE UP AERIAL MAP

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613



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REGIONAL AERIAL MAP

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613



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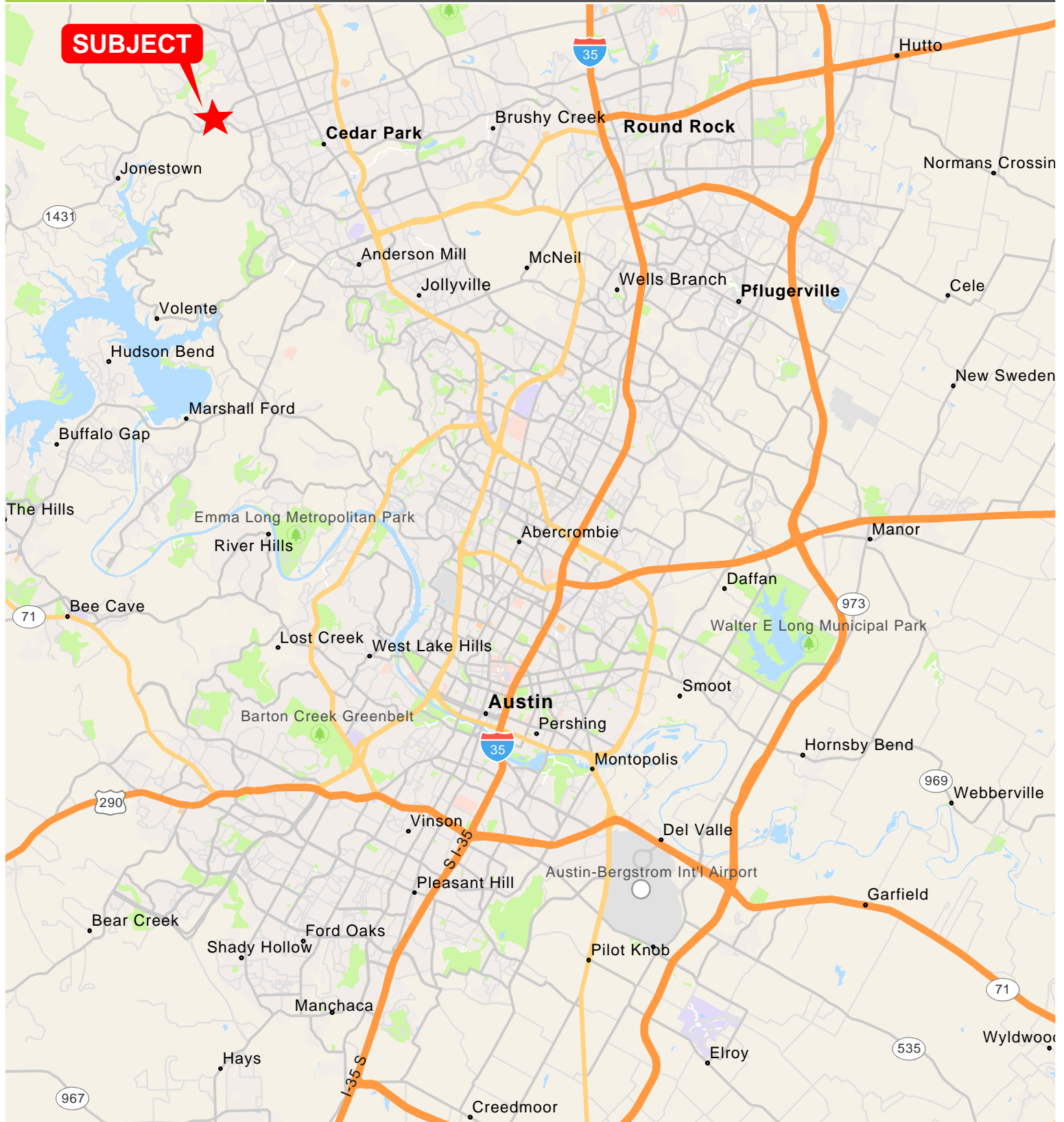
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AUSTIN METRO

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613



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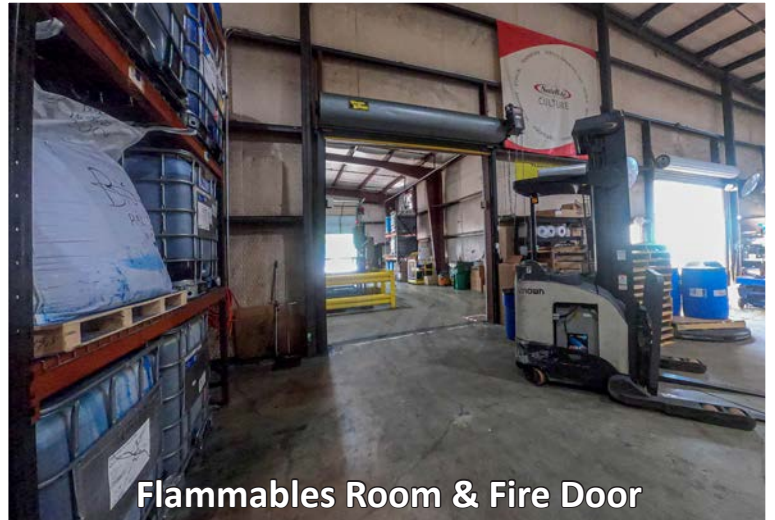
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INTERIOR PHOTOS

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613



Conference Room



Flammables Room & Fire Door



Containment Pit



Dock w/Leveler



Warehouse & Racking



Warehouse & Racking



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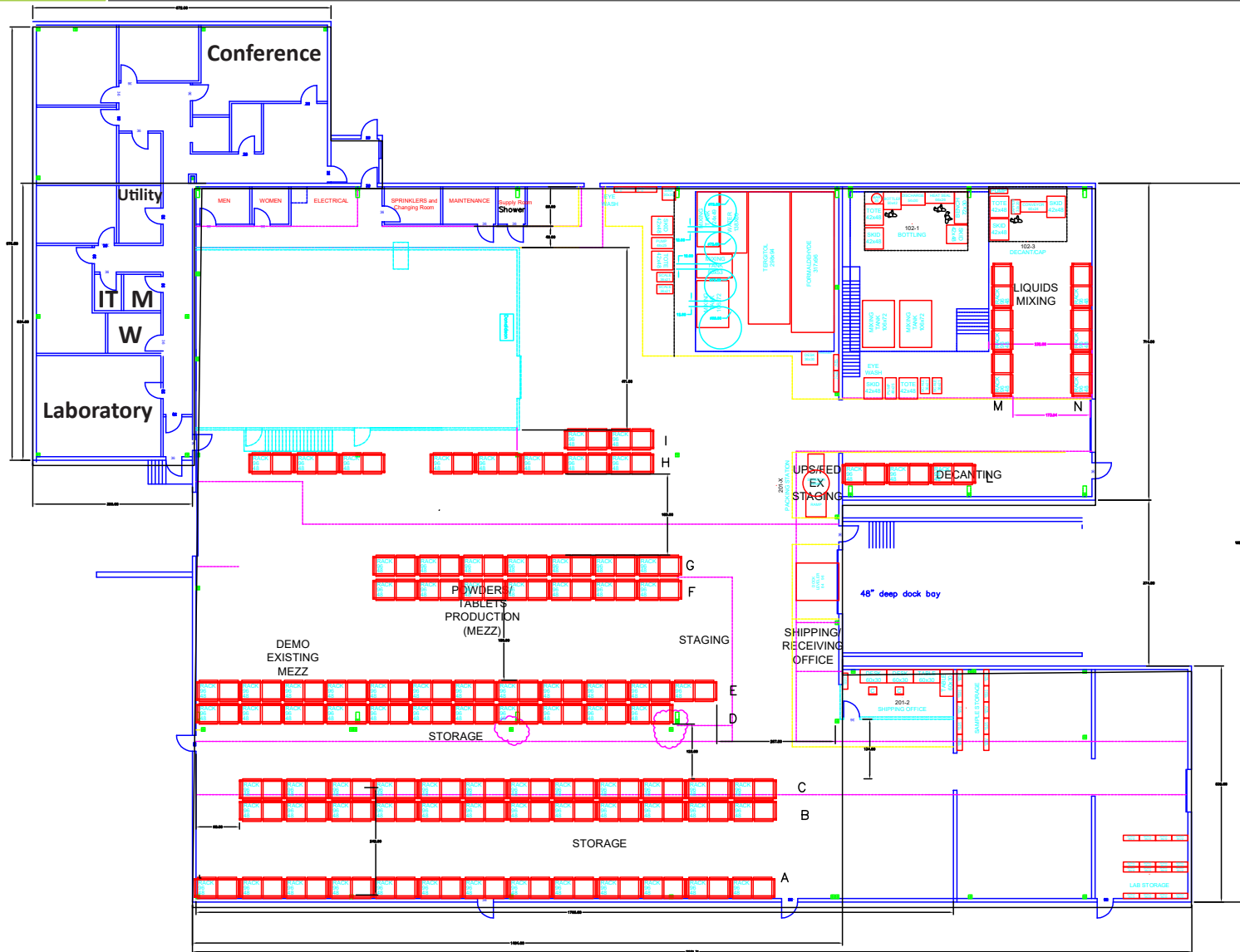
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FLOOR PLAN

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613



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INFOGRAPHIC 5 MILE RADIUS

For Sale: 1713 Hur Industrial Blvd | Cedar Park, TX 78613

KEY FACTS

133,897

Population



Average
Household Size

35.4

Median Age

\$99,763

Median
Household
Income

EDUCATION

6%

No High
School
Diploma



17%

High
School
Graduate



33%

Some
College



44%

Bachelor's/Grad
/Prof Degree

BUSINESS



3,308

Total Businesses



30,444

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

76%

14%

11%

7.5%

Unemployment
Rate

INCOME



\$99,763

Median
Household
Income



\$41,538

Per Capita
Income



\$224,957

Median Net
Worth

Households By Income

The largest group: \$100,000 - \$149,999 (24.9%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator	Value	Difference	
<\$15,000	3.5%	-4.7%	
\$15,000 - \$24,999	2.8%	-3.0%	
\$25,000 - \$34,999	5.2%	-1.4%	
\$35,000 - \$49,999	8.2%	-2.8%	
\$50,000 - \$74,999	16.4%	-0.1%	
\$75,000 - \$99,999	14.0%	+2.3%	
\$100,000 - \$149,999	24.9%	+7.1%	
\$150,000 - \$199,999	12.8%	+4.0%	
\$200,000+	12.2%	-1.3%	

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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date