

CRYSTAL FALLS COMMERCE CENTER

10913 & 10927 E Crystal Falls Pkwy, Leander, TX 78641



AVAILABLE SF:	1,875 SF
LEASE RATE:	\$0.90 - 1.00 SF/Month (NNN)
BUILDING SIZE:	33,750 SF
GRADE LEVEL DOORS:	Yes
DOCK HIGH DOORS:	Yes
CEILING HEIGHT:	16FT
CROSS STREETS:	Ridgmar Road

PROPERTY OVERVIEW

Planned Industrial Park

Featuring Flex and Distribution warehouse space

Currently pre-leasing the first of three phases.

Conveniently located between Toll 183A and Ronald Reagan Blvd

PROPERTY FEATURES

- Each Building has 6 Suites
- Build to Suit - Dock & Grade Level Doors Available
- Divisible to a minimum of 1,875 SF
- 3 Phase Electric
- Zoned: Light Industrial
- Parking: 3.5/1,000 SF

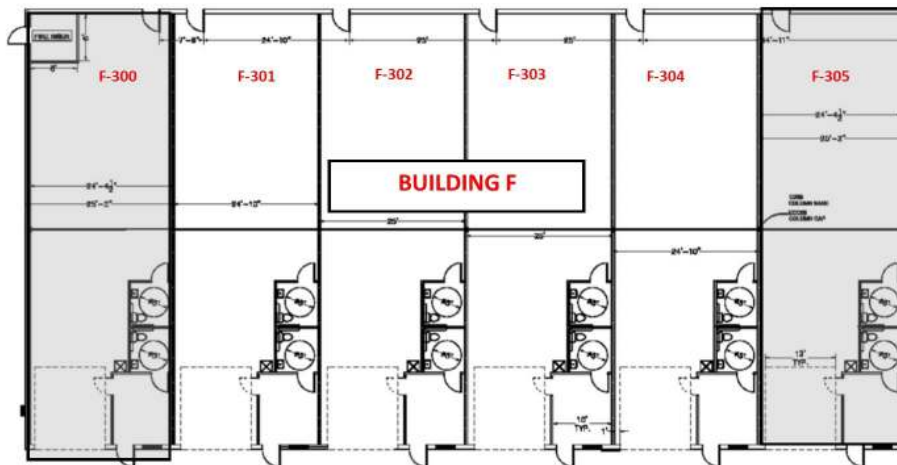
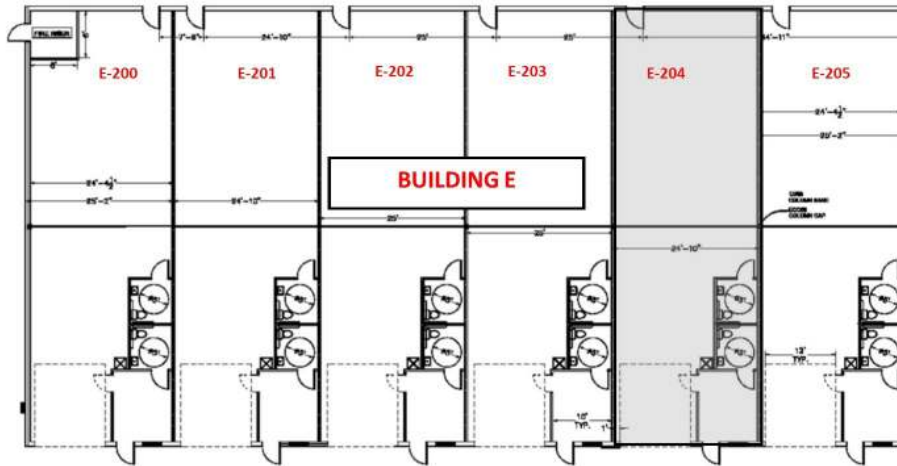
KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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INDUSTRIAL FOR LEASE

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Lease Rate: \$0.90 - 1.00 SF/MONTH (NNN)

Total Space 1,875 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
E-200	Industrial with Dock High Door	\$1.00 SF/MONTH	NNN	1,875 SF	VACANT
E-201	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
E-202	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
E-203	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
E-204	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	Leased
E-205	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
F-300	Industrial with Dock High Door	NEGOTIABLE	NNN	1,875 SF	Leased
F-301	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
F-302	Industrial with Grade Level Doors	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
F-303	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
F-304	Industrial with Grade Level Door	\$0.90 SF/MONTH	NNN	1,875 SF	VACANT
F-305	Industrial with Grade Level Door	\$1.00 SF/MONTH	NNN	1,875 SF	Leased

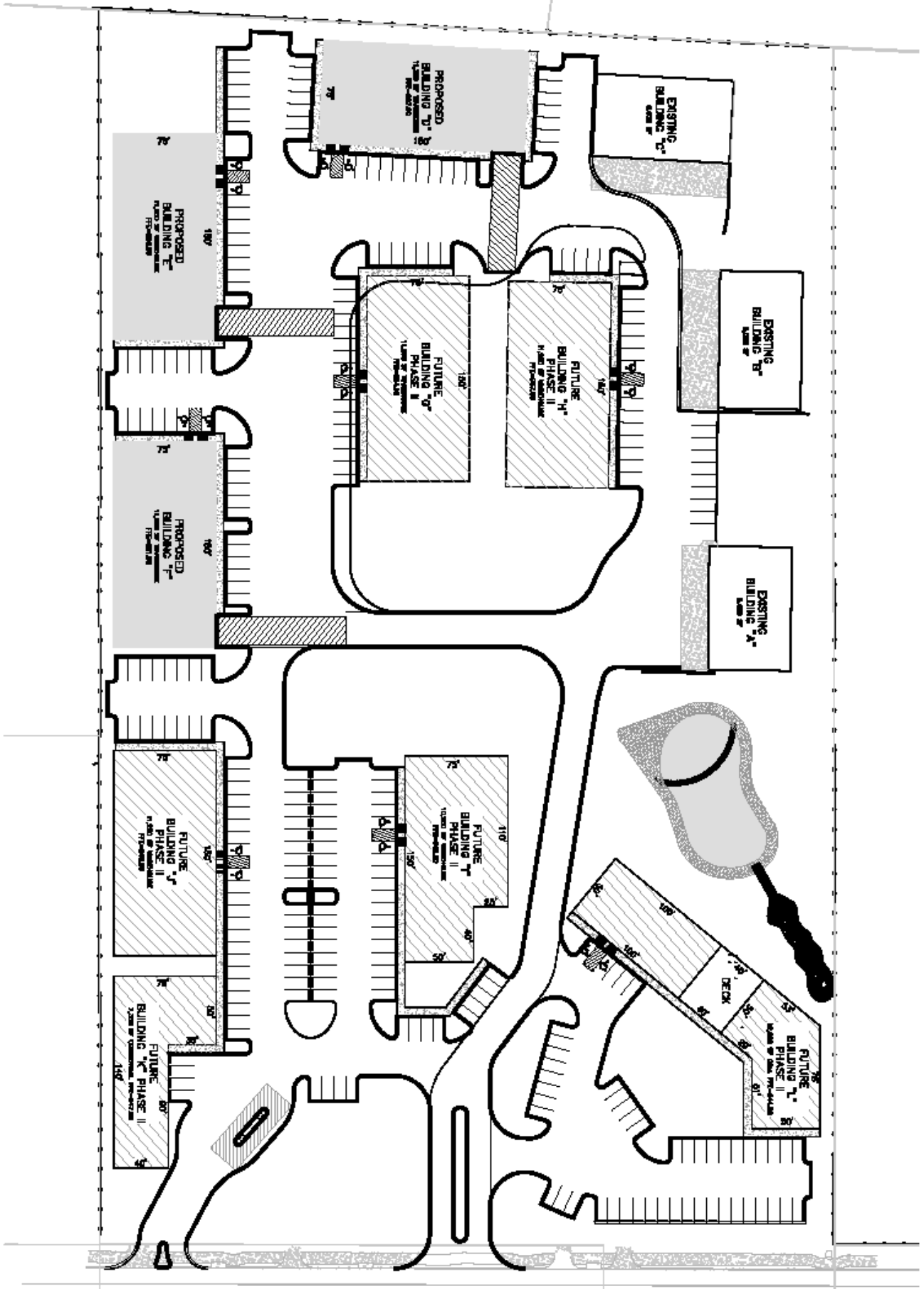
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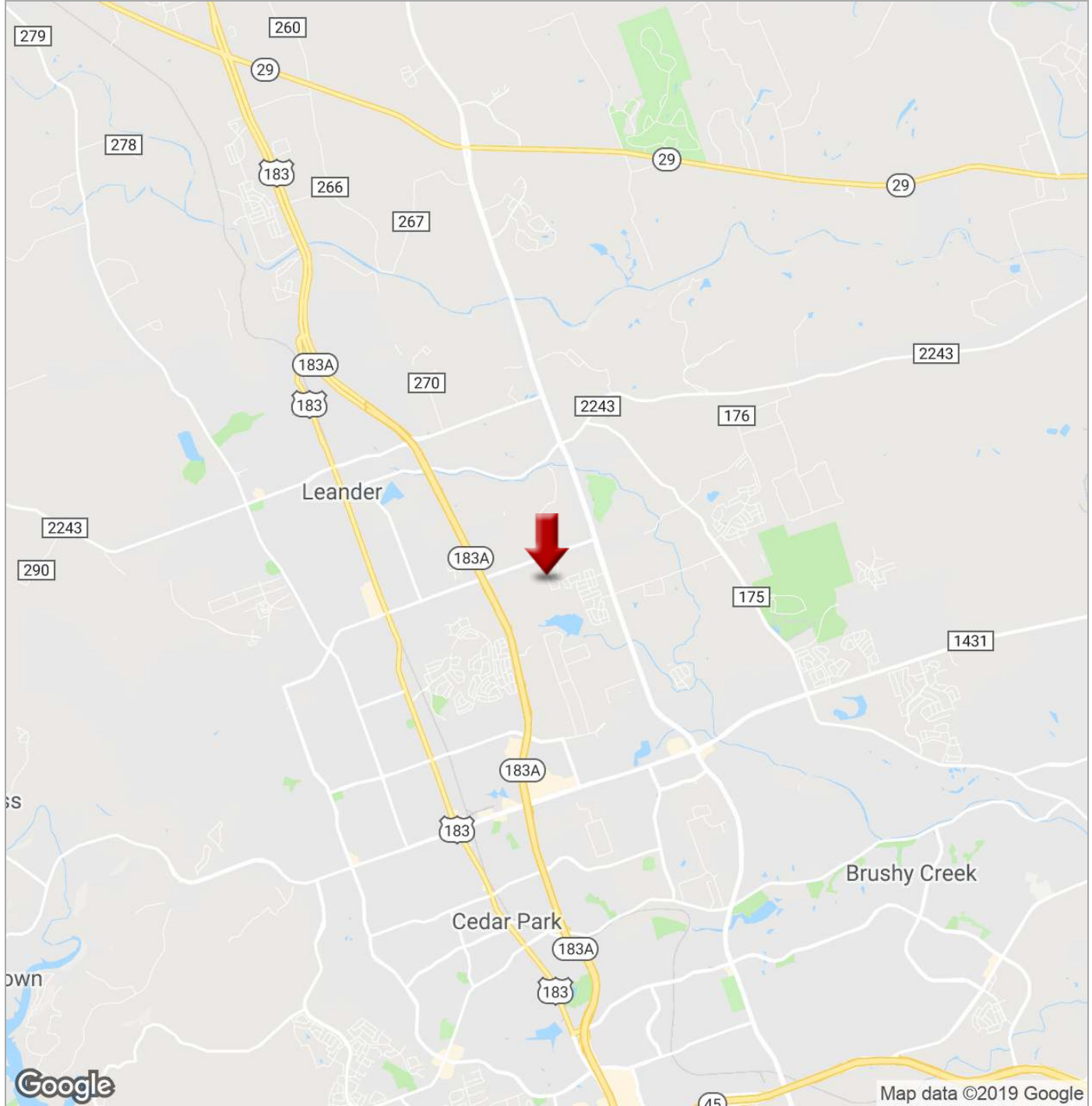
SITE PLAN



CRYSTAL FALLS PARKWAY
(COUNTY ROAD 272)

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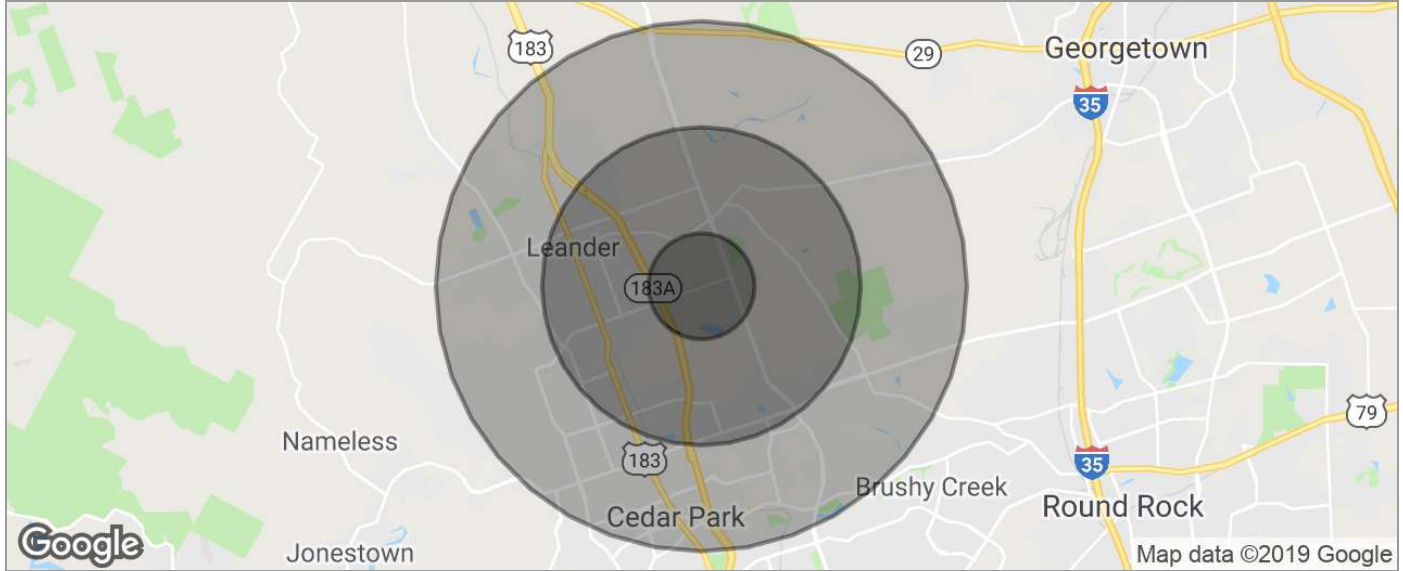
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,838	42,823	84,469
MEDIAN AGE	32.0	31.9	32.9
MEDIAN AGE (MALE)	33.1	32.7	33.3
MEDIAN AGE (FEMALE)	30.0	31.3	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,632	14,100	28,737
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$70,491	\$82,750	\$83,929
AVERAGE HOUSE VALUE	\$155,429	\$171,220	\$184,803

RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.7%	81.4%	80.9%
% BLACK	3.6%	4.5%	4.1%
% ASIAN	0.5%	1.5%	2.7%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.9%	0.7%	0.5%
% OTHER	9.0%	8.8%	8.5%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.8%	22.9%	20.7%

* Demographic data derived from 2010 US Census

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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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date