

OUTSIDE IN STYLE
9900 N FM 620 | Austin, TX 78726

**BUILDINGS AND
LAND FOR SALE**



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Bob Springer, CCIM

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SUMMARY

58,850± SF Commercial Buildings on 31.5 AC

9900 N FM 620 | Austin, Texas

- Property:** The Outside in Style property (land and buildings) at 9900 N Ranch Road 620 is for sale. It's located on the busy highway in Northwest Austin. It is comprised of 7 buildings on 31.494± acres. It has over 400 feet of RR 620 frontage with acres of outdoor display/yard area. The ±58,850 building square footage includes offices, open showroom/display area, storage and warehouse, and a 4,800± sf single family dwelling.
- Area Information:** Northwest Austin has experience significant growth with new retail establishments and multifamily residential development. The adjacent property was recently acquired by the City of Austin for a new police station to service the residents and businesses that have moved to the area.
- Location:** Located on the West side of Ranch Road 620, the property has quick access to US Hwy 183 and FM 2222 which lead into Central Austin.
- Zoning:** The property currently is within Austin's 2 mile ETJ.
- Frontage:** The property has approximately 400 feet of frontage on Ranch Road 620.
- Utilities:** Water and Wastewater: Service Extension Request with City of Austin should you need more than current well and septic system.
Electric: Perdarnales Electric Cooperative (PEC)



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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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SUMMARY

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Buildings:

- 1. Front Showroom/office:** +/- 6,000 sf, 100% central a/c
+/-4000 sf showroom- showroom, breakroom, bathroom, pier and beam
+/-1000 sf office – 100% office, on slab
+/- 700 sf customer pick up area - on slab, 8x8 grade level door
- 2. Main showroom /office:** +/- 7500 sf, metal building on slab, 100% central a/c, clear span, 16'-23'tall
+/- 7280 sf air conditioned showroom
+/- 220 sf office and bathroom
- 3. Warehouse:** +/-10,000sf (100'x60'), wood frame, metal roof and siding, slab and dirt floor, 10' to 16' high
- 4. Warehouse:** +/-14,400 sf (180'x80') wood frame, metal roof and siding, dirt floor, 10' to 17' high, sky lights only.
- 5. Warehouse:** +/- 20,000 sf (200'x100') metal building, on slab, 23'-28' tall, clear span, 2 – 12x14 overhead doors at grade, 1 – 12x14- overhead door opening to concrete semi-dock loading platform, skylight and metal halide lighting
- 6. Gazebo office:** - +/-950 sf, wood frame building on slab, window a/c
- 7. Single family dwelling:** +/- 4800 sf, split level, 4 bedroom 4 bath, built 1984 (Building sizes are estimates from aerial measurements)

Asking Price:

Contact Broker for Details

For More Information Contact:

Bob Springer, Principal

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Mark Milstead, Senior Vice President

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8.29.2019



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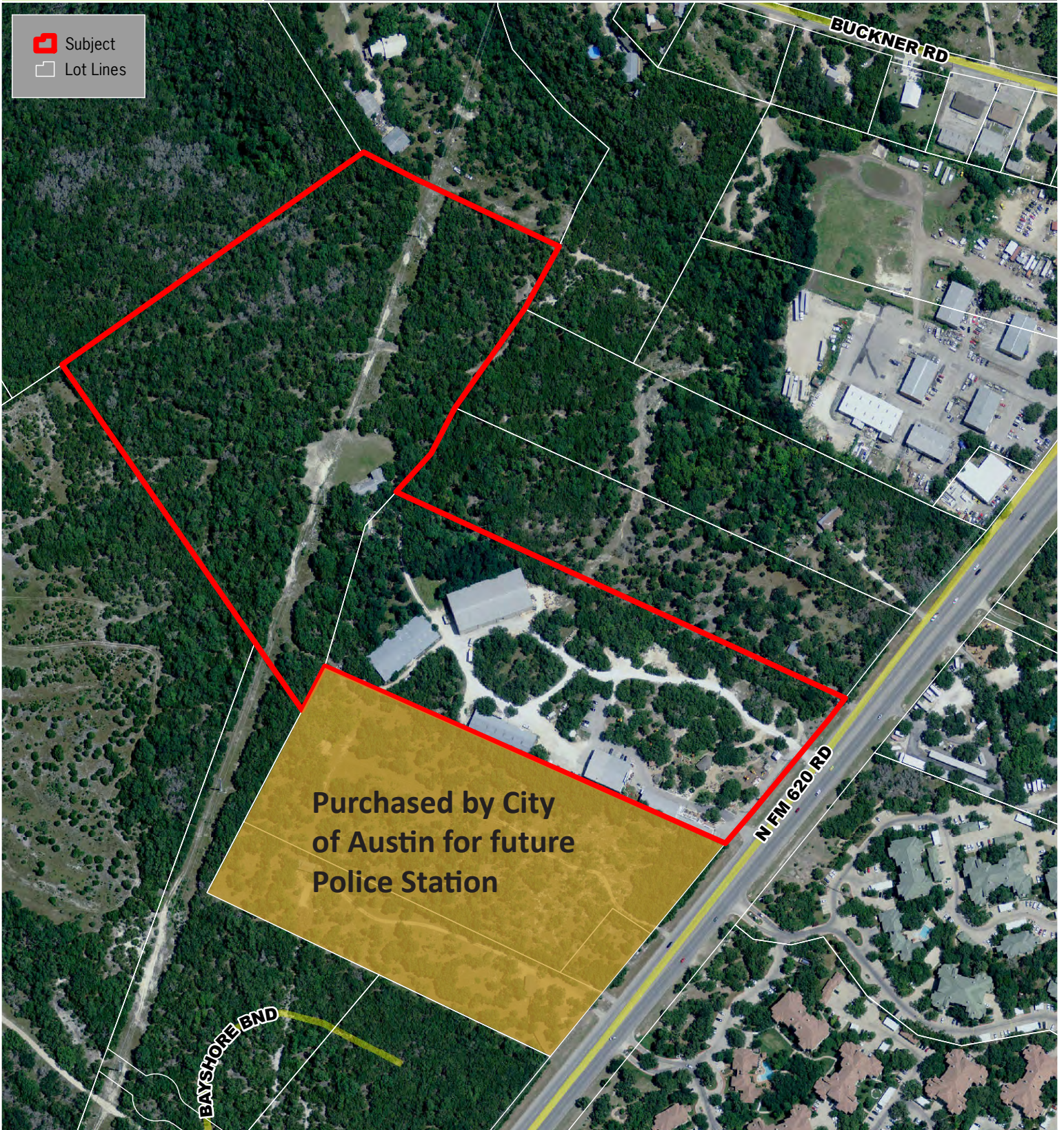
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CLOSE AERIAL MAP

58,850± SF Commercial Buildings on 31.5 AC
9900 N FM 620 | Austin, Texas

-  Subject
-  Lot Lines



**Purchased by City
of Austin for future
Police Station**



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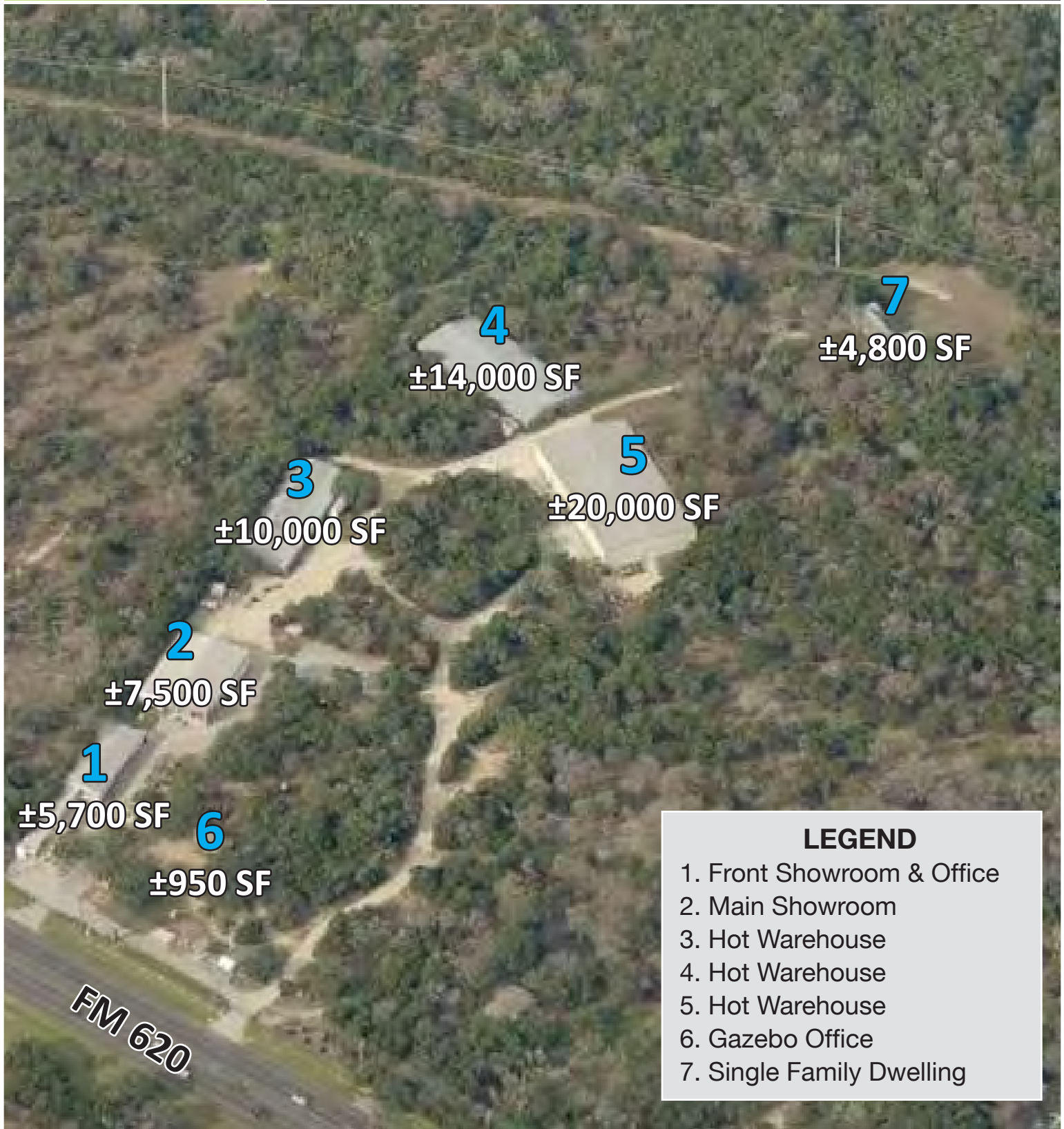
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BUILDING LAYOUT

58,850± SF Commercial Buildings on 31.5 AC
9900 N FM 620 | Austin, Texas



LEGEND

1. Front Showroom & Office
2. Main Showroom
3. Hot Warehouse
4. Hot Warehouse
5. Hot Warehouse
6. Gazebo Office
7. Single Family Dwelling



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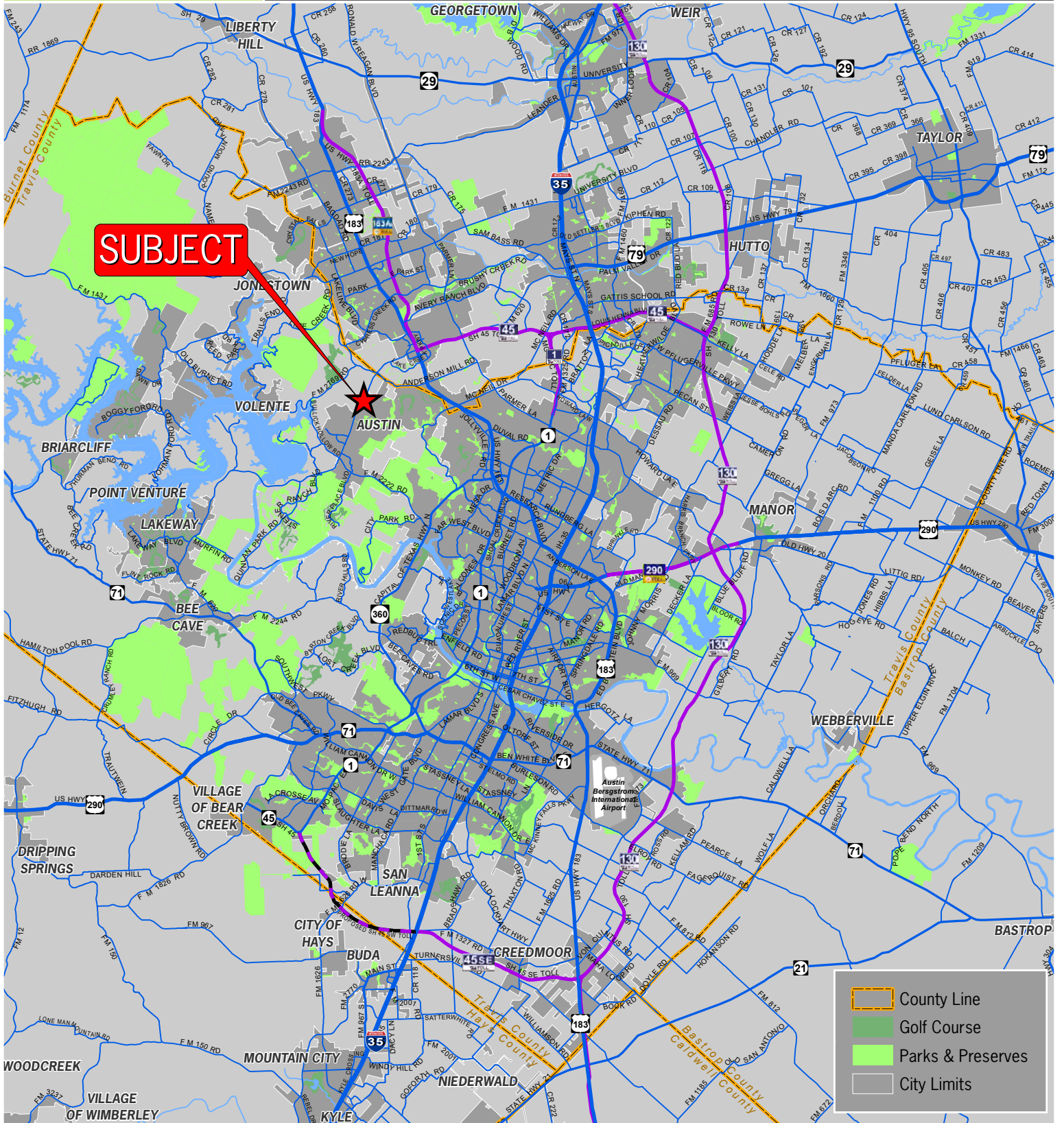
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AUSTIN METRO MAP

58,850± SF Commercial Buildings on 31.5 AC
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-  County Line
-  Golf Course
-  Parks & Preserves
-  City Limits



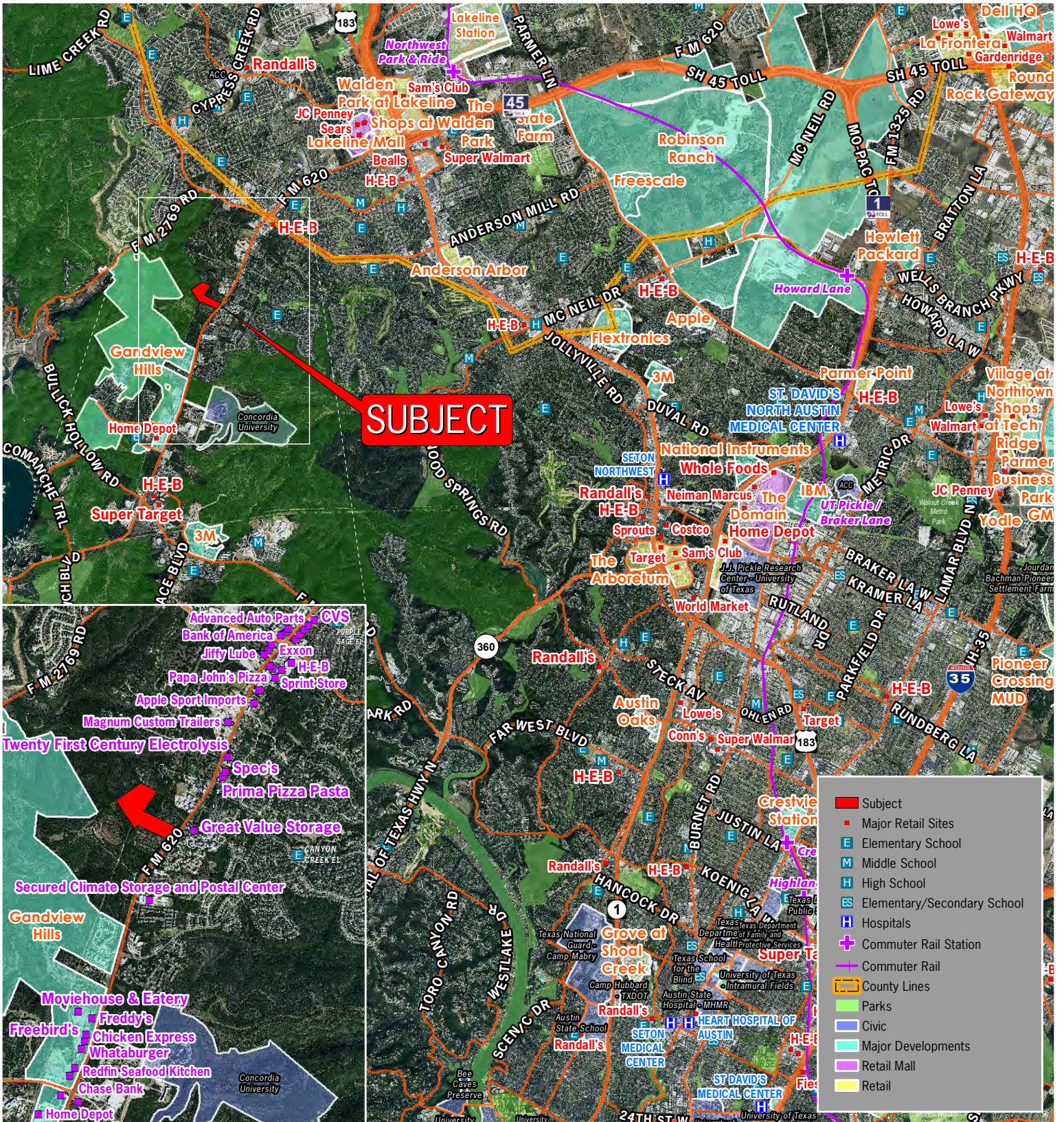
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REGIONAL AERIAL MAP

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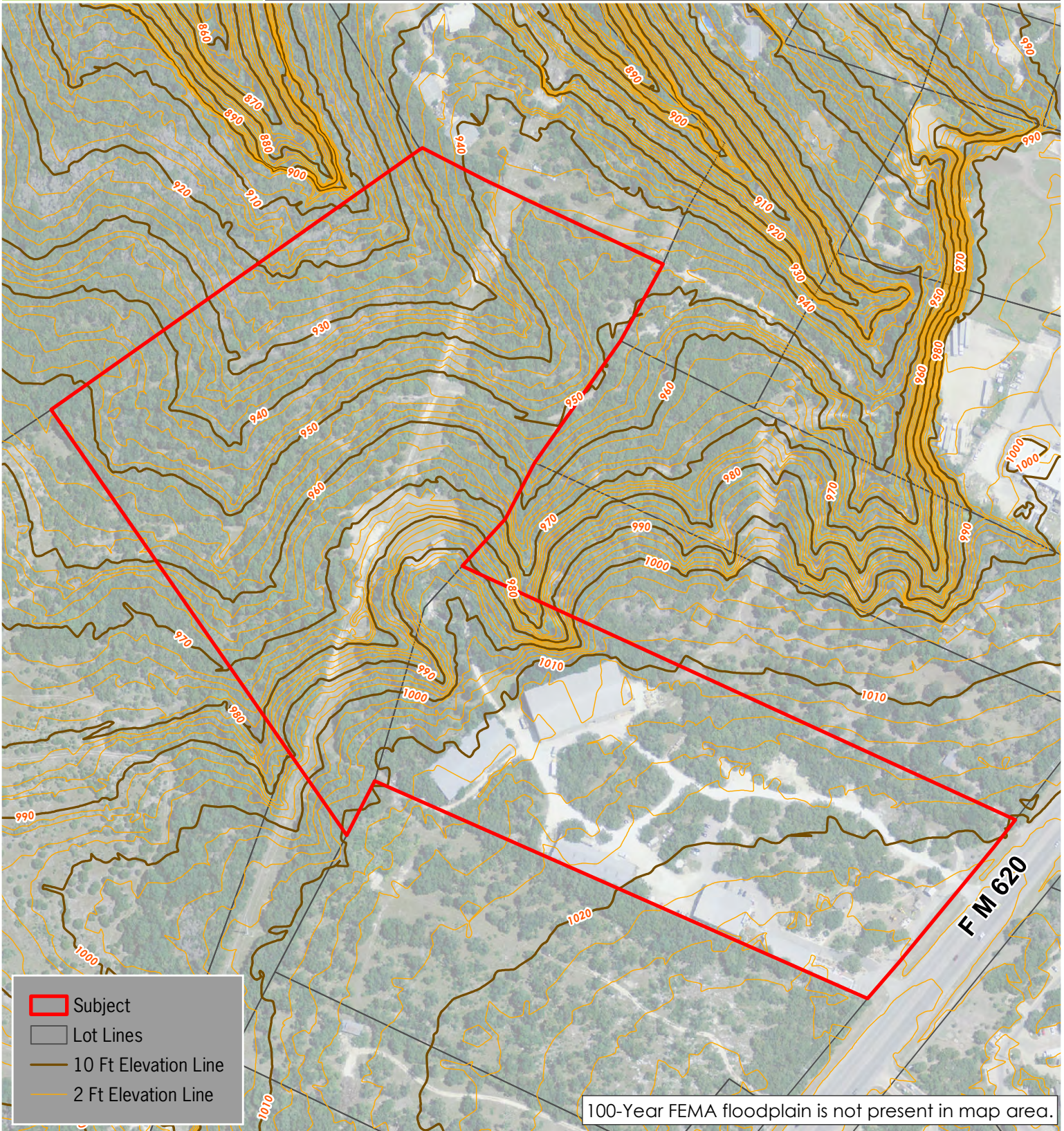
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TOPO & FEMA MAP

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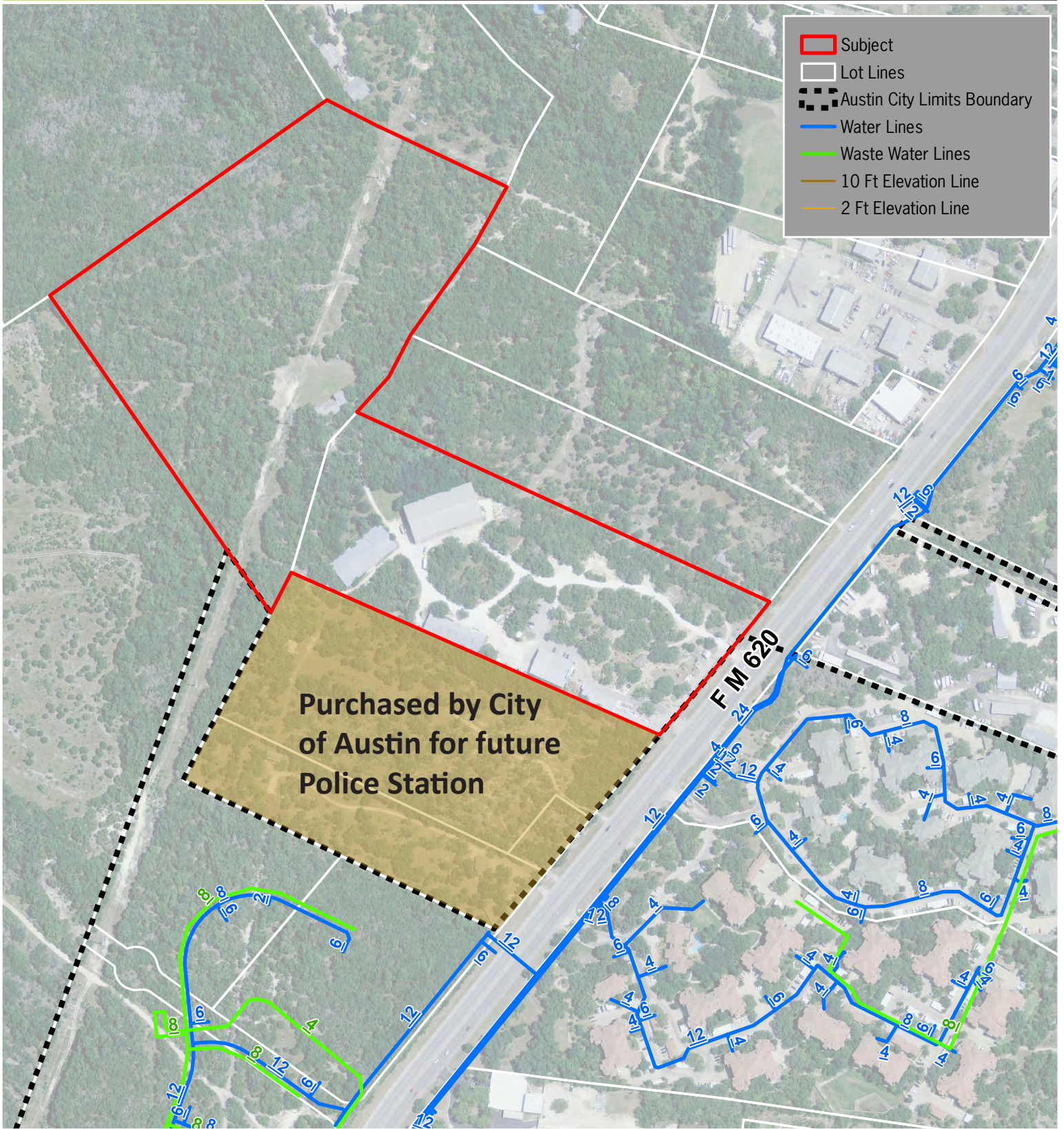
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W-WW MAP

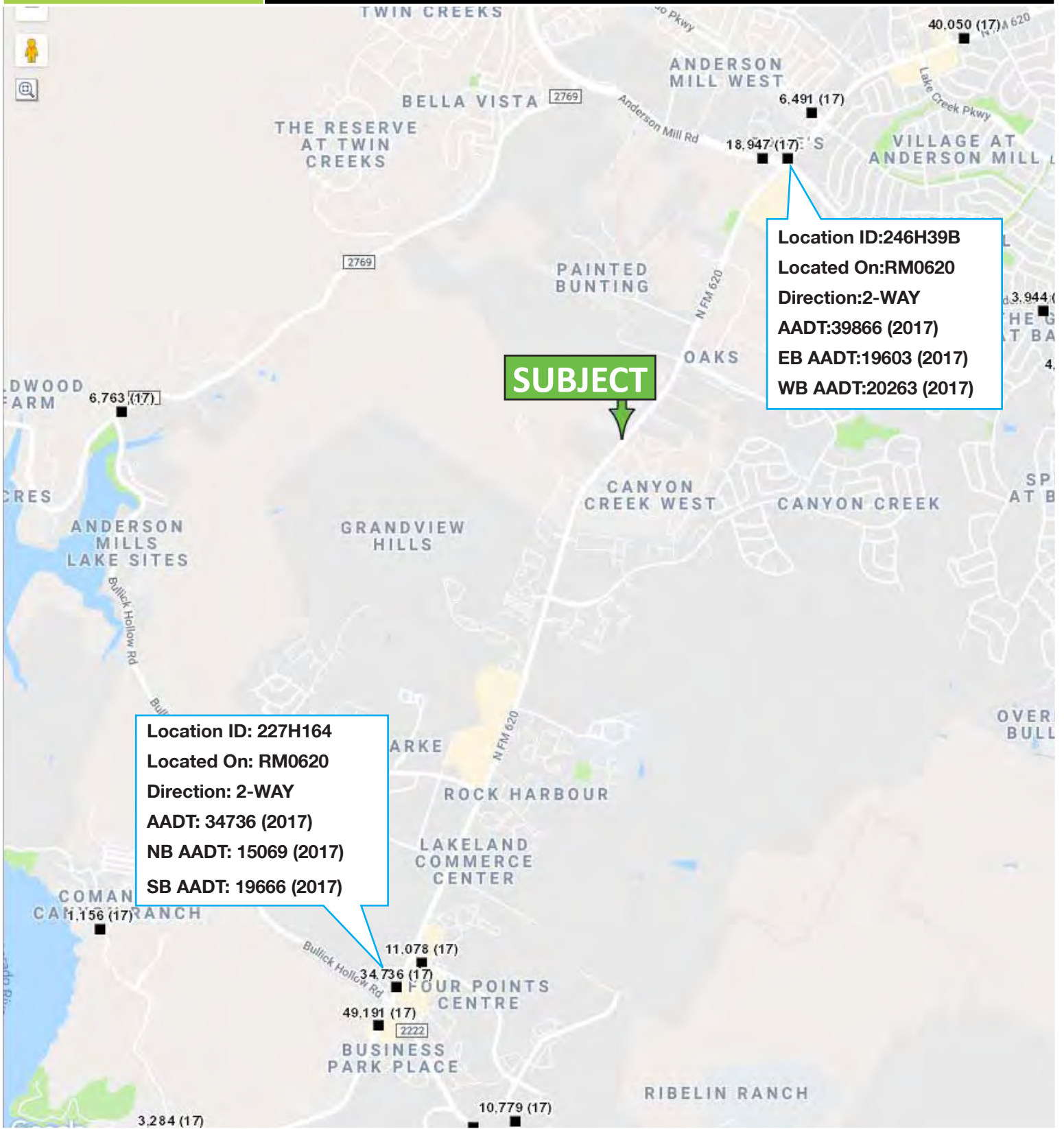
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9900 N FM 620 | Austin, Texas



**2017 TXDOT
TRAFFIC COUNT
MAP**

58,850± SF Commercial Buildings on 31.5 AC
9900 N FM 620 | Austin, Texas



Location ID:246H39B
Located On:RM0620
Direction:2-WAY
AADT:39866 (2017)
EB AADT:19603 (2017)
WB AADT:20263 (2017)

Location ID: 227H164
Located On: RM0620
Direction: 2-WAY
AADT: 34736 (2017)
NB AADT: 15069 (2017)
SB AADT: 19666 (2017)



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WHY AUSTIN?

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- Austin is ranked America's #1 Fastest Growing City.
- Austin is the 11th largest city in the U.S. with a metropolitan population of over 2 Million.
- The Austin Economy is ranked #1 in the country since 2000, and employment in the Austin area has expanded 52.3% - over 15 percentage points more than Dallas-Ft. Worth or Houston.
- Austin ABIA Airport is ranked the #1 High Tech Airport.
- Austin is ranked the #1 Greatest Music City in America and is the "Live Music Capital of the World" with over 250 live music venues.
- Austin's total visitors exceed 24.1 Million and contribute over \$7 Billion in spending per year.
- Austin is ranked the #1 city for tech businesses.
- Austin is ranked as "Top Meeting Destination in the U.S." by the Convention Meeting Association.
- Austin averages 300 days per year of sunshine and has an average annual temperature of 70 degrees.
- Austin is ranked the #1 city for film making in North America and ranked best city to live and make movies.
- Texas is a Non Income Taxing state and Austin has an 8.25% Sales Tax and just a 15% Hotel Occupancy Tax.
- The Austin area is a growth corridor that is expanding more rapidly than any other in the nation and the area is home to 3 of the nation's 10 fastest growing counties.



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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/William Mark Milstead	627720/453839	bob@cipaustin.com / mark@cipaustin.com	(512) 682-1001/ (512) 682-1018
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date