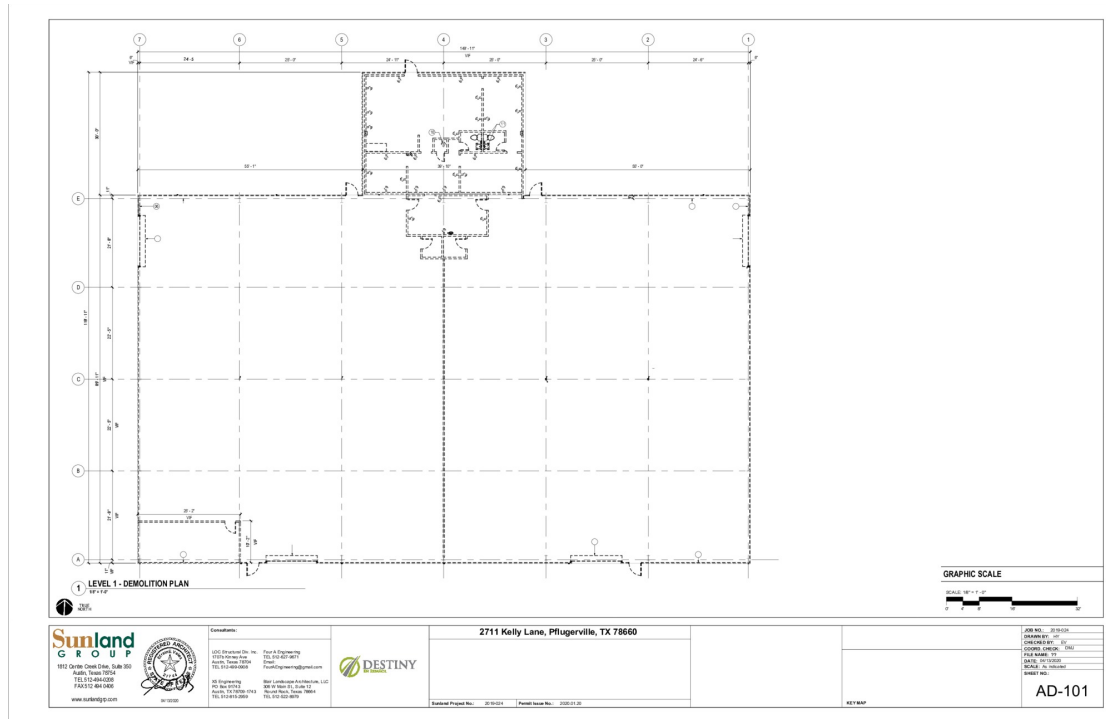


2711 Kelly Lane, Pflugerville



PROPERTY DESCRIPTION

7,000-14,520 sf office warehouse with yard space available for lease

PROPERTY HIGHLIGHTS

- Grade Level overhead doors
- Just east of Hwy 130 on Kelly Lane
- Big yard space
- Can be divided into two 7,000sf spaces
- Cross dock capability
- Great visibility

LOCATION DESCRIPTION

2711 Kelly Lane is an industrial park located in the heart of thriving Pflugerville, Texas. The building features the potential for two spaces totaling 14,520sf, on a 2.62-acre lot with ample parking, docks, and yard storage. Easy accessibility from Hwy 130 and close to Highway 45, IH-35, and Mopac Expressway, making it a convenient stop from any direction.

OFFERING SUMMARY

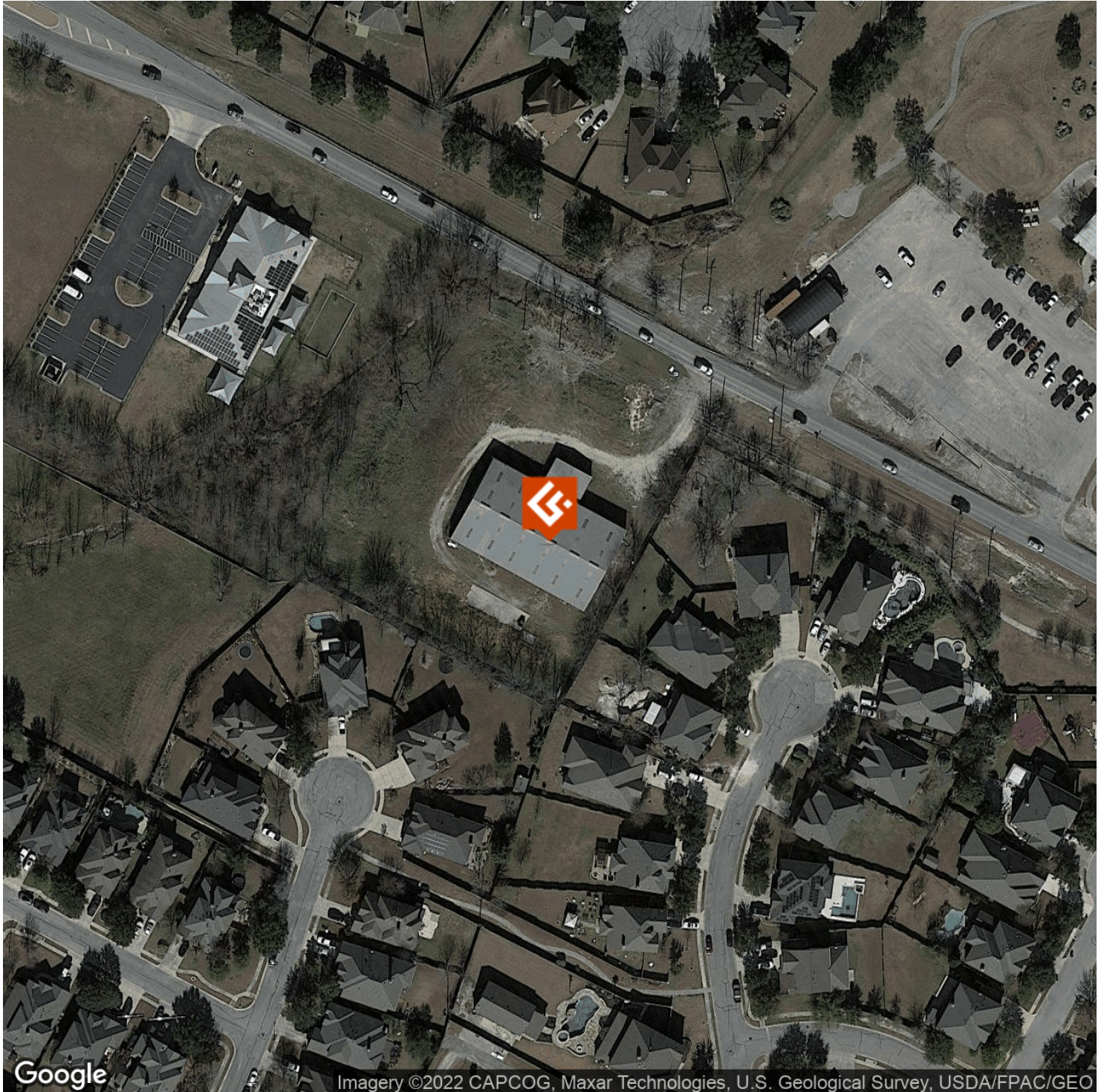
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	14,520 SF
Lot Size:	2.62 Acres
Building Size:	14,520 SF

Andrew Creixell, CCIM, SIOR

512.447.2222 x103

andrew@csarealtygroup.com

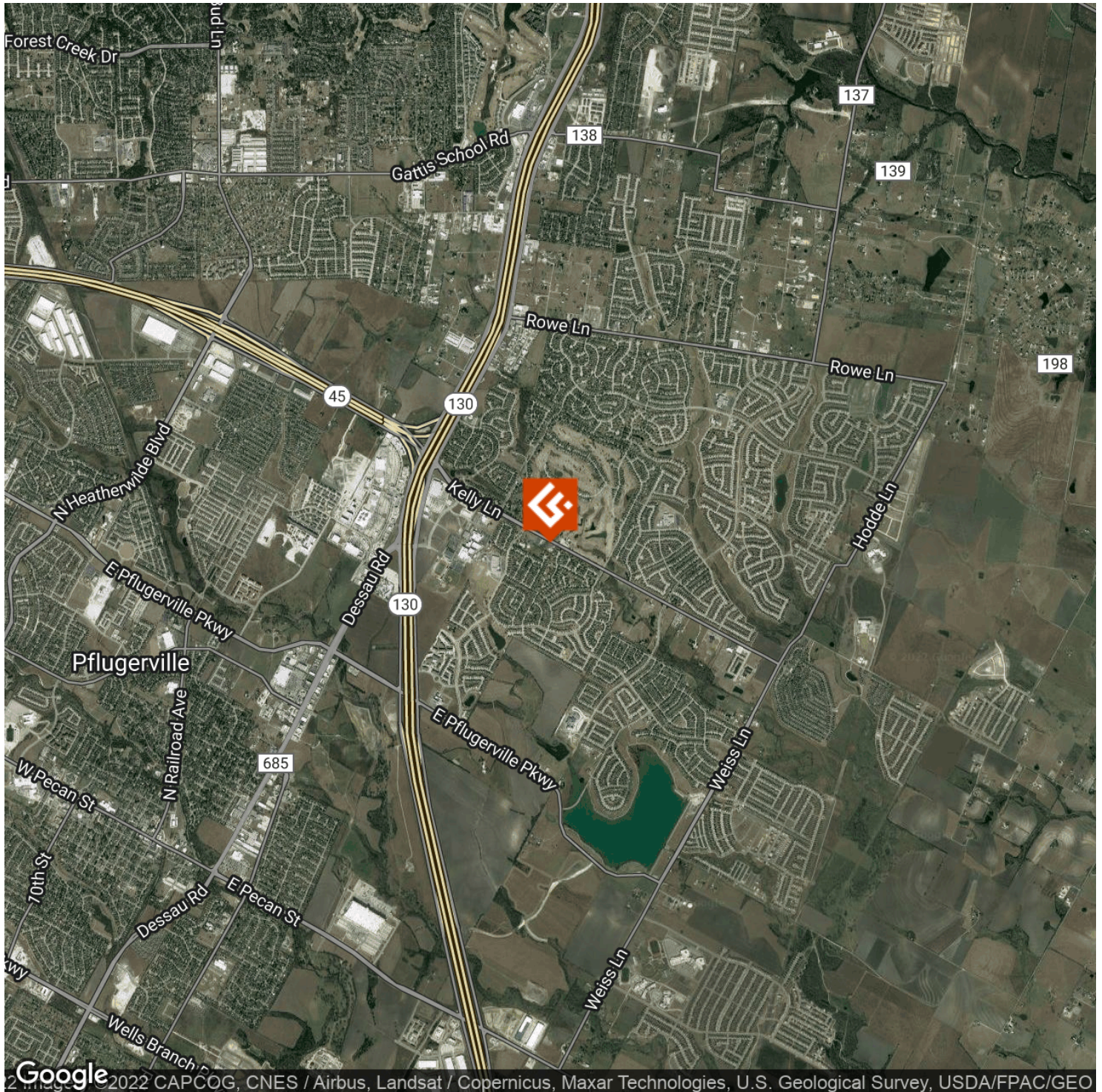
2711 Kelly Lane

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2711 Kelly Lane

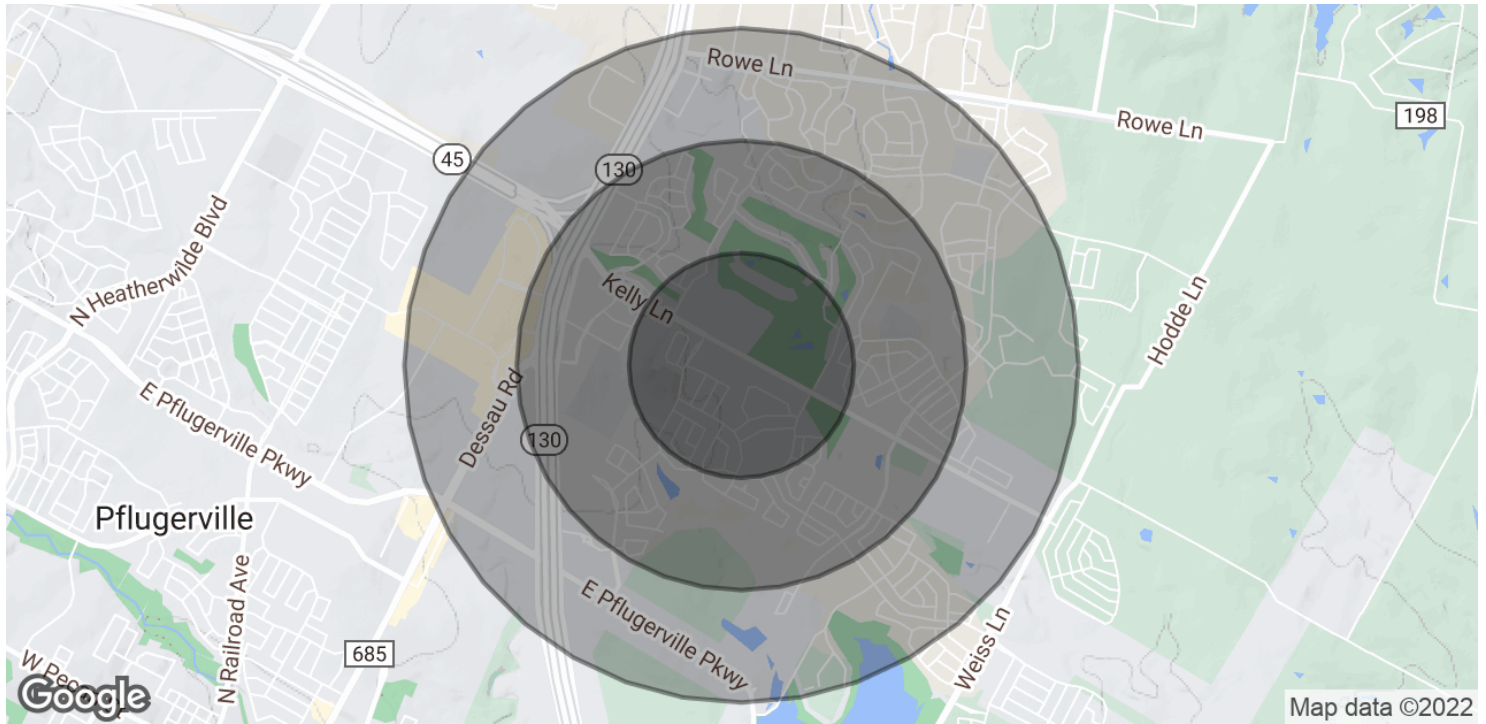


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2711 Kelly Lane



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,751	7,522	17,641
Average Age	39.9	36.2	35.8
Average Age (Male)	32.4	32.0	34.2
Average Age (Female)	40.6	39.2	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	633	2,672	6,111
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$153,587	\$137,690	\$130,693
Average House Value	\$312,535	\$308,784	\$309,718

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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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Primary Assumed Business Name			
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

Manor Industrial -

Phone: 5124472222

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