

WALNUT CREEK BIZ PARK

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



Building 3
2,550 -19,911 SF

Building 2
1,650 -16,840 SF

57,285 VPD

290

**FOR
LEASE**

AVAILABLE SPACE
Building 2: 1,650 - 18,340 SF
Building 3: 2,550 - 19,911 SF

RATE
\$12.00 - \$18.00 PSF NNN
NNNs* \$3.00
* Estimate provided by Landlord and subject to change

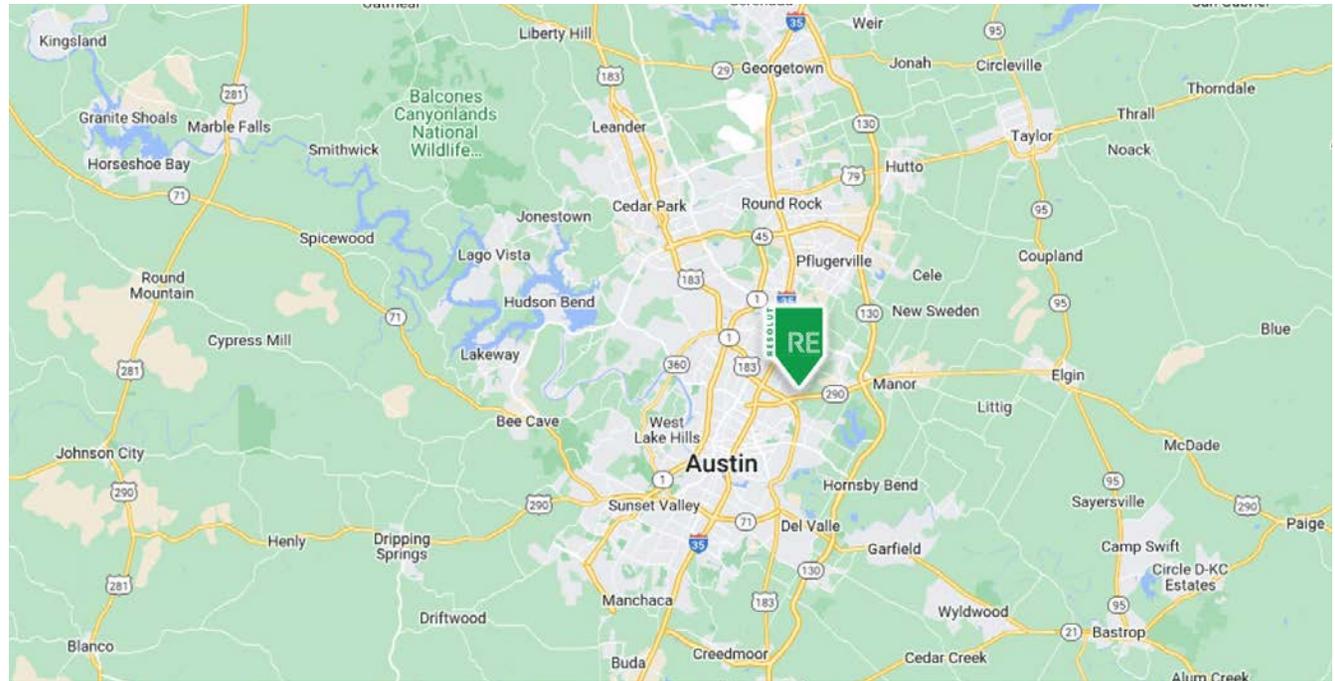
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PROPERTY HIGHLIGHTS

- 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

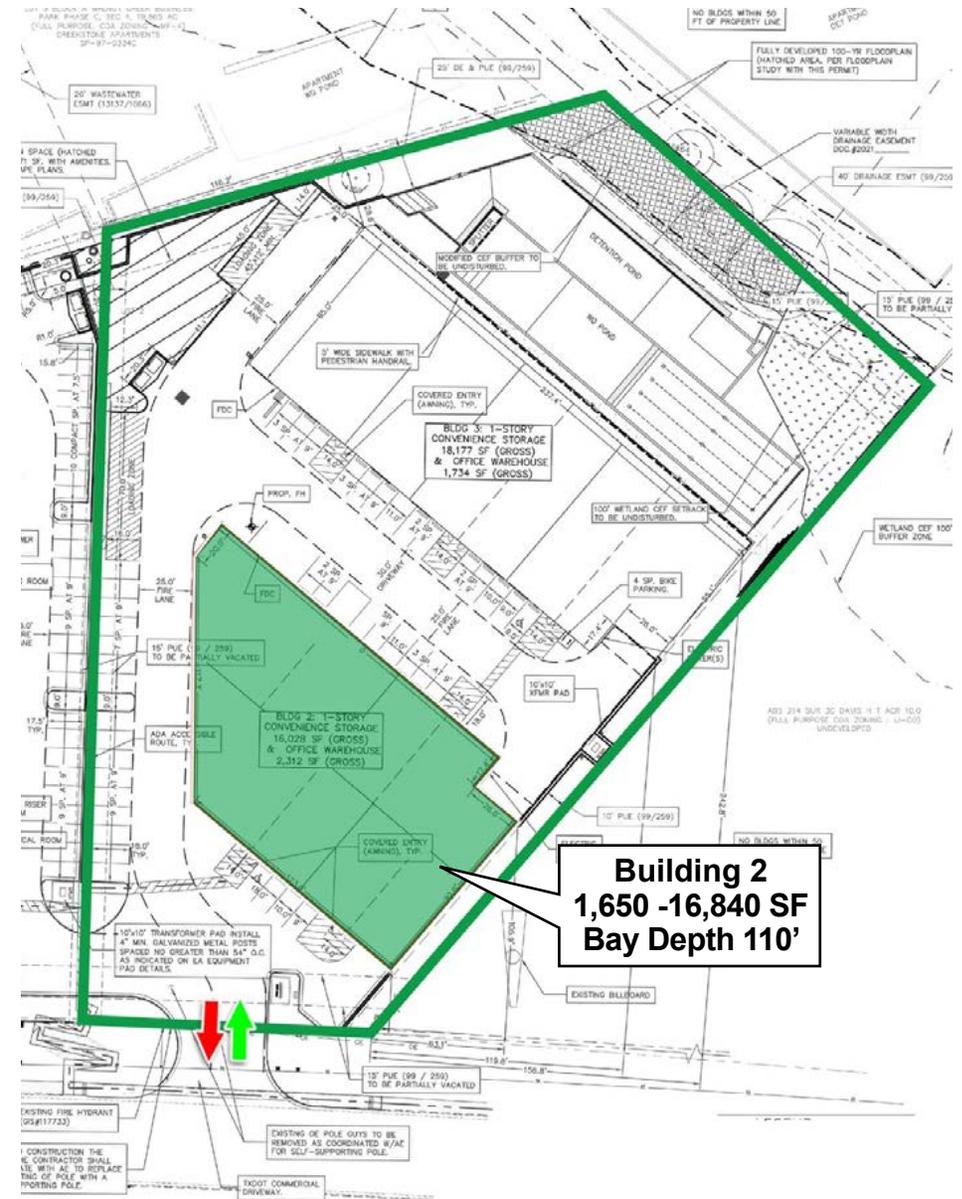
 **55,866**
DAYTIME POPULATION
3-MILE RADIUS

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



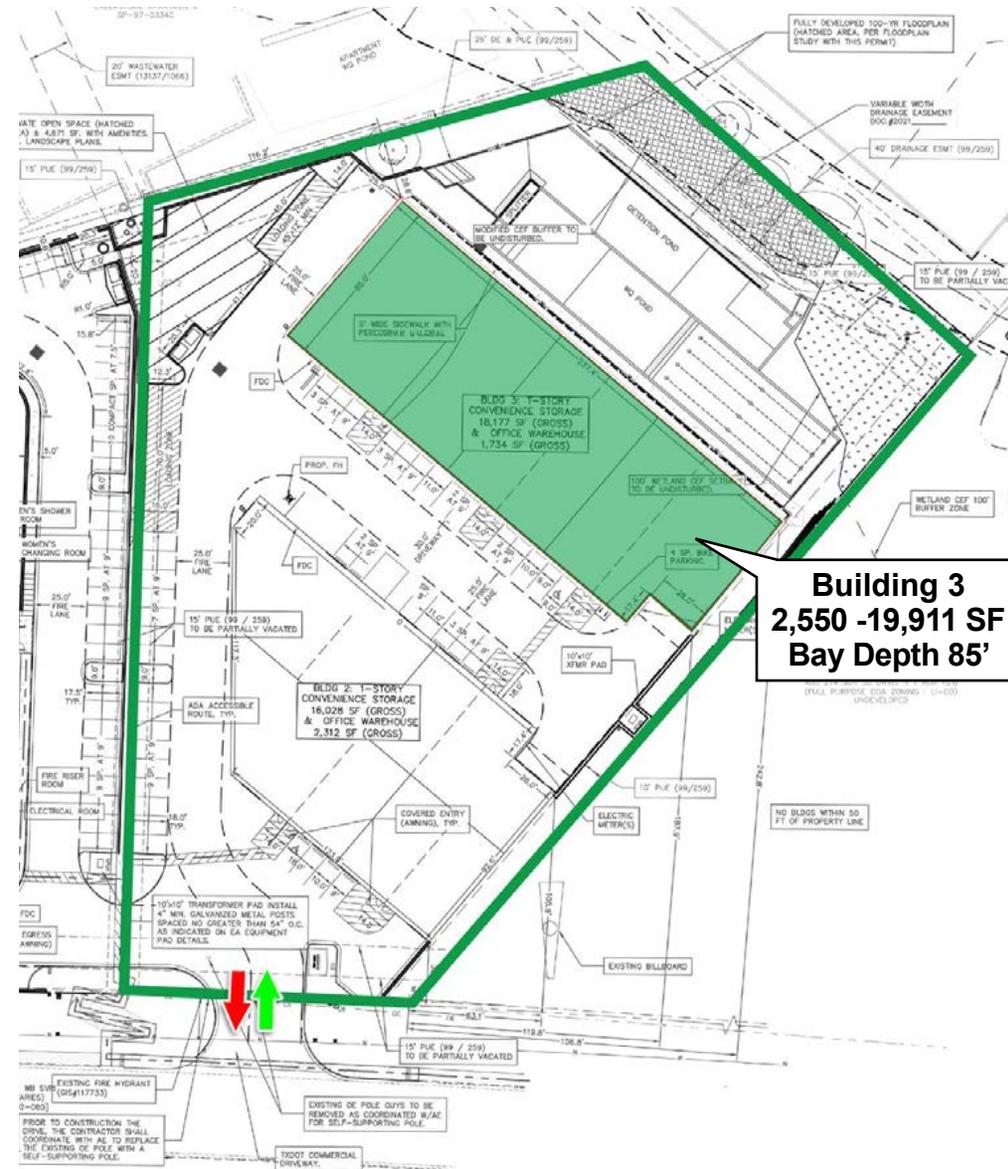
BUILDING 2 HIGHLIGHTS

AVAILABLE SF	1,650-16,860 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



BUILDING 3 HIGHLIGHTS

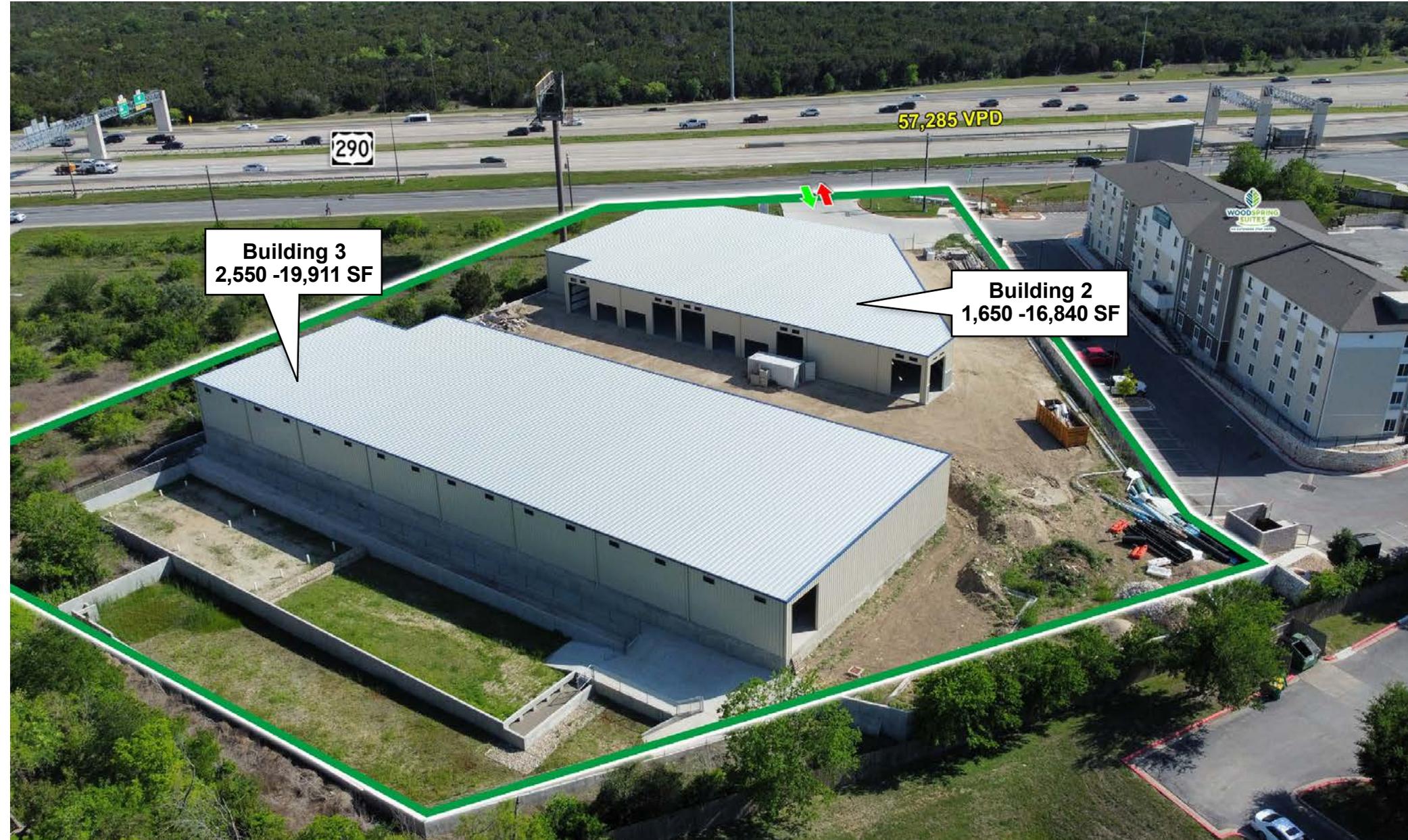
AVAILABLE SF	19,911 SF
YEAR BUILT	Shell Built 2025
ZONING	S-1 II-B
AGE OF ROOF	2025
CLEAR HEIGHT	17' Varies
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PARKING	Per Site Plan
POWER	New 2400A, 3-Phase, 24OVAC, Heavy Duty Disconnect In A Nema '3R' Enclosure. Disconnect to be fused At 2400 Amps Utilizing Class "L" Fuses.
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**Building 3
2,550 -19,911 SF
Bay Depth 85'**



Construction Progression April 2025



Construction Progression April 2025





DOWNTOWN AUSTIN

183

57,285 VPD

290

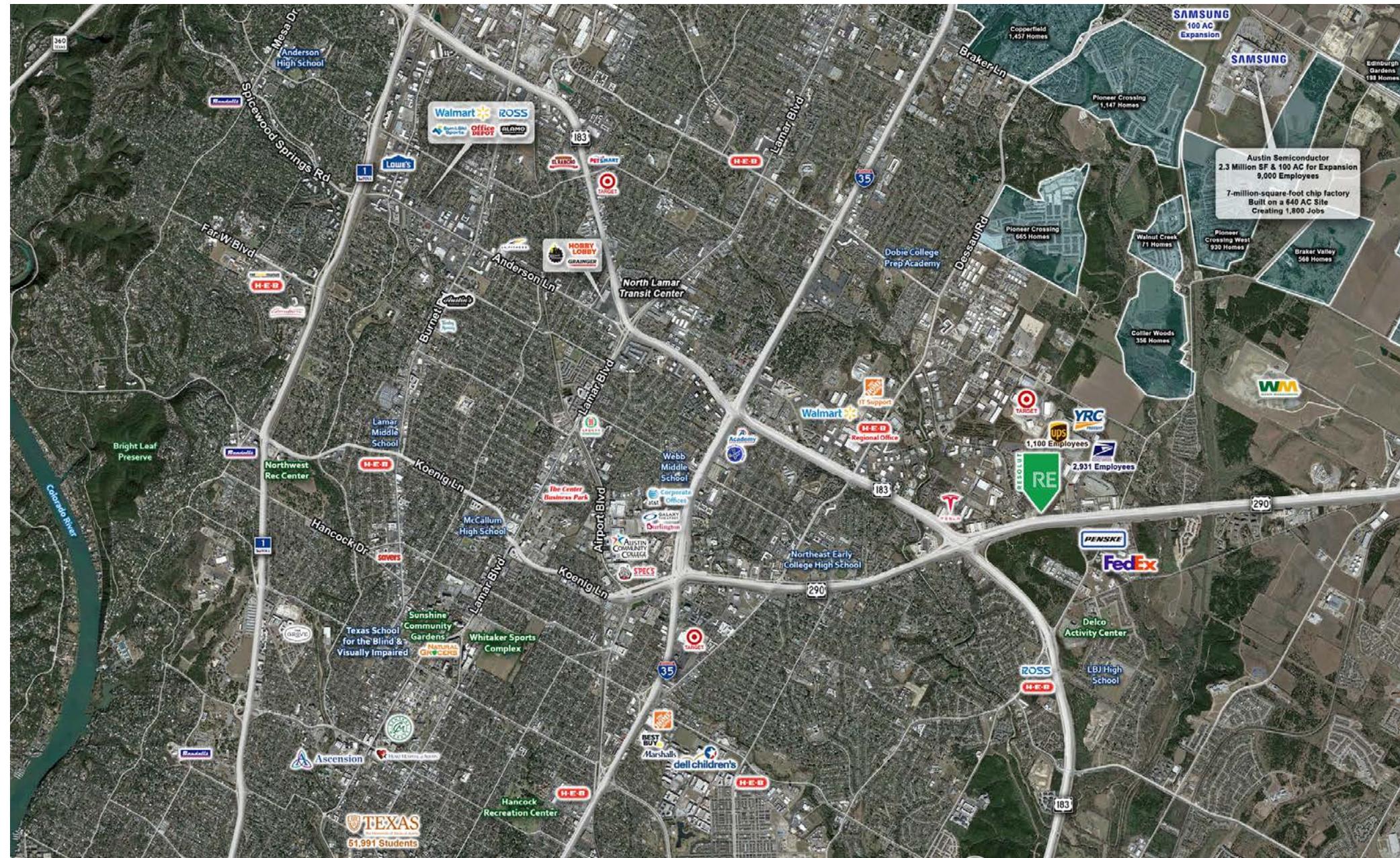
SITE

CANDLEWOOD SUITES

WOODSPRING SUITES

SLEEP INN

7 ELEVEN



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Walnut Creek Business Park Tenants

