

Longhorn Biz Park

NWQ OF HWY 130 & HWY 45
4701 PRIEM LN
PFLUGERVILLE, TX 78660



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	6,338	75,964	179,937
2019 Average HH Income	\$109,633	\$113,310	\$98,867
2019 Daytime Population	2,301	26,109	69,414

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$12.00 PSF
Modified Gross
\$0.72/SF/Year Opex

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,200 - 4,500 SF

PROPERTY HIGHLIGHTS

- Located in the Northeast Industrial submarket, with great accessibility to Hwy 130, Hwy 45 and IH-35
- Grade level or dock high doors
- Space available for immediate occupancy
- Close proximity to Super Target anchored Stone Hill Town Center & Walmart Supercenter anchored Plflugerville Crossing
- Parking ratio: 1:500

TRAFFIC COUNT

HWY 45: 31,464 VPD
HWY 130: 52,958 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS

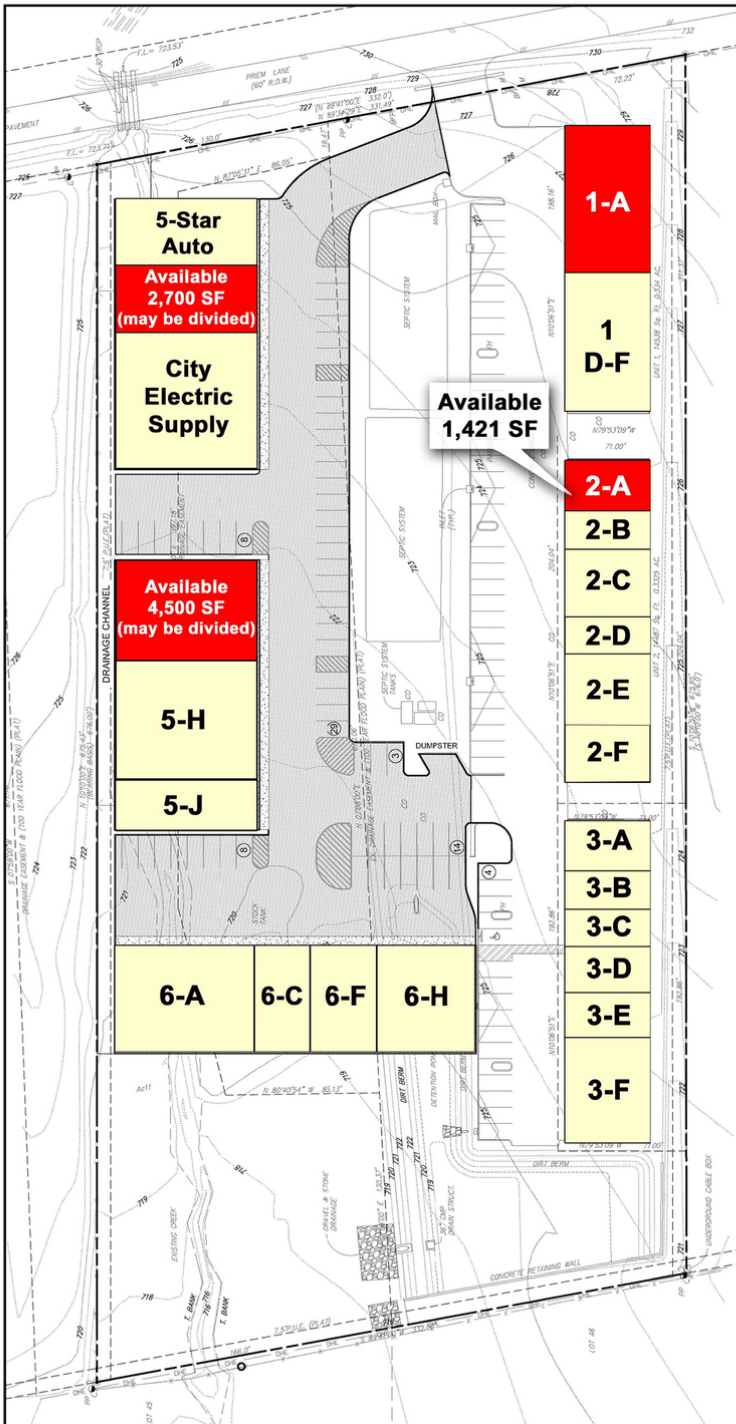


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Building 1

1-A 3,645 SF Available

1-D-F K Tonic

Building 2

2-A 1,421 SF Available

2-B Element Racing

2-C ATEK Services

2-D No REV Auto Spa

2-E The Armory Lock & Key

2-F Transform Fitness

Building 3

3-A Brushy Creek Pipe

3-B ATX

3-C Steam It

3-D Automotive

3-E Precision Werks

3-F CTS Trading

Building 4

4-A 5-Star Auto

4-C Up to 2,700 SF Available

4-J City Electric Supply

Building 5

Up to 4,500 SF Available

5-H 1A Soccer

5-J Tx Truck Tires

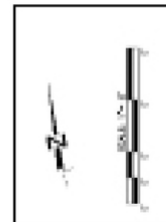
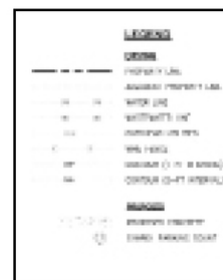
Building 6

6-A Gymnastics

6-C Petit Vour

6-F Spicewood Metal Works

6-H Heritage Auto Haus



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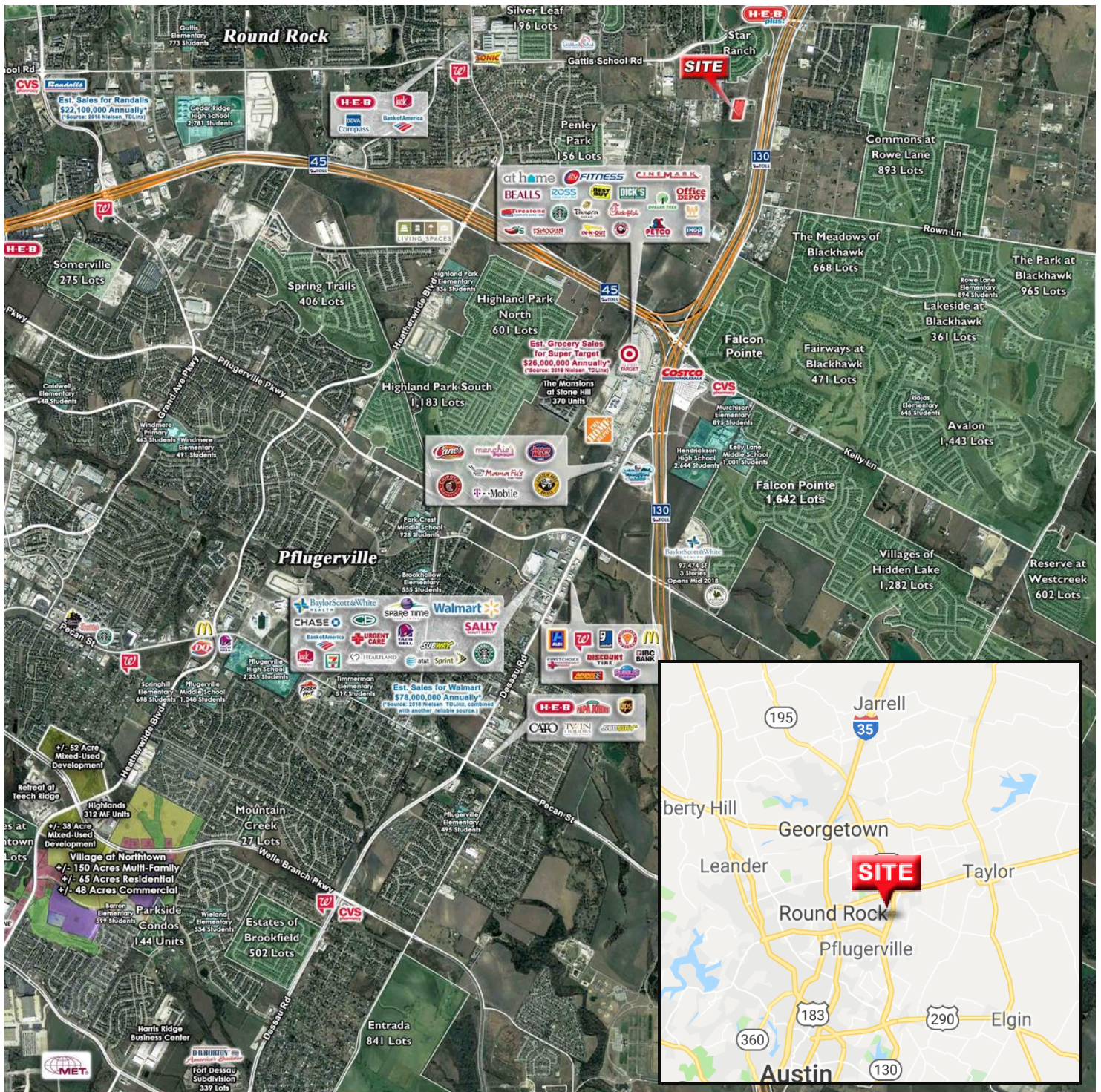
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Information About Brokerage Services

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:
 - 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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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