
INDUSTRIAL PROPERTY FOR LEASE

International House of HotRods

8702 Cullen Lane. Austin, TX 78748



BECK-REIT
COMMERCIAL REAL ESTATE

International House of HotRods

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EXECUTIVE SUMMARY



Lease Rate

CONTACT FOR DETAILS

OFFERING SUMMARY	
Building Size:	5,224 SF
Available SF:	5,224 SF
Lot Size:	0.69 Acres
Market:	Austin
Submarket:	South

PROPERTY OVERVIEW

Former International House of Hot Rods available For Lease. There is a 4,000 SF warehouse building with a restroom with a shower, and 3 overhead doors. 2 at grade-level and 1 door is van-high. There is also a 1,224 SF office building with 3 offices, open space, kitchen, restroom, and laundry room. Additionally, and not included in the square footage price, is an 1,100 SF storage building. The property is fenced and gated. Located in South Austin, near the intersection of Cullen Lane and Slaughter Lane, near the new H-E-B and Gold's Gym, in the Southpark Meadows area. This location would be great for an automotive or warehouse tenant.

PROPERTY HIGHLIGHTS

- 4,000 SF Warehouse/Shop Space w/ restroom
- 1,224 SF Office Building - 3 offices, 1 restroom, kitchen, open space, laundry room
- 1,100 SF Storage Building
- 0.69 Acre lot
- Fenced and gated
- Close proximity to Slaughter Lane and IH-35

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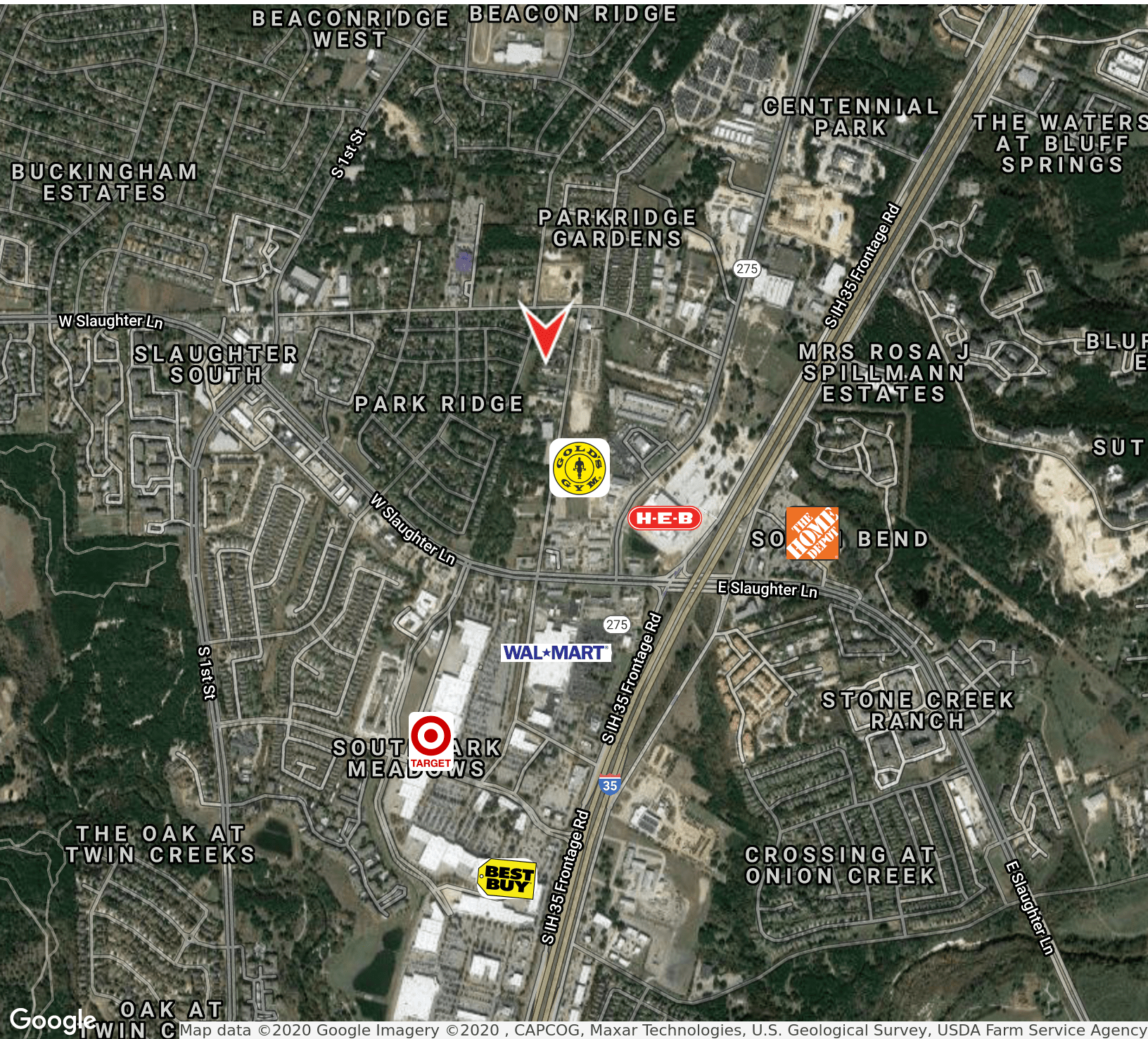


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AERIAL OVERVIEW



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SITE PLAN



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WAREHOUSE PHOTOS



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STORAGE BUILDING PHOTOS



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OFFICE BUILDING PHOTOS



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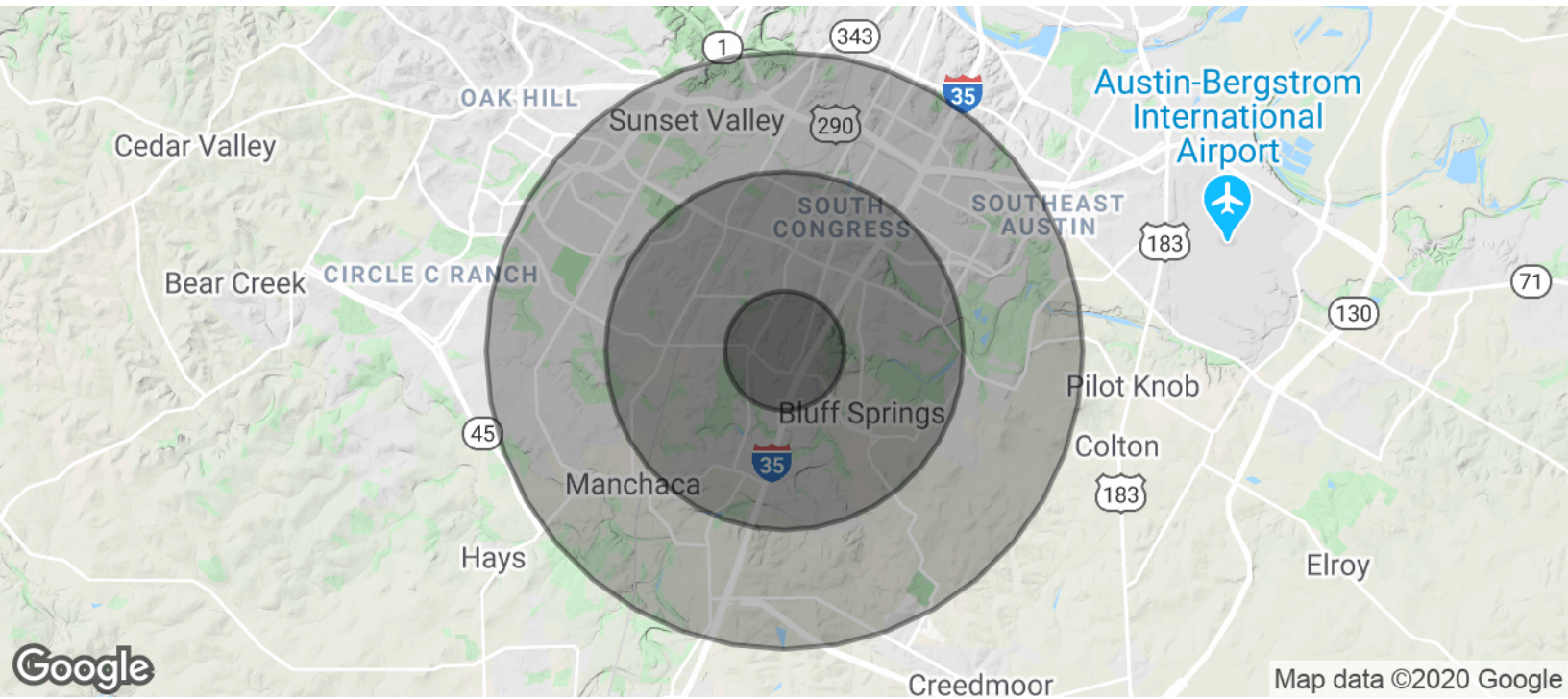
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,332	87,469	202,318
Average age	31.0	31.1	31.3
Average age (Male)	30.5	30.5	30.7
Average age (Female)	31.8	31.9	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,561	34,784	80,930
# of persons per HH	2.3	2.5	2.5
Average HH income	\$56,439	\$56,559	\$60,969
Average house value	\$147,178	\$162,496	\$189,122

* 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.

11-2-2015



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date