

3809 KELLY LANE

3809 KELLY LANE | PFLUGERVILLE, TX 78660



LIGHT INDUSTRIAL PROPERTY FOR LEASE

- ±10-acre site with three buildings totaling ±7,750 SF
- Ideal for contractors, fleet operations, equipment storage, outdoor storage, and material laydown
- Existing residence suitable for office or manager use
- Two additional enclosed storage/workshop buildings on-site
- Ample yard area for trucks, trailers, equipment, and materials
- Convenient access to SH-130, SH-45, and IH-35
- Less than 2 minutes from Costco and Stone Hill Town Center

EXISTING IMPROVEMENTS:

- ±1,680 SF Office / Residence
- ±3,590 SF Hangar Shop
- ±2,480 SF Warehouse

Rare opportunity to lease a versatile contractor yard combining office space, warehouse/storage buildings, and expansive outdoor laydown area in one of Pflugerville's most accessible locations, just minutes from the SH-130 and SH-45 interchange.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	12,201	52,304	135,253
Avg HH Income	\$189,570	\$175,452	\$159,749
Total Households	3,939	18,152	47,559

CONTACT FOR MORE INFORMATION

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Senior Associate

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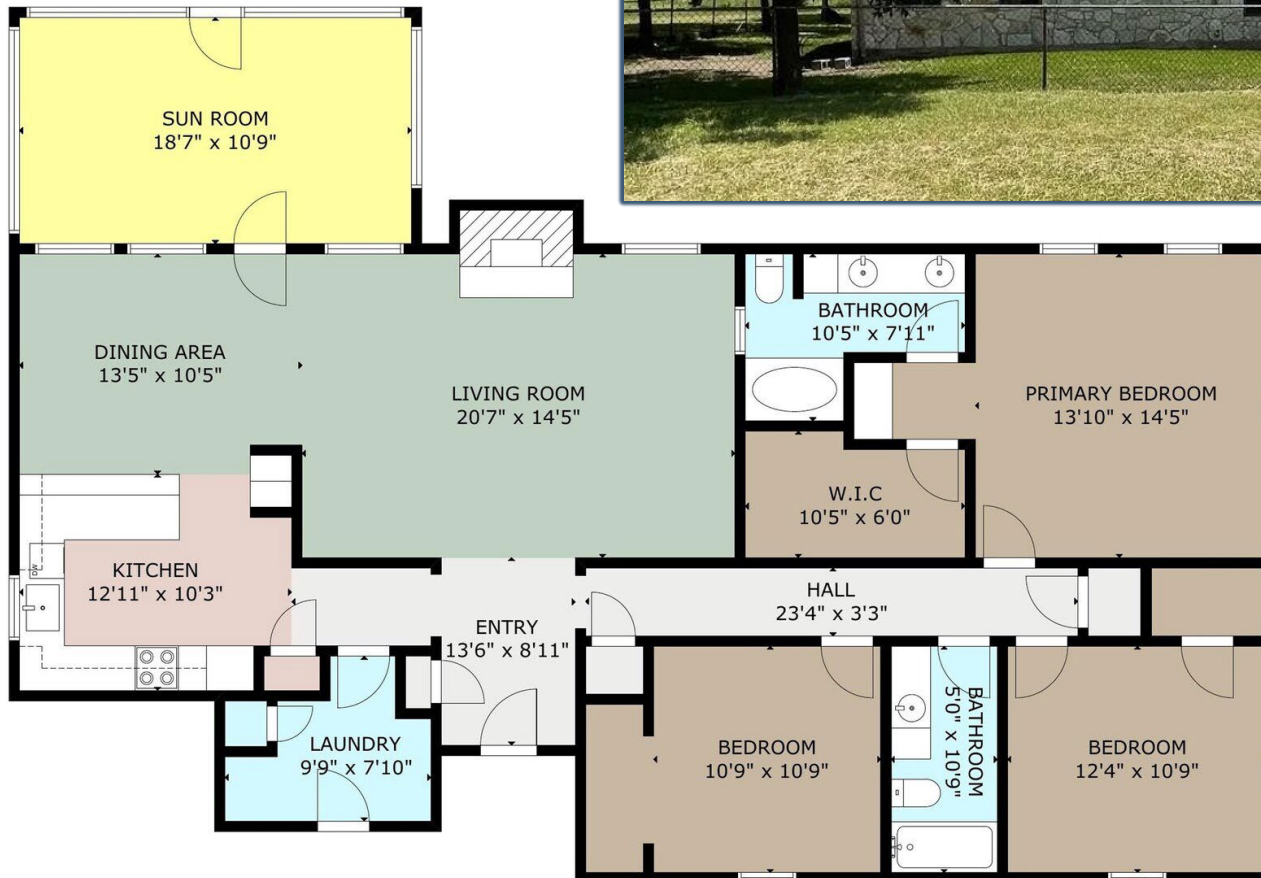
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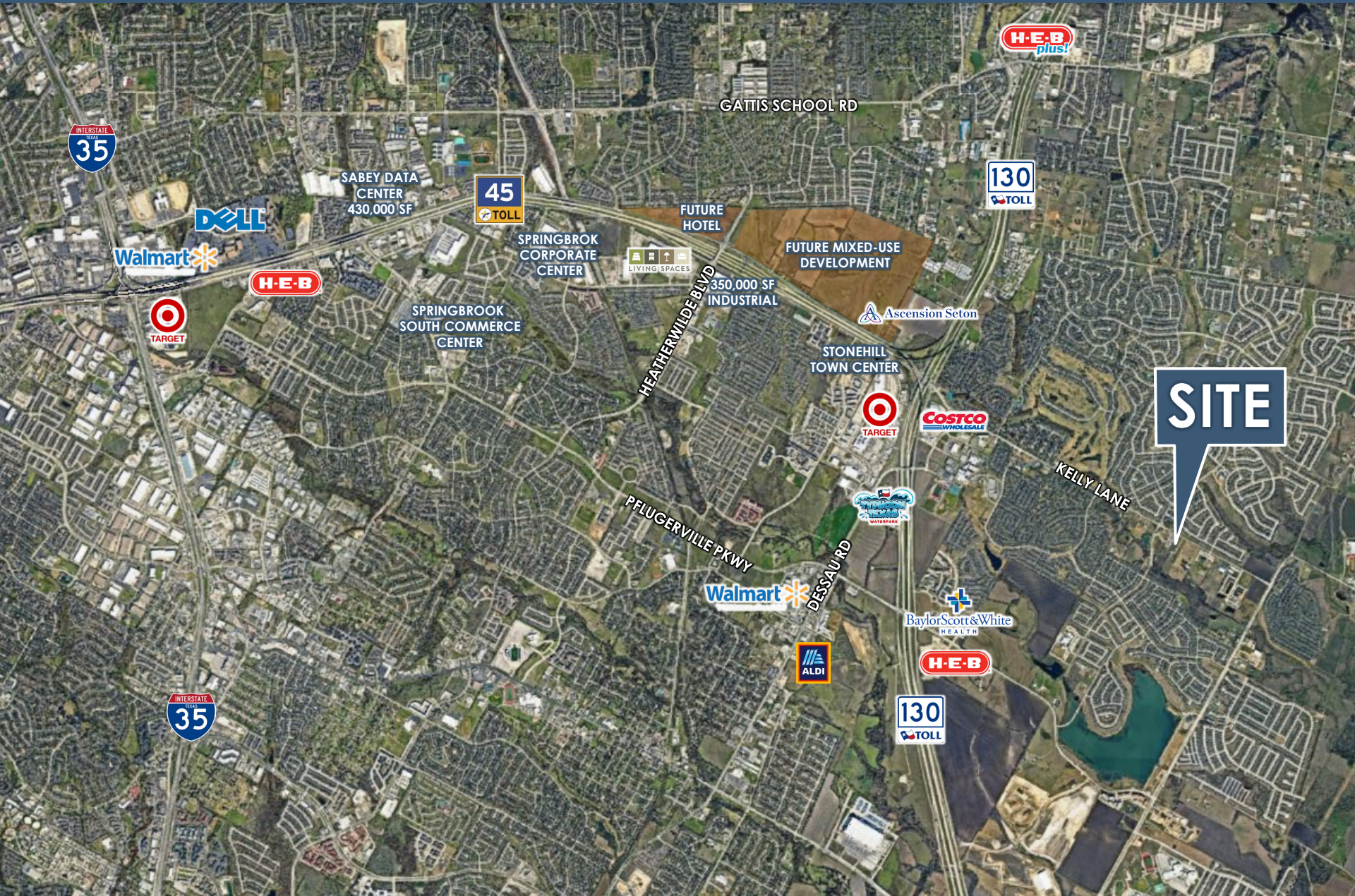






+/- 1,680 SF OFFICE/RESIDENCE





SITE

INTERSTATE
35

45
TOLL

130
TOLL

INTERSTATE
35

130
TOLL

GATTIS SCHOOL RD

SABEY DATA
CENTER
430,000 SF

SPRINGBROK
CORPORATE
CENTER

FUTURE
HOTEL

FUTURE MIXED-USE
DEVELOPMENT

LIVING SPACES

350,000 SF
INDUSTRIAL

Ascension Seton

SPRINGBROOK
SOUTH COMMERCE
CENTER

STONEHILL
TOWN CENTER

SITE

HEATHERWILDE BLVD

PFLUGERVILLE PKWY

DESSAURD

KELLY LANE

Walmart

H-E-B

TARGET

DELL

45
TOLL

130
TOLL

H-E-B
plus!

TARGET

COSTCO
WHOLESALE

WATERPARK

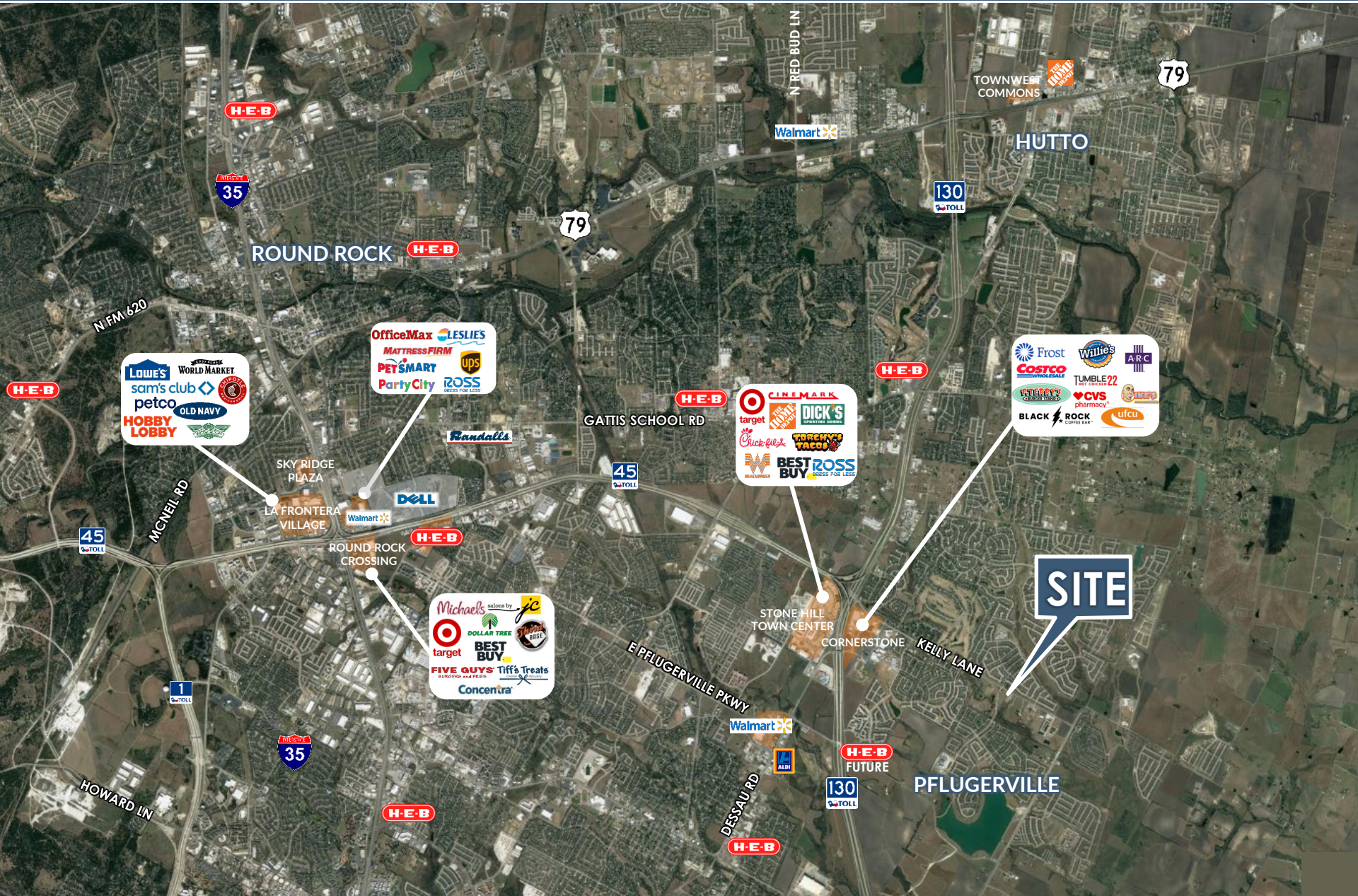
Walmart

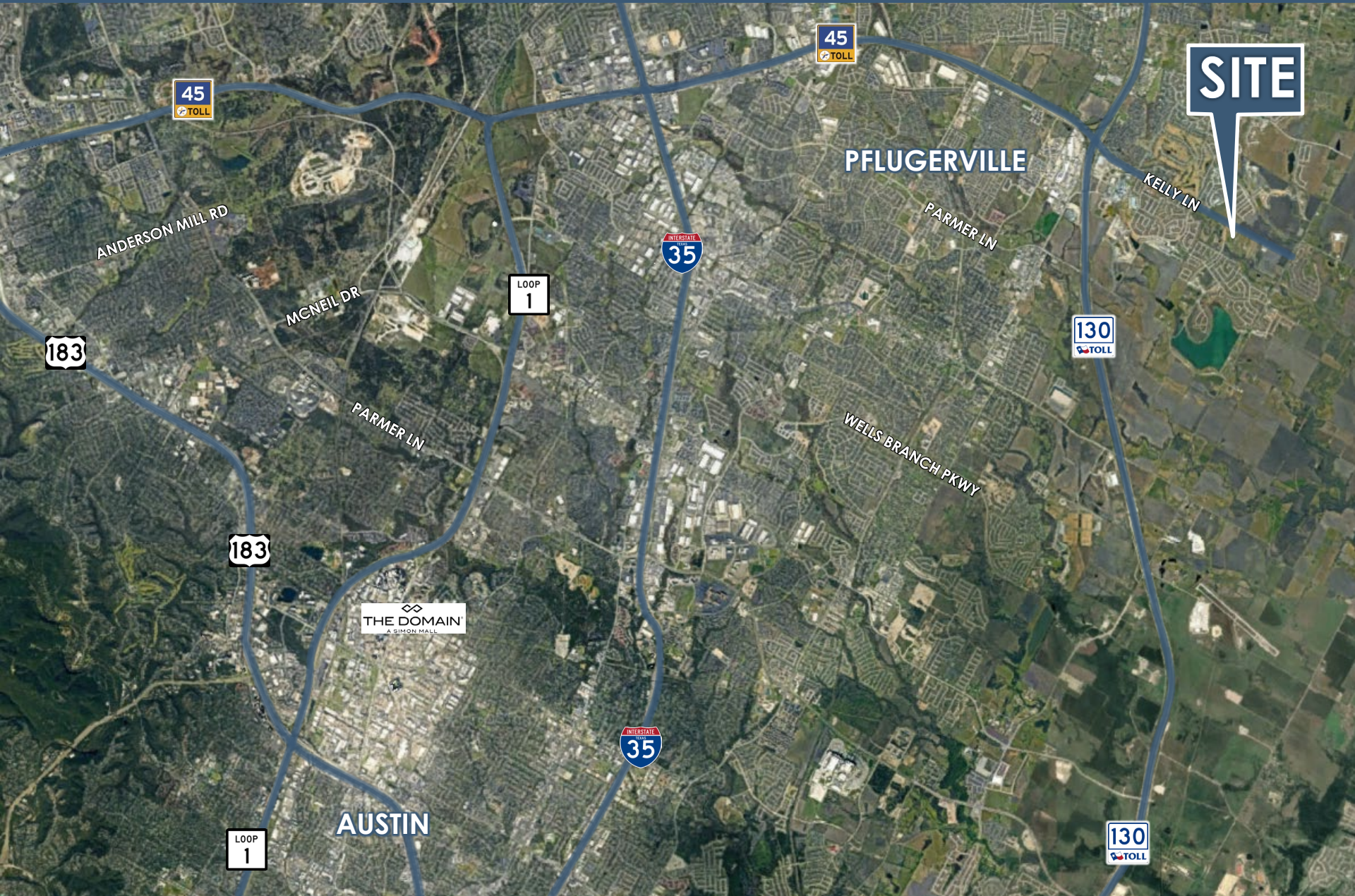
ALDI

BaylorScott&White
HEALTH

H-E-B

130
TOLL





SITE

PFLUGERVILLE

AUSTIN

THE DOMAIN
A SIMON MALL

45
TOLL

45
TOLL

LOOP
1

INTERSTATE
35

130
TOLL

183

183

INTERSTATE
35

LOOP
1

130
TOLL

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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initial

Date