

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

AVAILABLE
3,000 SF



COMMERCIAL
INDUSTRIAL
PROPERTIES

Bob Springer, CCIM
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Hani Shafi
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3737 Executive Center Dr., Suite 255
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SUMMARY

Available: OFFICE CONDO

Anderson Mill & Volente Rd | Austin, Texas

DESCRIPTION:	<ul style="list-style-type: none">• Professional Office Park Condominium• Lighted intersection of Anderson Mill and Volente Rd• Near Lakeline Mall and Cedar Park High School• Turn Key Process<ul style="list-style-type: none">• Design• Build• Financing
SALE PRICE:	\$1,020,000
CONDO DUES:	\$2.75/sf
RENTAL RATE:	\$22/sf + \$6.50 NNN
BUILDING SIZE:	3,000 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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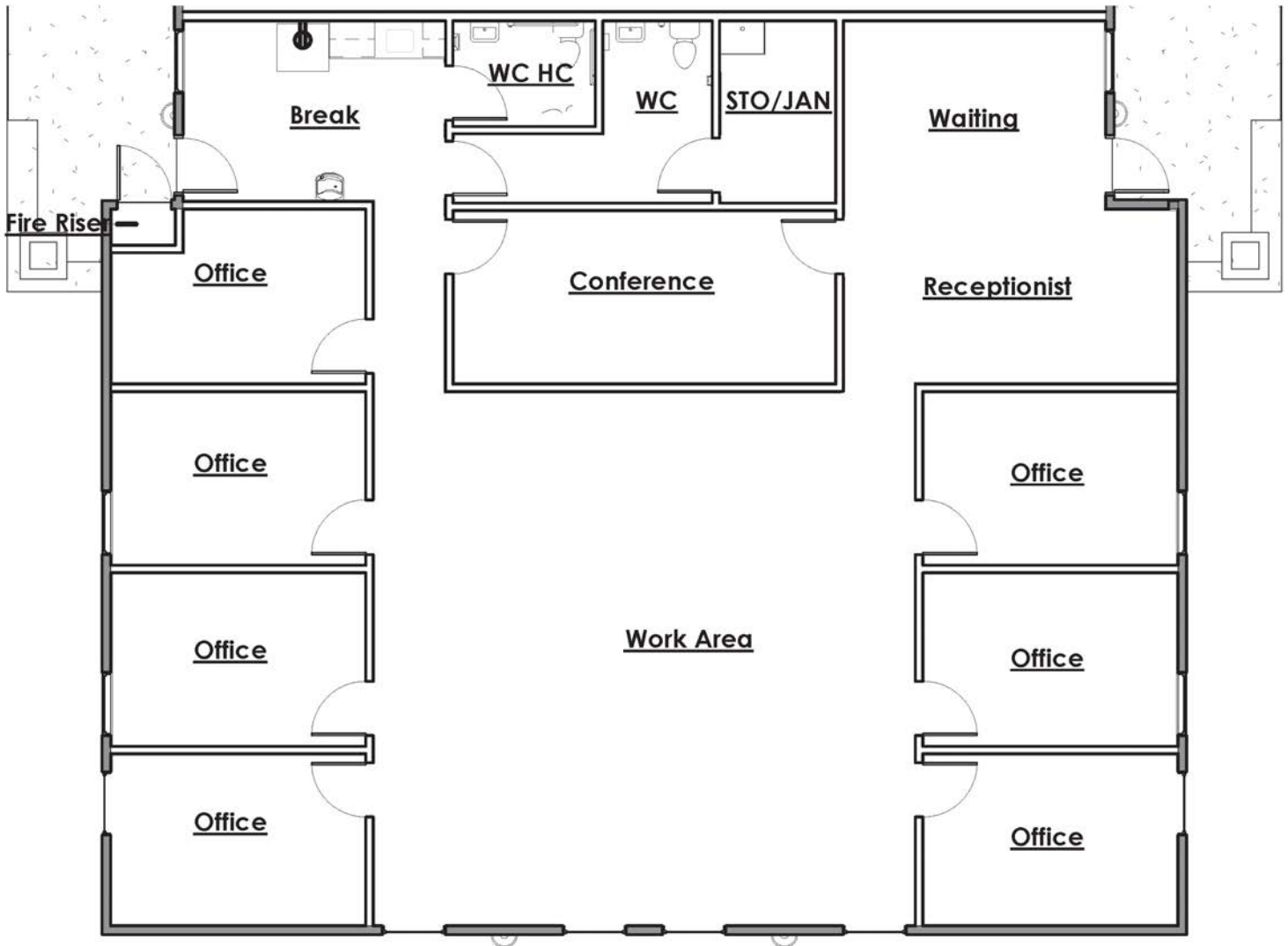
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FLOORPLAN

Available: OFFICE CONDO

Anderson Mill & Volente Rd | Austin, Texas

3,000 SF



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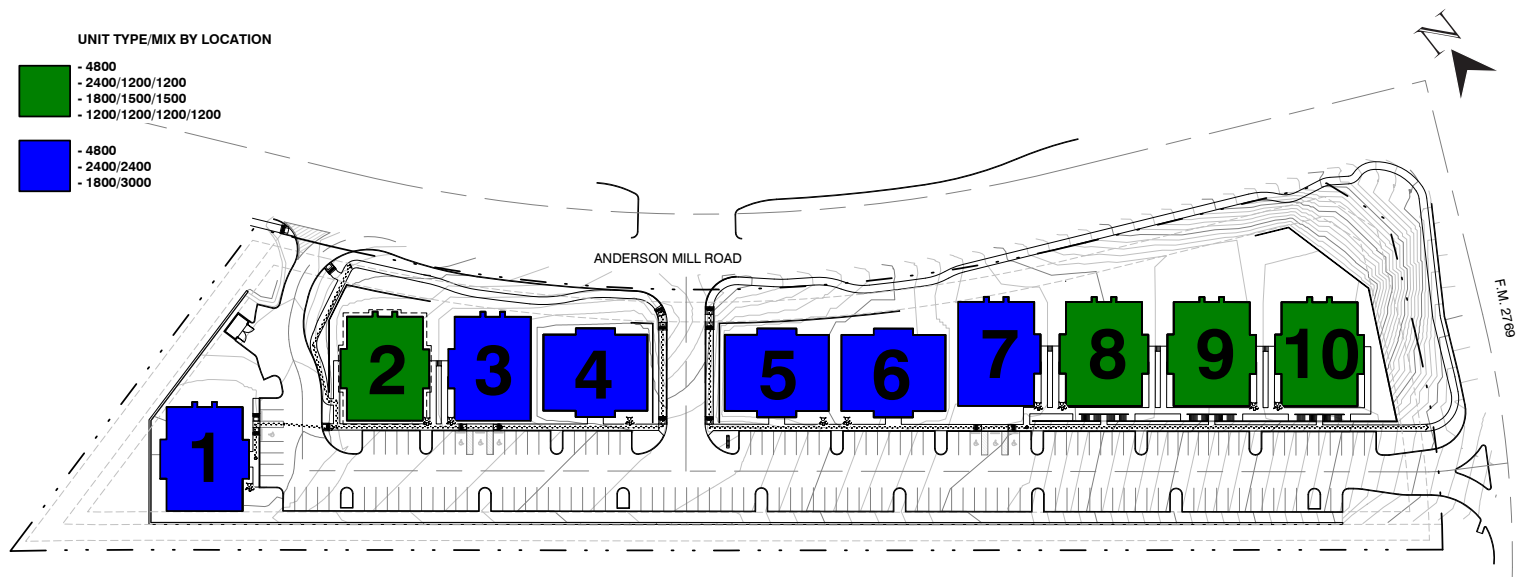
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SITE PLAN

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Anderson Mill & Volente Rd | Austin, Texas



3,000 SF suites only available in buildings 1, 3, 5, 6, and 7.

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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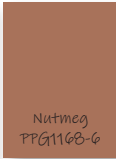
FINISH OUT OPTIONS

Available: OFFICE CONDO
Anderson Mill & Volente Rd | Austin, Texas
















MATERIAL & COLOR SCHEME SELECTION

- Paint selection
- Flooring selection
- Upgrade options






INTERIORS

EARTH TONE	 Moondance PPG1043-2	 Intuitive PPG1022-2	 Sandy Pail PPG1104-4	 Nutmeg PPG1168-6
COSMO	 Comm. White PPG1025-1	 Aria PPG1001-2	 Silver Charm PPG1013-4	 Onyx PPG1011-7
NATURAL LIGHT	 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

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



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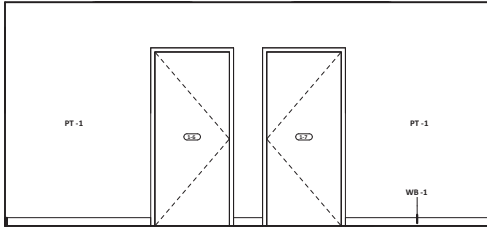
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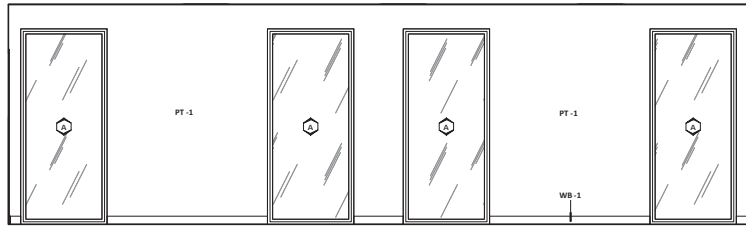
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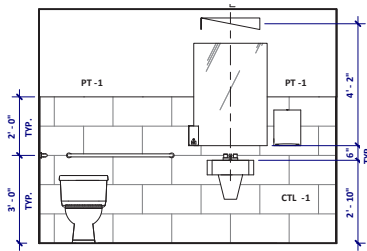
Elevation Samples



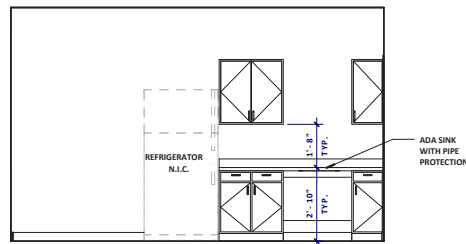
2 IE - 1-5 - North Wall
3/8" = 1' - 0"



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

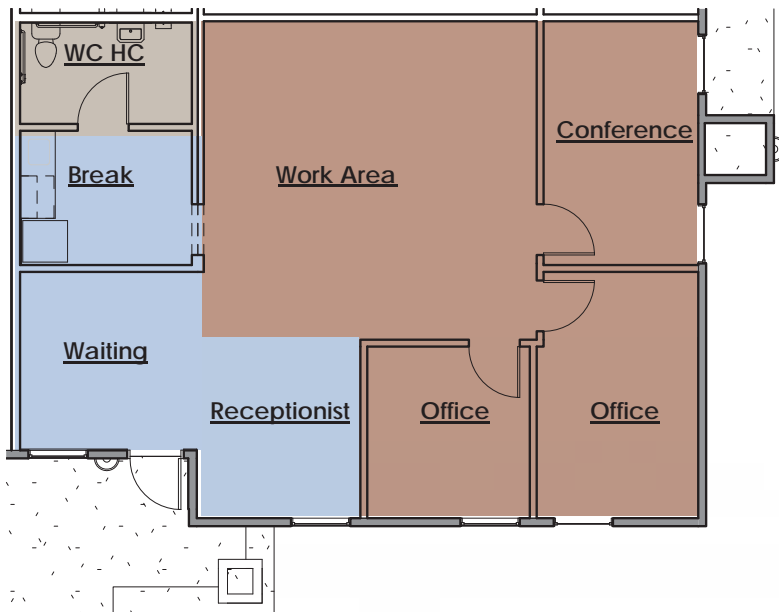


6 IE - 2-9 - North Wall
3/8" = 1' - 0"



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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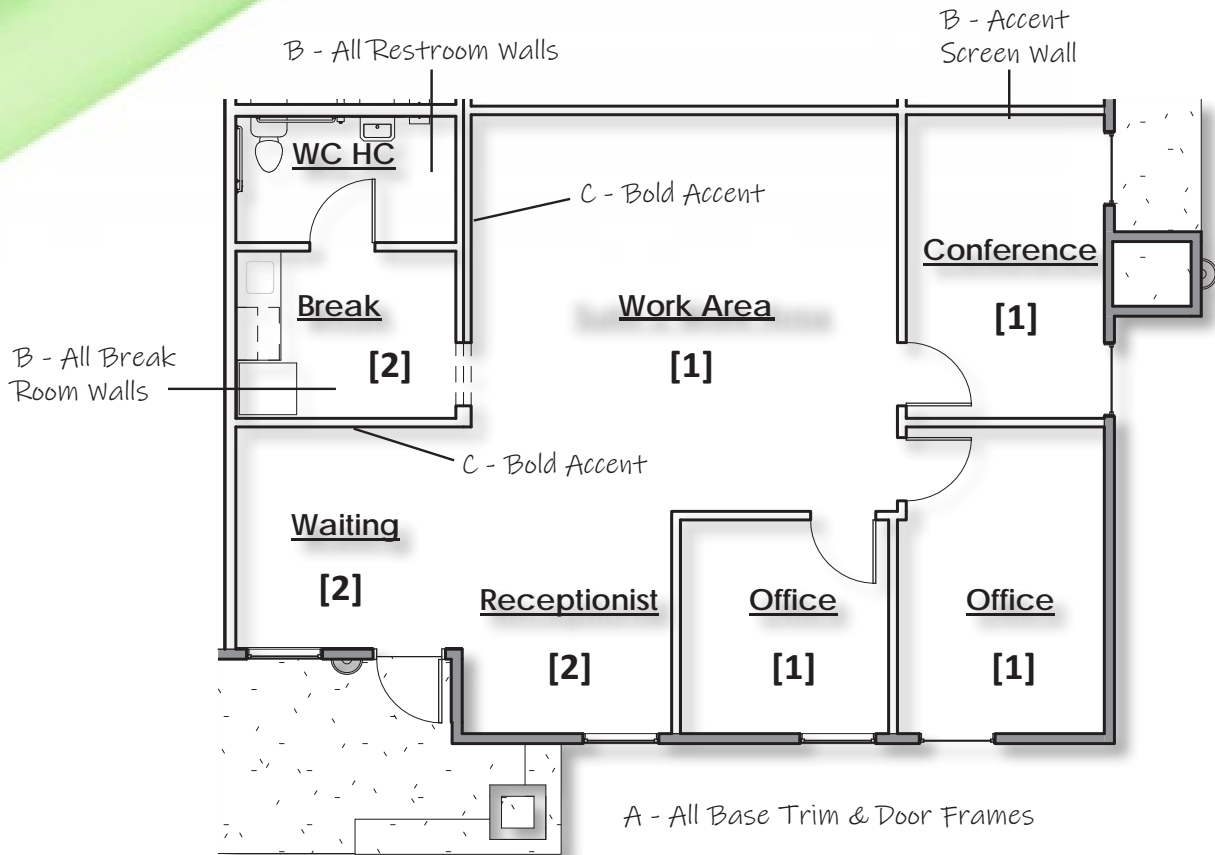
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FINISH OUT OPTIONS

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Wall Color Layout & Floor Selection



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



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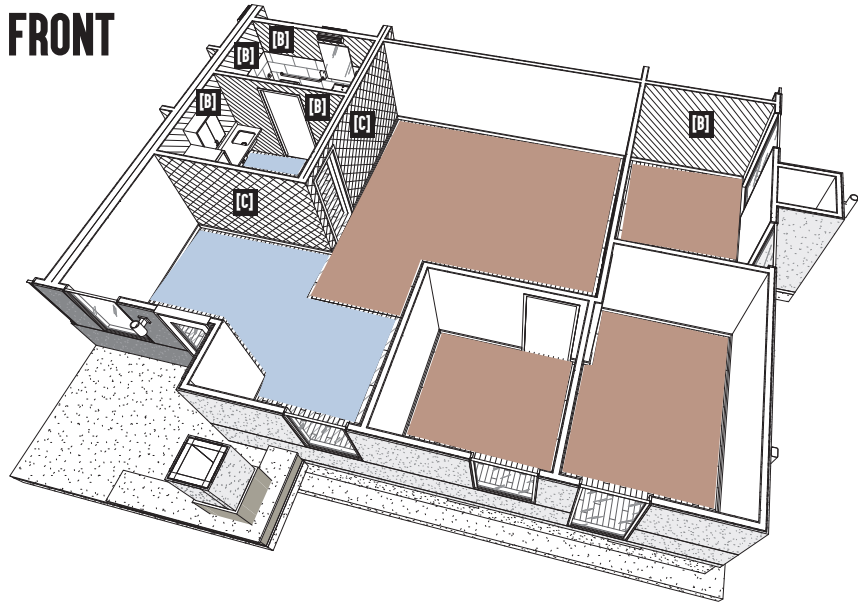
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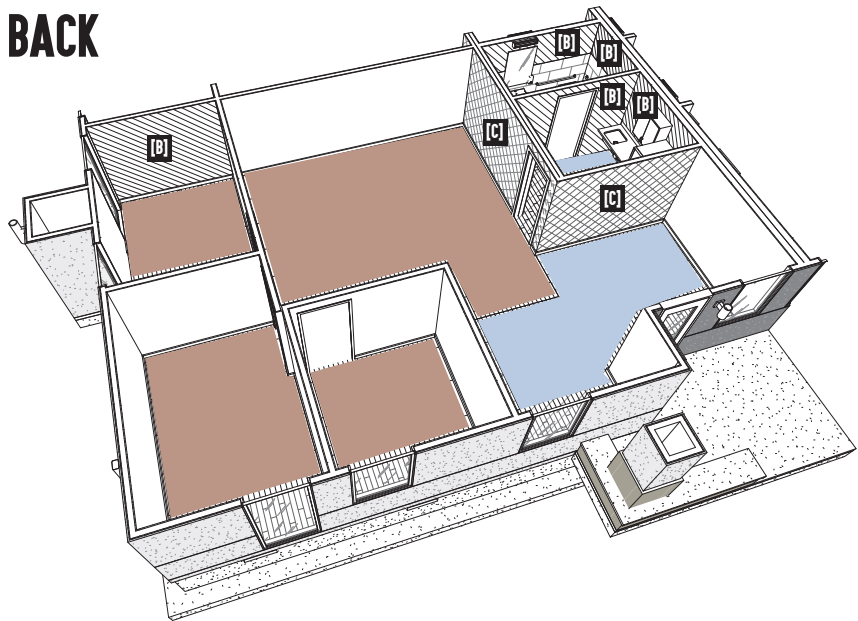
FRONT



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

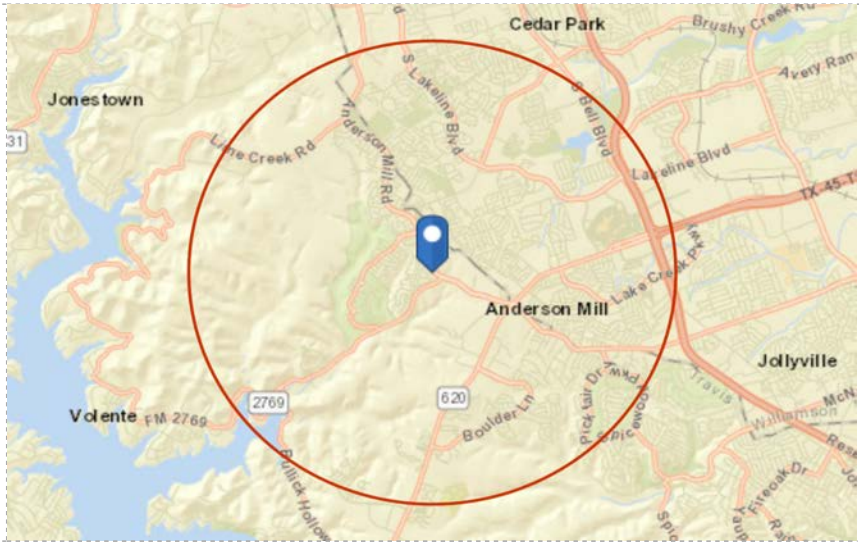
Anderson Mill & Volente Rd | Austin, Texas

DEMOGRAPHIC SUMMARY

12701 -12971 Anderson Mill Rd



Ring of 3 miles



KEY FACTS

68,375

Population



25,291

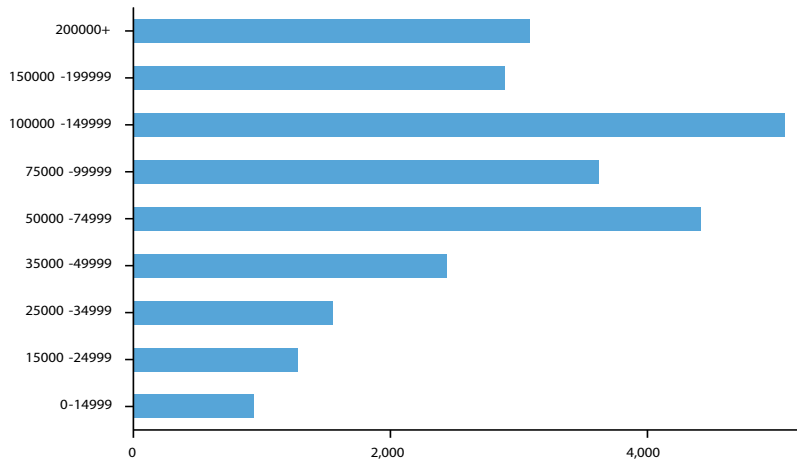
Households

36.3

Median Age

\$70,356

Median Disposable Income



HOUSEHOLD INCOME

EDUCATION

3%

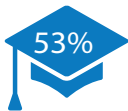
No High School Diploma



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.

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
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