

OFFICE CONDO DEVELOPMENT PROJECT IN  
NORTHWEST AUSTIN  
Anderson Mill & Volente Rd | Austin, TX 78750

AVAILABLE  
4,800 SF



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

Bob Springer, CCIM  
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Hani Shafi  
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512 682 1000  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
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# SUMMARY

## Available: OFFICE CONDO

Anderson Mill & Volente Rd | Austin, Texas

### DESCRIPTION:

- Professional Office Park Condominium
- Lighted intersection of Anderson Mill and Volente Rd
- Near Lakeline Mall and Cedar Park High School
- Turn Key Process
  - Design
  - Build
  - Financing

### SALE PRICE:

\$1,560,000

### CONDO DUES:

\$2.75/sf

### RENTAL RATE:

\$22/sf + \$6.50 NNN

### BUILDING SIZE:

4,800 sf

### LAND SIZE:

5.5 acres

### ZONING:

NB

### MINIMUM LEASE TERM:

60 Months

### For More Information Contact:

#### Bob Springer, CCIM

Principal

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#### Hani Shafi

Associate

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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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# FLOORPLAN

Available: OFFICE CONDO

Anderson Mill & Volente Rd | Austin, Texas

4,800 SF



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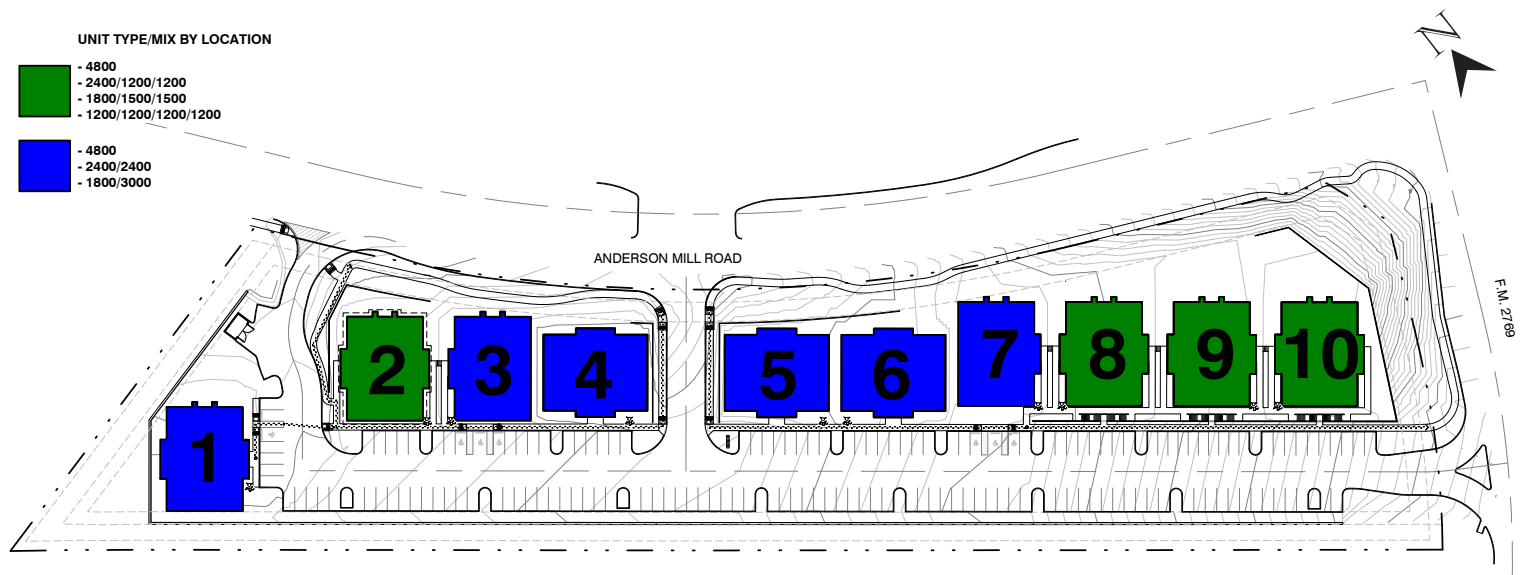
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# SITE PLAN

Available: OFFICE CONDO

Anderson Mill & Volente Rd | Austin, Texas



**4,800 SF suites only available in buildings 1, 5, 6, 7, 8, 9 and 10.**

Buildings 2, 3 and 4 are under construction, available suites listed below:

- Bldg 2: one 1,200 SF suite, one 2400 sf suite
- Bldg 3: one 1,800 SF suite, one 3000 sf suite
- Bldg 4: two 2,400 SF suites

Features:

- Kitchens in every suite
- Quick turnaround 7 months from contract execution
- Three entrances to development
- High speed internet
- Private bathrooms



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# FINISH OUT OPTIONS

Available: OFFICE CONDO  
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





## MATERIAL & COLOR SCHEME SELECTION

- Paint selection
- Flooring selection
- Upgrade options






### INTERIORS

<b>EARTH TONE</b>	 Moondance PPG1043-2	 Intuitive PPG1022-2	 Sandy Pail PPG1104-4	 Nutmeg PPG1168-6
<b>COSMO</b>	 Comm. White PPG1025-1	 Aria PPG1001-2	 Silver Charm PPG1013-4	 Onyx PPG1011-7
<b>NATURAL LIGHT</b>	 Delicate White PPG1001-1	 Aria PPG1001-2	 Horseradish PPG1086-1	 Almond Cream PPG1086-3

### FINISHES

VINYL TILE	PORCELAIN TILE	HARDWOOD	CARPET	COUNTERTOPS
 K1011 Crafted Oak Nostalgic Russet	 Urban Craft Graphite	 Castlebury Weathered Cottage	 839 Compose	 Blanco Maple
 Richland Walnut Indigo Blush	 Noble Stone Cloud	 Oak Iron Mountain	 959 Idyllic	 Marengo
 K1011 Crafted Oak Nostalgic Russet	 Noble Stone Cloud	 Castlebury Weathered Cottage	 839 Compose	 Blanco Maple

### OPTIONS

<b>PRE-CLOSING</b>	 Furniture	 Built-in appliance upgrades	
<b>POST-CLOSING</b>	 Custom mill work	 Lighting	 IT/audio visual equipment



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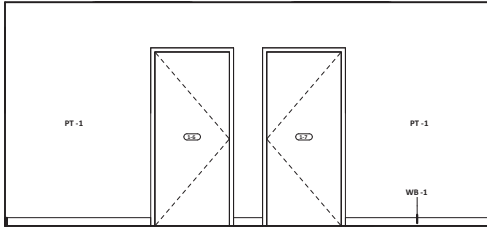
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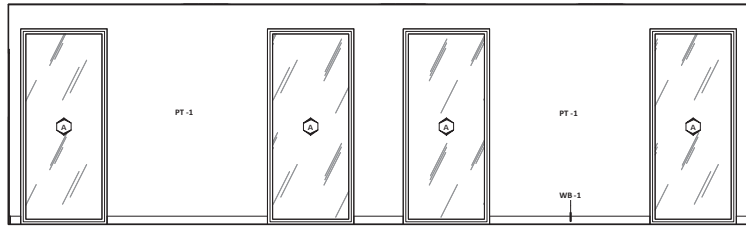
# FINISH OUT OPTIONS

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Anderson Mill & Volente Rd | Austin, Texas

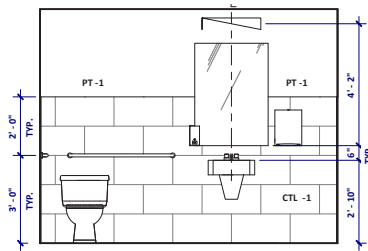
## Elevation Samples



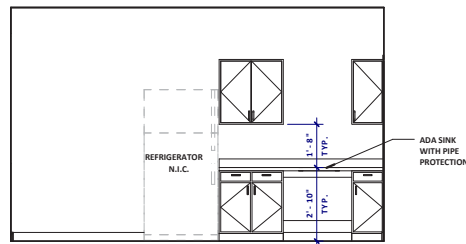
2 IE - 1-5 - North Wall  
3/8" = 1' - 0"



4 IE - 1-5 - West Wall  
3/8" = 1' - 0"

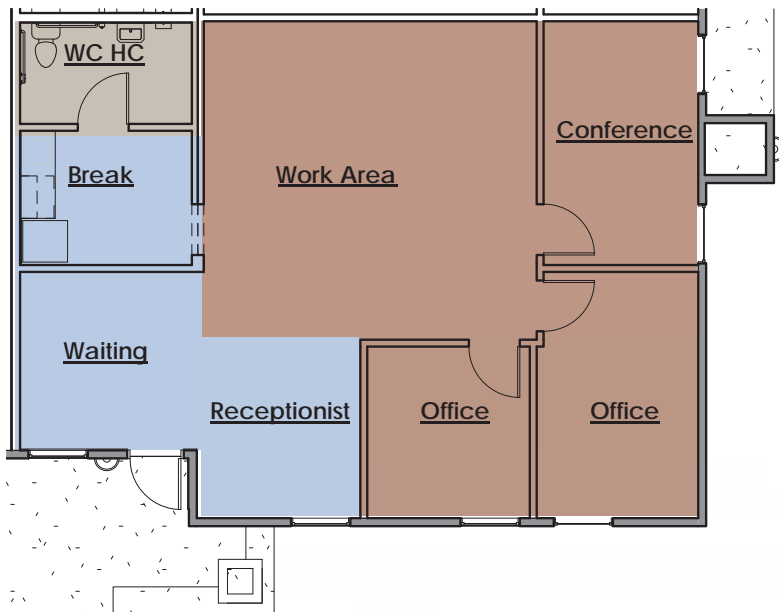


6 IE - 2-9 - North Wall  
3/8" = 1' - 0"



11 IE - 1-9 - East Wall  
3/8" = 1' - 0"

Disclaimer: See construction drawings for all elevations



### Flooring Finishes

- MAIN FLOOR SELECTION**
  - hardwood
  - carpet
  - vinyl
- High Traffic**
  - vinyl
  - hardwood
- Bathroom**
  - tile



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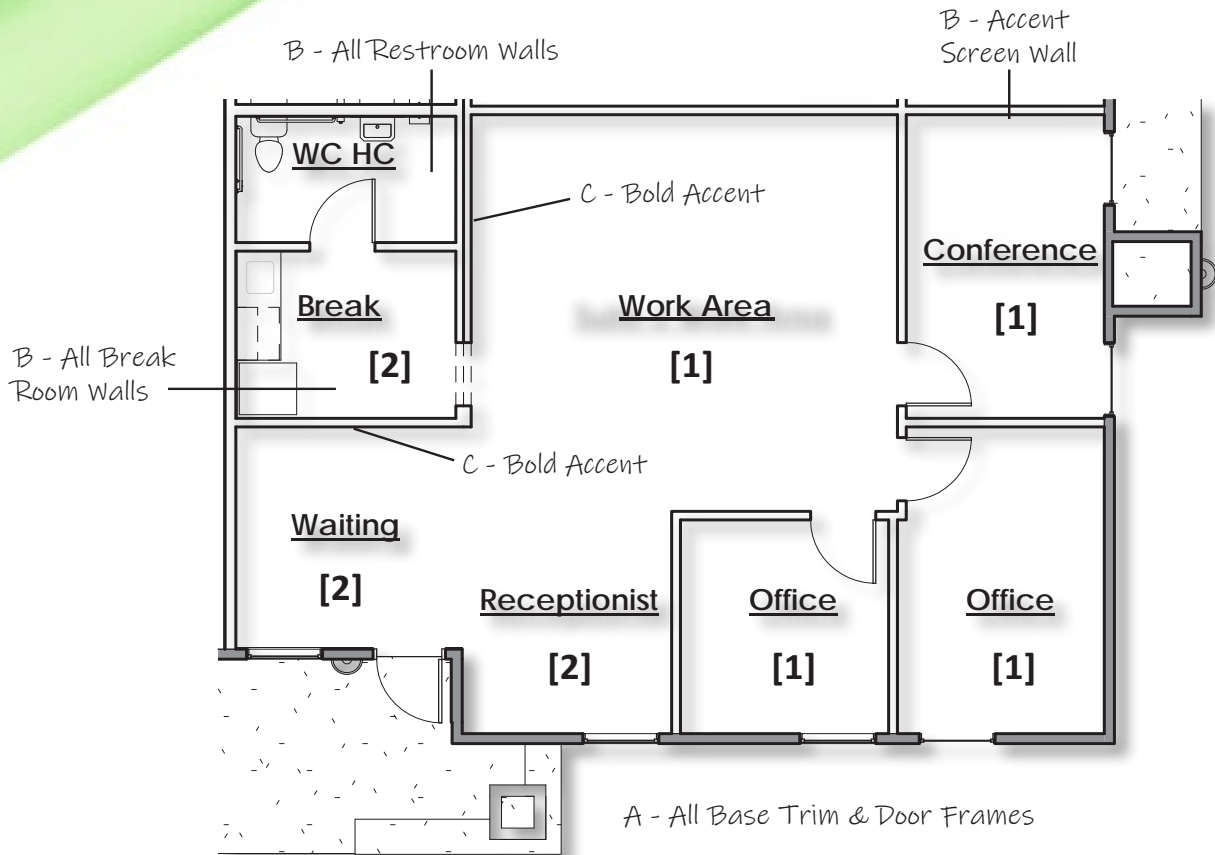
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## Wall Color Layout & Floor Selection



	Legend	A	B	C
<b>Earth Tone</b>	Moondance PPG1043-2	Intuitive PPG1022-2	Sandy Pail PPG1104-4	Nutmeg PPG1168-6
<b>Cosmo</b>	Comm. White PPG1025-1	Aria PPG1001-2	Silver Charm PPG1013-4	Onyx PPG1011-7
<b>Natural Light</b>	Delicate White PPG1001-1	Aria PPG1001-2	Horseradish PPG1086-1	Almond Cream PPG1086-3



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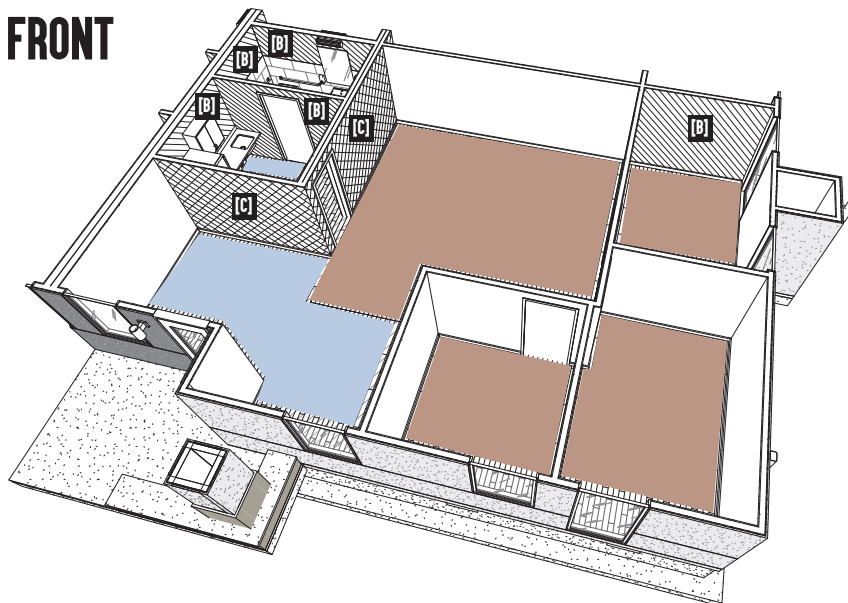
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# FINISH OUT OPTIONS

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## FRONT



## LEGEND

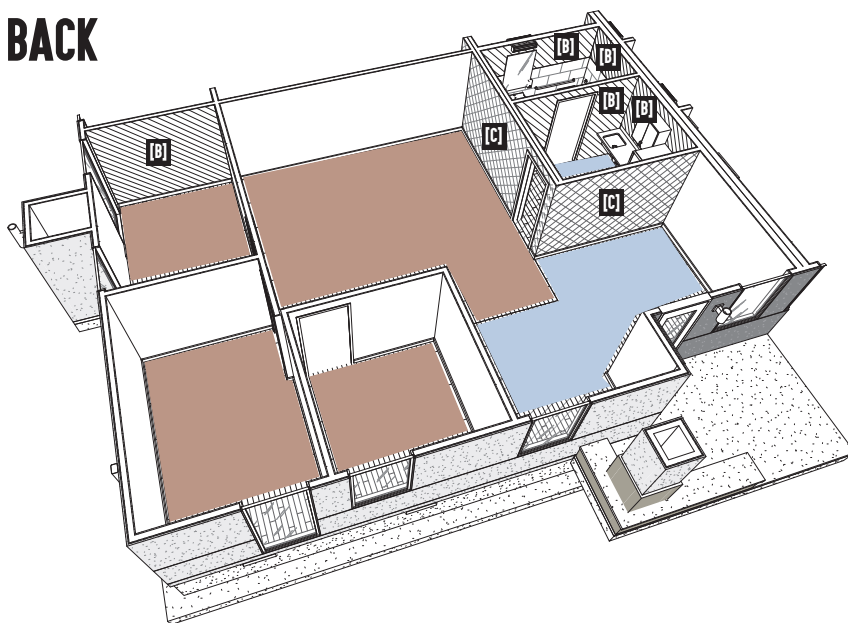
- [1]  Main Floor
- [2]  High Traffic Floor

[A] All Base Trim and Door Frames

[B] Accent Screen/  
Break Room Wall

[C] Bold Accent Wall

## BACK



Disclaimer: Graphical presentation only.  
See construction drawings.



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# DEMOGRAPHICS

Available: OFFICE CONDO

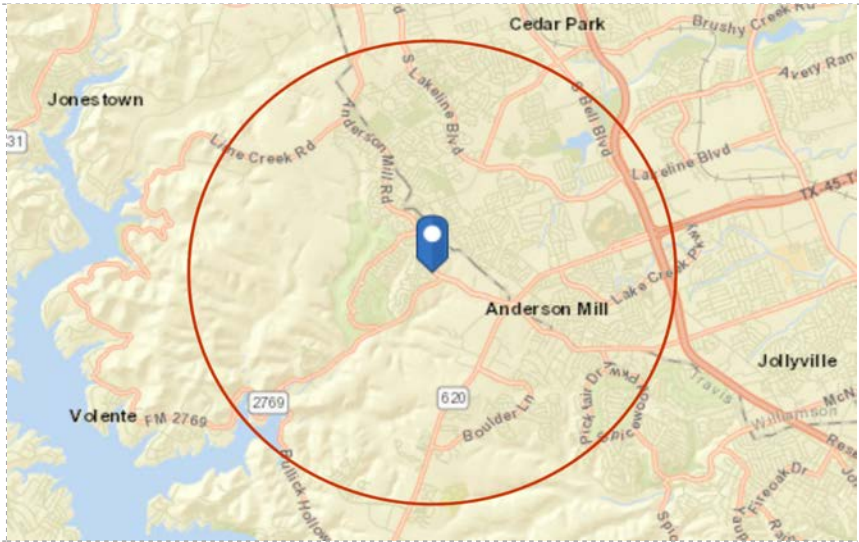
Anderson Mill & Volente Rd | Austin, Texas

## DEMOGRAPHIC SUMMARY

12701 -12971 Anderson Mill Rd



Ring of 3 miles



## KEY FACTS

68,375

Population



25,291

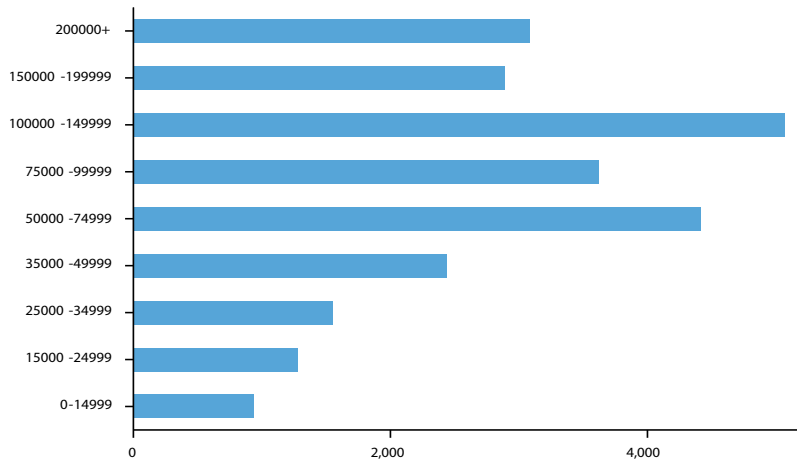
Households

36.3

Median Age

\$70,356

Median Disposable Income



HOUSEHOLD INCOME

## EDUCATION

3%

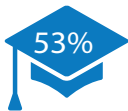
No High School Diploma



13% High School Graduate



30% Some College



53% Bachelor's/Grad /Prof Degree

## EMPLOYMENT

2.9%

Unemployment Rate



79% White Collar



10% Blue Collar



11% Services

## INCOME



\$87,170

Median Household Income



\$43,804

Per Capita Income



\$178,560

Median Net Worth



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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.

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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
Robert Springer/Hani Shafi	627720/714678	bob@cipaustin.com / hani@cipaustin.com	(512) 682-1001/ (512) 682-1012
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date