

The FITZ BUSINESS PARK FOR LEASE

12440 Trail Driver, AUSTIN, TX

- 2,500 SF Available Jan 1, 2022
- 50% HVAC Office / 50% Warehouse
- End Unit
- 12' Overhead Doors
- Grade Level
- Fitzugh Road Between Hwy 290 & RR 12
- Truck Accessible

- High Population Growth Community
- Upper Income Demographics
- Surrounded by like properties
- Market Lease Rates
- Convenient Location to Dripping Springs, South Austin, and Lakeway. Bee Caves Markets



TAWNEY STEDMAN

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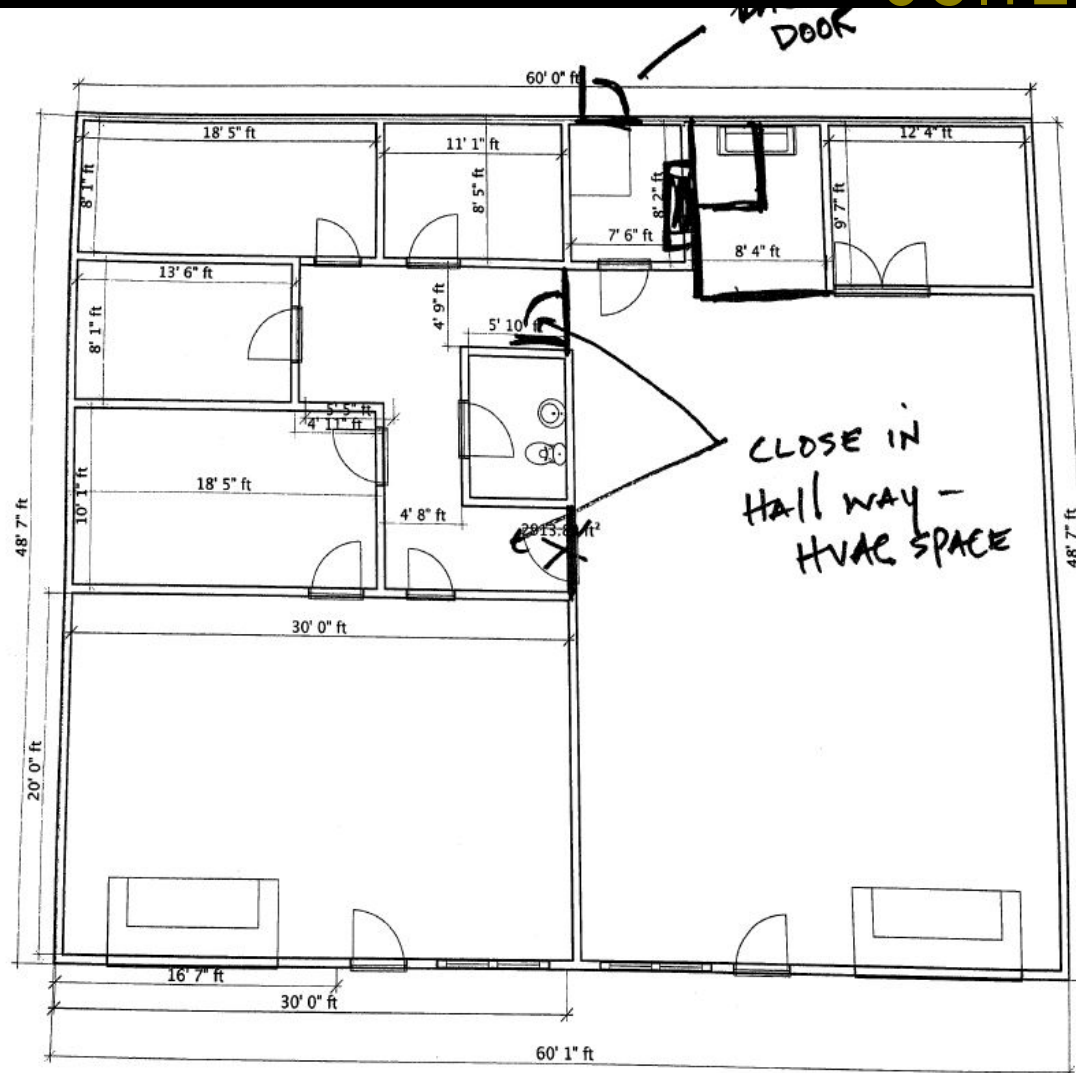
Capellatx.com



Capella Commercial, LLC

The FITZ BUSINESS PARK

SUITES 206 & 207



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The FITZ BUSINESS PARK

Location

The Fitz Business Park

- The Fitz is located just one block off Fitzugh Road which is a connecting artery between Highway 290 in Dripping Springs and the Bee Cave/Lakeway market. Easily accessible to To Oak Hill, Dripping Springs, South Austin, Bee Cave and Lakeway.
- The location is surrounded by office / warehouse facilities, distilleries, wedding venues and ranches.
- The Fitz has an eclectic tenant mix including Frankly Organic Vodka, Zellies Gum and Mints, Backline Fabrication, Goodnight Loving Vodka, etc.
- Each unit is comprised of office space with HVAC and restroom and warehouse space with overhead doors.



DEMOGRAPHICS	1 Mile	5 Mile
2021 Population	1,695	23,000
5 Yr. Projected Growth	85.0%	90%
Avg. HH Income	\$167,445	\$164,052

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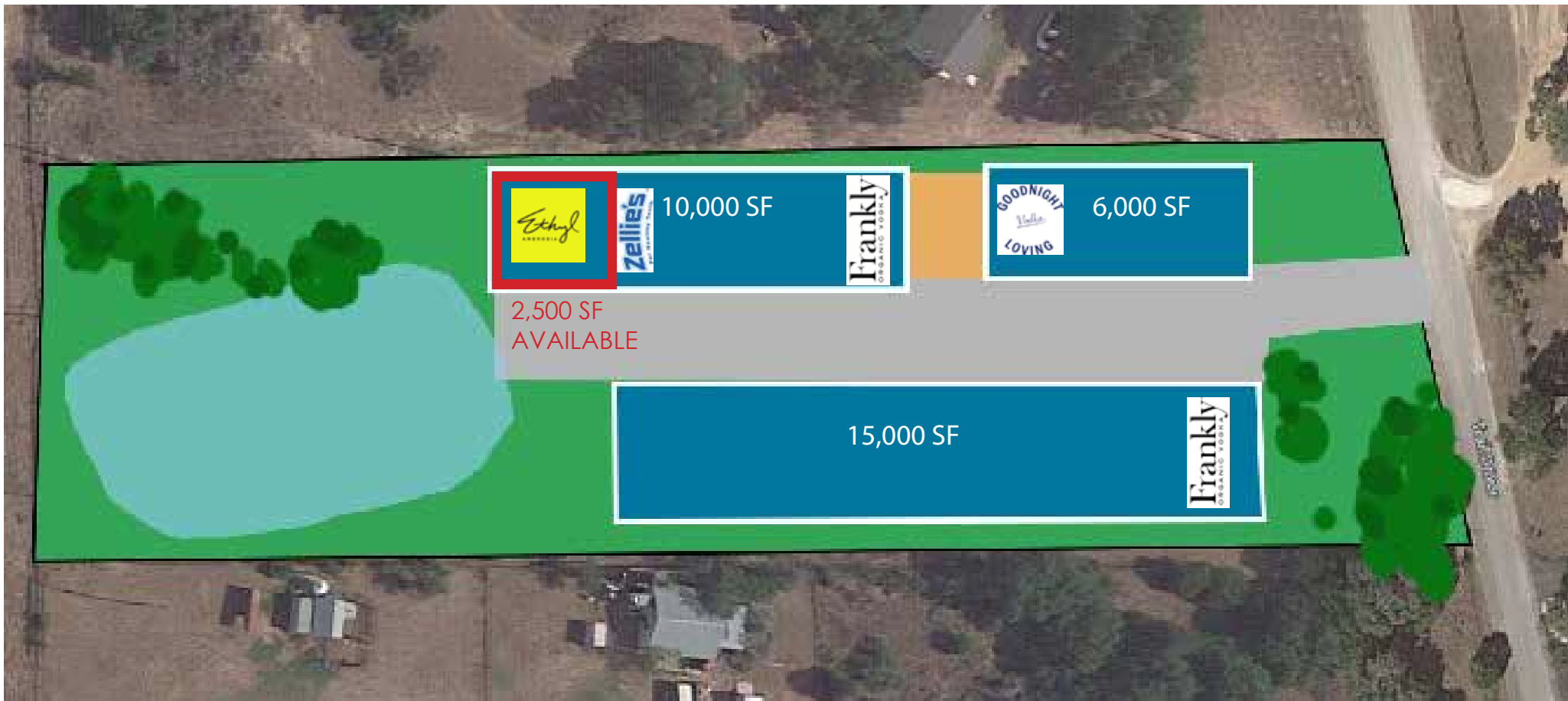
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The FITZ BUSINESS PARK

Site Plan



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Location



The Fitz Business Park is located off Fitzugh Road an artery which connects the Dripping Springs and South Austin Markets to the Bee Cave / Lakeway Market. Location is approximately 2 minutes from Hwy 290, 8 minutes to Highway 71 and 13 minutes to Bee Cave.

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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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Randall Beaman</u>	<u>392094</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>Tawney Stedman</u>	<u>559218</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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