

**FOR LEASE**

**Multiple Units 1,550 SF  
Office/Warehouse Spaces**

**100 Precision Dr,  
Buda, TX 78610**



**Andrew Karr**  
Managing Partner

**Penn Bloxson**  
Senior Associate

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# Executive Summary

Coming available 1550 SF which features 400 SF of conditioned space and 1150 SF of warehouse. All suites feature a minimum of one grade level roll up door; larger units feature a minimum of two grade level roll up doors. All conditioned spaces feature a minimum of one bathroom, break area, and open office. Each unit has a minimum of two reserved parking spaces. Two-to-Five-year lease terms available. Rates \$10.50, NNN Estimated operating expenses (NNN) are \$3.50 PSF. Water, wastewater, and trash are included in the estimated operating expenses.

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## Highlights

- Grade Level Roll up Door
- Includes Bathroom, Breakroom and Open Office
- Easy Access
- Reserved Parking Spaces

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# Listing Details

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Lease Rate: \$10.50 NNN

Estimated OPEX: \$3.50

Property Type: Office/Warehouse

Available Units: Multiple

Available SF: 1,550 SF

Land Area: 2.73 AC

Zoning: Commercial

Year Built: 2015

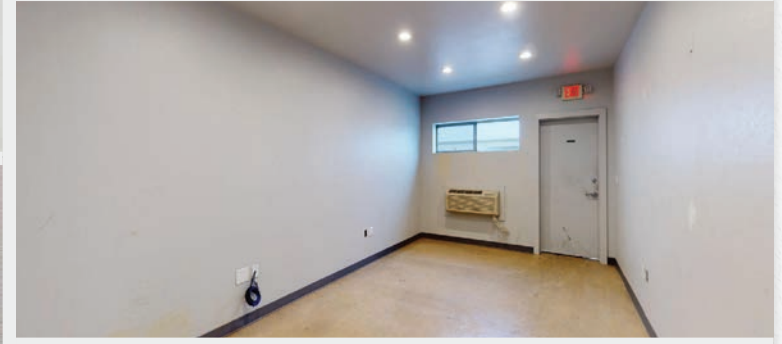
Other:





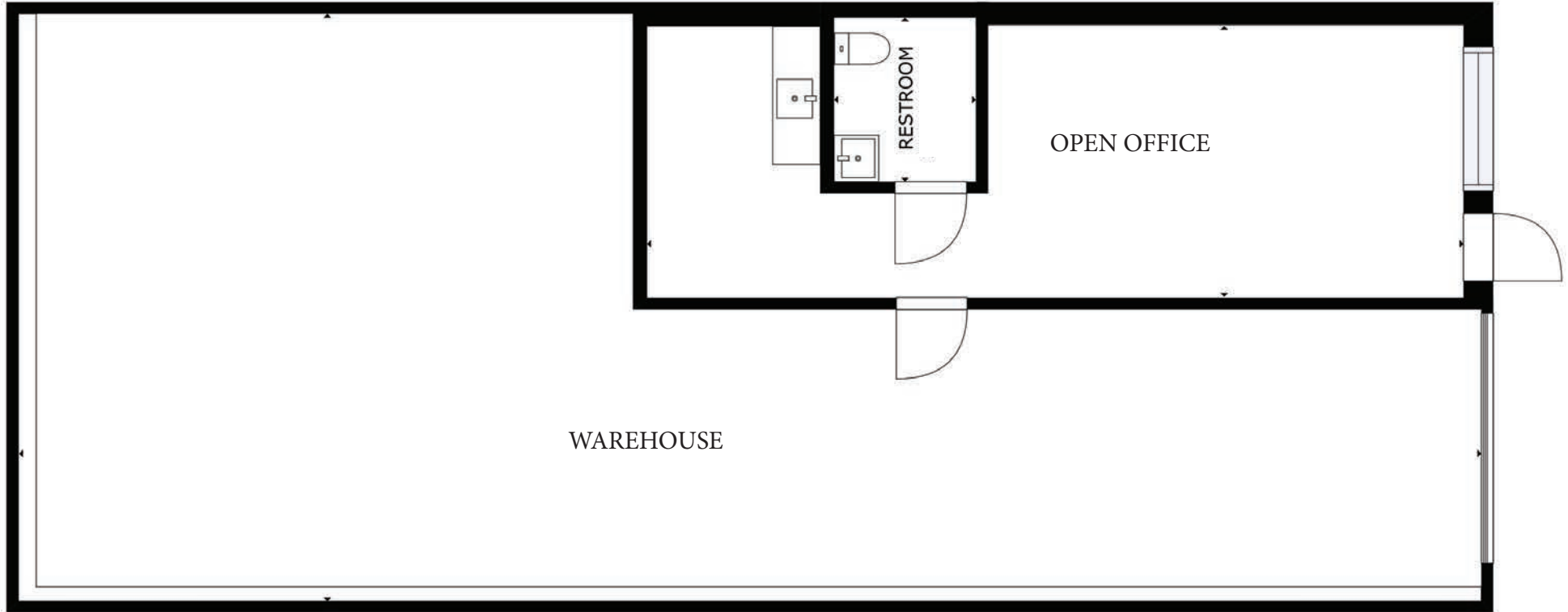
## PHOTOS

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## PHOTOS - SUITE 105

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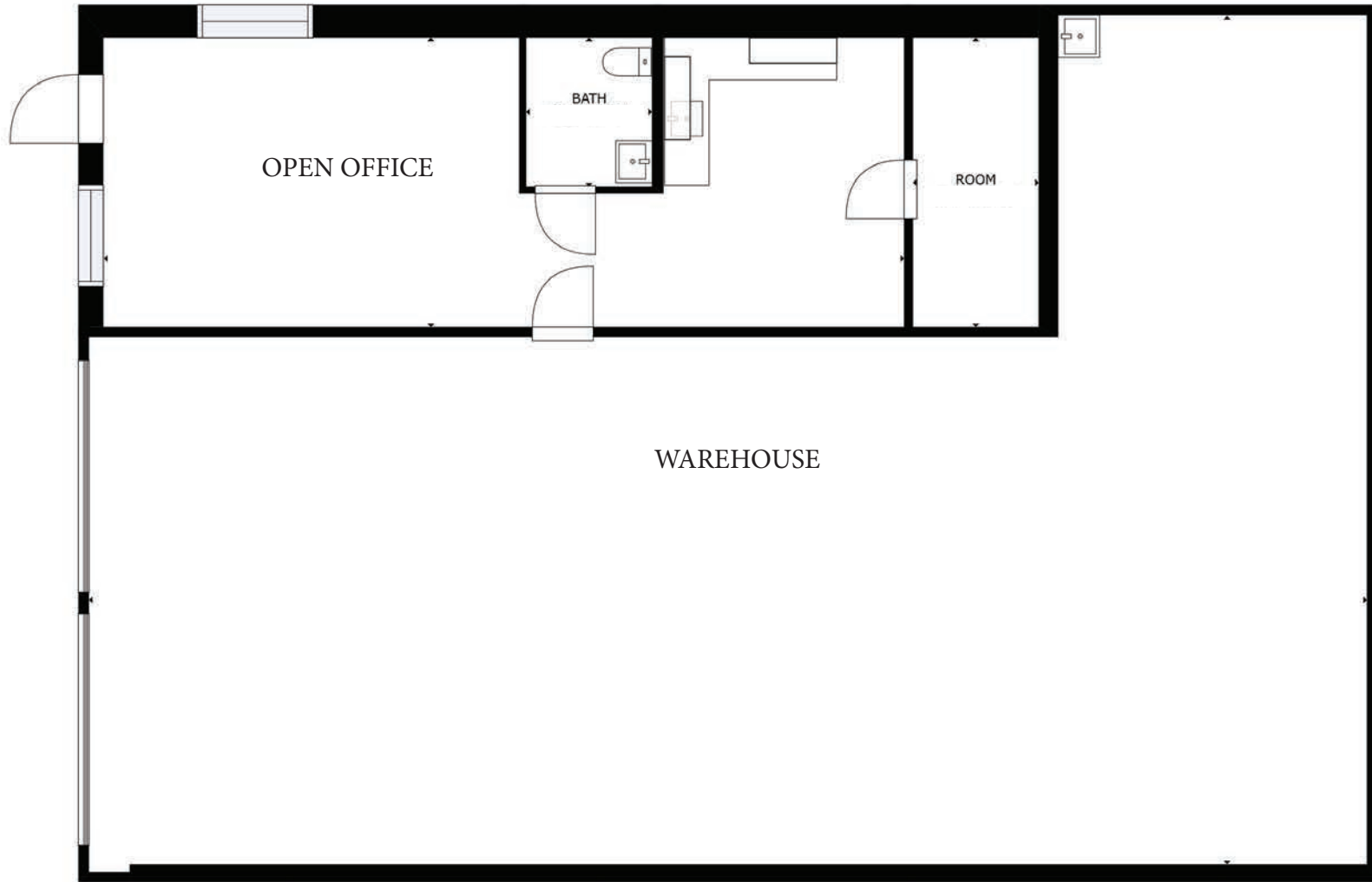
FLOOR PLAN SUITE 1,500 SF UNIT

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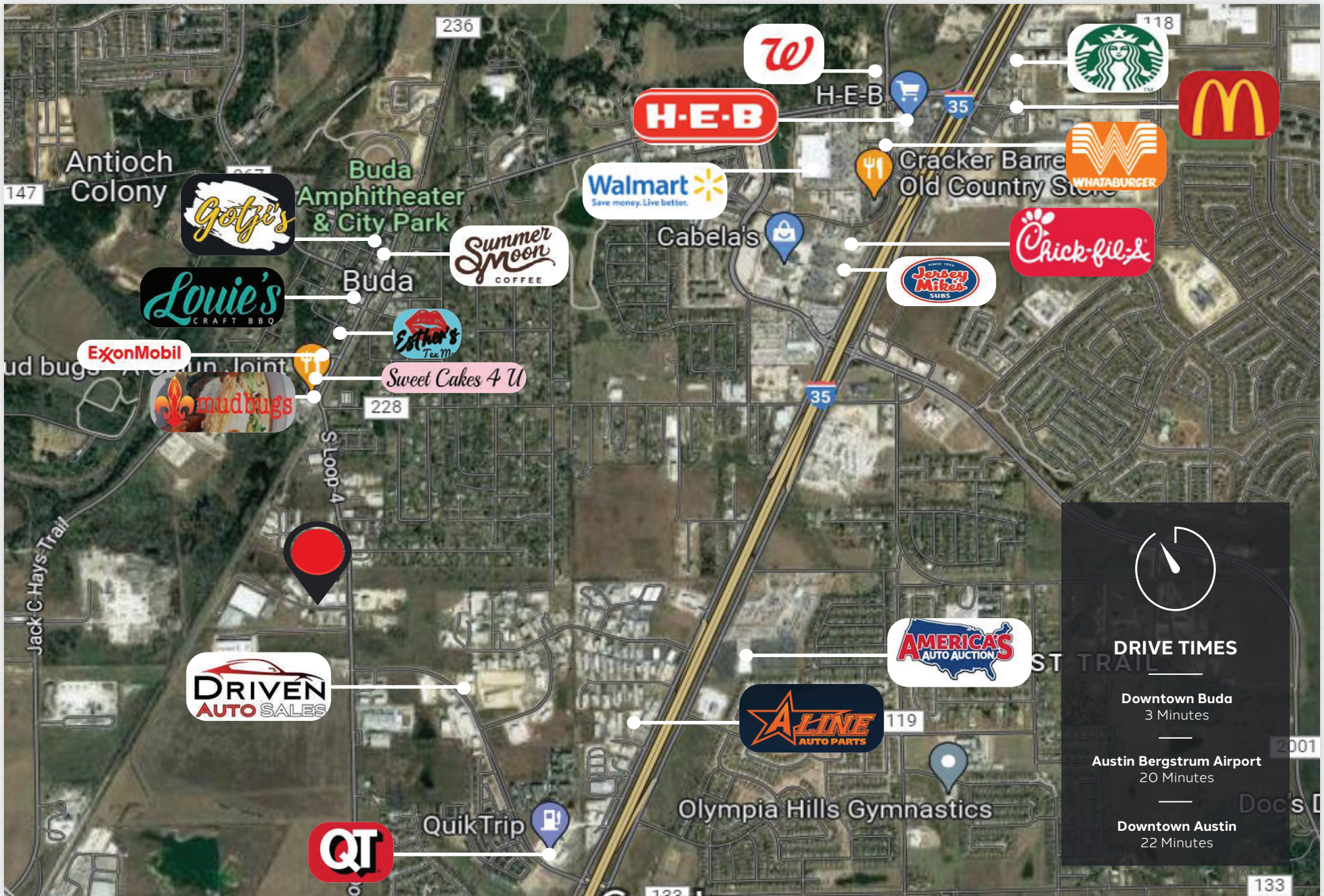
## PHOTOS - SUITE 201

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FLOOR PLAN SUITE 201

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LOCATION OVERVIEW

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# Location Demographics



Population

**1 Mile      3 Miles      5 Miles**

3,164      40,677      85,288

Estimated annual population growth of 1.75%



Avg Household Income

**1 Mile      3 Miles      5 Miles**

\$88,959      \$102,685      \$100,843



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	1,188	13,457	28,607
<b>Households by Marital Status</b>			
Married	600	8,309	17,446
Married No Children	305	3,554	7,618
Married w/Children	295	4,755	9,827
<b>Education</b>			
Some High School	3.41%	7.76%	8.44%
High School Grad	33.36%	24.00%	23.08%
Some College	20.97%	26.72%	28.08%
Associate Degree	6.82%	5.51%	6.12%
Bachelor Degree	27.14%	25.54%	23.01%
Advanced Degree	8.29%	10.47%	11.27%
<b>Annual Consumer Spending</b>			
Apparel	\$2,011	\$26,465	\$55,083
Entertainment	\$5,333	\$66,997	\$142,821
Food & Alcohol	\$10,378	\$130,898	\$274,318
Household	\$6,118	\$82,791	\$174,252
Transportation	\$10,038	\$124,421	\$264,768
Health Care	\$1,722	\$21,664	\$46,122
Education/Day Care	\$2,277	\$32,163	\$67,054

# Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

## **Economy**

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

## **Unique Aspects**

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

# AUSTIN'S 2022 RANKINGS

**#1** FASTEST GROWING  
MAJOR METRO  
U.S. CENSUS BUREAU

**#1** BEST PLACE TO START  
A BUSINESS  
CNBC

**#2** BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

**#9** BEST EDUCATED  
MAJOR METRO  
WALLETHUB

**#1** PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

**#2** BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

**#5** COLLEGE EDUCATED  
ADULTS  
CITYLAB

**#7** MOST FUN CITY IN  
THE US  
WALLETHUB

**#1** BEST JOB  
MARKET  
WALL STREET JOURNAL

**#2** BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

**#5** MOST RECESSION  
RESISTANT CITY  
SMARTASSET

**#8** HARDEST WORKING  
CITY IN U.S.  
WALLETHUB

**#1** BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

**#5** BEST PLACE TO  
LIVE IN THE U.S.  
U.S. NEWS AND WORLD

**#6** SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

**#7** HEALTHIEST CITY  
IN AMERICA  
WALLETHUB

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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

### 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' 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.

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