



**LIVE OAK**

Real Estate Development,  
Brokerage & Services

# HEATHERWILDE 45

INDUSTRIAL/FLEX - BUILD TO SUIT

Pflugerville, Texas

## SPACE AVAILABLE:

Building 1: 5,787 SF

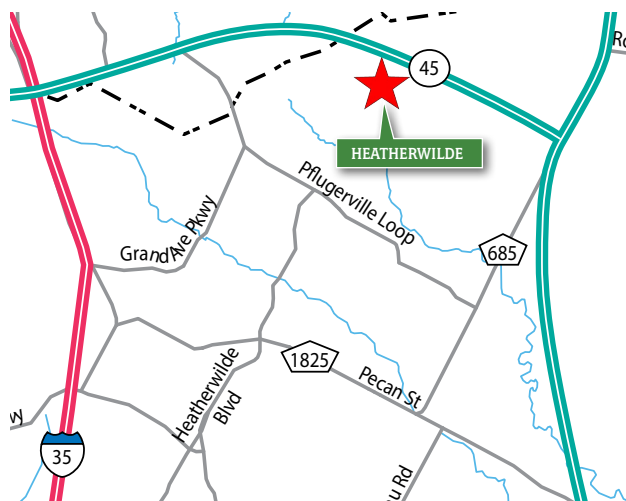
Building 2: 8,660 SF

Building 3: 9,392 SF - 38,184 SF



19001 Heatherwilde Blvd.  
Pflugerville, Texas 78660

Heatherwilde 45 is a 27 acre industrial development that will deliver approximately 358,560 square feet of Class A industrial product. Located off the frontage road of SH 45 and Heatherwilde Boulevard, the project provides unparalleled access to SH 130, I-35 and Mopac.



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1

Address: 19001 Heatherwilde Blvd.  
Building 1: 50,806 SF  
Parking: 3.7/1000 SF  
Depth: 140'  
Columns: 45'/50 x 40'  
Clear Height: 24'

2

Address: 19025 Heatherwilde Blvd.  
Building 2 : 100,234 SF  
Parking: 1.7/1000 SF  
Depth: 160'  
Columns: 50'/60' x 52'  
Clear Height: 28'

3

Address: 18919 Heatherwilde Blvd.  
Building 3: 112,634 SF  
Parking: 2.5/1000 SF  
Depth: 180'  
Columns: 60' x 52'  
Clear Height: 28'



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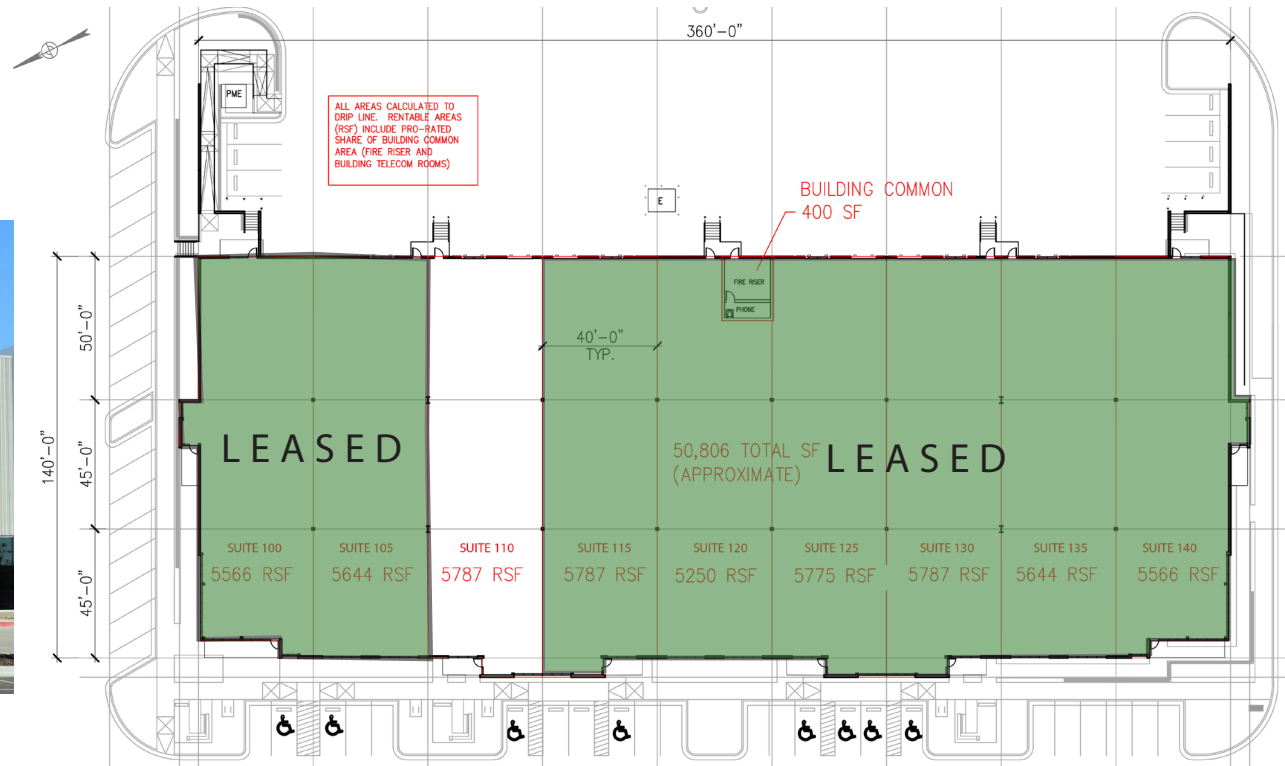
SH 45 and Heatherwilde Blvd. | Pflugerville, Texas 78660

FLEX

FLOORPLAN

19001 Heatherwilde Blvd. - Bldg. 1

Available Space: 5,787 SF  
 Parking: 3.7/1000 SF  
 Depth: 140'  
 Columns: 45'/50 x 40'  
 Clear Height: 24'



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# Heatherwilde 45

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## WAREHOUSE

## FLOORPLAN

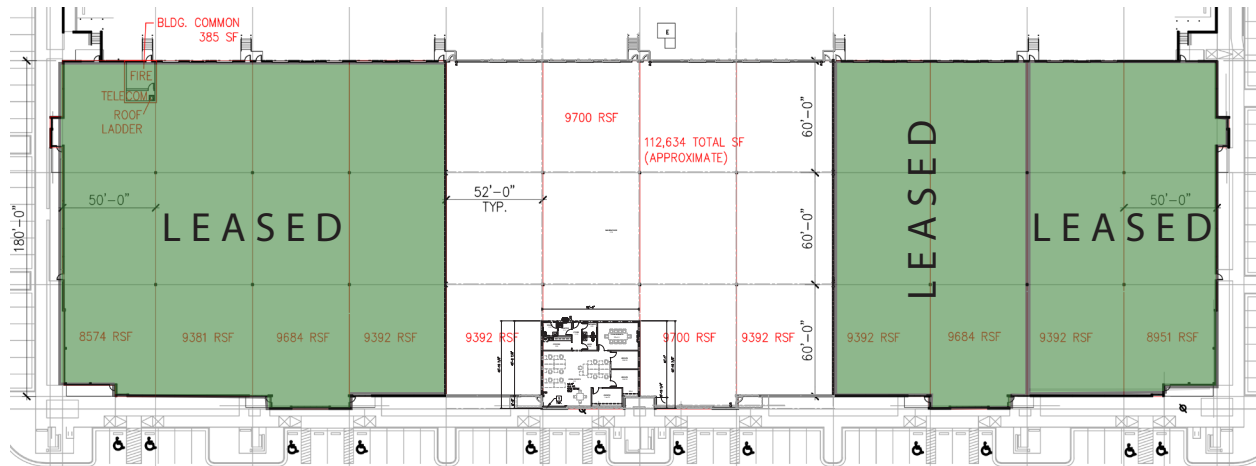
### 19025 Heatherwilde Blvd. - Bldg. 2

Available Space: 8,660 SF  
 Parking: 1.7/1000 SF  
 Depth: 160'  
 Columns: 50'/60' x 52'  
 Clear Height: 28'



### 18919 Heatherwilde Blvd. - Bldg. 3

Available Space: 9,392 SF - 38,184 SF  
 Brand New Spec Office: Approximately 2,376 SF  
 Parking: 2.5/1000 SF  
 Depth: 180'



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# Heatherwilde 45

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Pflugerville - Build To Suit

SITE PLAN AERIAL



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# Heatherwilde 45

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SITE LOCATION AERIAL



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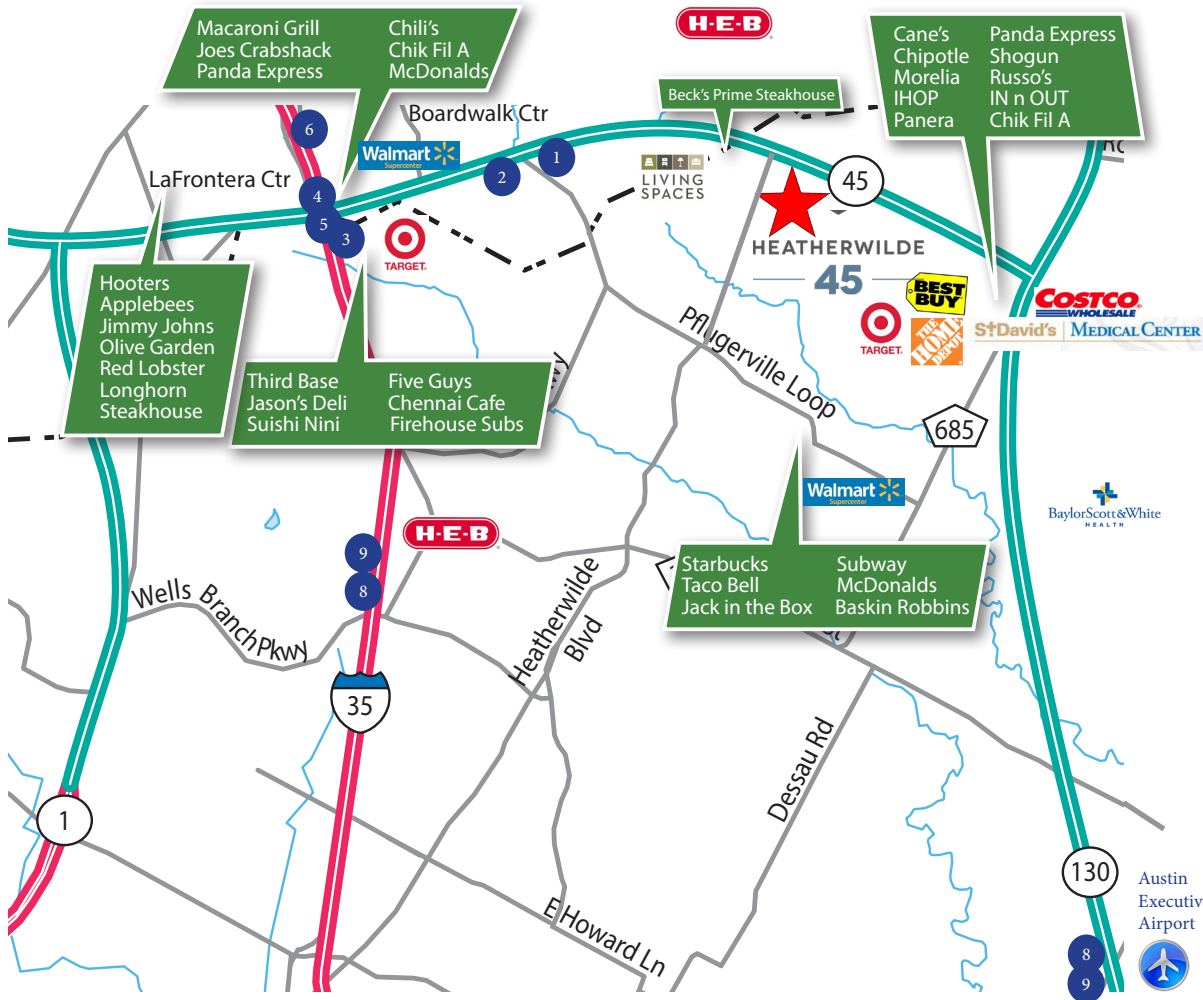
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# Heatherwilde 45

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## LOCATION MAP



### DRIVE TIMES

SH 130	3 minutes	2 miles
IH 35	6 minutes	4 miles
Loop 1 (Mopac)	7 minutes	6 miles
Executive Airport	10 minutes	7 miles
DT Austin	21 minutes	20 miles
ABIA	25 minutes	25 miles

### AREA POINTS OF INTEREST

HEB	BestBuy	HomeDepot
Walmart	Living Spaces	Baylor Scott & White
Costco	Target	St. David's Emergency

### PLACES TO STAY

1 Microtel Inn & Suites	4 Holiday Inn Express	7 Comfort Suites
2 Aloft Austin	5 La Quinta	8 Courtyard by Marriott
3 Extended Stay	6 Hampton Inn	9 Best Western



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Doug Thomas</b>	<b>515612</b>	<b>doug@liveoak.com</b>	<b>512.472.5000</b>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	_____	Date