

## FOR LEASE: 2,400 SF INDUSTRIAL WITH YARD SPACE

# 1607 HYDRO DRIVE

1607 Hydro Drive, Austin, TX 78728



### PROPERTY DESCRIPTION:

FOR LEASE: Light Industrial 2,400 SF building with gated yard located off Hydro Drive in Austin, Texas. This light industrial building is just west of IH 35, off Howard Lane, with close proximity to Toll 45.

### PROPERTY Highlights:

2,400 SF  
1 office  
Reception area  
2 restrooms  
3 Grade Level Doors.  
Fenced property providing extra security.  
Septic  
220V with 3-phase available.

\*No Automotive or PDR Companies\*

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.

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	Fully Leased
Lot Size:	0.3 Acres
Building Size:	2,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	583	2,143	7,629
Total Population	1,111	4,204	15,647
Average HH Income	\$57,257	\$65,758	\$77,676

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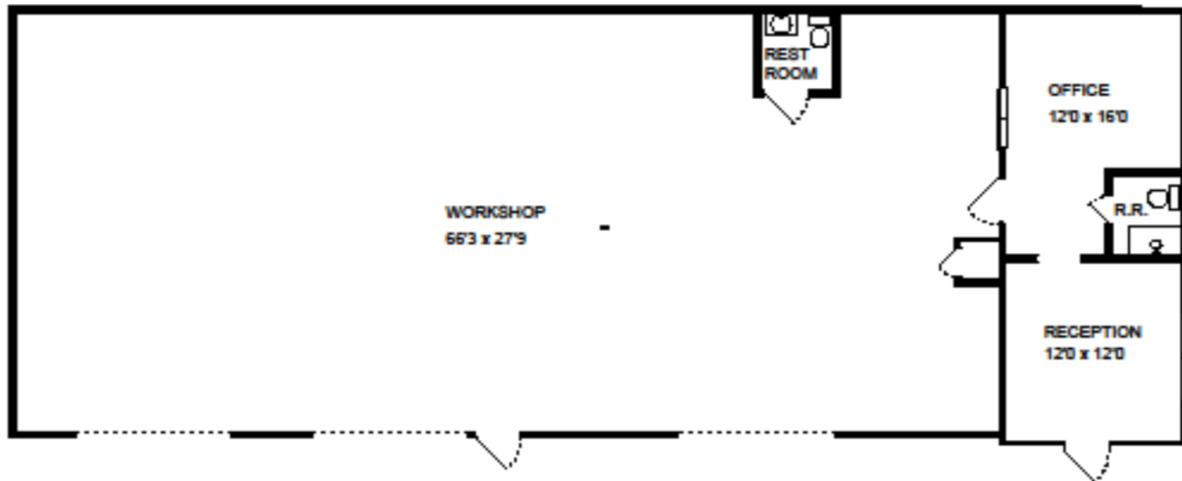
**KW COMMERCIAL**  
2300 Greenhill Drive, #200  
Round Rock, TX 78664

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## 2,400 SF INDUSTRIAL FLOOR PLAN

# HYDRO DRIVE

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### Floor Plan

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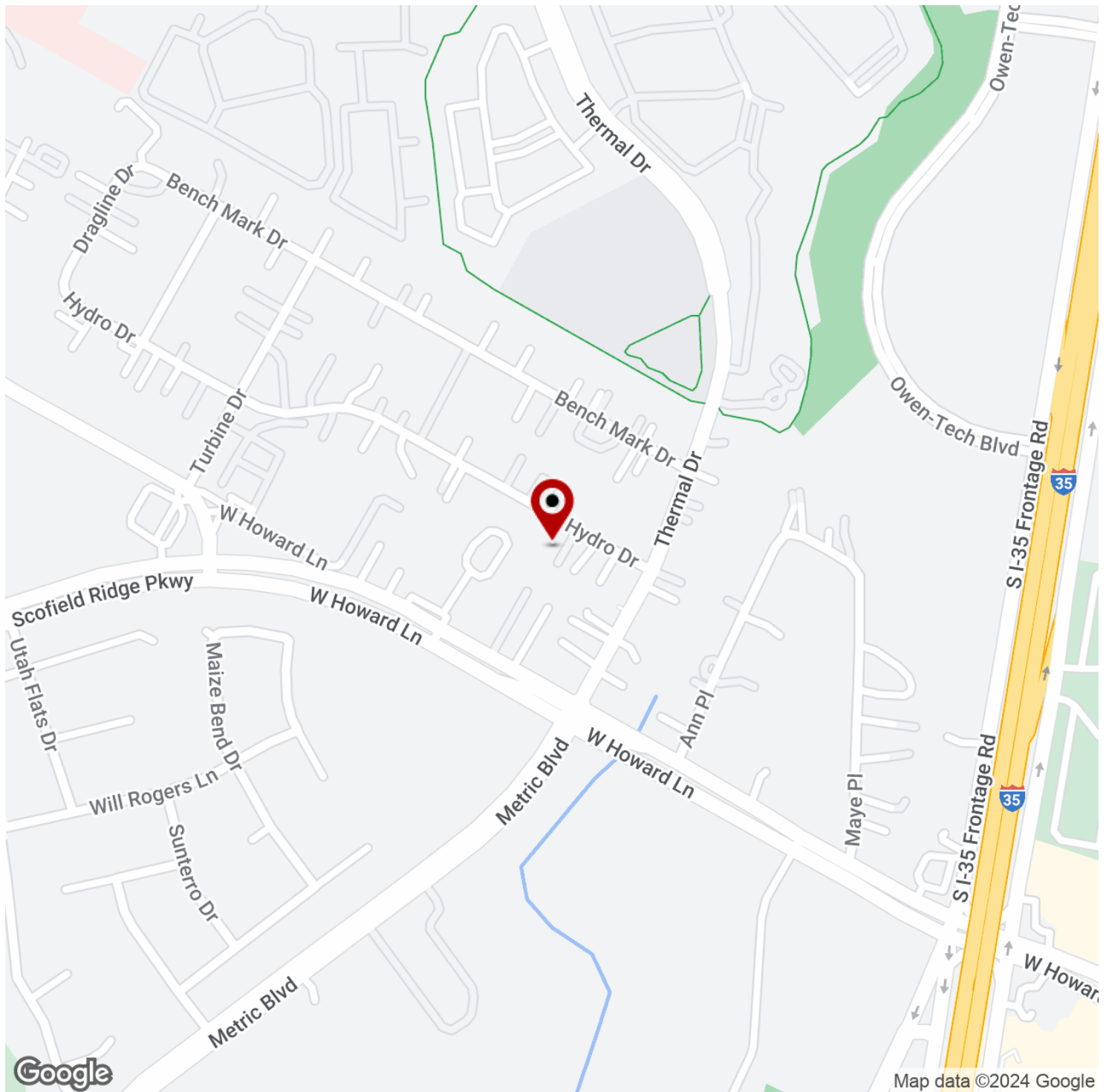
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**2,400 SF INDUSTRIAL FOR LEASE**



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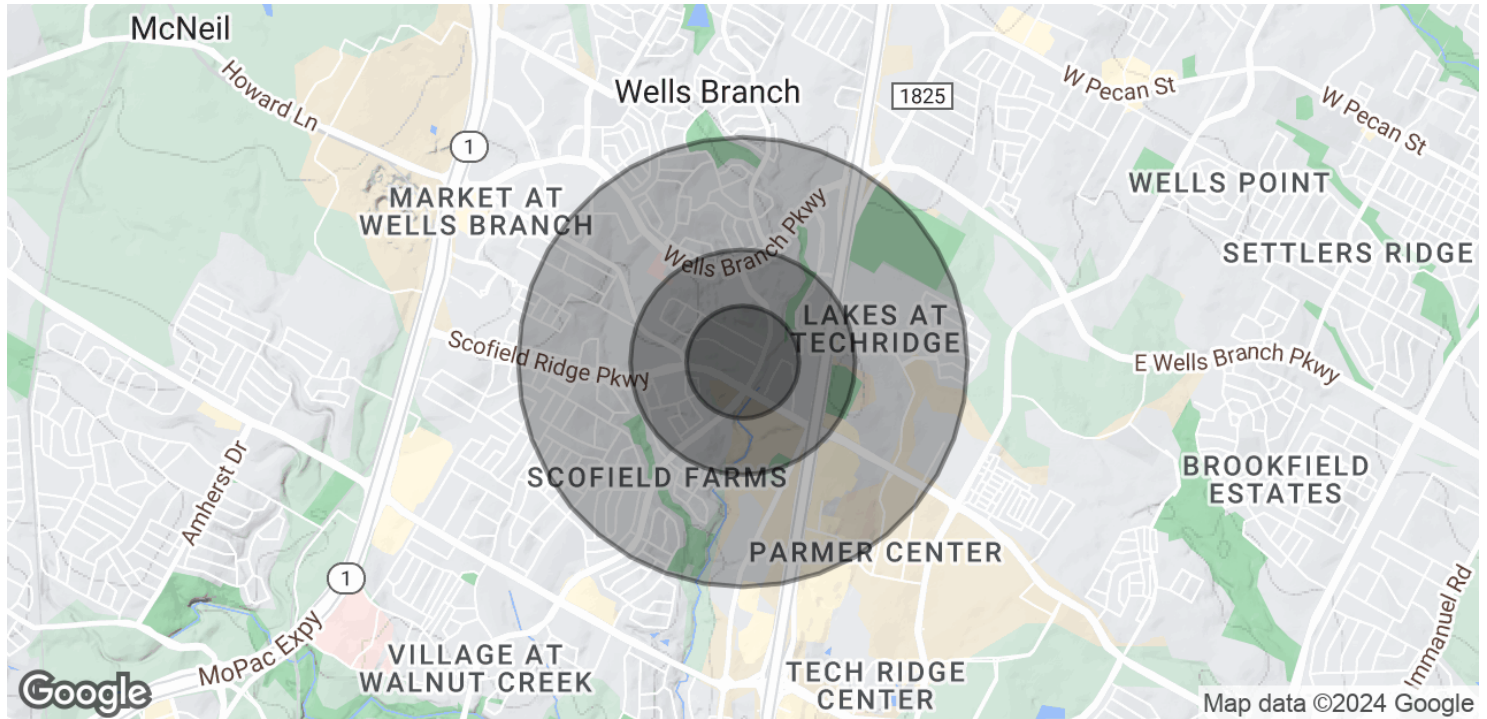
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,111	4,204	15,647
Average Age	34.9	35.2	34.6
Average Age (Male)	36.2	35.5	34.0
Average Age (Female)	33.1	34.7	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	583	2,143	7,629
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$57,257	\$65,758	\$77,676
Average House Value	\$50,079	\$96,986	\$182,972

\* 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.

<b>Keller Williams Realty/SGMM LTD</b>	<b>486695</b>	<b>klrw241@kw.com</b>	<b>(512)255-5050</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Frances Crossley</b>	<b>624525</b>	<b>frances@kwcommercial.com</b>	<b>(512)751-0004</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date