

12,189± SF OFFICE/WAREHOUSE

1007 South Heatherwilde Blvd, Ste 300, Pflugerville, TX 78691

FOR LEASE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Mark Milstead
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512 682 1000
3737 Executive Center Dr., Suite 255
Austin, TX 78731
cipaustin.com

SUMMARY

12,189± SF Office/Warehouse For Lease

1007 South Heatherwilde Blvd, Ste 300 | Pflugerville, TX

Address: 1007 South Heatherwilde Blvd., Suite 300, Pflugerville Texas, 78691

- Building Specifications:**
- Class A Tiltwall building with great image and appeal
 - +/- 12,189 sf total
 - +/- 1100 sf office space
 - +/- 11,089 sf warehouse
 - 100% A/C warehouse
 - 2 offices, large conference room, break area, 2 bathrooms
 - 28' clear height in warehouse
 - 2 dock door, 1 ramp
 - Truck court is 120' deep
 - 3 skylights in warehouse
 - Sprinklered

Parking Ratio: 3.35/1000

- Location:**
- Easy access to IH 35
 - Located at the corner of Heatherwilde Blvd and Olympic Dr with easy access to IH 35 (1.75 miles away), IH 35 and SH 45 (4.5 miles away) and close proximity to Dell, Samsung, downtown Pflugerville, shopping, restaurants, lodging.

Lease Rate: \$0.85/SF + NNN (Expenses +/- \$0.35/SF)

For More Information Contact:

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main 512 682 1000 | fax 512 682 1031
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5.17.19



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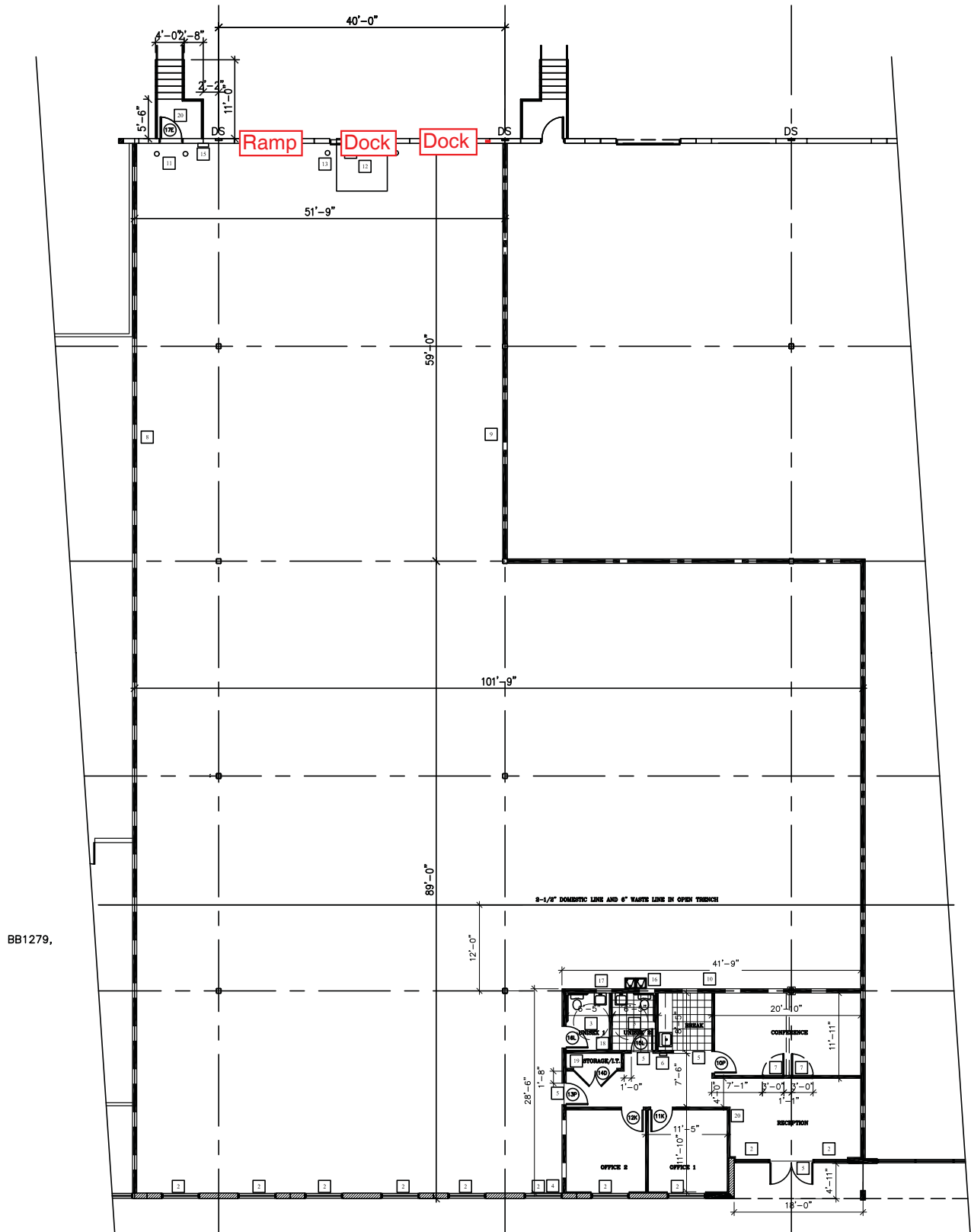
All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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FLOOR PLAN

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BB1279,



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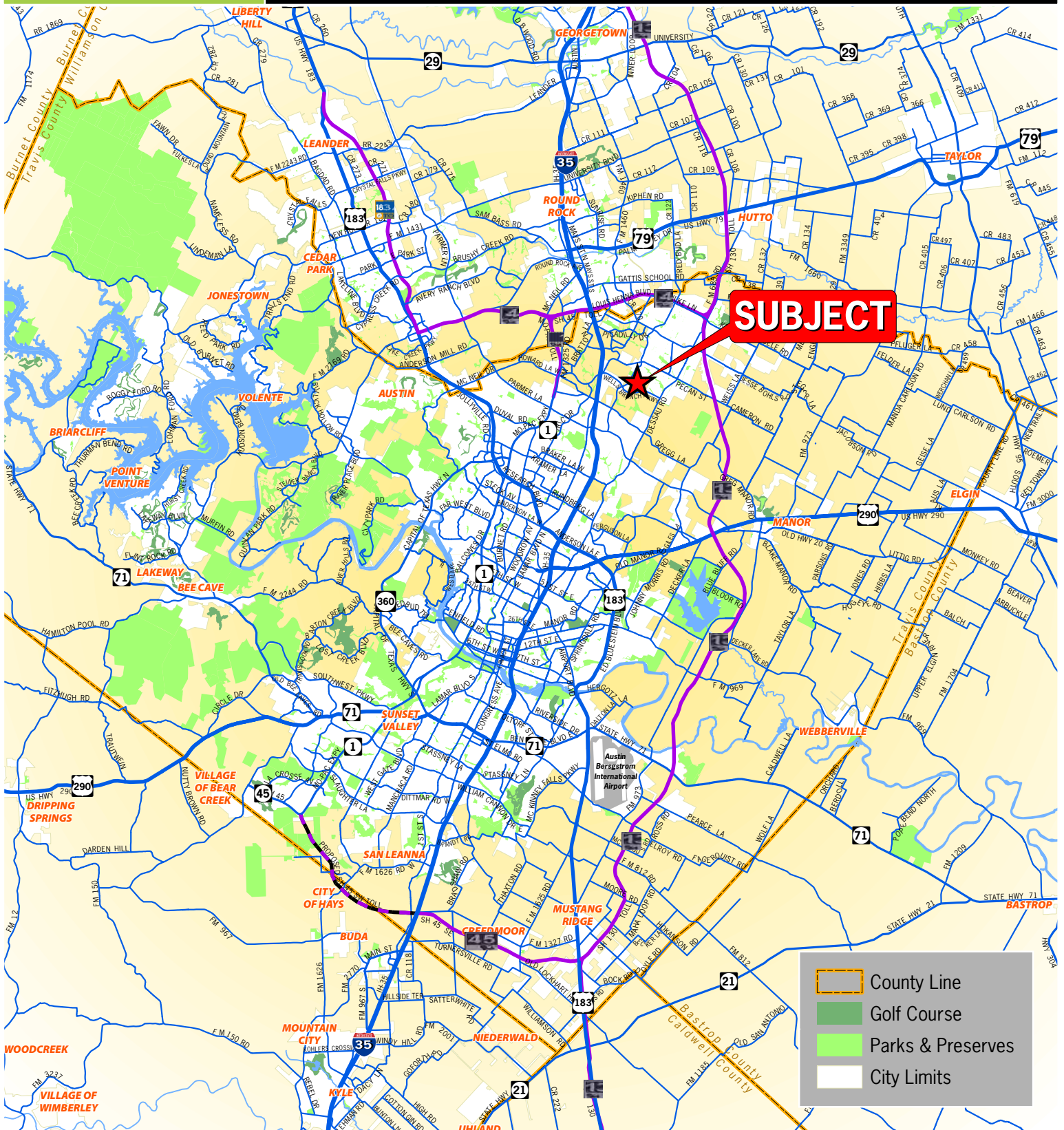
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METRO MAP

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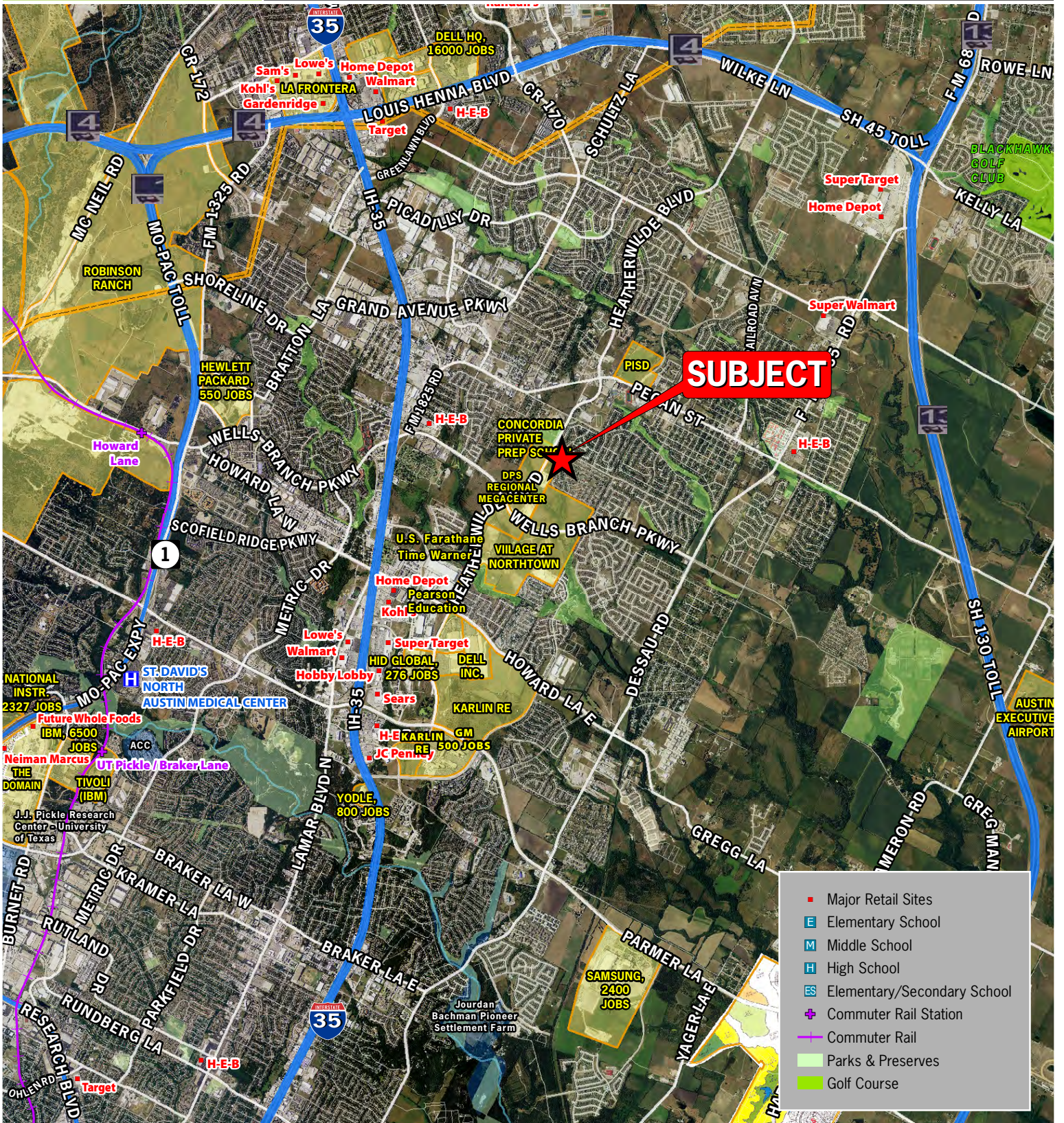
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REGIONAL AERIAL MAP

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**BUILDING
PHOTOS**

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Demographic and Income Comparison Profile

1007 S Heatherwilde Blvd, Pflugerville, Texas, 78660
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.43799
Longitude: -97.64632

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	12,359	89,236	188,809
Households	3,989	33,677	73,087
Families	3,014	21,923	45,660
Average Household Size	3.06	2.64	2.58
Owner Occupied Housing Units	2,818	19,368	39,618
Renter Occupied Housing Units	1,171	14,309	33,469
Median Age	31.6	32.0	31.9
2018 Summary			
Population	14,326	110,192	235,067
Households	4,534	41,340	89,573
Families	3,408	26,827	55,965
Average Household Size	3.13	2.66	2.62
Owner Occupied Housing Units	3,032	22,745	48,052
Renter Occupied Housing Units	1,501	18,595	41,521
Median Age	33.3	33.8	33.6
Median Household Income	\$63,255	\$66,106	\$66,563
Average Household Income	\$79,928	\$83,383	\$84,743
2023 Summary			
Population	15,725	124,139	266,140
Households	4,953	46,467	101,014
Families	3,702	30,033	62,942
Average Household Size	3.15	2.67	2.63
Owner Occupied Housing Units	3,431	26,497	55,854
Renter Occupied Housing Units	1,522	19,969	45,159
Median Age	32.9	33.5	33.4
Median Household Income	\$70,463	\$73,765	\$74,223
Average Household Income	\$90,089	\$93,481	\$94,888
Trends: 2018-2023 Annual Rate			
Population	1.88%	2.41%	2.51%
Households	1.78%	2.37%	2.43%
Families	1.67%	2.28%	2.38%
Owner Households	2.50%	3.10%	3.05%
Median Household Income	2.18%	2.22%	2.20%



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
William Mark Milstead	453839	mark@cipaustin.com	(512) 682-1018
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date