



FOR LEASE | TRAVIS BUSINESS PARK

4139 Felter Lane



Property Description

Located right off of Burluson Rd with easy access to 71, 183 and Toll 130. Perfect for industrial users or service companies needing to have great road access to get to multiple different submarkets.

Property Highlights

- Available is 11,111 SF of office and warehouse, approximately 1,000 SF of office the rest is warehouse.
- The space has two 14'x14' overhead grade level doors and one 14'x14' dock high door with an existing leveler.
- 20' clear height no columns in the warehouse.
- Fenced in truck court for secure storage of vehicles/materials.

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	11,111 SF
Building Size:	20,000 SF

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	441	1,352	2,764
Total Population	1,387	4,212	8,595
Average HH Income	\$112,623	\$109,459	\$96,635

Hunter Muth

512.447.2222 x118

hunter@csarealtygroup.com



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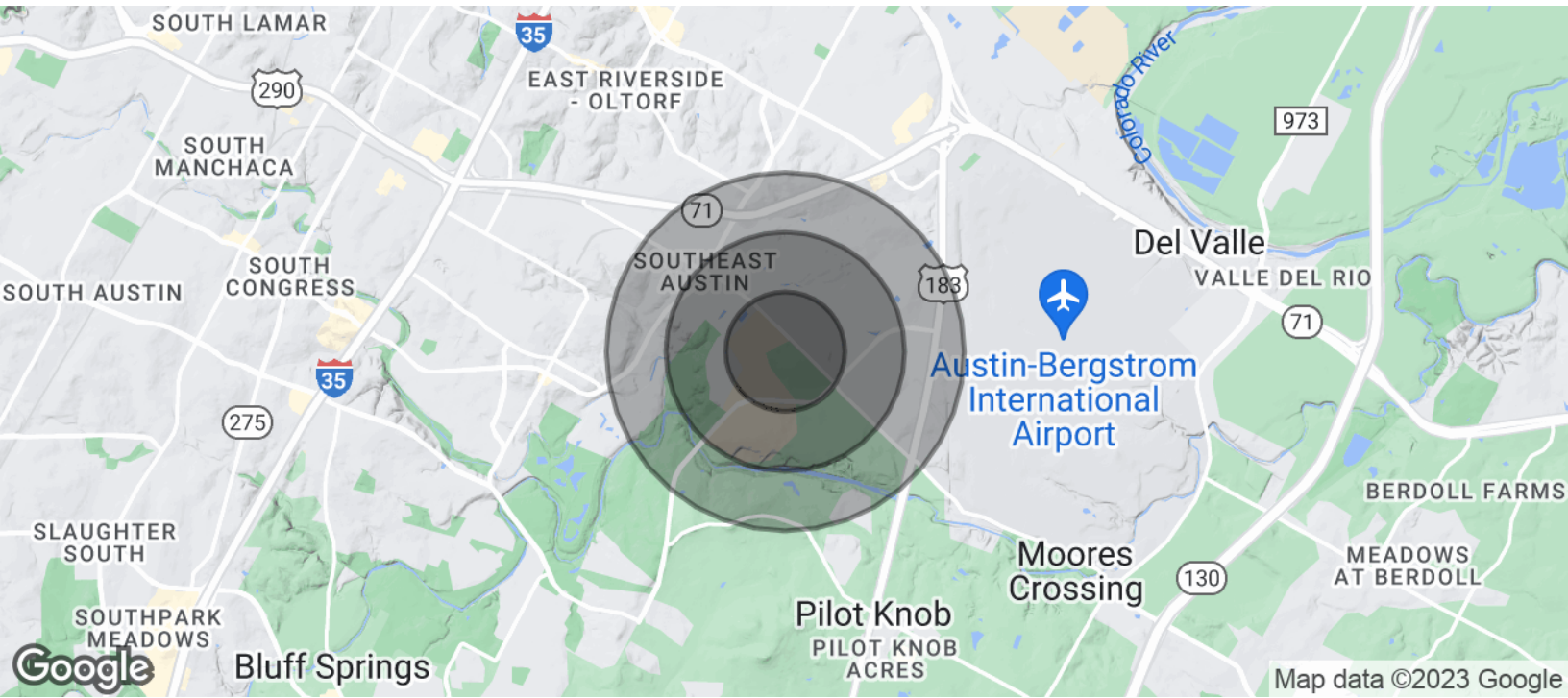


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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,387	4,212	8,595
Average Age	37.3	36.8	33.6
Average Age (Male)	34.5	34.2	31.8
Average Age (Female)	37.6	37.1	35.0

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	441	1,352	2,764
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$112,623	\$109,459	\$96,635
Average House Value	\$226,884	\$217,792	\$229,855

* Demographic data derived from 2020 ACS - US Census

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