

# Hey Burl

Industrial Mixed Use Business Park

WEST TEXAS MEETS ATX

ON BURLESON ROAD

## Standalone Industrial Buildings for Sale

11 lots · 5,000–10,000+ SF · Opportunity Zone

Turnkey Delivery

8010 **Burleson Road**, Austin, Texas 78744

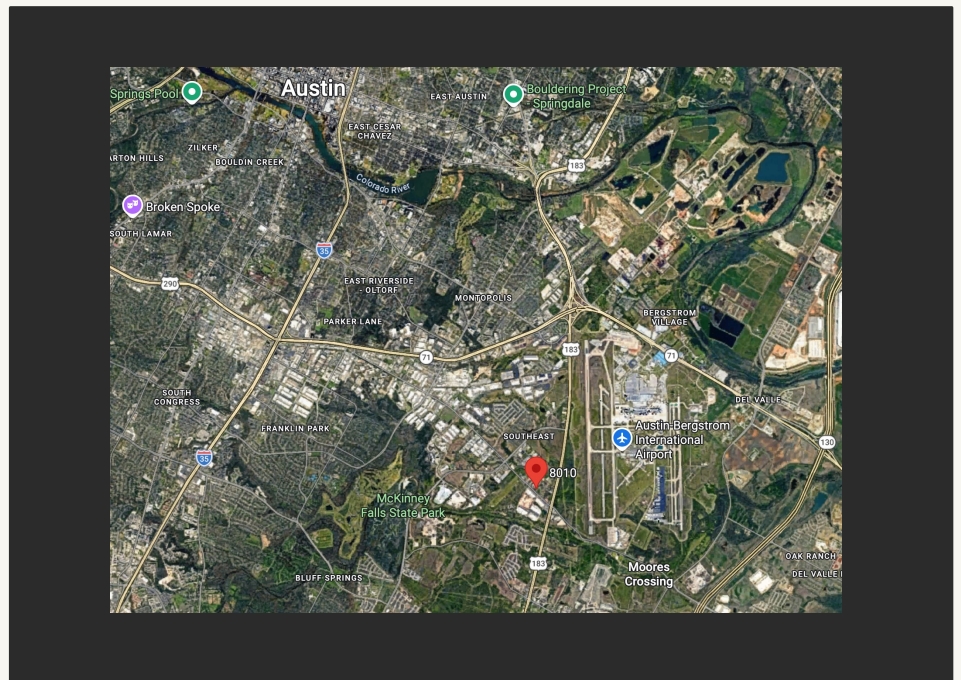
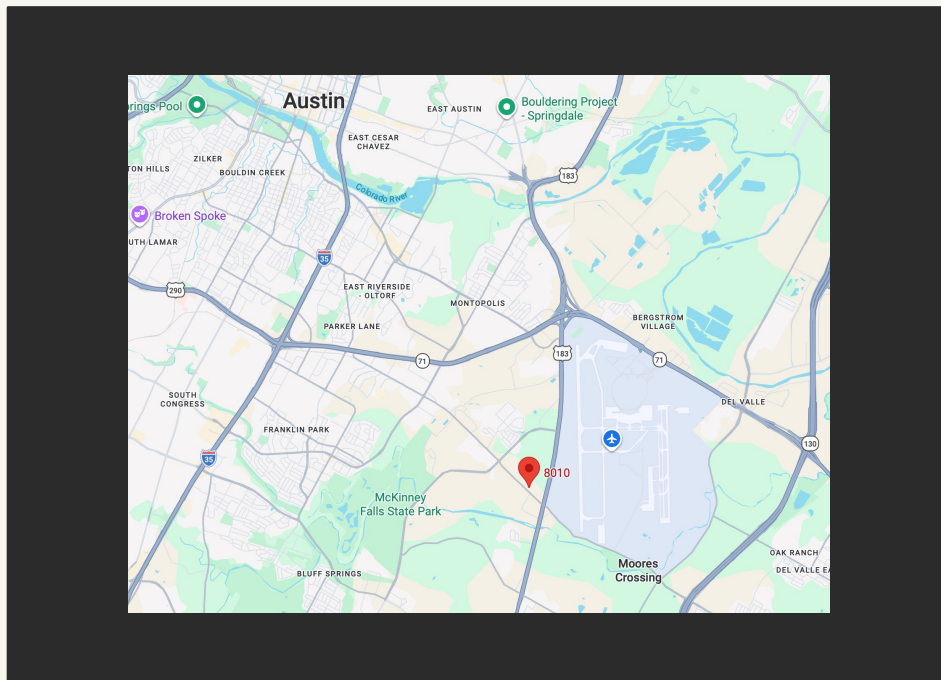
512.415.5475 · [jesse@raineyventures.com](mailto:jesse@raineyventures.com)

Jesse Lunsford, Broker/Owner



# Location

Seven Minutes West of the Airport, 16 Minutes to Downtown



# Building & Lot Data

LOT TABLE

| Lot          | Area (SF)      |
|--------------|----------------|
| 1            | 53,540         |
| 2            | 53,709         |
| 3            | 69,194         |
| 4            | 62,804         |
| 5            | 53,719         |
| 6            | 53,713         |
| 7            | 54,034         |
| 8            | 53,701         |
| 9            | 52,352         |
| 10           | 52,405         |
| 11           | 56,982         |
| <b>Total</b> | <b>616,153</b> |

BUILDING TABLE

| Bldg         | Level 1        | Level 2       | Total SF       | Exterior/Bonus | Use                                     |
|--------------|----------------|---------------|----------------|----------------|---|
| 1            | 2,500          | 2,500         | 5,000          | 2,500          | Restaurant (General)                    |
| 2            | 15,000         | 5,200         | 20,200         | —              | Business Office / Ltd Warehouse & Dist. |
| 3A           | 5,000          | 1,500         | 6,500          | —              | Business Office / Ltd Warehouse & Dist. |
| 3B           | 9,800          | 2,900         | 12,700         | —              | Business Office / Ltd Warehouse & Dist. |
| 4A           | 4,600          | 6,000         | 10,600         | —              | Business Office / Ltd Warehouse & Dist. |
| 4B           | 4,600          | 6,000         | 10,600         | —              | Business Office / Ltd Warehouse & Dist. |
| 5            | 10,000         | —             | 10,000         | —              | Business Office / Ltd Warehouse & Dist. |
| 6            | 12,500         | —             | 12,500         | —              | Business Office / Ltd Warehouse & Dist. |
| 7            | 10,500         | —             | 10,500         | —              | Business Office / Ltd Warehouse & Dist. |
| 8            | 10,500         | —             | 10,500         | —              | Business Office / Ltd Warehouse & Dist. |
| 9            | 15,000         | 5,000         | 20,000         | —              | Business Office / Ltd Warehouse & Dist. |
| 10           | 11,700         | —             | 11,700         | —              | Business Office / Ltd Warehouse & Dist. |
| 11           | 7,800          | —             | 7,800          | 2,500          | Business Office / Ltd Warehouse & Dist. |
| <b>Total</b> | <b>119,500</b> | <b>29,100</b> | <b>148,600</b> | <b>2,500</b>   |   |

# Overview

Four office-warehouse units for sale on Burleson Road — each sitting on one acre with 10,000 SF of ground floor space.

- B5 10,000 SF
- B6 12,500 SF
- B7 10,500 SF
- B8 10,500 SF

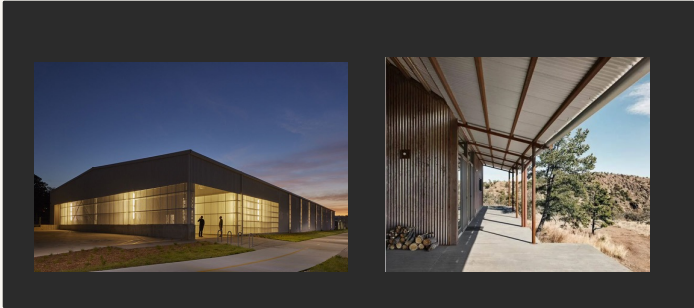
Other Features:

- Restaurant / hospitality venue planned at the front of the site
- Mezzanine optional (up to footprint) while keeping ~18' clear below
- Turnkey build out
- Pads are ready for vertical construction today.
- Opportunity Zone – Real Estate Capital Gains Tax Incentive Zone

**Site Tours / More Info**  
**Jesse Lunsford – 512-415-5475**  
**Jesse@RaineyVentures.com**

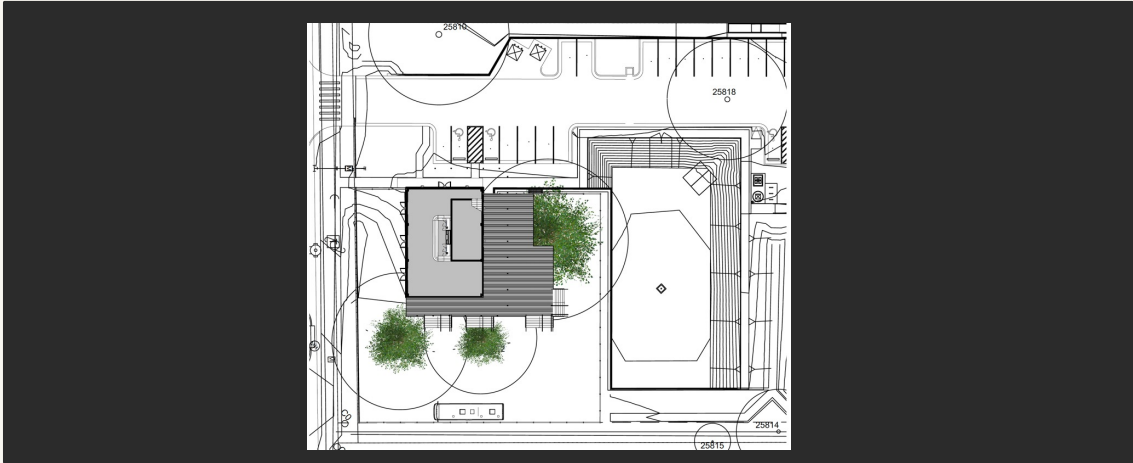


# Site Plan & Inspiration



AERIAL VIEW





LOT 1

# Building 1

**RESTAURANT (GENERAL)**

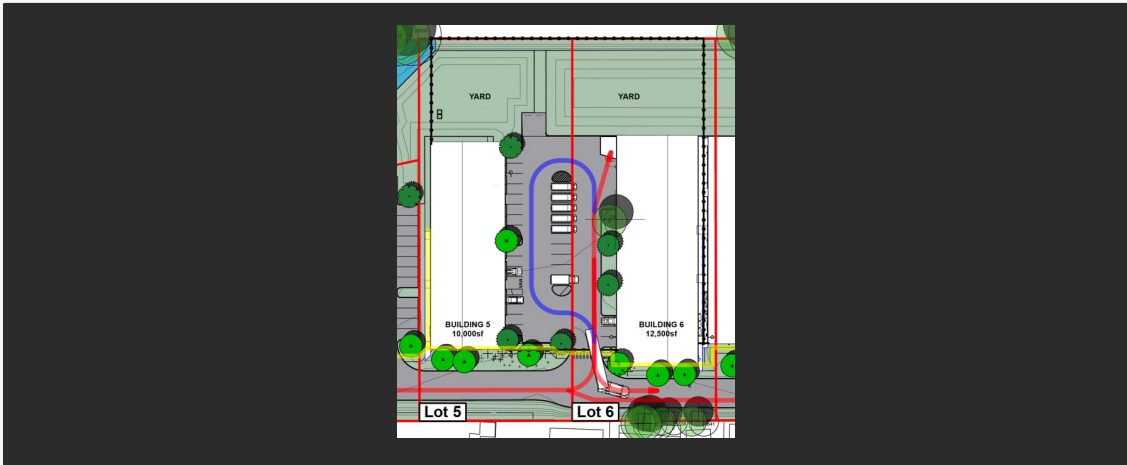
|                     |                         |
|---------------------|-------------------------|
| Lot Area            | 53,540 SF               |
| Total Building Area | 5,000 SF                |
| Level 1             | 2,500 SF                |
| Level 2             | 2,500 SF                |
| Exterior / Bonus    | 2,500 SF screened patio |
| Clear Height        | 18'-0" – 29'            |
| Parking             | Up to 26 spaces         |
| Yard                | One acre party area     |

Front door to the site. Available for lease and custom designs.

**DELIVERY PATHS**

Land · Shell · Turnkey

Tell us your size and timing.



LOT 5

# Building 5

**BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION**

|                     |                                 |
|---------------------|---------------------------------|
| Lot Area            | 53,719 SF                       |
| Total Building Area | 10,000 SF                       |
| Level 1             | 10,000 SF                       |
| Level 2 / Mezzanine | Available                       |
| Clear Height        | 18'-0" – 29'                    |
| Parking             | Up to 26 spaces                 |
| Yard                | Up to 10,000 SF, fenced & gated |

## DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 6

# Building 6

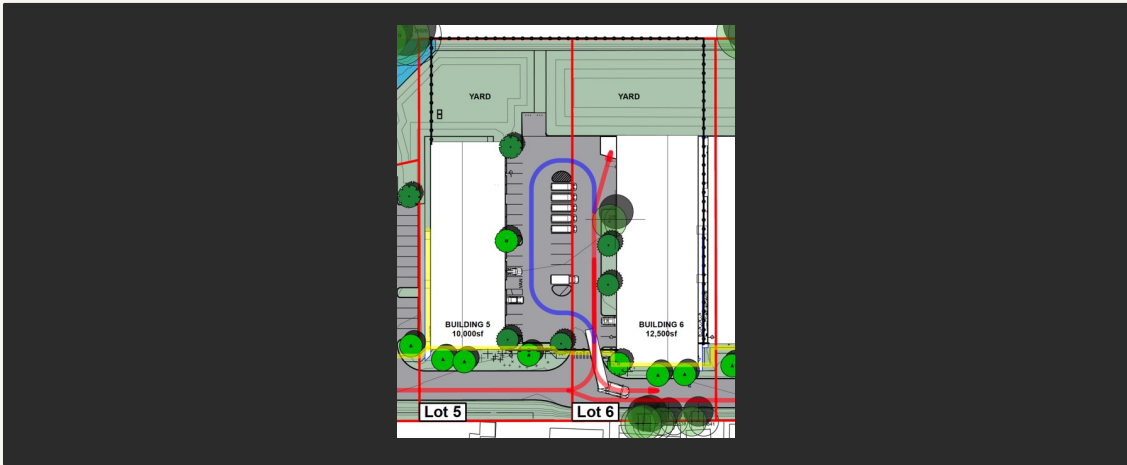
**BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION**

|                     |                                 |
|---------------------|---------------------------------|
| Lot Area            | 53,713 SF                       |
| Total Building Area | 12,500 SF                       |
| Level 1             | 12,500 SF                       |
| Level 2 / Mezzanine | Available                       |
| Clear Height        | 18'-0" – 29'                    |
| Parking             | Up to 26 spaces                 |
| Yard                | Up to 10,000 SF, fenced & gated |

## DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



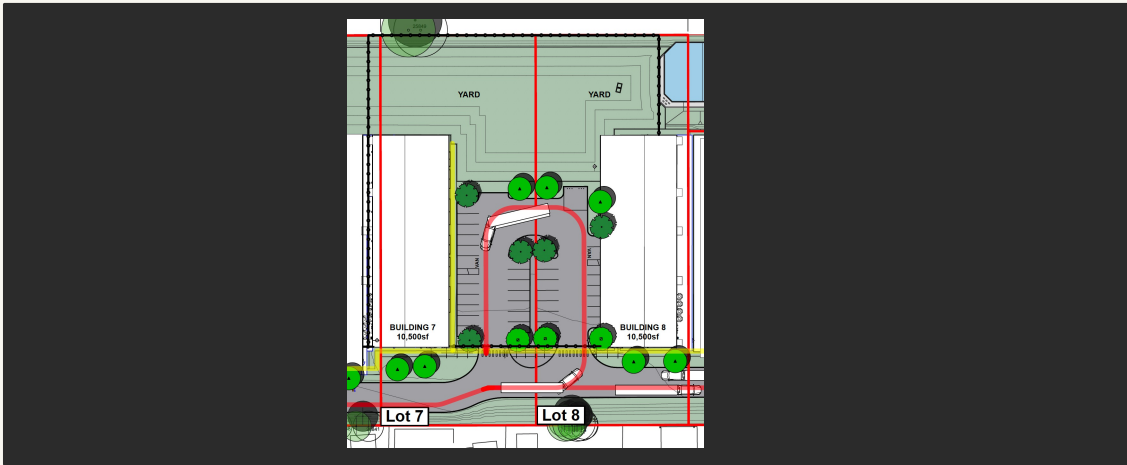


LOT 7

# Building 7

**BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION**

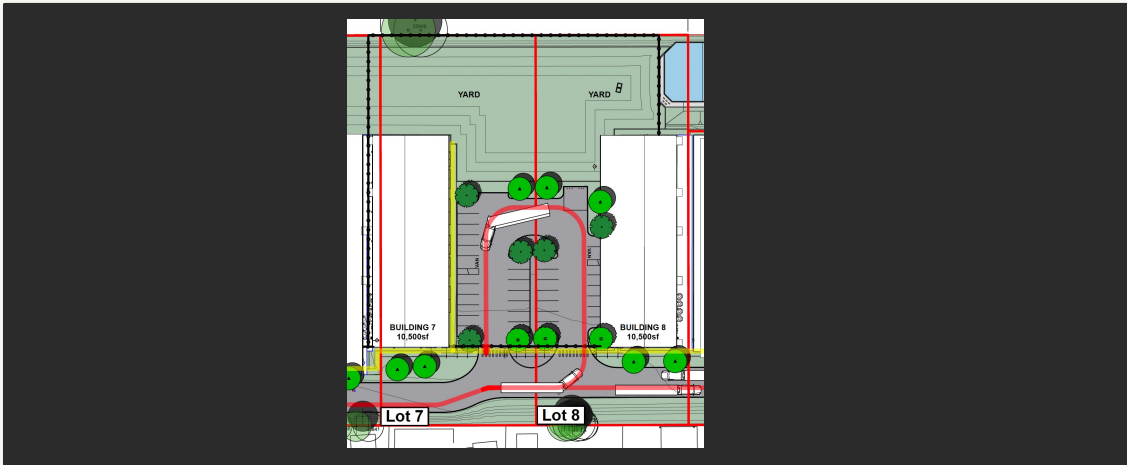
|                     |                                 |
|---------------------|---------------------------------|
| Lot Area            | 54,034 SF                       |
| Total Building Area | 10,500 SF                       |
| Level 1             | 10,500 SF                       |
| Level 2 / Mezzanine | Available                       |
| Clear Height        | 18'-0" – 29'                    |
| Parking             | Up to 26 spaces                 |
| Yard                | Up to 10,000 SF, fenced & gated |



## DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 8

# Building 8

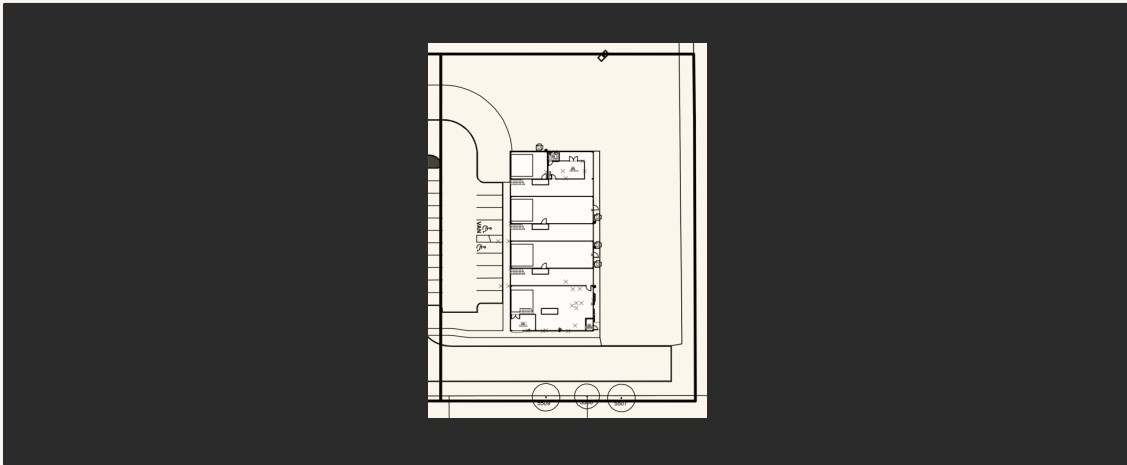
**BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION**

|                     |                                 |
|---------------------|---------------------------------|
| Lot Area            | 53,701 SF                       |
| Total Building Area | 10,500 SF                       |
| Level 1             | 10,500 SF                       |
| Level 2 / Mezzanine | Available                       |
| Clear Height        | 18'-0" – 29'                    |
| Parking             | Up to 26 spaces                 |
| Yard                | Up to 10,000 SF, fenced & gated |

## DELIVERY PATHS

Land · Shell · Turnkey

Tell us your size and timing.



LOT 11

# Building 11 (For Lease)

**BUSINESS OFFICE / LIMITED WAREHOUSE & DISTRIBUTION**

|                     |                                 |
|---------------------|---------------------------------|
| Lot Area            | 56,982 SF                       |
| Total Building Area | 7,800 SF                        |
| Level 1             | 7,800 SF                        |
| Level 2 / Mezzanine | Available                       |
| Exterior / Bonus    | 2,500 SF                        |
| Clear Height        | 18'-0" – 29'                    |
| Parking             | Up to 26 spaces                 |
| Yard                | Up to 10,000 SF, fenced & gated |

# Hey Burl

8010 Burleson Road, Austin, Texas 78744



**Jesse Lunsford, Broker/Owner**

512.415.5475 · [jesse@raineyventures.com](mailto:jesse@raineyventures.com)

[heyburl.com](http://heyburl.com)

The information included in this presentation has been obtained from sources believed to be reliable.  
While we do not doubt its accuracy, Rainey Ventures makes no guarantee, warranty or representation about the information presented.