

CALL FOR MORE INFORMATION



FOR LEASE

\$22.56 PSF \$2,350 per month plus
*NNNs \$7.70 PSF - \$802.08 per month

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,250 SF

PROPERTY HIGHLIGHTS

- Highly visible location directly on Research Blvd.
- High traffic area of over 140,000 VPD
- Excellent on/off freeway access.
- 1 block from the new 1.250,000 square foot office/mixed use project-redevelopment of the 3M property.
- Anchored by 711
- Pylon signage available
- Rare small shop space 1250 sq ft
- Perfect for Insurance, Hair Salon,

TRAFFIC COUNT

IH-183 N: 70,521 VPD
IH-183 S: 68,582 VPD
(SitesUSA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



95,531
2021 POPULATION
3 MILE RADIUS



107,617
2021 DAYTIME POPULATION
3 MILE RADIUS



\$105,865
2021 AVERAGE INCOME
3 MILE RADIUS



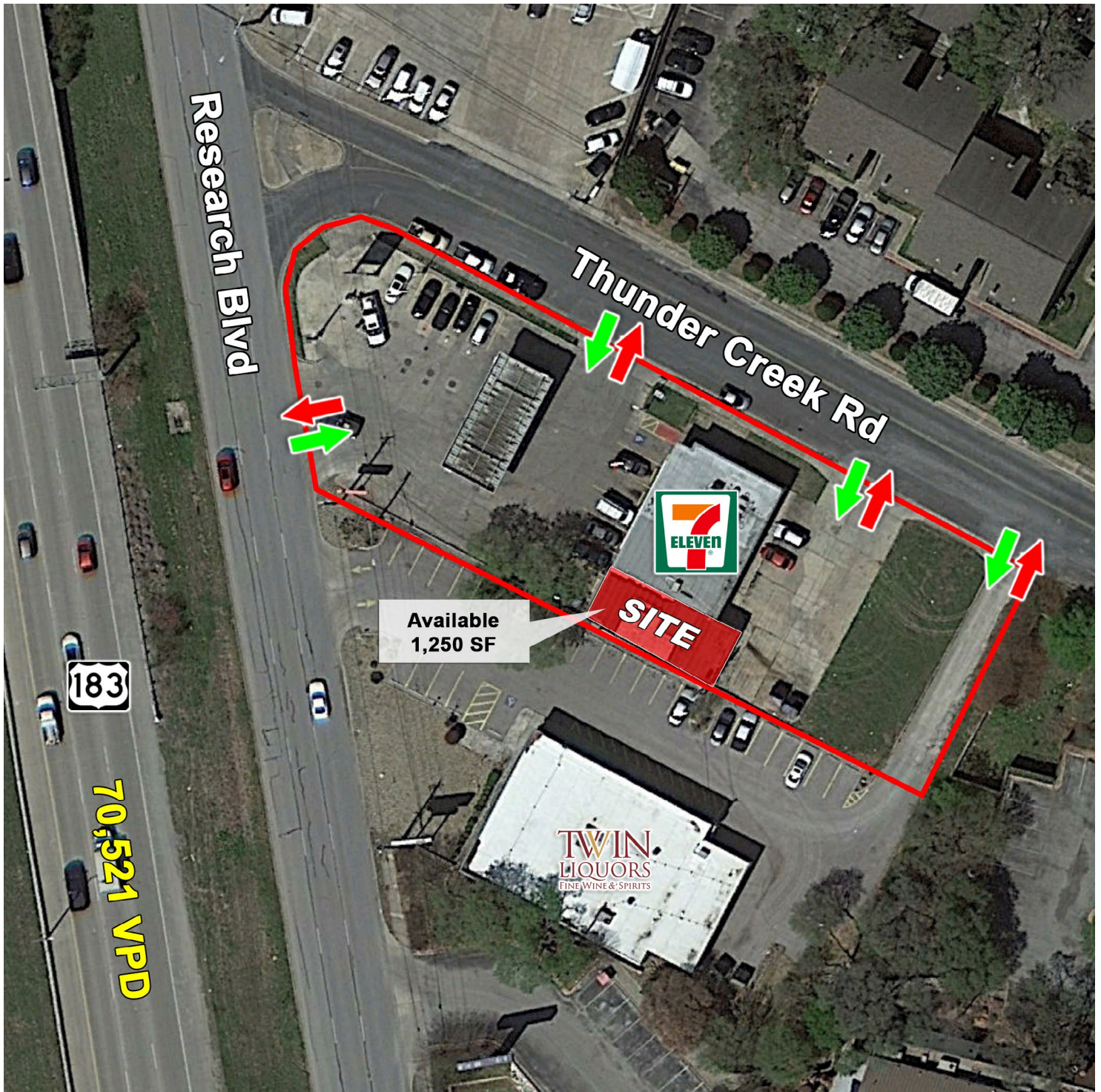
70,521 VPD
ROAD NAME

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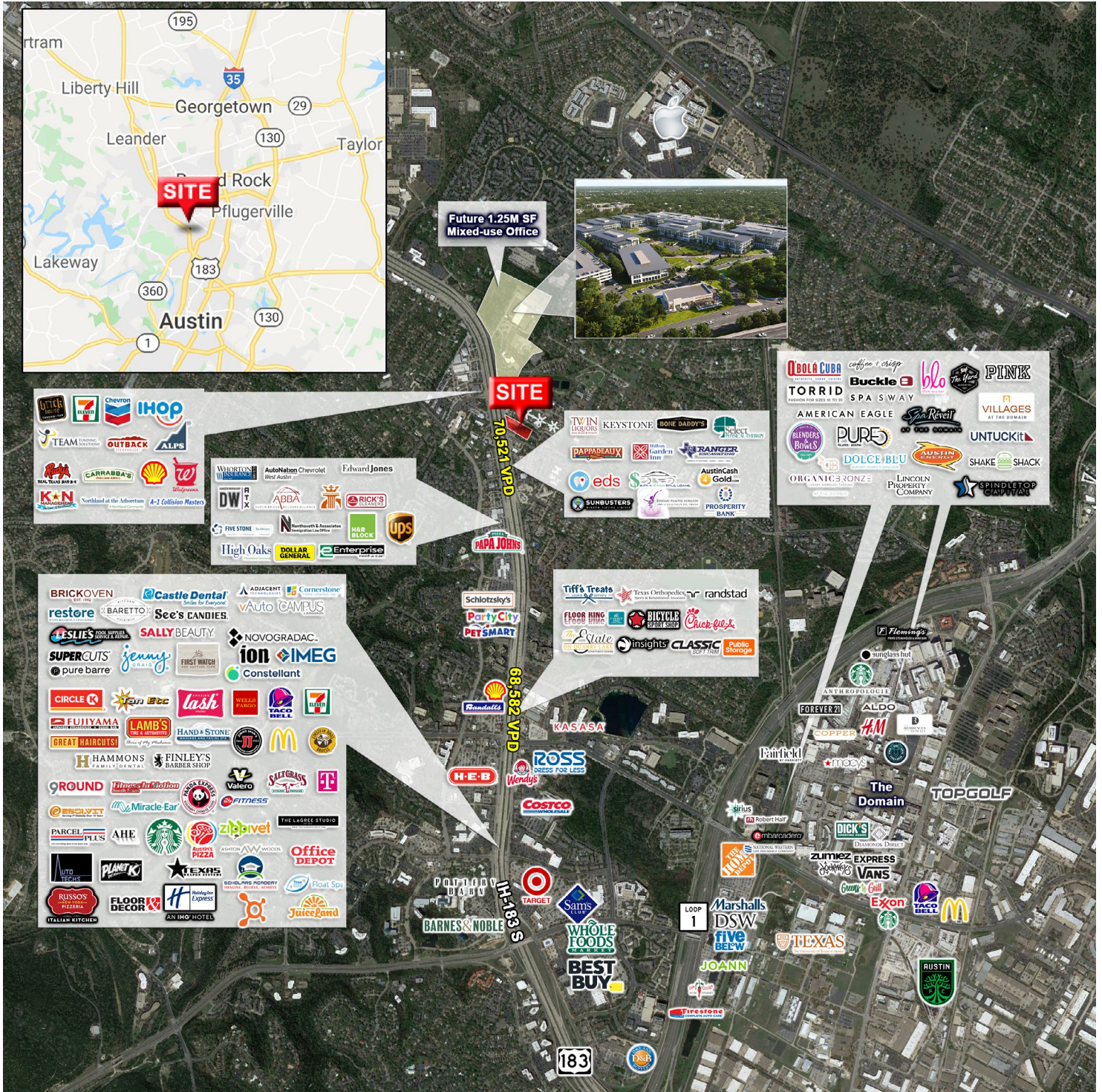
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11643 Research Blvd

SEC N HIGHWAY 183 & THUNDER CREEK RD.
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MASSIVE MILLION-SQUARE-FOOT OFFICE PARK WORKS ITS WAY INTO NORTHWEST AUSTIN

A proposed 1.25 million-square-foot office park is in the works at the 57-acre site of the former 3M manufacturing plant in Northwest Austin.

Two real estate investors and developers, Dallas-based Trammell Crow and Los Angeles-based Karlin Real Estate, have teamed up on the project.

A marketing brochure on Karlin's website indicates the first phase of the project, called Duval, will be "shovel ready" in the third quarter of 2021. The site, which adjoins Duval Road, is at 11705 Research Blvd.



The first phase would feature two buildings with a total of 485,000 square feet of rentable space, the brochure shows. The project eventually could span 1.25 million square feet of office, restaurant, and retail space. A rendering shows the project would offer five main buildings.

Neither Trammell Crow nor Karlin is commenting on the Duval development.

"As a matter of principle and to maintain the trust of our partners, we cannot verify nor disclose the details of plans that are underway," Bruce Sargent, vice president of corporate communications at Karlin, says in a statement.

Karlin has a number of projects underway in Austin, including redevelopment of the 143-acre BAE campus in East Austin.

The 3M manufacturing plant shut down in 2019 – 37 years after the 220,000-square-foot facility opened. Earlier this month, the Austin Business Journal reported Maplewood, Minnesota-based 3M planned to sell the site to Trammell Crow and Karlin.



<https://austin.culturemap.com/news/real-estate/07-15-21-massive-office-park-on-tap-for-old-manufacturing-site-in-nw-austin/#slide=0>

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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.

11-2-2015



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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|--|-------------------|----------------------------|---------------------|
| Reliance Retail LLC or Texas RS LLC dba RESOLUT RE | 603091 or 9003183 | leads@resolutre.com | 512.474.5557 |
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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