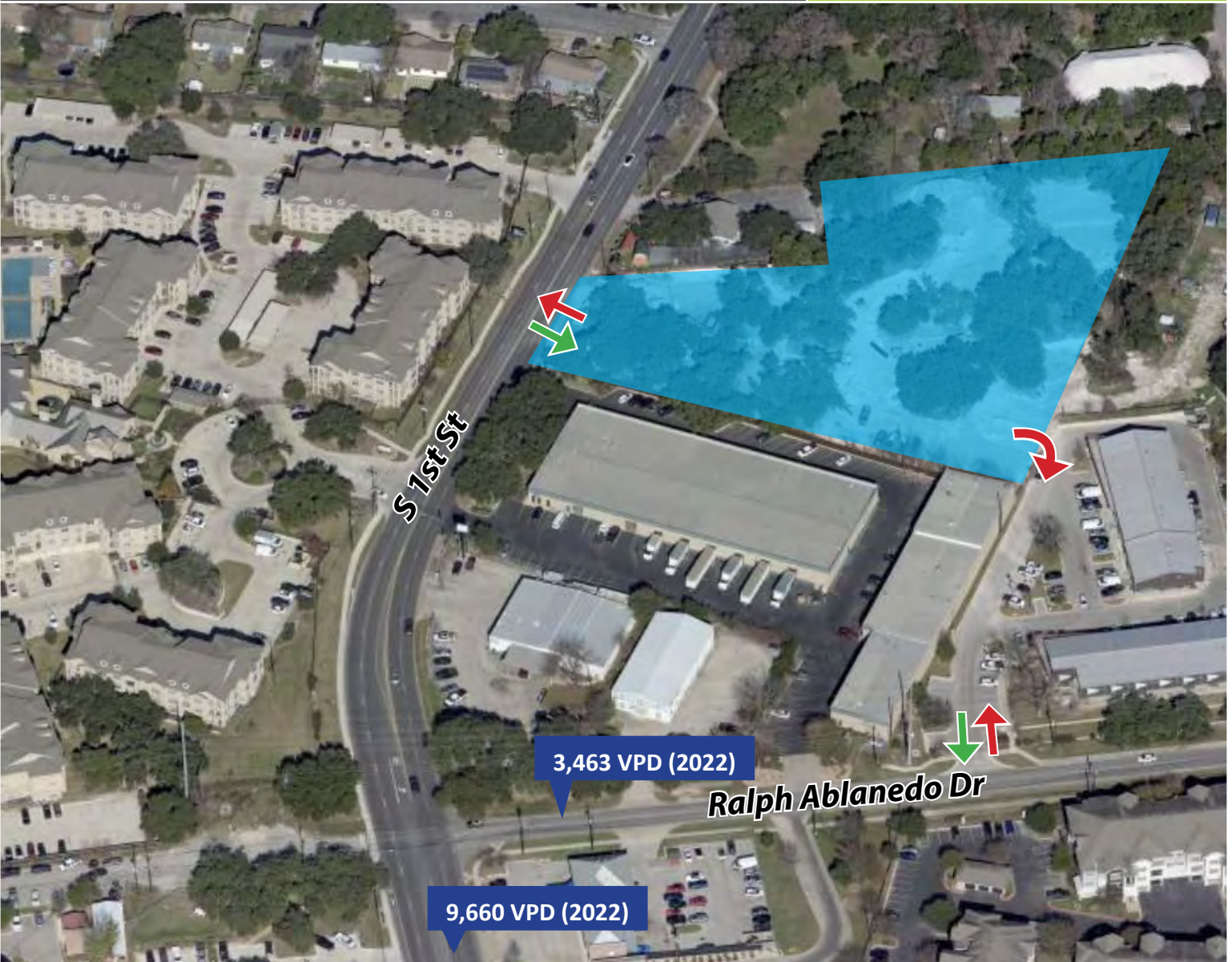


FREEDOM PARK / INDUSTRIAL FLEX SPACE

FOR LEASE



	<p>COMMERCIAL INDUSTRIAL PROPERTIES</p>	<p>Kim Nordquelle kim@cipaustin.com</p>	<p>512 682 1000 9130 Jollyville Rd., Suite 300 Austin, TX 78759 cipaustin.com</p>
	<p>Phil Morris phil@cipaustin.com</p>		

SUMMARY

For Lease: 8721 S 1st, Austin, TX 78748

PROPERTY DESCRIPTION:	<ul style="list-style-type: none">• Brand New Industrial Flex Space• Delivering Q4 2022• Grade Level Loading Option• 100% climate controlled• 1st Floor with 2nd Floor Mezzanine.
TOTAL BUILDING SIZE:	±14,000 SF
MINIMUM DIVISIBLE:	±2,000 SF
MAX CONTIGUOUS:	±14,000 SF
ZONING:	IP-CO
PARKING RATIO:	3/1000
CLEAR HEIGHT:	24'-4"
EAVES HEIGHT:	24'-4"
GRADE LEVEL DOCK DOOR OPTION:	10 X 10
MINIMUM LEASE TERM:	36 Months
LEASE RATE:	\$23/PSF + \$6.25/PSF Estimated NNN

For More Information Contact:

Kim Nordquelle

Senior Associate

kim@cipaustin.com | 512 682 1019

Phil Morris

Vice President

phil@cipaustin.com | 512 682 1012

main 512 682 1000

cipaustin.com



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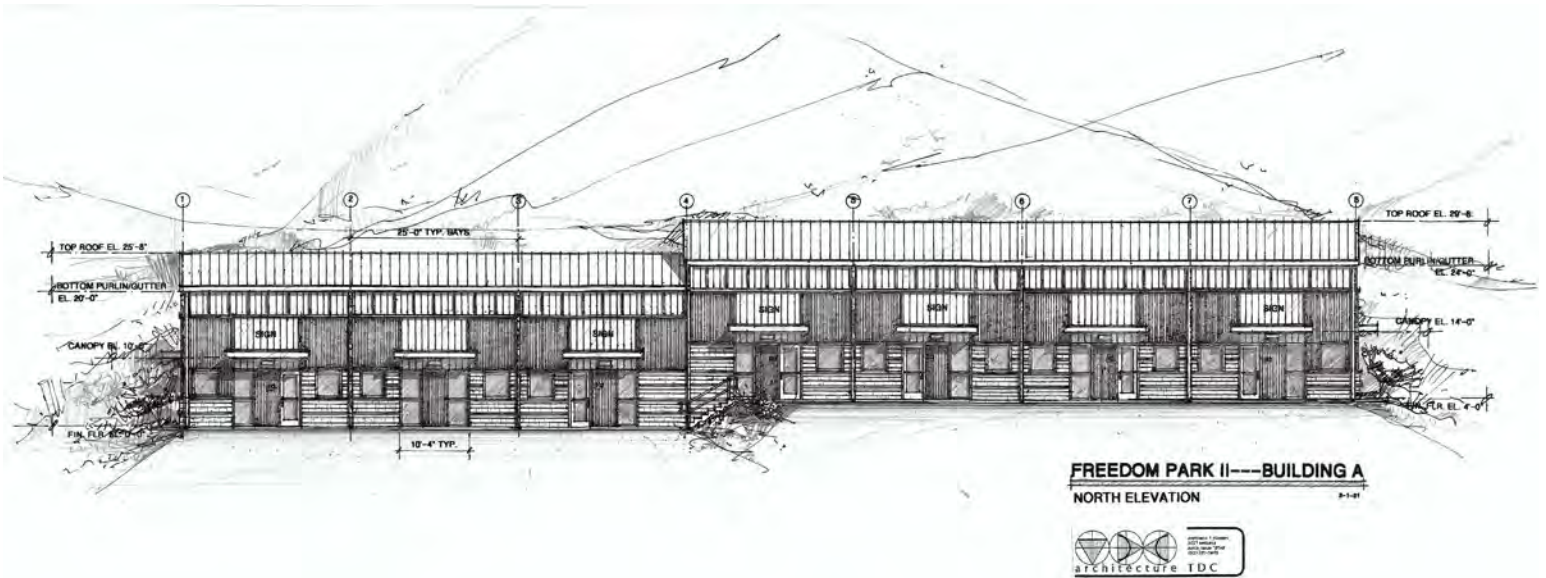
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RENDERING

For Lease: 8721 S 1st, Austin, TX 78748



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SITE PLAN

For Lease: 8721 S 1st, Austin, TX 78748



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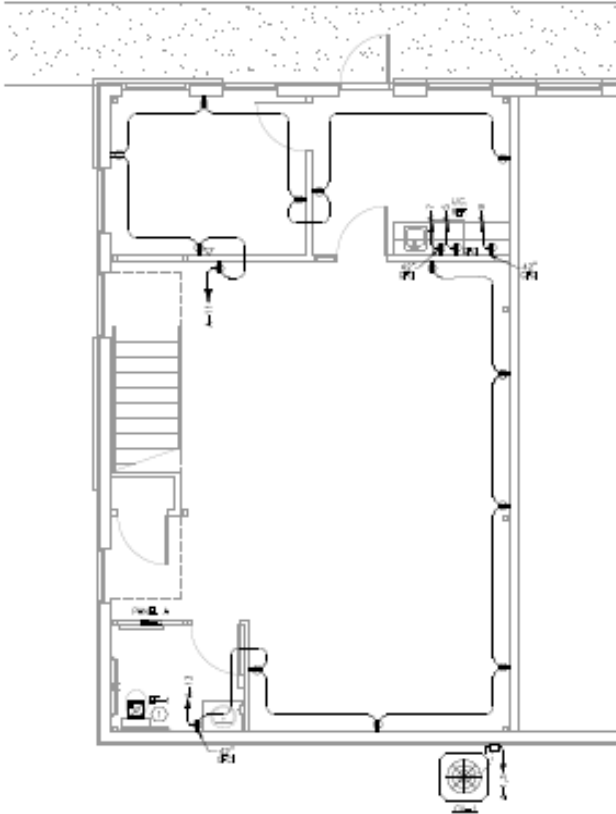
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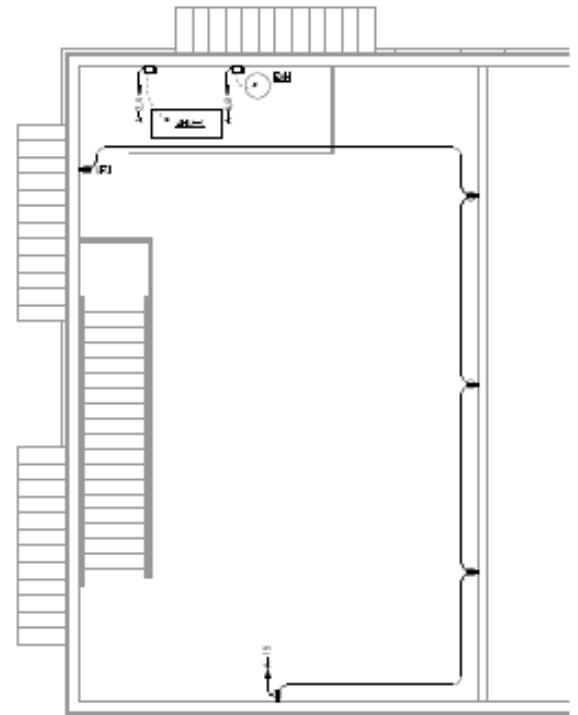
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FLOORPLAN

For Lease: 8721 S 1st, Austin, TX 78748



FIRST FLOOR



MEZZANINE



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AREA MAP

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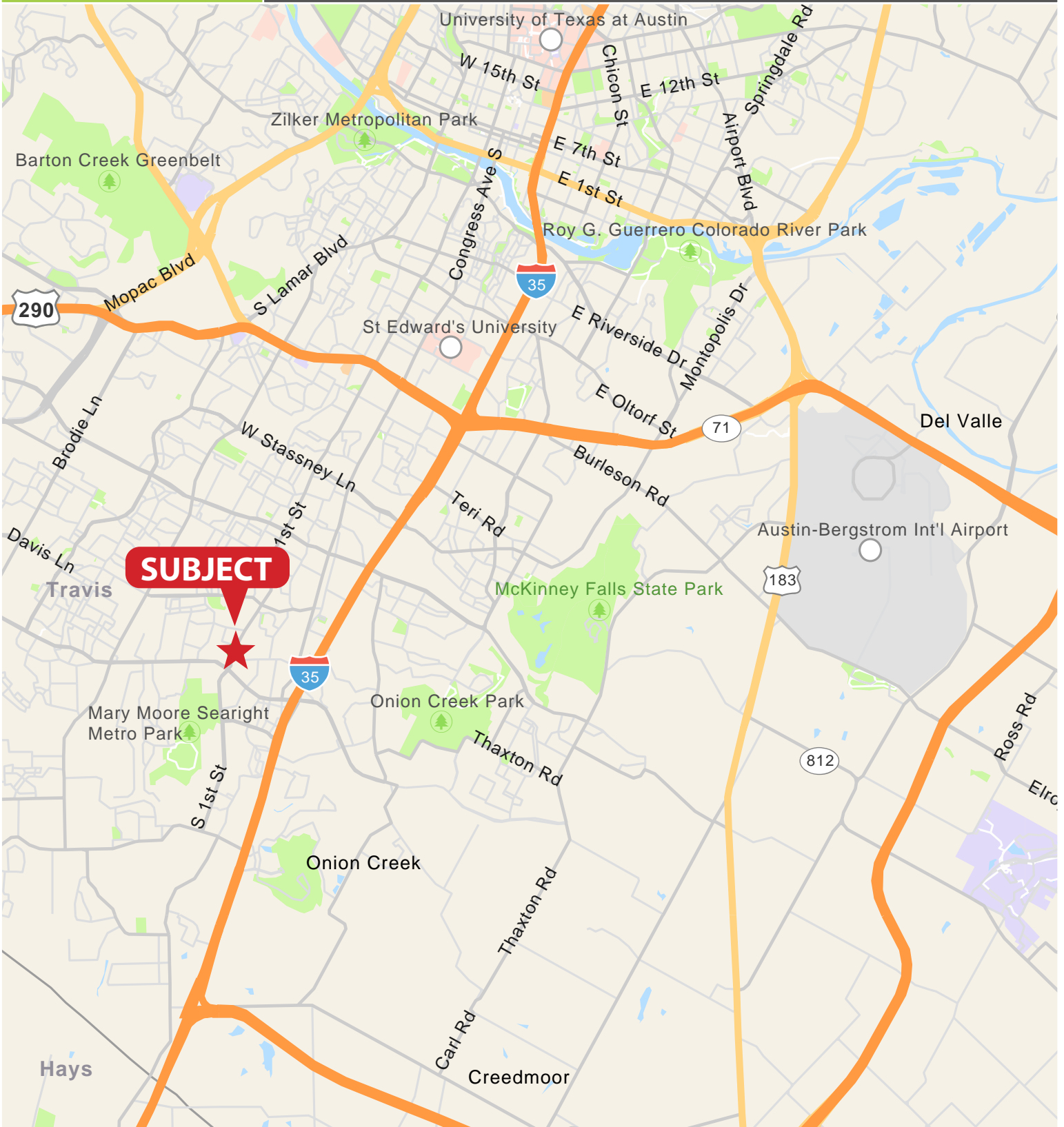
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REGIONAL MAP

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DEMOGRAPHICS WITHIN 3 MILE RADIUS

For Lease: 8721 S 1st, Austin, TX 78748

KEY FACTS

135,165

Population



2.5

Average Household Size

34.2

Median Age

\$71,779

Median Household Income

EDUCATION

11%

No High School Diploma



20%

High School Graduate



28%

Some College



41%

Bachelor's/Grad /Prof Degree

BUSINESS



2,857

Total Businesses



24,447

Total Employees

EMPLOYMENT

70%

White Collar



Blue Collar



Services

17%

13%

4.3%

Unemployment Rate

INCOME



\$71,779

Median Household Income



\$35,002

Per Capita Income



\$87,597

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$200,000+ (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.5%	
\$15,000 - \$24,999	5.9%	+0.1%	
\$25,000 - \$34,999	8.0%	+1.7%	
\$35,000 - \$49,999	13.8%	+2.9%	
\$50,000 - \$74,999	17.9%	+3.1%	
\$75,000 - \$99,999	15.6%	+3.7%	
\$100,000 - \$149,999	20.6%	+1.8%	
\$150,000 - \$199,999	7.4%	-3.6%	
\$200,000+	4.8%	-8.3%	

Bars show deviation from Travis County

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



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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
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kim Nordquelle / Tim Harrington	614030 / 640641	kim@cipaustin.com / tim@cipaustin.com	512-682-1019 / 512-293-4250
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date