

FOR LEASE

FREEDOM PARK | FLEX SUITES



**8721 S 1ST
AUSTIN, TX 78748**



SCAN TO TOUR



Phil Morris

Director of Retail

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Associate

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9130 Jollyville Rd.
Suite 300
Austin, TX 78759
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SUMMARY

8721 S 1st | Austin, TX 78748



PROPERTY DESCRIPTION:

- Brand New Flex Suites
- Suites delivering now!
- Grade Level Door in each Suite (2 available for drive in)
- 100% Climate Controlled, Electrical & ADA Bathroom included with delivery
- Each suite includes second floor mezzanine
- Additional delivery options available (call for details)

TOTAL BUILDING SIZE: ±14,000 SF

MINIMUM DIVISIBLE: ±2,000 SF

MAX CONTIGUOUS: ±6,000 SF

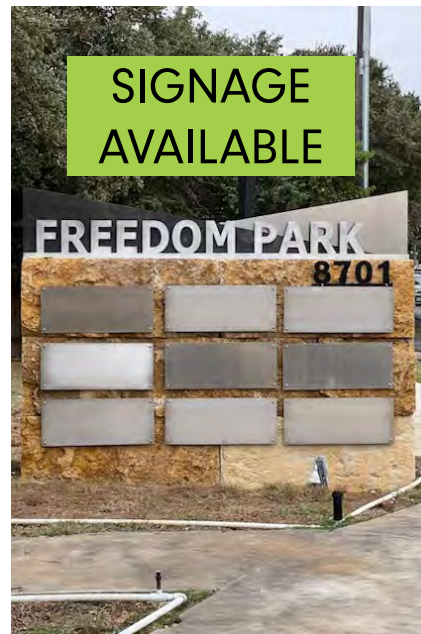
ZONING: IP-CO

PARKING RATIO: 3:1000

GRADE LEVEL DOCK DOOR OPTION: 10 X 10

MINIMUM LEASE TERM: 36 Months

LEASE RATE: \$14.40/SF + \$7.15/SF NNN



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Tim Tran tim@cipaustin.com

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PHOTOS

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RENDERING

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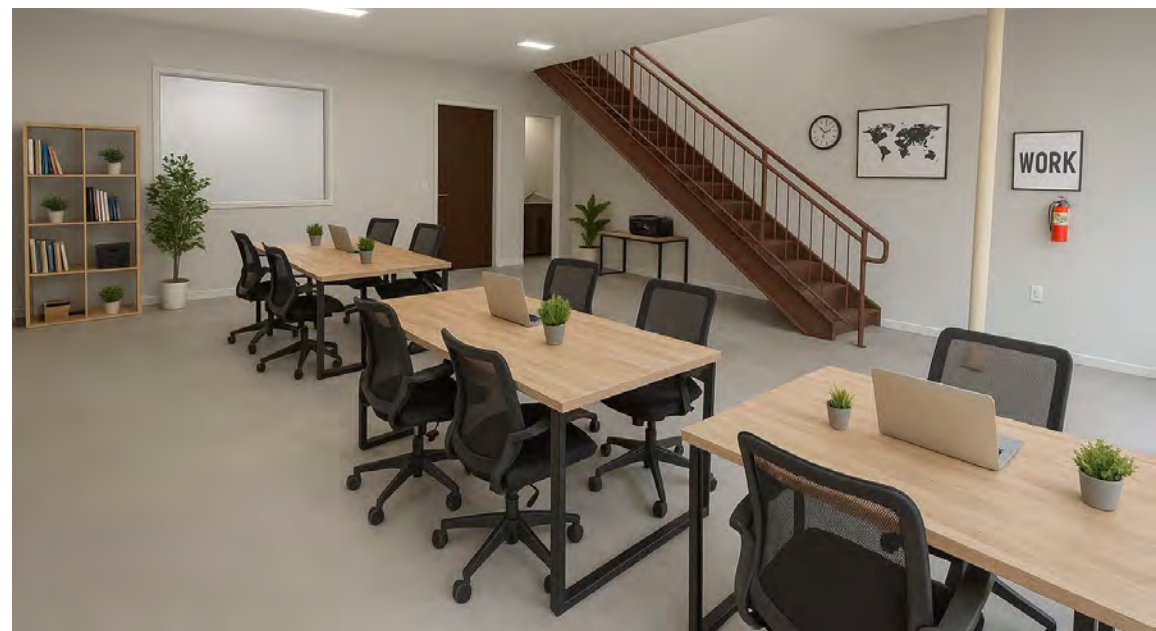
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RENDERINGS

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AERIAL

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AREA MAP

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REGIONAL MAP

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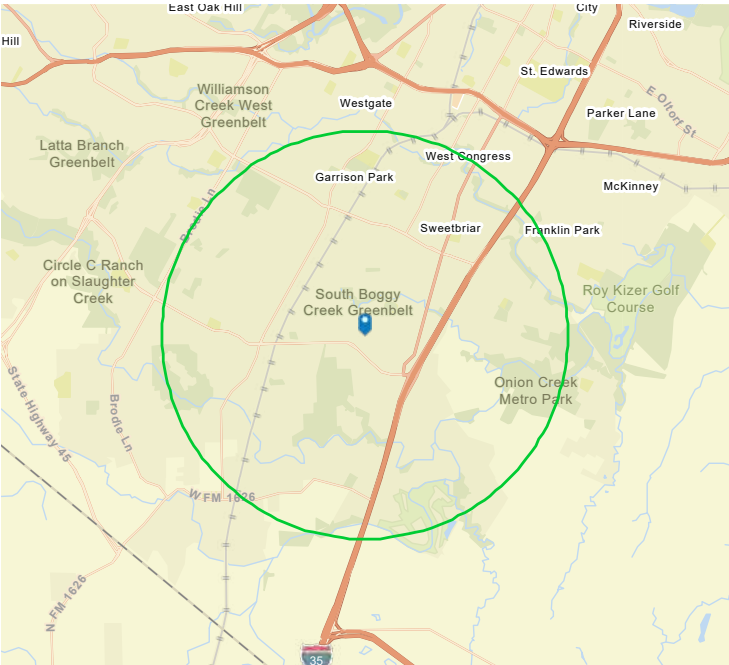
DEMOGRAPHICS

8721 S 1st | Austin, TX 78748

DEMOGRAPHIC PROFILE

8721 S 1st St, Austin, Texas, 78748

Ring of 3 miles



Source: This infographic contains data provided by Esri (2023, 2028).
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EDUCATION



No High School Diploma



19.0%
High School Graduate



24.1%
Some College/
Associate's Degree



48.7%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

67.6%



Blue Collar

15.6%



Services

16.9%



Unemployment Rate

KEY FACTS

129,489

Population

34.5

Median Age

55,840

Households

\$61,767

Median Disposable Income

INCOME



\$75,894

Median Household Income



\$43,460

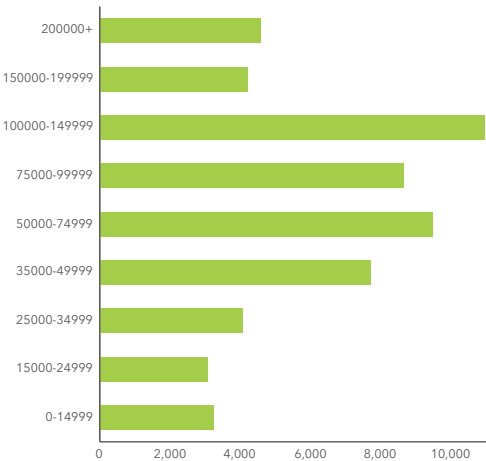
Per Capita Income



\$85,247

Median Net Worth

HOUSEHOLD INCOME (\$)





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Tim Tran	631068/783780	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date