

FOR SALE

SPECIAL PURPOSE FACILITY IN NE AUSTIN
8110 Springdale Rd | Austin, TX 78724



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

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SUMMARY

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN

8110 Springdale Rd | Austin, TX 78724

PROPERTY HIGHLIGHTS:	<ul style="list-style-type: none">• 2 Story recently renovated interior finish-out with large 2nd generation kitchen area• 100% HVAC, CMU Steel Construction• 12,988 SF of improvements are reinforced concrete construction and were delivered 1981. The 2-story interior finish-out includes a 2nd generation kitchen, multiple bar and serving stations, and a covered outdoor patio. There is approximately 800 SF of walk-in cooler/ freezer space adjacent to approximately 1,200 SF of kitchen area and approximately 1,000 SF of covered outdoor patio space on the Western portion of the property.• Interior: The 100% HVAC building contains two floors of finish-out. There are several small offices on each floor, multi-purpose rooms on each floor, men's and women's restrooms on each floor, as well as an elevator core. All utilities and systems appear to be operational.• Exterior: The property has a combination of limestone and metal skin as its exterior facade. HPS / MH discharge lamps illuminate the asphalt and concrete parking lot. A water feature is present but not operating under the covered drop-off entrance. Palm trees are lined throughout the portion of the property fronting Springdale Rd.
BUILDING SIZE:	±12,988 SF
LAND SIZE:	±1.959 Acres
UTILITIES:	City of Austin, Texas Natural Gas, Spectrum, AT&T
ZONING:	IRR (Interim Rural Residence)
TRAFFIC COUNTS:	11,900 Vehicles per day (2019)
SALE PRICE:	\$2,375,000 (\$182.86/SF)
YEAR BUILT:	1981/2011
CEILING HEIGHT:	24'
PARKING COUNT:	56 spaces

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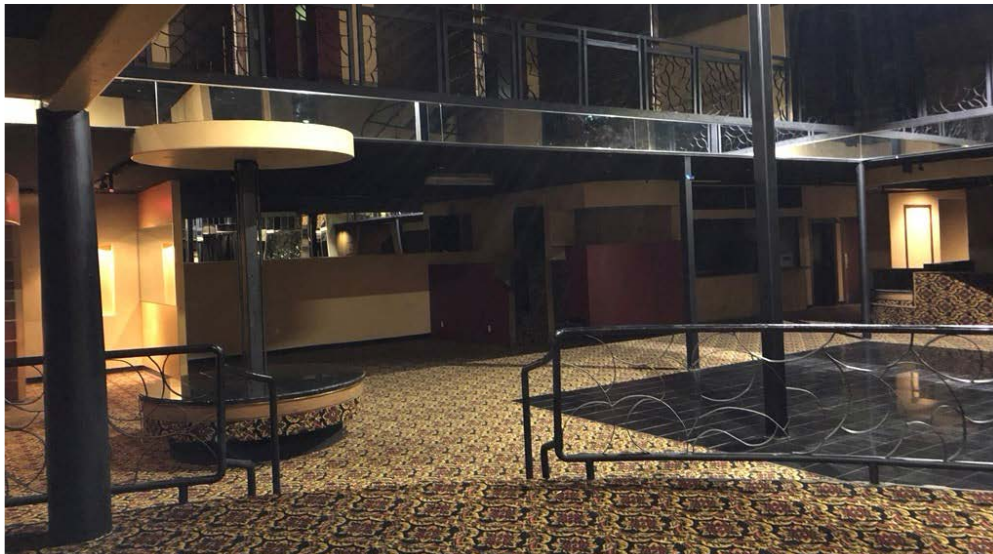
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PHOTOS

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN

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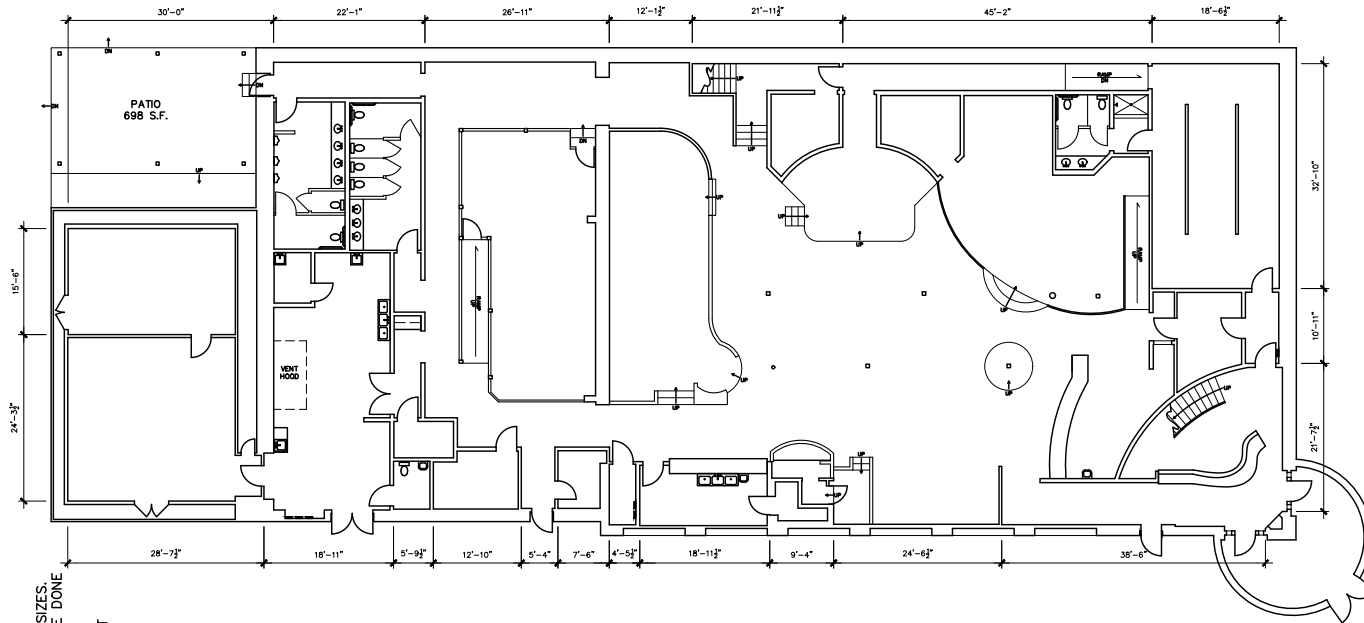
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FLOOR PLAN FIRST FLOOR

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN
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PAGE 1 OF 2



NOTE:
1. DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.
2. GROSS LEASABLE AREA DOES NOT INCLUDE PATIO SQUARE FOOTAGE.

FIRST FLOOR
12,388 SF

NOT TO SCALE

↑ DIMENSIONS ↑
FLOOR PLANS
Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114

THE MEASUREMENTS, FLOOR PLANS AND CALCULATIONS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE AND IN ACCORDANCE WITH BOMA STANDARDS FOR RETAIL BUILDINGS. ANS/IRMA 755.5 - 2010
Project No.: 2013.01
Date: January 31, 2020
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8110 SPRINGDALE RD.
AUSTIN, TEXAS
GROSS LEASABLE AREA: 23,099 S.F.



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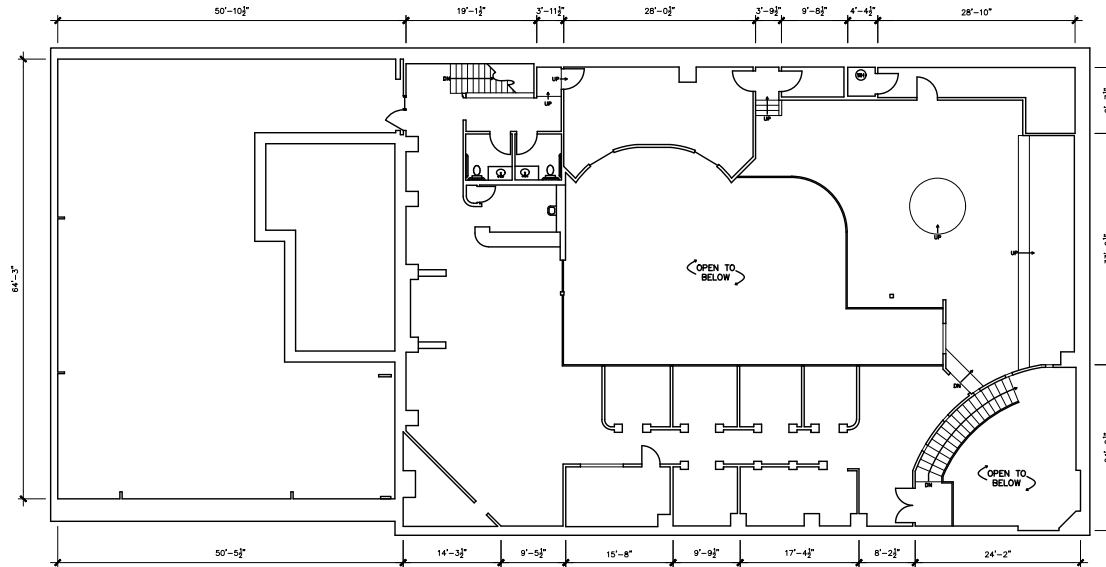
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FLOOR PLAN SECOND FLOOR

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN
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PAGE 2 OF 2

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○ SECOND FLOOR
10,711 S.F.

NOT TO SCALE

↑ DIMENSIONS ↑
FLOOR PLANS

Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114

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8110 SPRINGDALE RD.
AUSTIN, TEXAS
GROSS LEASABLE AREA: 23,099 S.F.



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AREA MAP

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN

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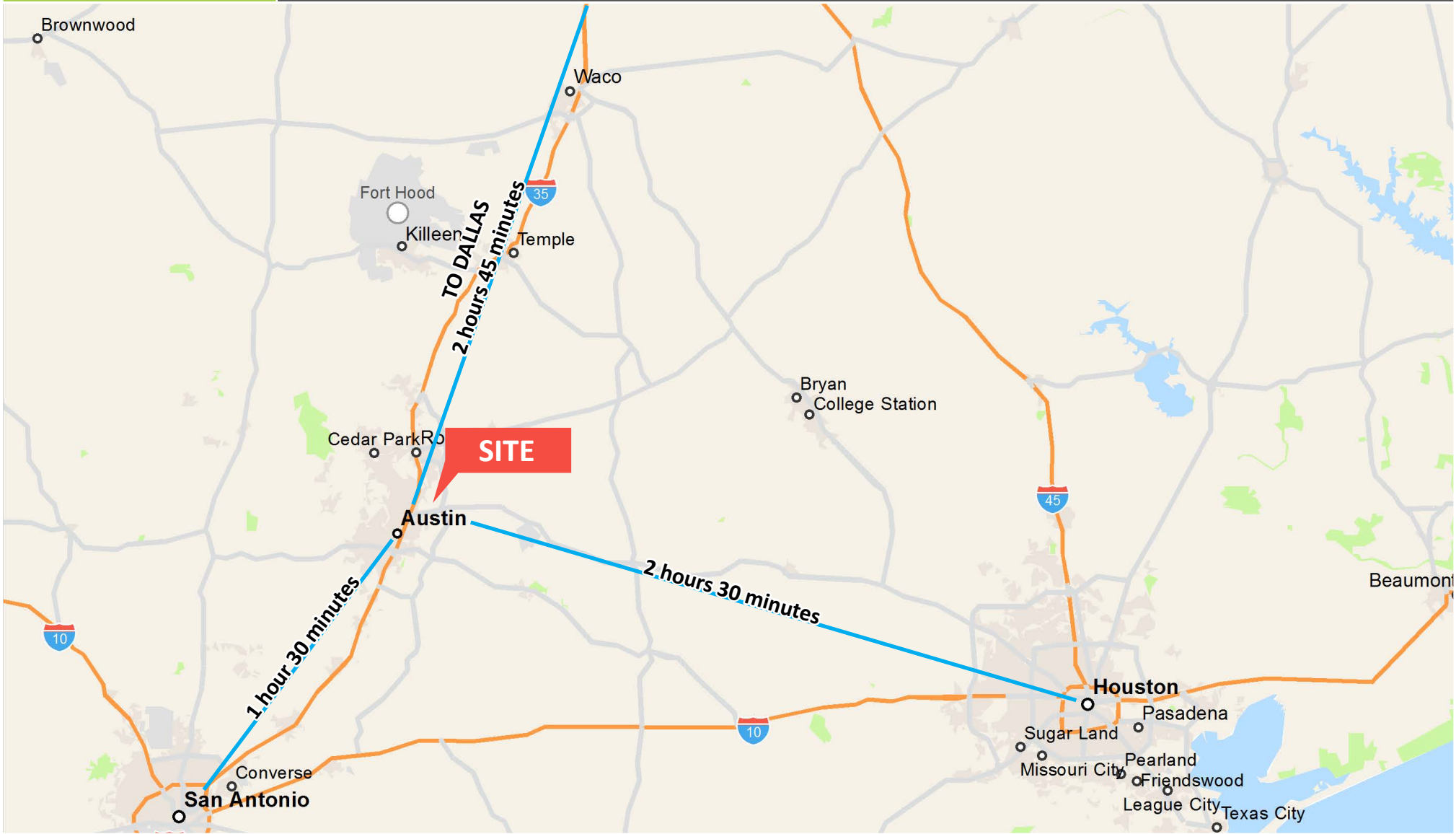
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REGIONAL MAP

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ZONING

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN

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austintexas.gov
the official website of the City of Austin

Zoning Profile Report

8108 Springdale



Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location:	8108 SPRINGDALE RD (3,140,645.25, 10,092,305)
Grid:	N27
Future Land Use (FLUM):	
Regulating Plan:	
Zoning:	I-RR
Zoning Case:	
Zoning Ordinance (Mostly after 2000):	041118-13
Zoning Overlays:	



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.



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**INFOGRAPHIC
10 MIN DRIVE
TIME**

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN
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KEY FACTS

172,635

Population



Average Household Size

31.3

Median Age

\$53,735

Median Household Income

MARKET GROWTH DASHBOARD

2025 Total Housing Units (Esri)

78,200



2020 Total Housing Units (Esri)

71,648

BUSINESS



6,795

Total Businesses



87,068

Total Employees

EMPLOYMENT



White Collar

57%

Blue Collar

24%

Services

19%

9.0%

Unemployment Rate

INCOME



\$53,735

Median Household Income



62,421

2020 Average Disposable Income (Esri)



\$29,374

Per Capita Income



4,021,055,395

2020 Aggregate Disposable Income (Esri)



\$22,648

Median Net Worth

EDUCATION

19%

No High School Diploma



22% High School Graduate



22% Some College



37% Bachelor's/Grad/Prof Degree

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



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**INFOGRAPHIC
15 MIN DRIVE
TIME**

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN
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KEY FACTS

443,963

Population



Average Household Size

31.0

Median Age

\$59,671

Median Household Income

MARKET GROWTH DASHBOARD

2025 Total Housing Units (Esri)

209,976



2020 Total Housing Units (Esri)

191,918

BUSINESS



22,272

Total Businesses



309,159

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

18%



Services

16%

8.7%

Unemployment Rate

INCOME



\$59,671

Median Household Income



68,043

2020 Average Disposable Income (Esri)



\$34,523

Per Capita Income



11,977,697,871

2020 Aggregate Disposable Income (Esri)



\$30,710

Median Net Worth

EDUCATION

14%

No High School Diploma



19%

High School Graduate



22%

Some College



46%

Bachelor's/Grad/Prof Degree

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



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**INFOGRAPHIC
20 MIN DRIVE
TIME**

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KEY FACTS

839,780

Population



Average Household Size

32.0

Median Age

\$67,583

Median Household Income

MARKET GROWTH DASHBOARD

2025 Total Housing Units (Esri)

399,490



2020 Total Housing Units (Esri)

361,581

BUSINESS



38,037

Total Businesses



530,368

Total Employees

EMPLOYMENT



White Collar

70%

Blue Collar

16%

Services

14%

8.4%
Unemployment Rate

INCOME



\$67,583

Median Household Income



75,140

2020 Average Disposable Income (Esri)



\$38,705

Per Capita Income



25,096,481,335

2020 Aggregate Disposable Income (Esri)



\$48,570

Median Net Worth

EDUCATION

11%

No High School Diploma



18%
High School Graduate



23%
Some College



47%
Bachelor's/Grad/Prof Degree

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



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FLOODPLAIN

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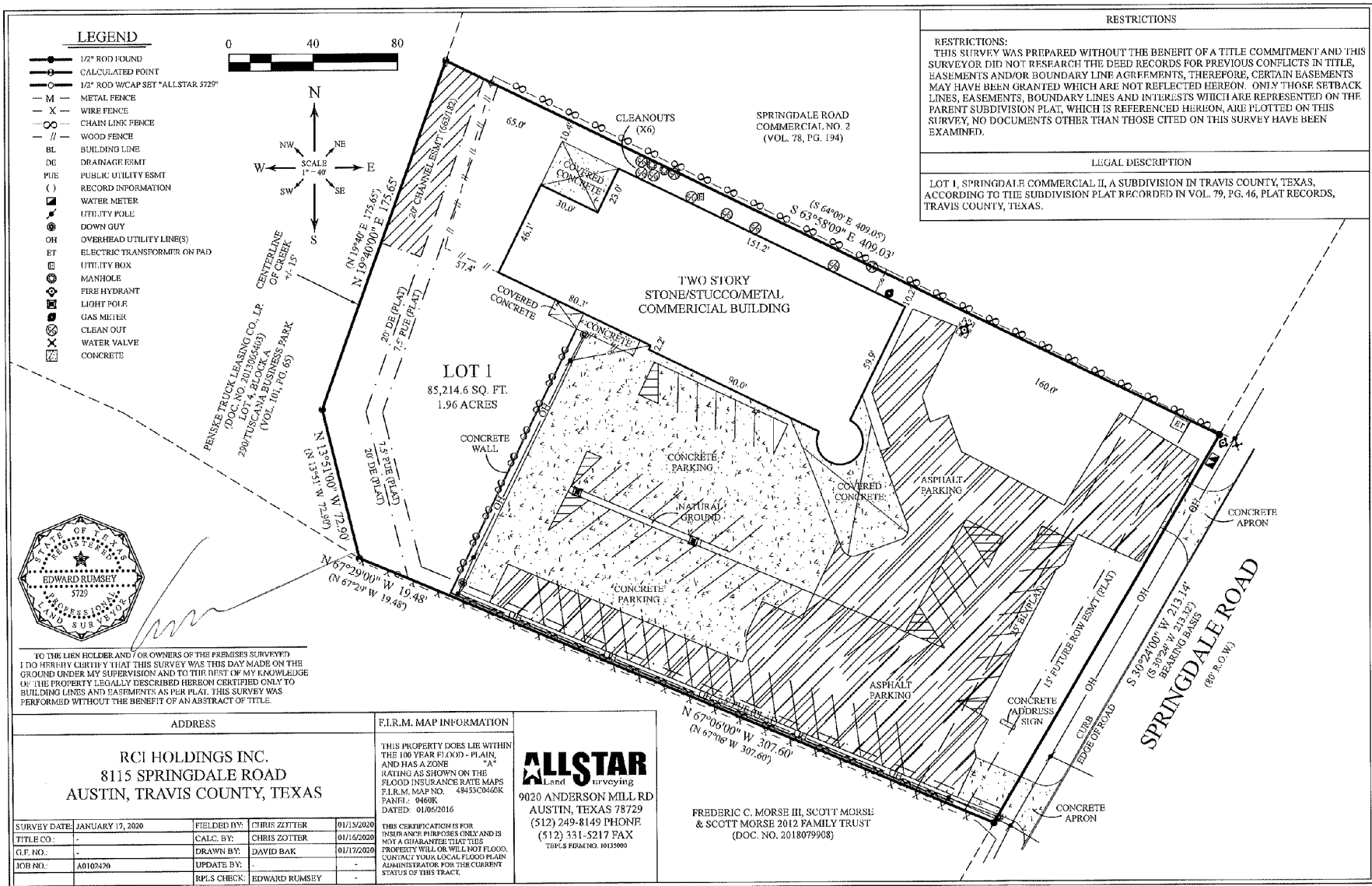
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SURVEY

For Sale: 12,988± SF SPECIAL PURPOSE FACILITY IN NE AUSTIN 8115 Springdale Rd | Austin, TX 78724



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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 / Nick Nelson	588199/603416	robby@cipaustin.com / nick@cipaustin.com	512-682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date