

## OFFICE WAREHOUSE WITH FENCED YARD

2319 Patterson Industrial Drive, Pflugerville TX 78660

FOR LEASE



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

Robby Eaves, CCIM  
robby@cipaustin.com

512 682 1000

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

## SUMMARY

For Lease: Office Warehouse with Fenced Yard  
2319 Patterson Industrial Dr | Pflugerville, TX 78660

### PROPERTY HIGHLIGHTS:

- 2 ADA bathrooms
- 1 Large conference room
- 8 hard wall offices
- Large 2nd Floor Mezzanine Office Space w/ RR (30' x 25')
- (4) - 16' x 10' Grade level Drive-In Doors with "Pull Through" Access
- 2 ADA Warehouse restrooms
- Warehouse Secure storage area
- LED lighting in warehouse
- Fenced yard
- 20' ft clear height at center
- Available September 1, 2022

<b>BUILDING SIZE:</b>	± 10,200 SF
<b>LEASE RATE:</b>	\$16/SF + \$4/SF estimated NNN
<b>OPERATING EXPENSES:</b>	Call Broker
<b>LEASE TERM:</b>	3 year minimum
<b>ZONING:</b>	LI - City of Austin
<b>PARKING SPACES:</b>	20 marked parking spaces
<b>YEAR BUILT:</b>	2007

For More Information Contact:

Robby Eaves, CCIM

Principal

robby@cipaustin.com | 512 682 1003

main 512 682 1000 | fax 512 682 1517  
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AERIAL

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*Patterson Industrial Dr*



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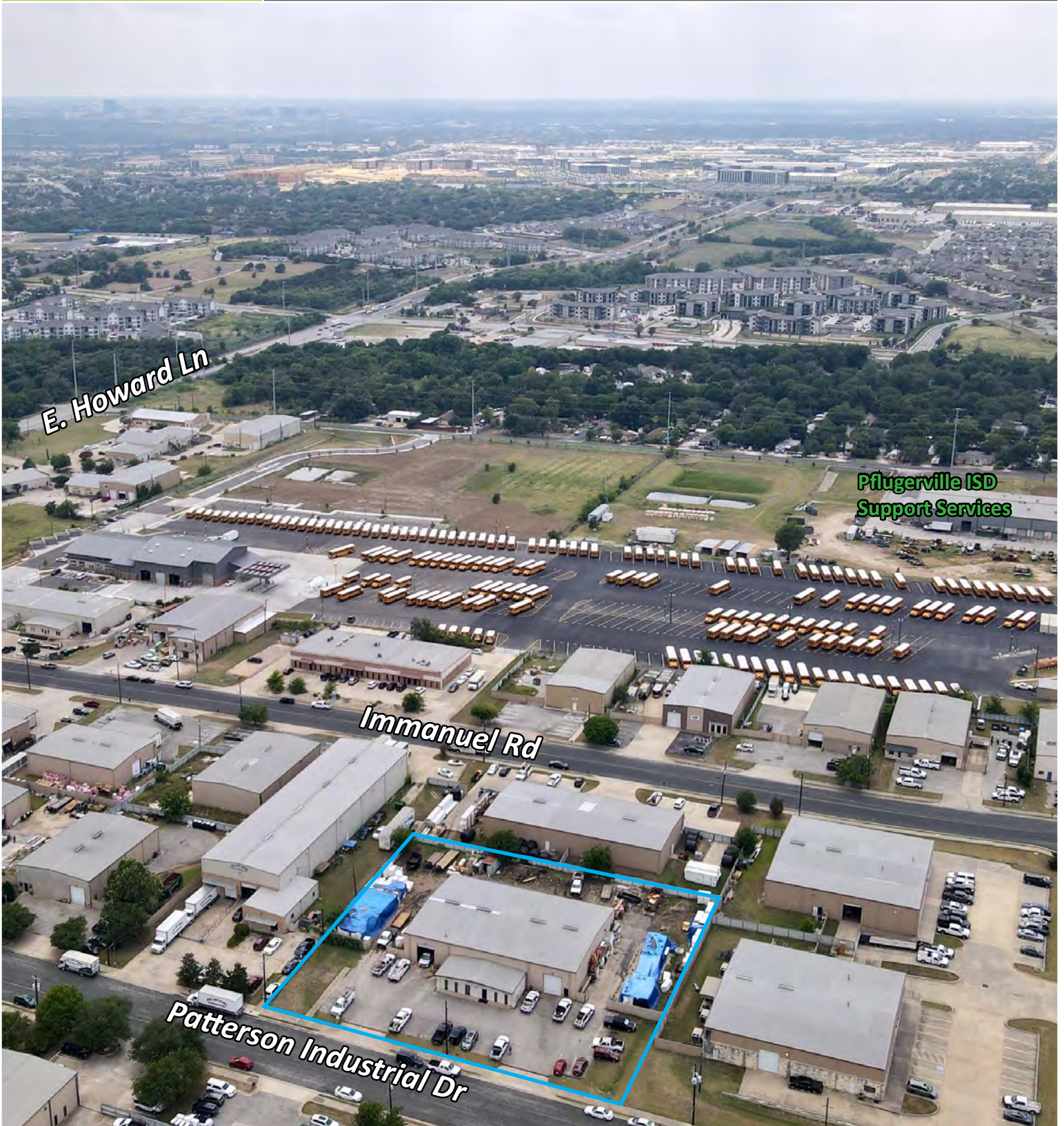
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# AERIAL MAP

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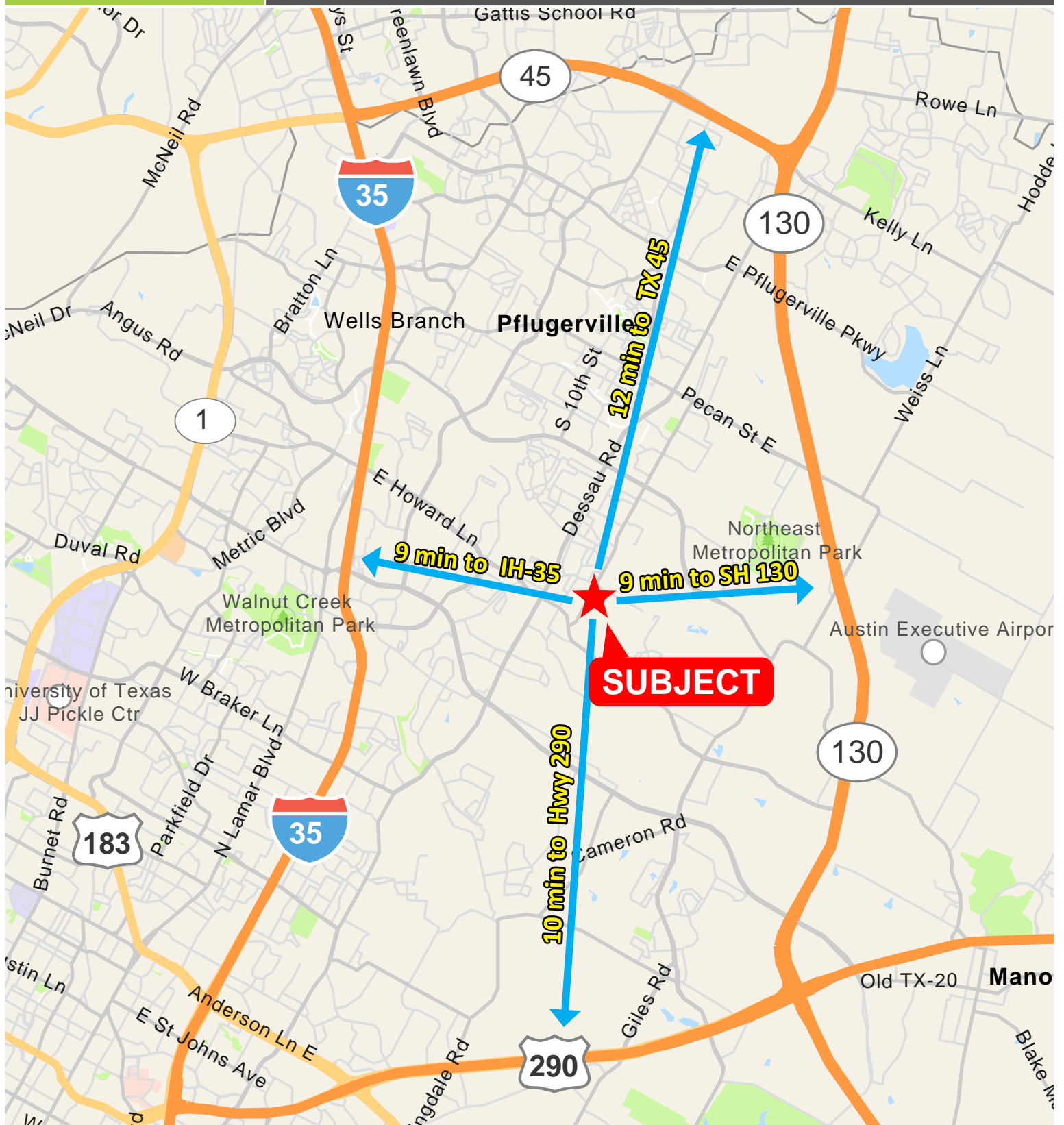
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# AREA MAP

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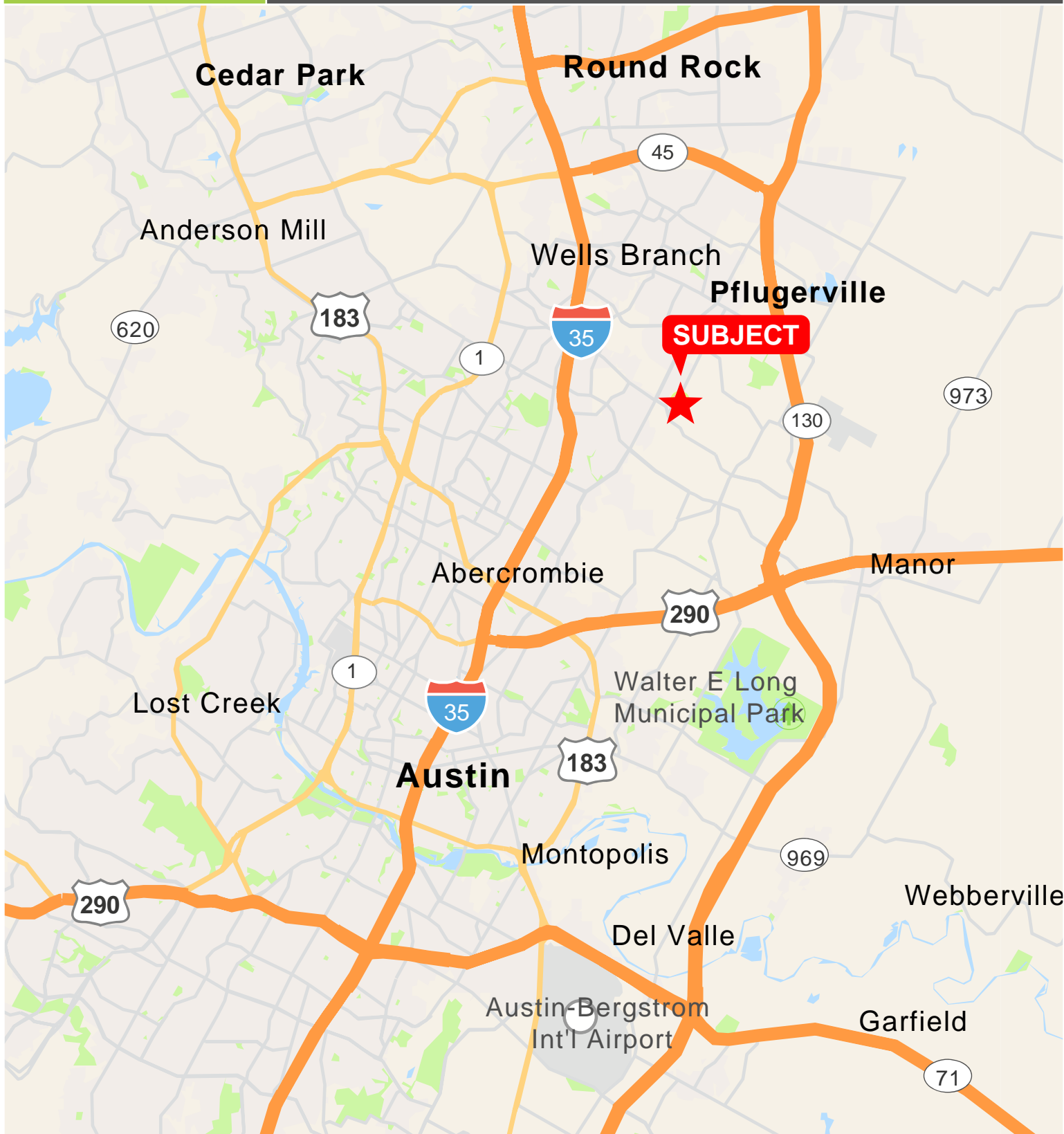
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# REGIONAL MAP

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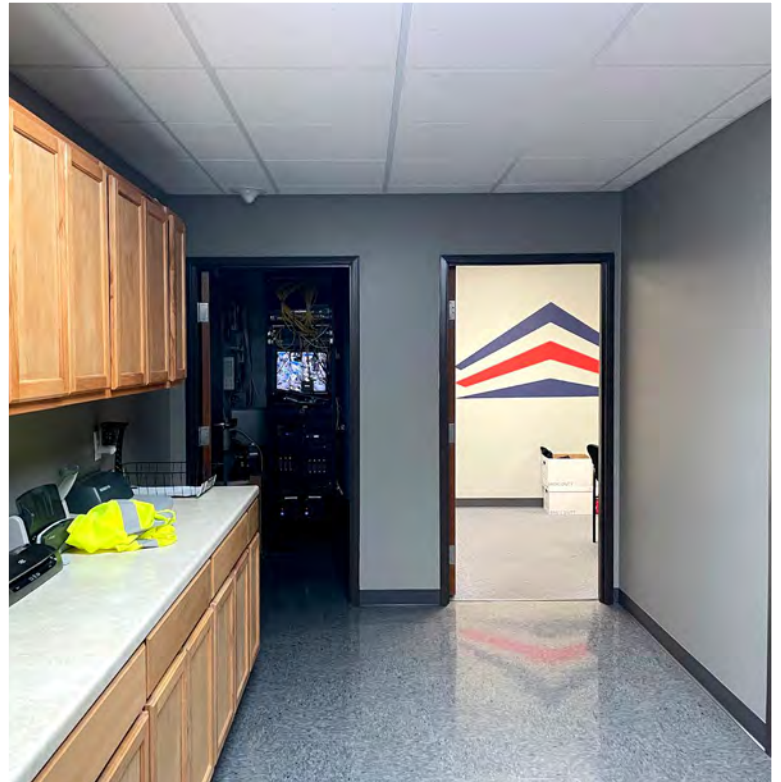
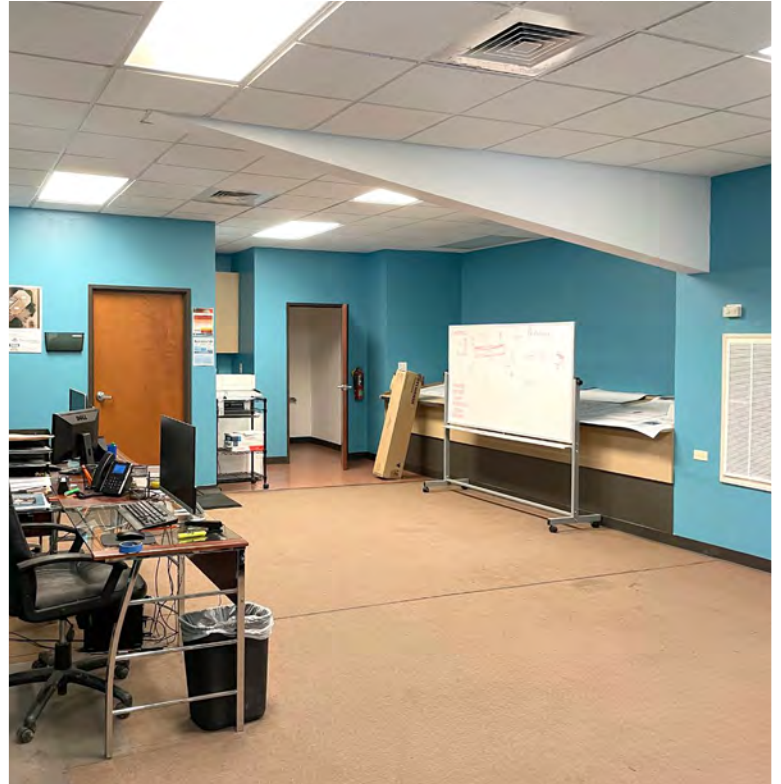
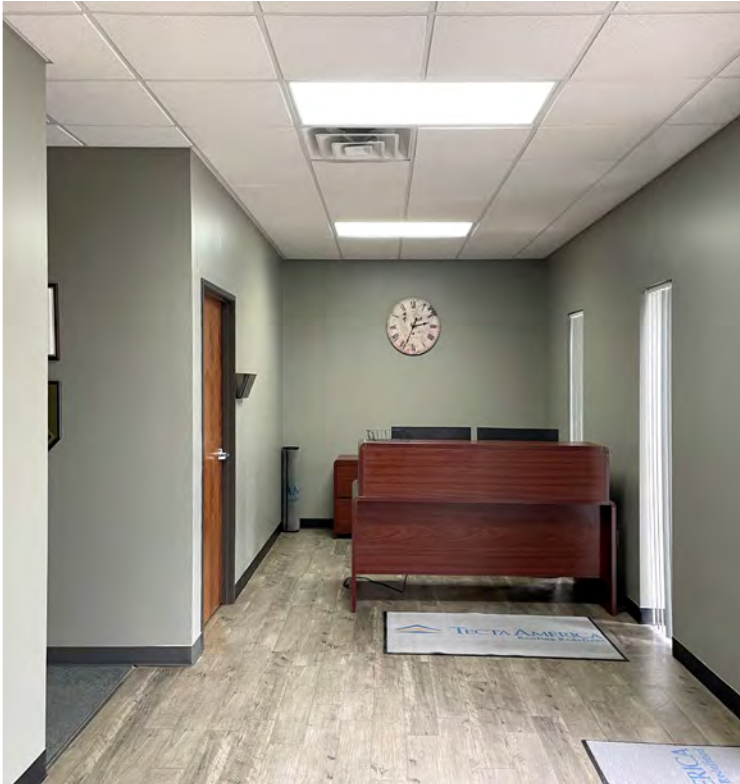
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# INTERIOR PHOTOS

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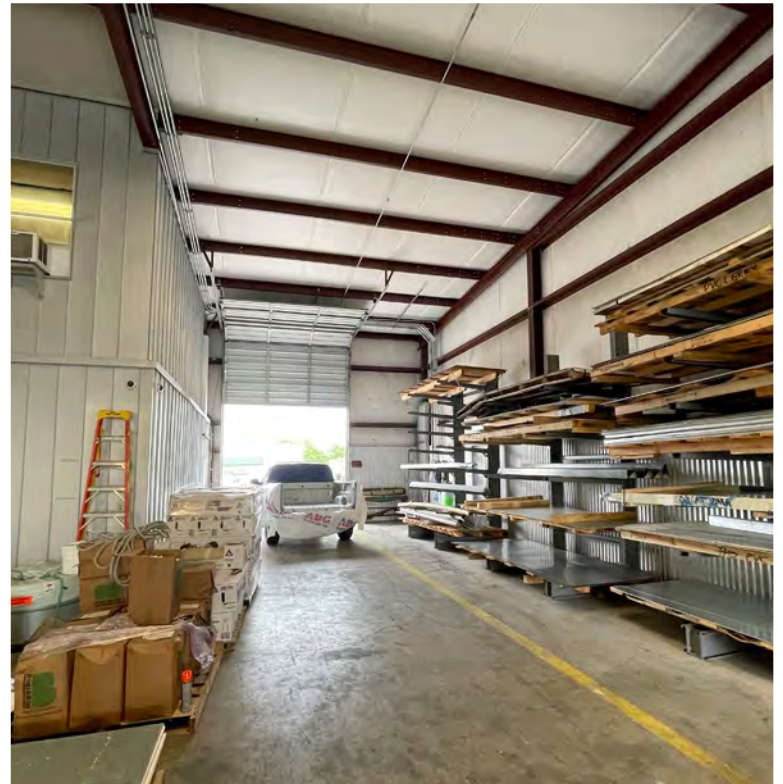
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# EXTERIOR PHOTOS

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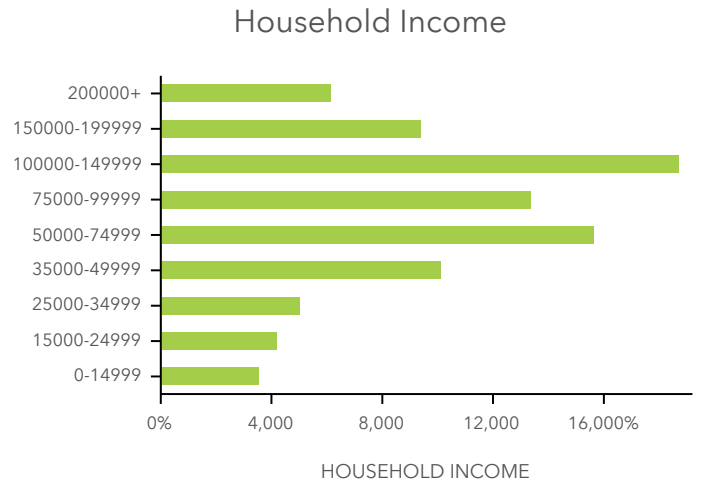
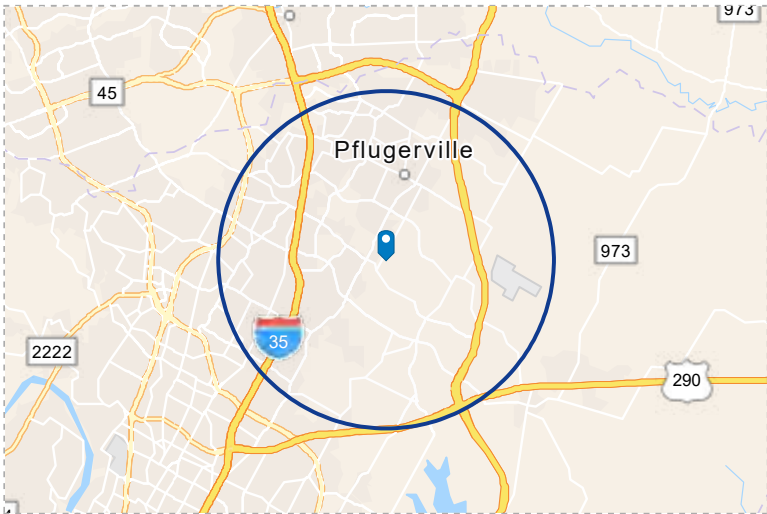
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# DEMOGRAPHICS 5 MILE RADIUS

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## KEY FACTS

## INCOME

**214,150**  
2021 Total Population  
(Esri 2022)

**33.8**

Median Age



**86,125**  
Households

**\$68,310**  
Median Disposable  
Income



**\$81,915**  
Median  
Household  
Income



**\$40,647**  
Per Capita  
Income



**\$109,747**  
Median Net  
Worth

## EDUCATION

## EMPLOYMENT

**10%**

No High  
School  
Diploma



**22%**  
High  
School  
Graduate



**26%**  
Some  
College



**42%**  
Bachelor's/Grad  
/Prof Degree

**69%**

White Collar

**19%**

Blue Collar

**12%**

Services

**3.3%**

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.



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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:
  - 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.

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