



11000 MIDDLE FISKVILLE ROAD

11000 MIDDLE FISKVILLE ROAD, AUSTIN, TX 78753

Features

- Austin Pickle Ranch Now Open - 16 indoor courts and 8 outdoor volleyball courts
- 10+ acres of outdoor space in planning stages
- On-site food and beverage operator coming soon
- Great visibility from I-35 with building signage and pylon signage available
- Low operating expenses

FOR LEASE

Traffic Counts

IH 35 189,963 VPD

Demographics

YEAR: 2024

1 MILE

3 MILE

5 MILE

Total Population	15,229	131,444	323,594
Total Households	5,506	54,318	141,668
Avg HH Income	\$95,248	\$93,875	\$113,066
Daytime Population	15,028	148,810	370,083

David Ruwwe
Associate
512.482.6104
druwwe@weitzmangroup.com

James Van Trease
Associate
512.482.6106
jvantrease@weitzmangroup.com

Nick Naumann
Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

Area Retailers & Businesses



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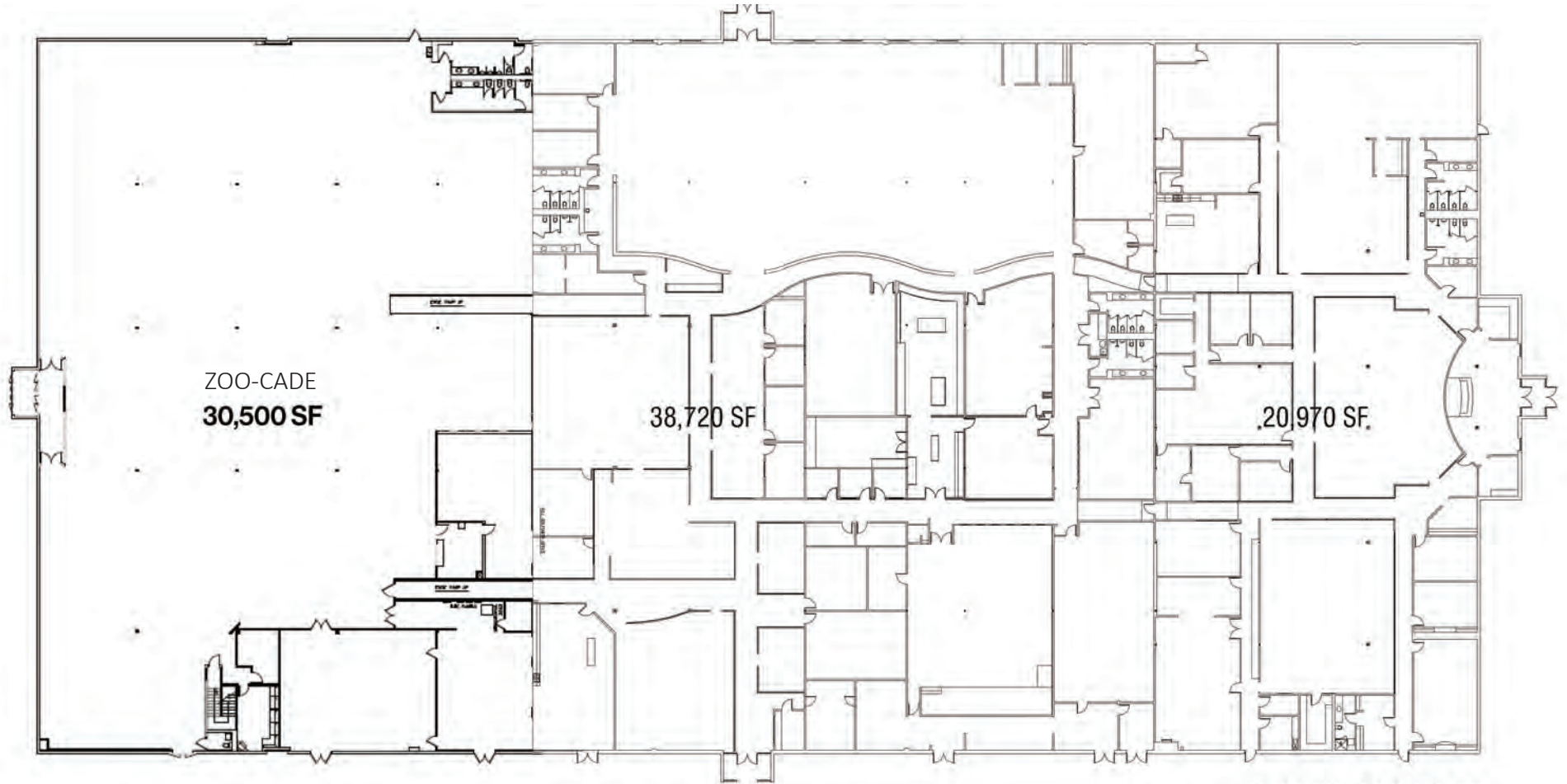
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BUILDING A

93,390 SF

DIVISIBLE TO 20,970 SF



GROUND FLOOR PLAN



MEZZANINE FLOOR
(Mechanical/Aircon Rooms)

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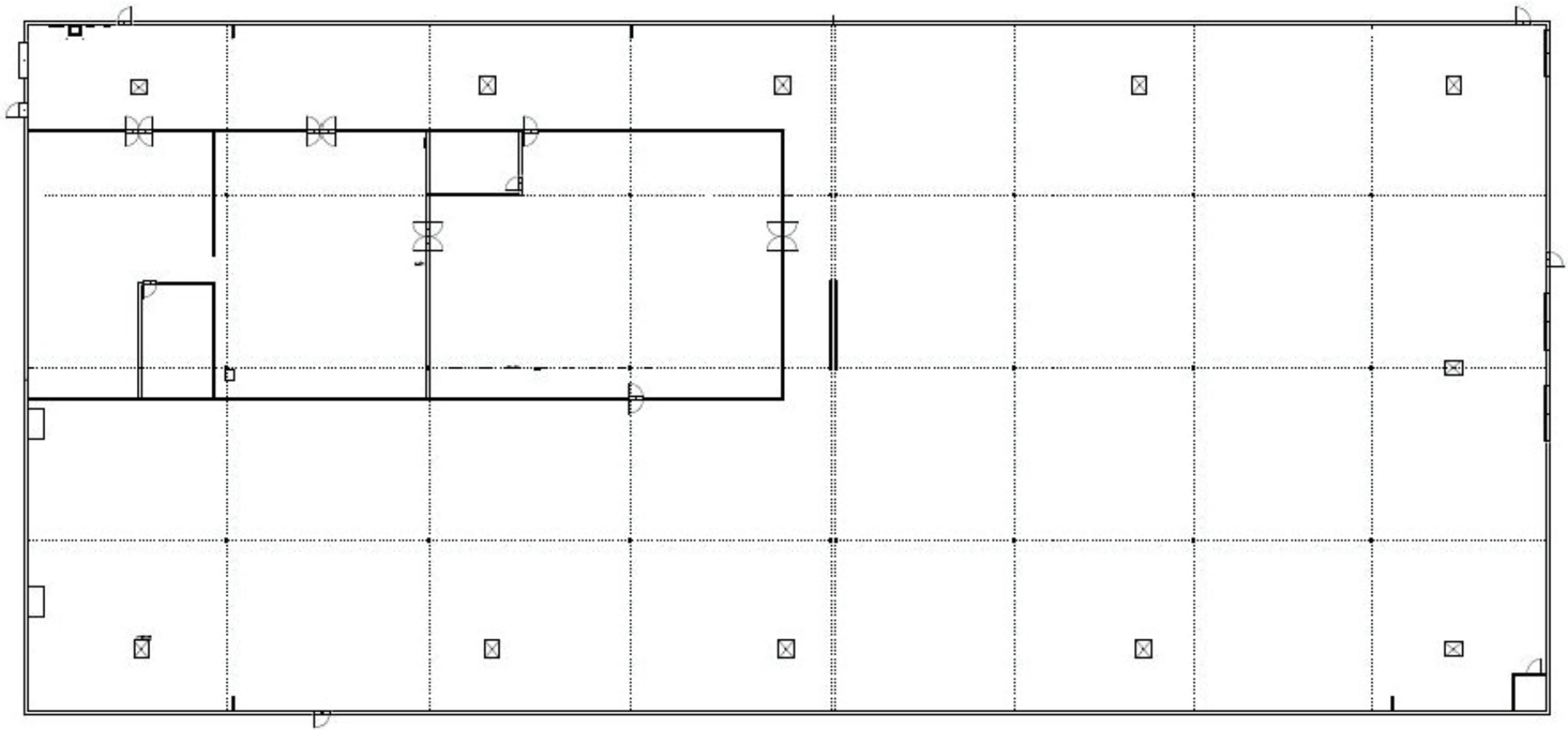
BUILDING C

49,500 SF

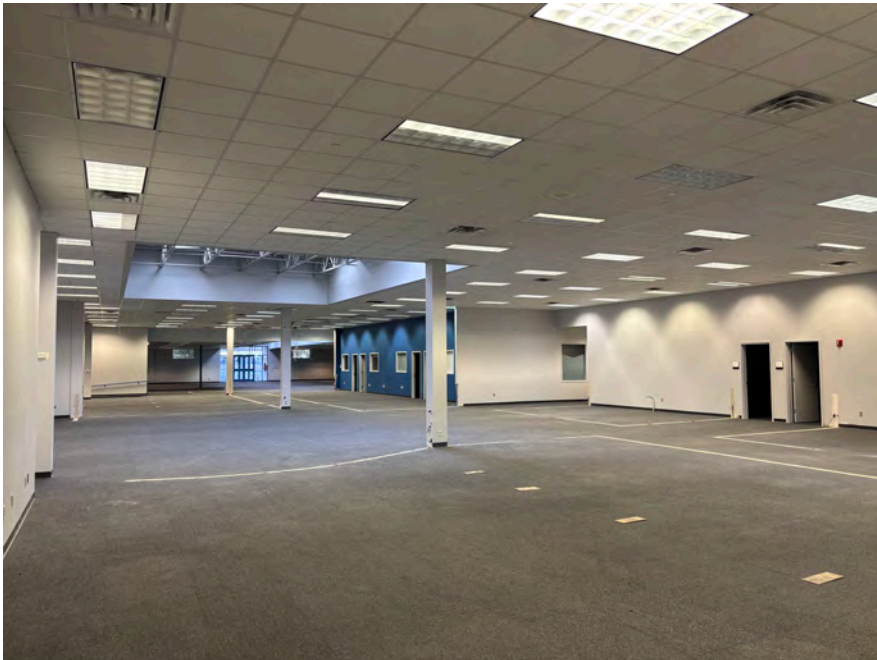
2 DOCK-HIGH DOORS

MINIMAL OFFICE
REMAINDER HOT WAREHOUSE

FLEXIBLE TERM



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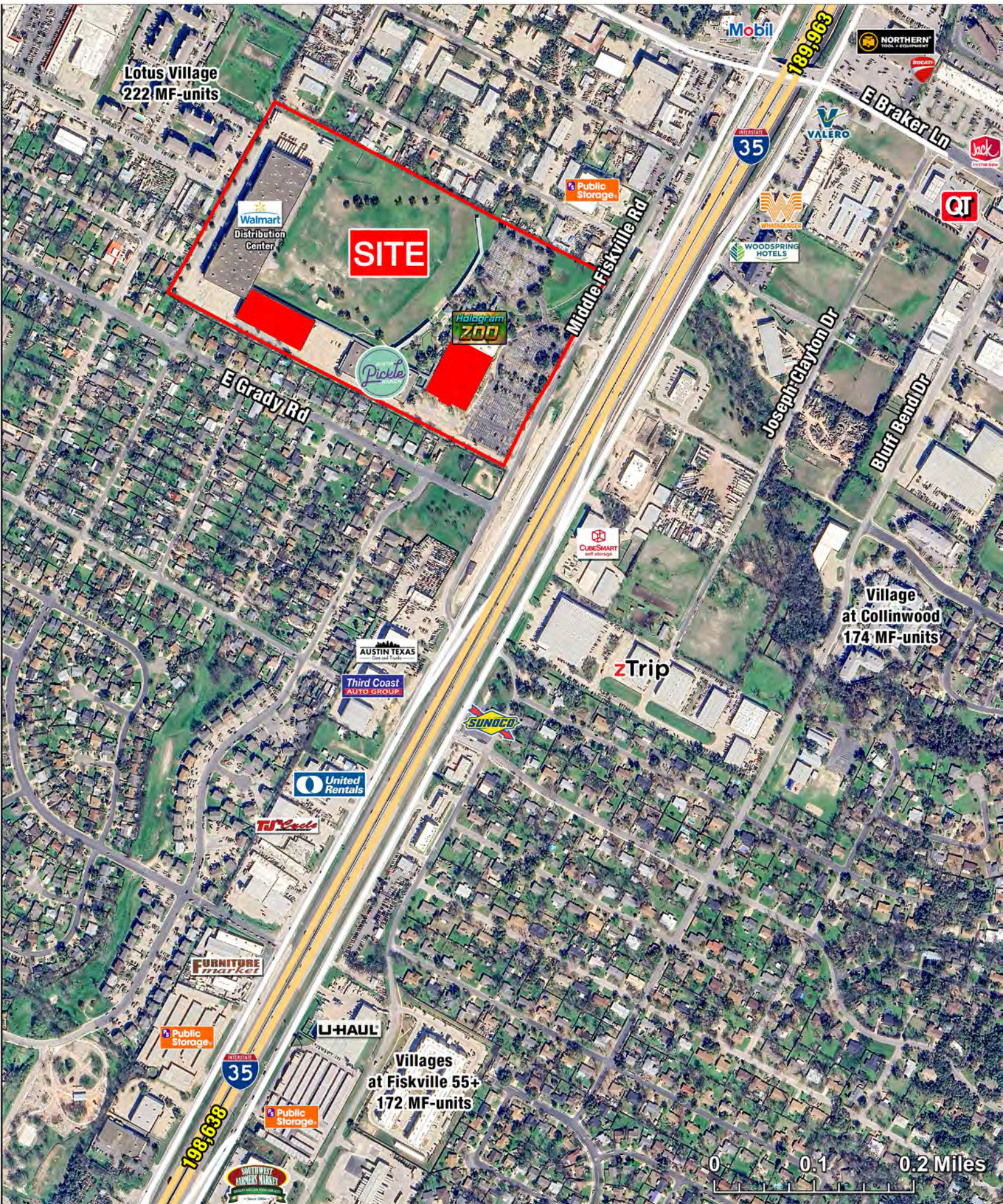
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Lotus Village
222 MF-units

Walmart
Distribution Center

SITE

Hologram
ZOO

Pickle
PADDLE

E Grady Rd

Middle Fiskville Rd

Joseph Clayton Dr

Bluff Bend Dr

Village
at Collinwood
174 MF-units

AUSTIN TEXAS
Cars and Trucks

Third Coast
AUTO GROUP

zTrip

United Rentals

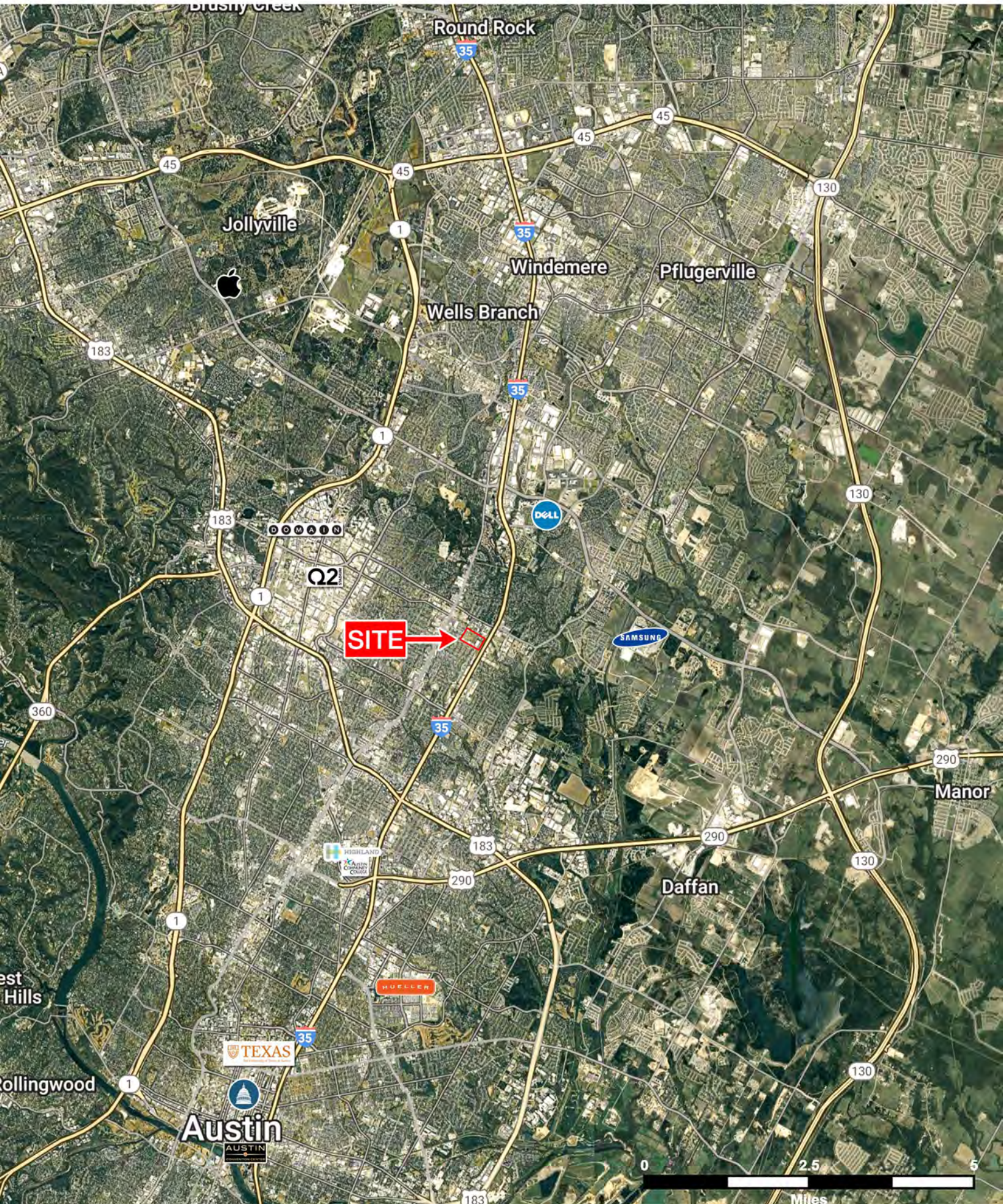
TJ Maxx

FURNITURE
MARKET

U-HAUL

Villages
at Fiskville 55+
172 MF-units

SOUTHWEST
FARMERS MARKET



SITE →

DOMAIN

Q2

HIGHLAND
COMMUNITY CENTER

MUELLER

TEXAS

Austin

AUSTIN



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.



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 on 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:

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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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Nicholas Naumann

Licensed Supervisor of Sales Agent/ Associate

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-6118

Phone

David Ruwwe

Sales Agent/Associate's Name

726027

License No.

druwwe@weitzmangroup.com

Email

512-482-6104

Phone

Buyer/Tenant/Seller/Landlord Initials

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Email

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Phone

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Sales Agent/Associate's Name

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Email

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Email

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Phone

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