

±8,000 SF FOR SALE

15705

Brenda Street

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

Austin, Texas 78728



EXECUTIVE SUMMARY

The workshop is ample with storage space, making it ideal for various businesses looking to expand or establish themselves in the thriving Austin area. With its strategic location near I-35, Wells Branch, SH 45 and Mopac, transportation of goods and services is made efficient for tenants and customers alike.

This listing is a prime opportunity for entrepreneurs seeking a dynamic and promising investment in a vibrant community like Austin. Contact us today to schedule a tour and explore the endless possibilities this property has to offer.

PROPERTY OVERVIEW

Total SF	± 8,000 SF
Bldg. 1 Office SF	± 2,000 SF
Bldg. 2 Warehouse SF	± 6,000 SF
Loading	5 oversized Loading Doors All Grade level: 14'x14'
Clear Height	Clear span warehouse 21' on center 16' eave
Sales Price	\$2,400,000
Parking	16 dedicated parking stalls (2:1,000) Lot is secured with exterior fence
Total Land	0.87 AC

A preferred location for businesses needing warehouse and office space due to its strategic location, easy highway access, diverse warehouse options, amenities, and convenient work environment, catering to companies of all sizes for storage and distributions needs.



Year Built 2012



I-35 Access



Metal Construction



Investment Highlights

- Fire Department: Pflugerville Fire Department
- Power: 3-Phase Electric (Oncor)
- Marsha Water Services (Private)
- AT&T Fiber on site
- Heavy Slab
- Septic
- Not Sprinkled
- Security and Camera systems in place
- 49,000 water gallon tank on property for fire suppression
- Clear span warehouse



Drive Times

- Downtown Austin, Texas 20 Min (14.6 mi)
- Austin-Bergstrom International Airport 22 Min (20.4)
- San Antonio, Texas 1 Hr 44 Min (92.9 mi)
- Dallas, Texas 2 Hr 38 Min (180.9 mi)
- Houston, Texas 2 Hr 51 Min (165.7 mi)



<< Round Rock, Texas

N I-35 Frontage Rd



Austin, Texas >>



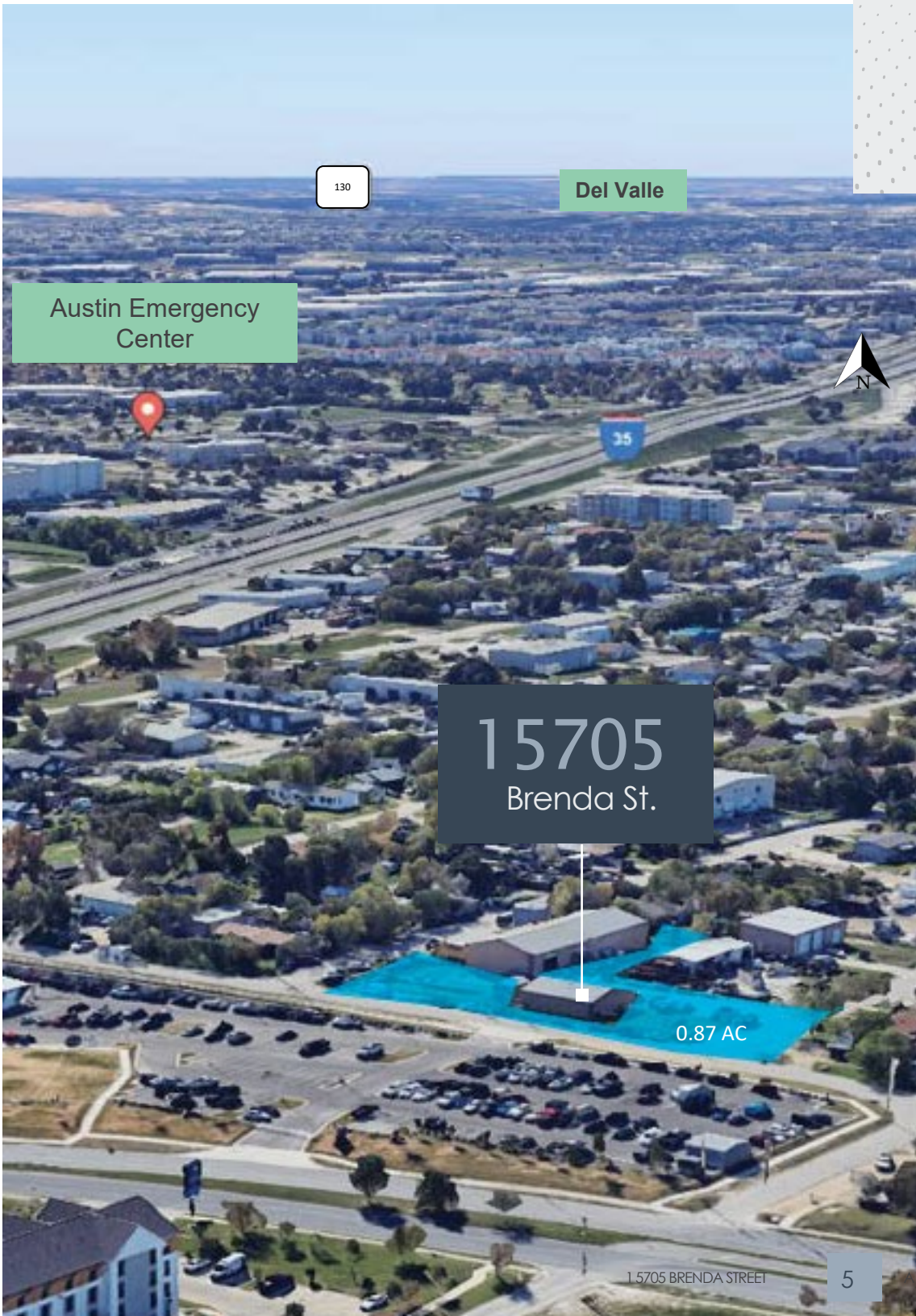
Grand Ave Pkwy

15705
Brenda St.

Three Points Rd

Scarlet

Demographics



130

Del Valle

Austin Emergency Center

15705
Brenda St.

0.87 AC

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population			
2020 Population	11,581	106,969	211,752
2023 Population	12,398	113,404	272,254
2028 Population- Five Year Projection	12,368	116,864	285,385
Income			
Average Household Income	\$88,732	\$79,086	\$82,324
Median Household Income	\$100,103	\$87,571	\$90,398
Housing Value			
Median Home Price	\$340,539	\$306,097	\$332,994
Average Home Price	\$492,704	\$386,343	\$394,050
Housing Units			
Owner-Occupied Housing	44.1%	41.4%	45.0%
Renter-Occupied Housing	52.1%	51.8%	49.2%

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CBRE

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date