RESOLUT RE

WALNUT CREEK BIZ PARK

NEC HWY-290 & CROSS PARK DR
8110 US-290, Austin, TX 78754



FOR LEASE

AVAILABLE SPACE
Building 2: 8,985 SF
Building 3: 19,911 SF

RATE
$12.00-$18.00 PSF NNN
NNNs* $4.44 ($.41 psf monthly)
* Estimate provided by Landlord and subject to change

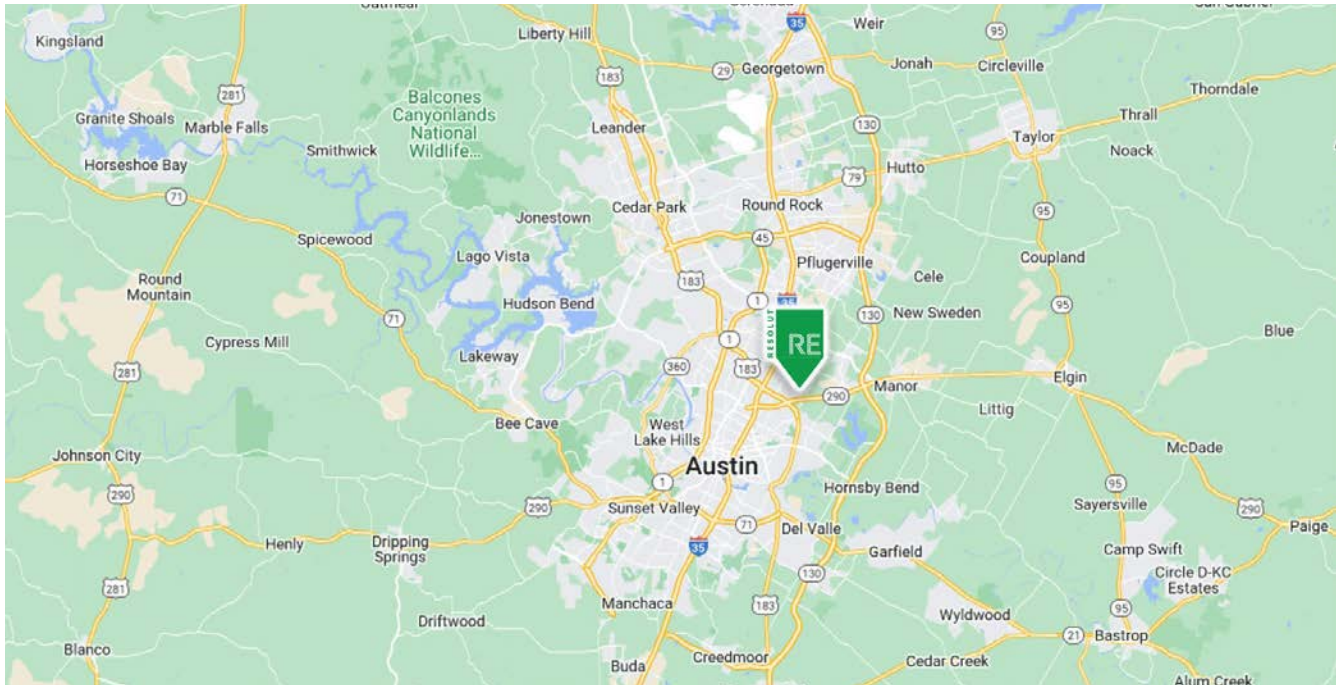
Michael Noteboom
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512.474.5557

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PROPERTY HIGHLIGHTS

- Walnut Creek Biz Park is situated in a highly sought-after industrial area of NE Austin on Highway 290, offering excellent accessibility to major transportation routes and nearby businesses
- Will cater to all storage, distribution, and logistics needs, with high ceilings and a large floor area to accommodate a range of operations
- Spaces delivered with standard bathroom and small office space
- Landlord has in-house construction and can handle all Tenant finish-outs
- Expected Shell Delivery: March 2025



AREA TRAFFIC GENERATORS

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DEMOGRAPHIC SNAPSHOT 2024

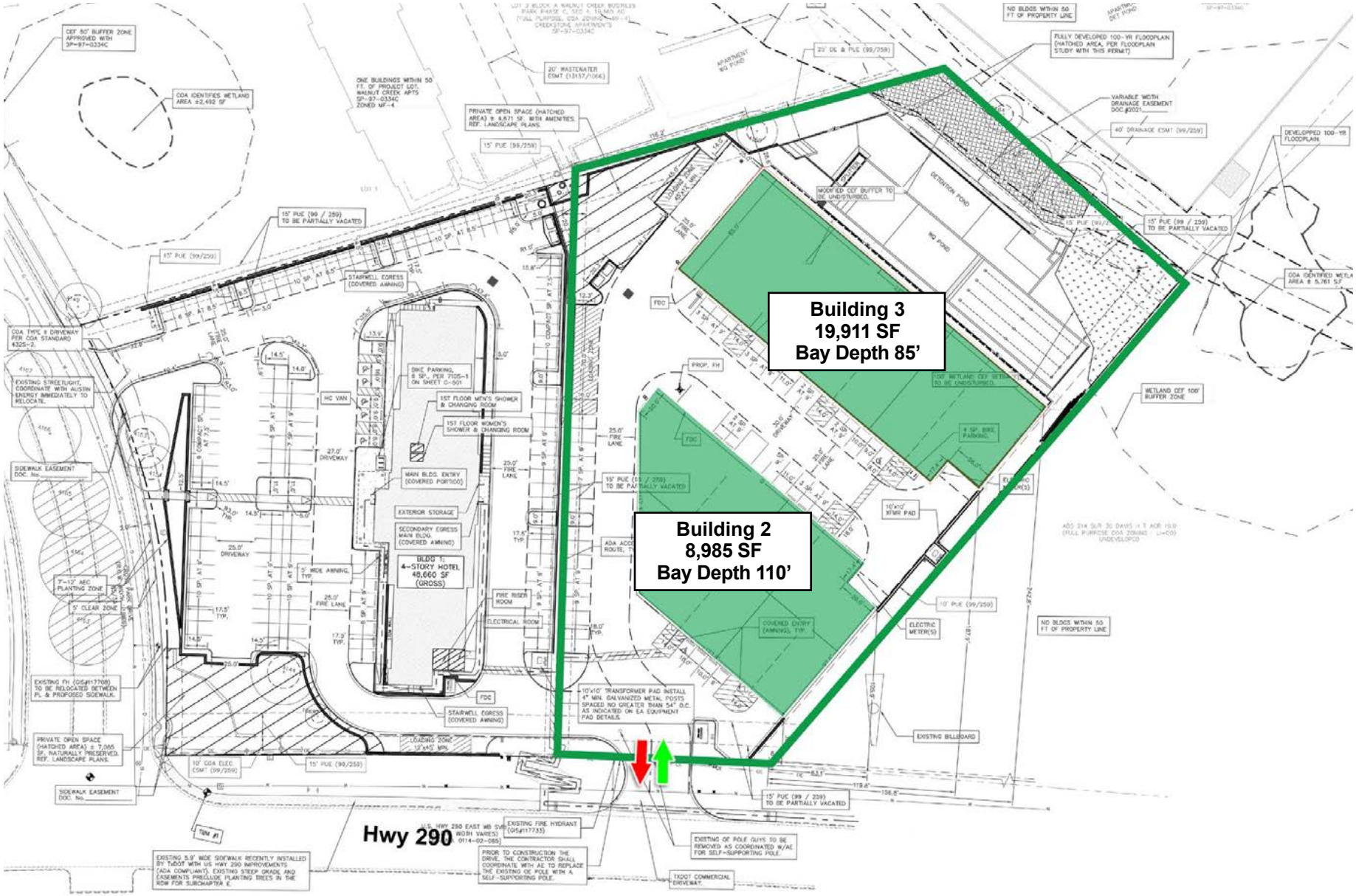
104,184
POPULATION
3-MILE RADIUS

$104,147.00
AVG HH INCOME
3-MILE RADIUS

55,866
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
US-290: 57,285 VPD
Cross Park Dr: 9,991 VPD
(Costar 2022)

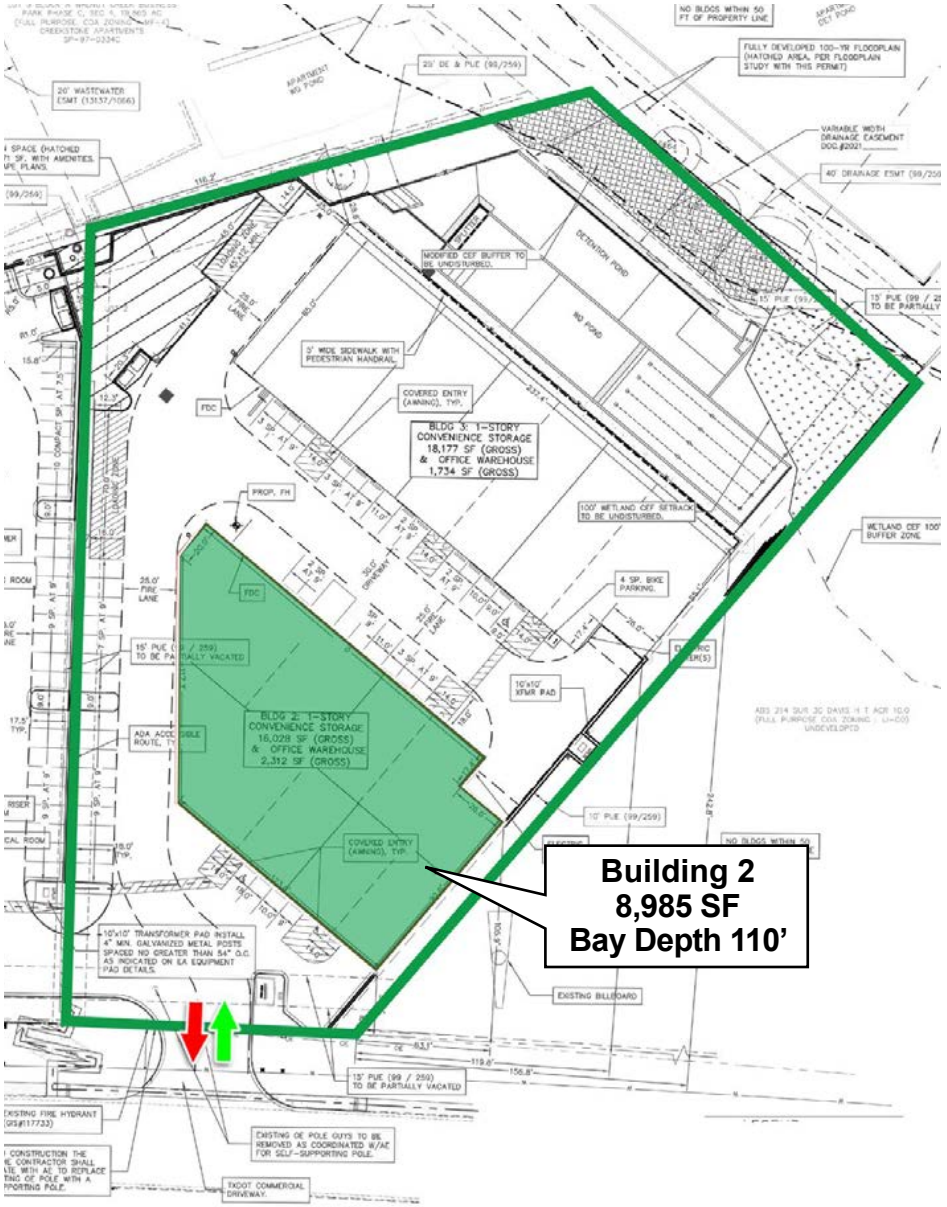
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BUILDING 2 HIGHLIGHTS

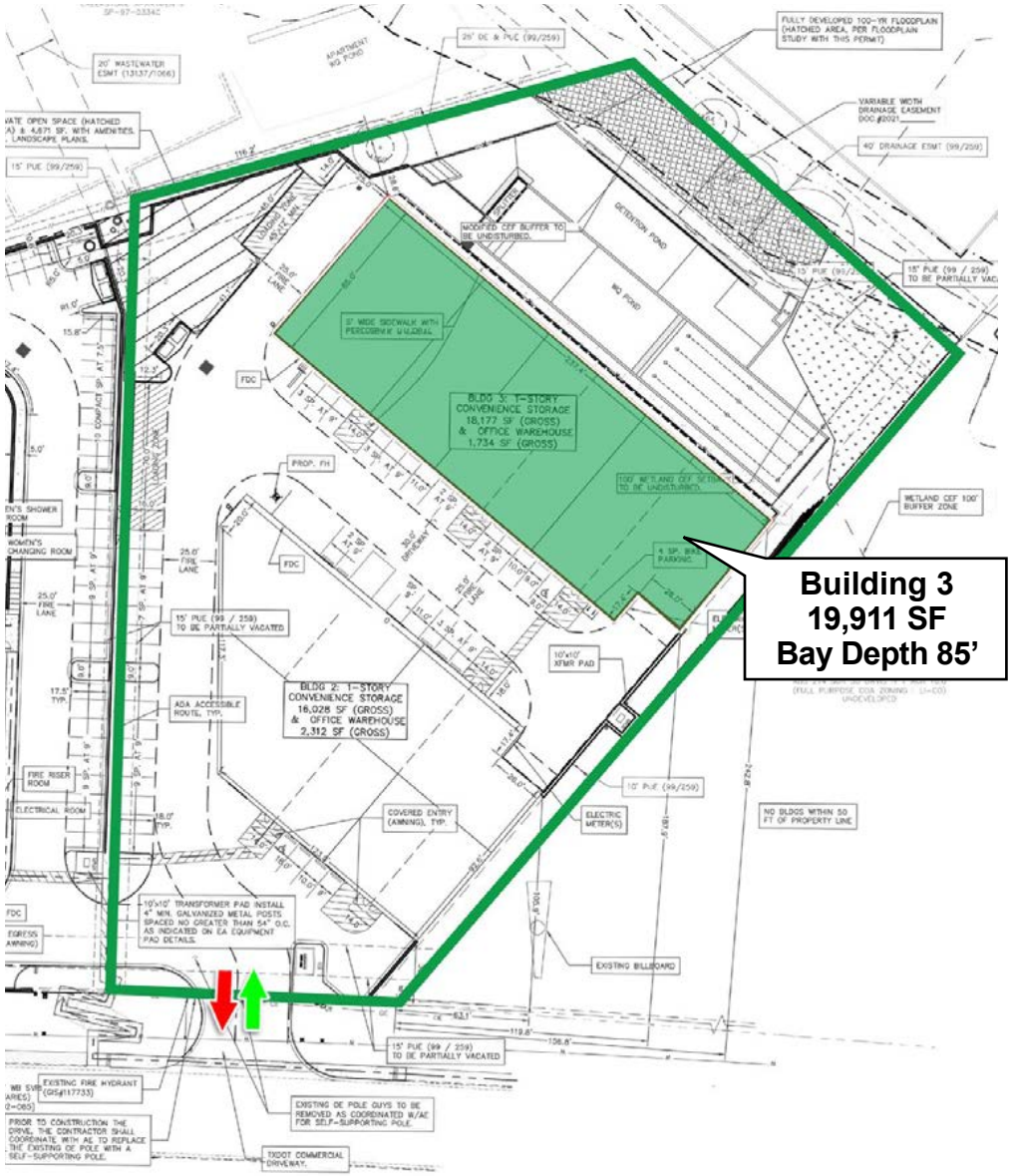
AVAILABLE SF	8,985 SF
YEAR BUILT	Shell Built 2025
ZONING	S-1 II-B
AGE OF ROOF	2025
CLEAR HEIGHT	17' Varies
EAVE HEIGHT	Single Slope ~17FT
PARKING	Per Site Plan
POWER	New 2400A, 3-Phase, 24OVAC, Heavy Duty Disconnect In A Nema '3R' Enclosure. Disconnect to be fused At 2400 Amps Utilizing Class "L" Fuses.
UTILITIES	Water, Sewer
SPECIAL FEATURES	Stepped Floor Plan With Many Firewalls And Restrooms Up Front



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BUILDING 3 HIGHLIGHTS

AVAILABLE SF	19,911 SF
YEAR BUILT	Shell Built 2025
ZONING	S-1 II-B
AGE OF ROOF	2025
CLEAR HEIGHT	17' Varies
EAVE HEIGHT	Single Slope ~17FT
PARKING	Per Site Plan
POWER	New 2400A, 3-Phase, 24OVAC, Heavy Duty Disconnect In A Nema '3R' Enclosure. Disconnect to be fused At 2400 Amps Utilizing Class "L" Fuses.
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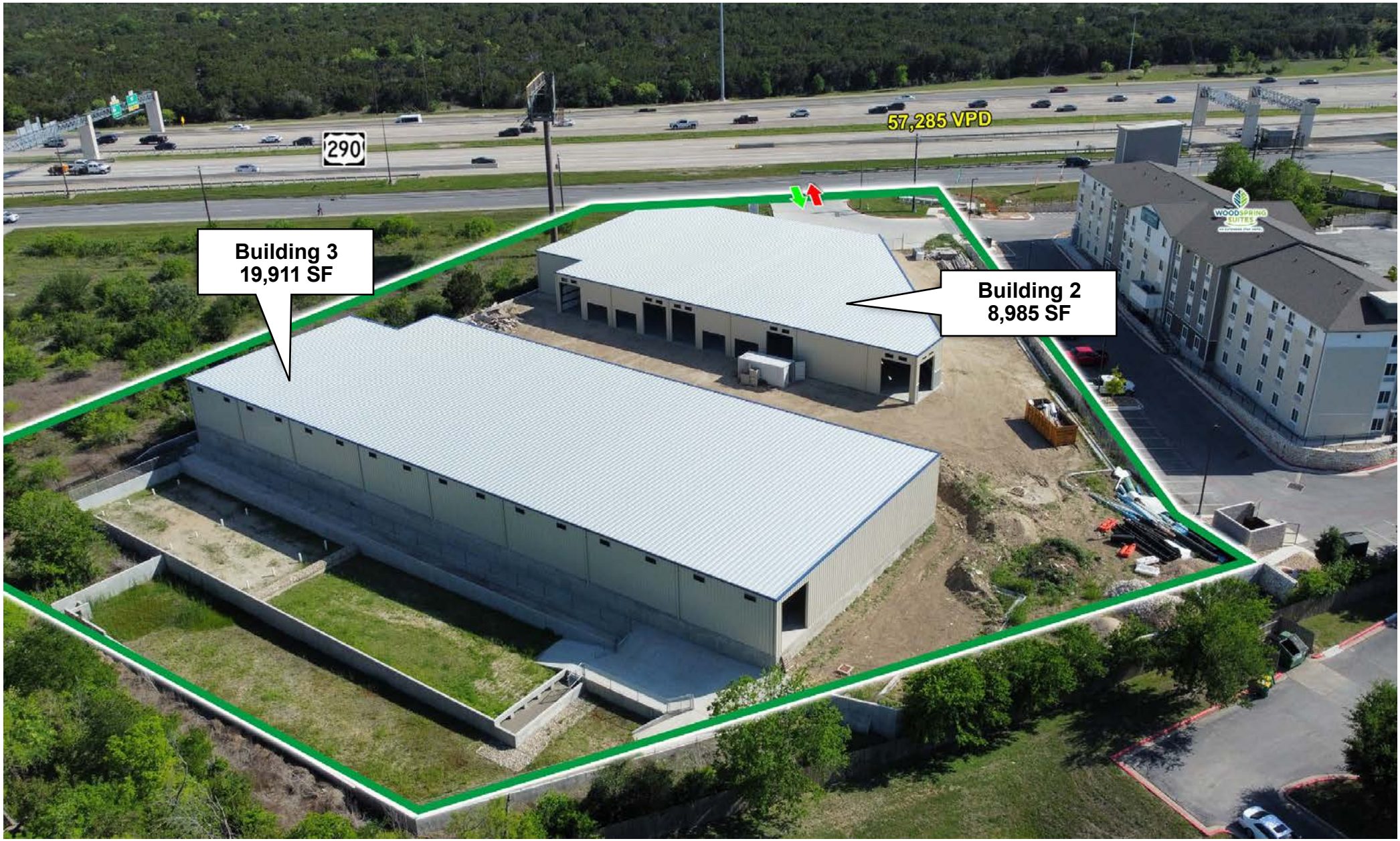


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Construction Progression April 2025

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Construction Progression April 2025

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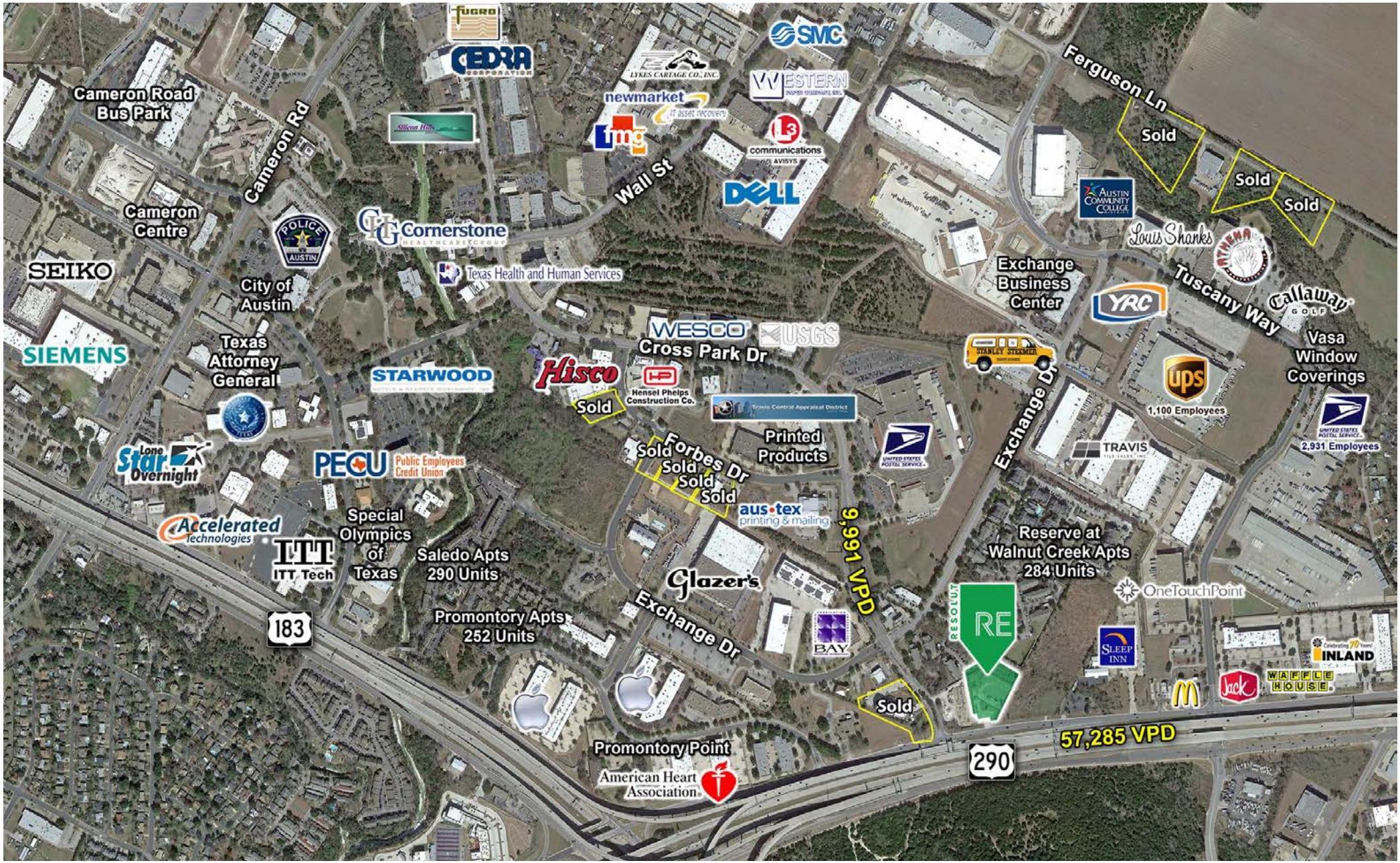
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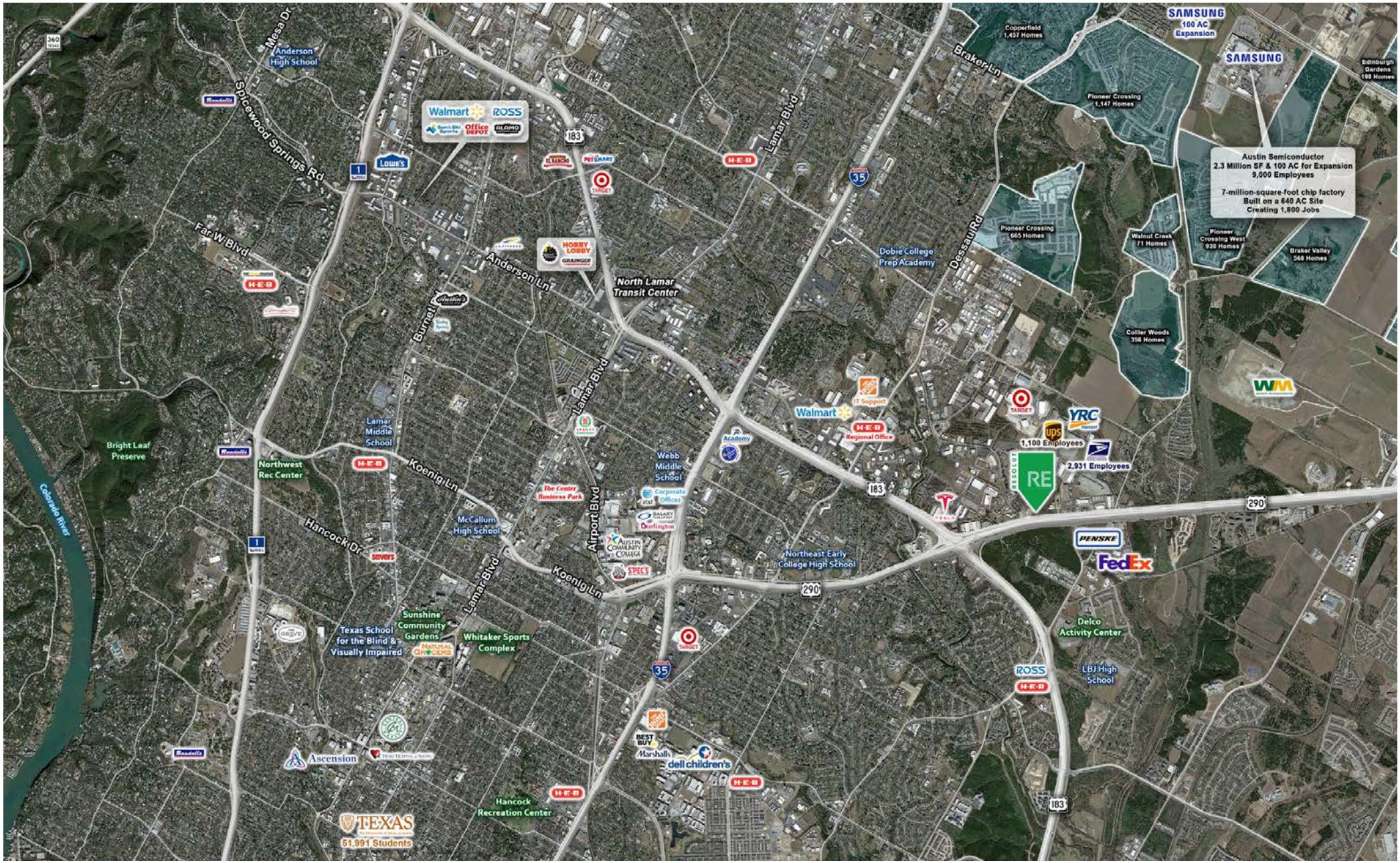
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Walnut Creek Business Park Tenants

FUGRO
CLINICAL PATHOLOGY LABORATORIES
PBG THE PEPSI BOTTLING GROUP
Travis Central Appraisal District
Silicon Hills
SMC
PremStar
afp
Apple
WESTERN PAPER COMPANY, INC.
tmg
POLICE AUSTIN
newmarket IT asset recovery
LYKES CARTAGE CO., INC.
Texas Attorney General
SEIKO
Vasa Window Coverings
DELL
Louis Shanks
Texas Health and Human Services
CHG Cornerstone HEALTHCARE GROUP
City of Austin
WESCO
ups
STANLEY STEEMER
USGS
Lone Star Overnight
STARWOOD HOTELS & RESORTS WORLDWIDE, INC.
aus•tex printing & mailing
BAY
CENTRAL FREIGHT LINES INC.
Special Olympics of Texas
Hisco
ITT ITT Tech
Callaway GOLF
Hensel Phelps Construction Co.
L3 communications AVISYS
3WAY
American Heart Association
Glazer's
CEDRA CORPORATION
PECU Public Employees Credit Union
Accelerated Technologies
YRC
GTECH
ATHENA
SIEMENS
AUSTIN COMMUNITY COLLEGE DISTRICT
UNITED STATES POSTAL SERVICE
micross

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