

# 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\* \$4.44 (\$41 psf monthly)  
\* Estimate provided by Landlord and subject to change

**Michael Noteboom**

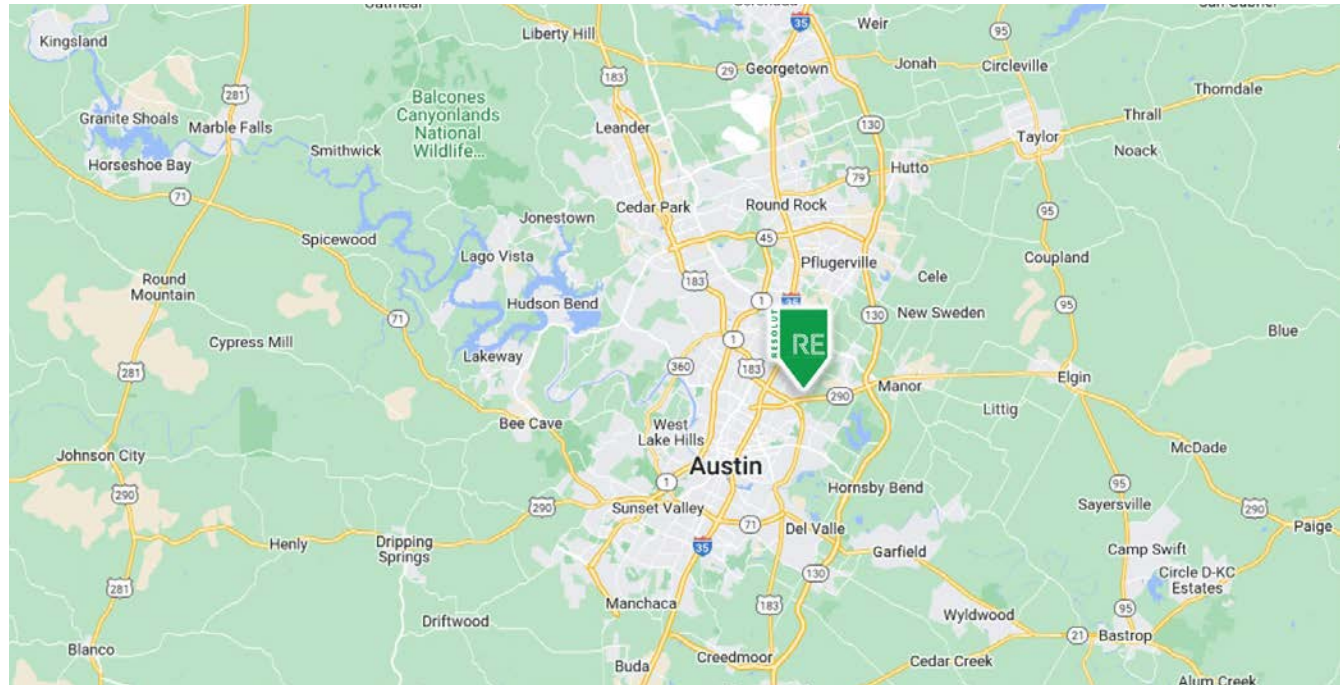
mnoteboom@resolutre.com  
512.474.5557

**Zach Roesinger**

zroesinger@resolutre.com  
512.474.5557

**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**





**Michael Noteboom**  
mnoteboom@resolutre.com | 512.474.5557


**Zach Roesinger**  
zroesinger@resolutre.com | 512.474.5557

**DEMOGRAPHIC SNAPSHOT 2024**

 **104,184**  
**POPULATION**  
3-MILE RADIUS

 **\$104,147.00**  
**AVG HH INCOME**  
3-MILE RADIUS

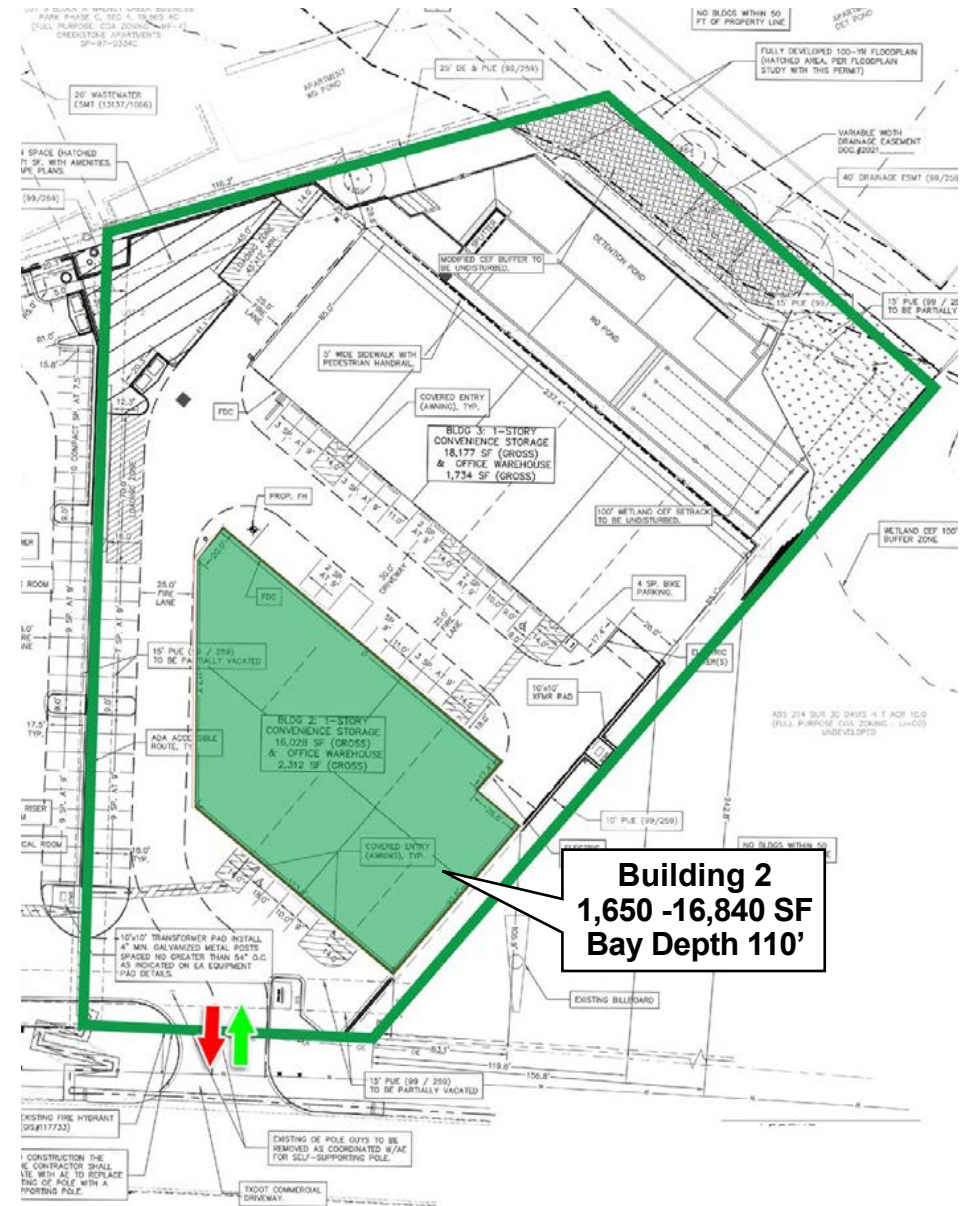
 **55,866**  
**DAYTIME POPULATION**  
3-MILE RADIUS

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



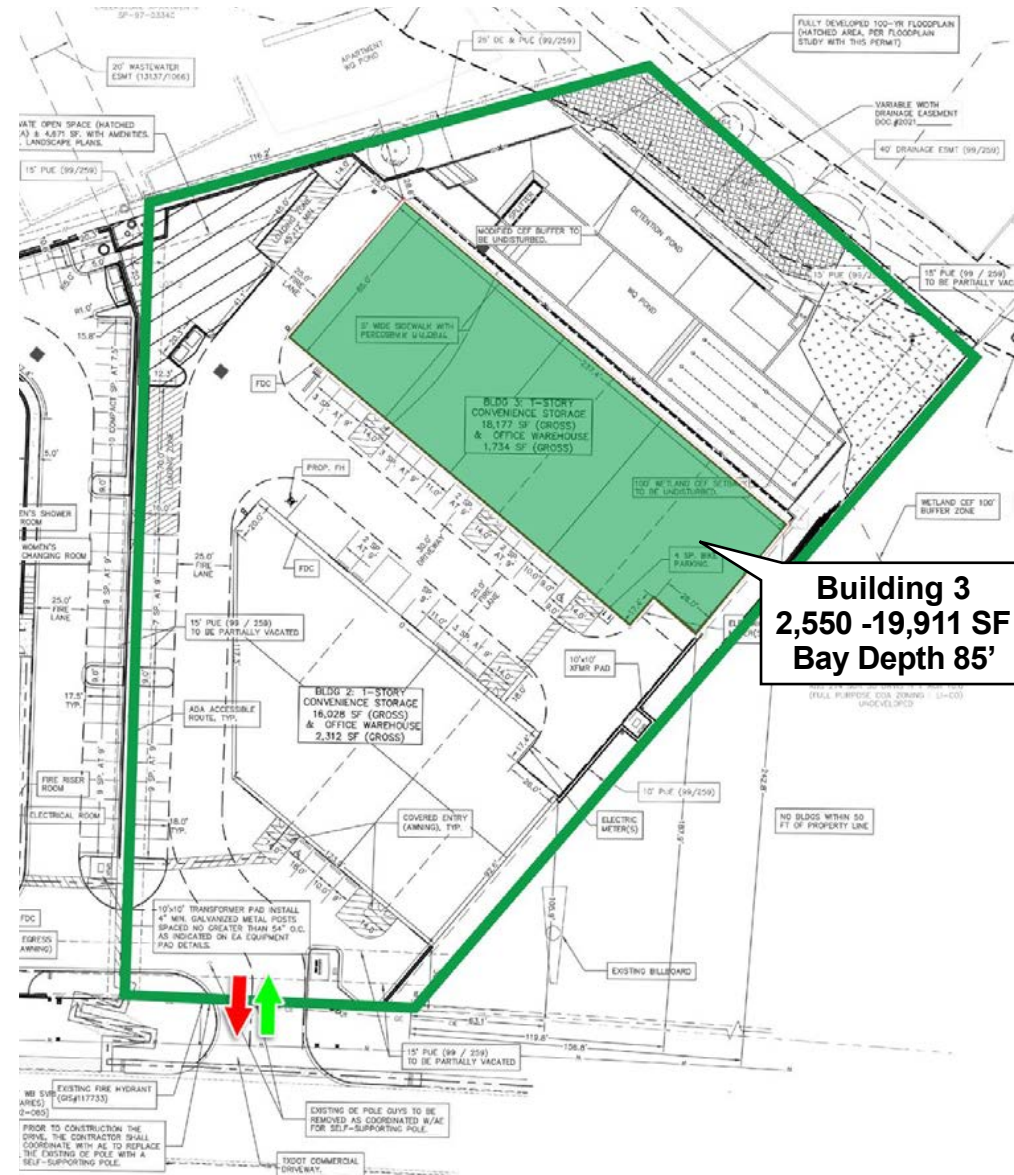
## BUILDING 2 HIGHLIGHTS

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
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  
2,550 -19,911 SF  
Bay Depth 85'**



**Building 3**  
2,550 -19,911 SF

**Building 2**  
1,650 -16,840 SF

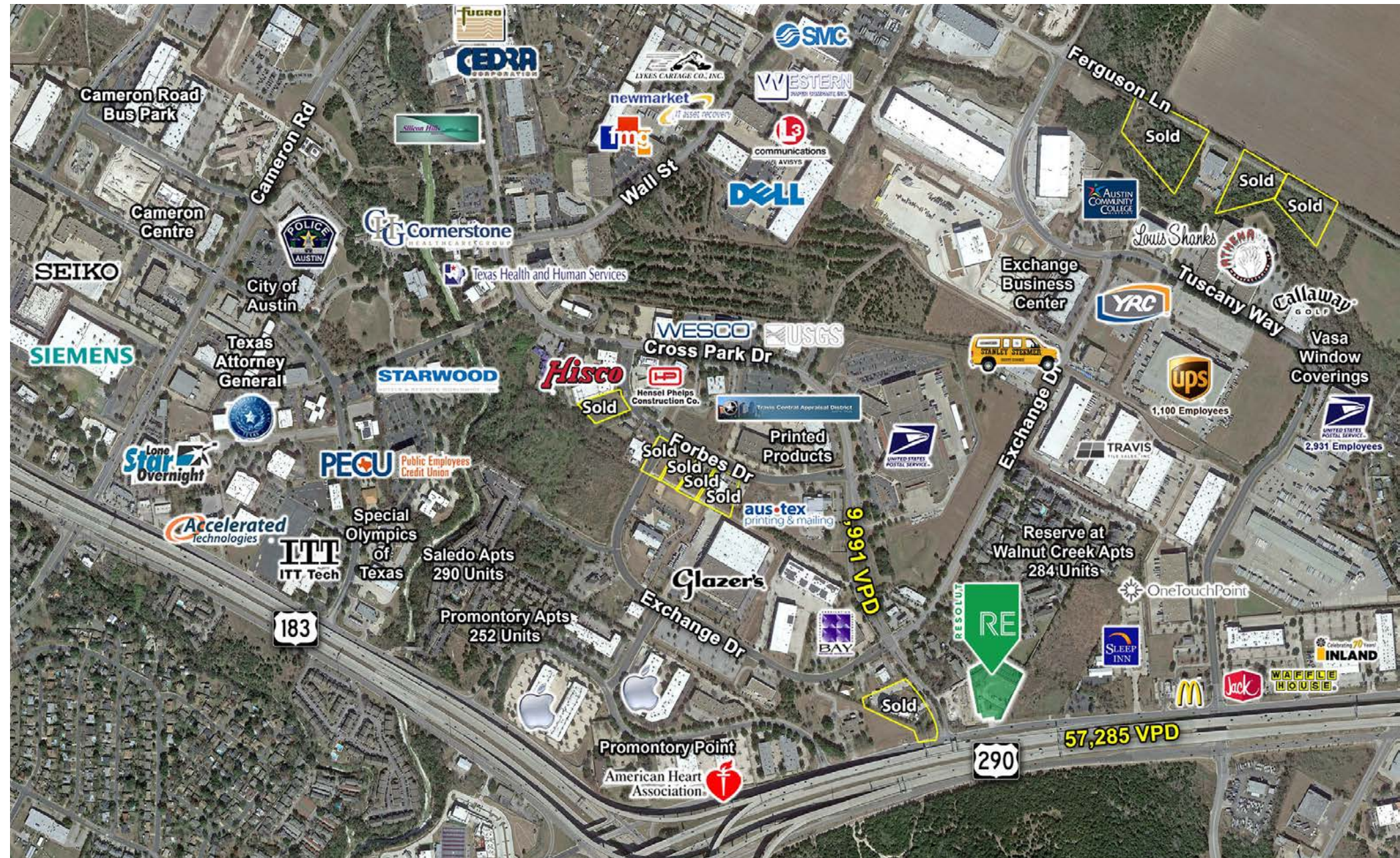
*Construction Progression April 2025*

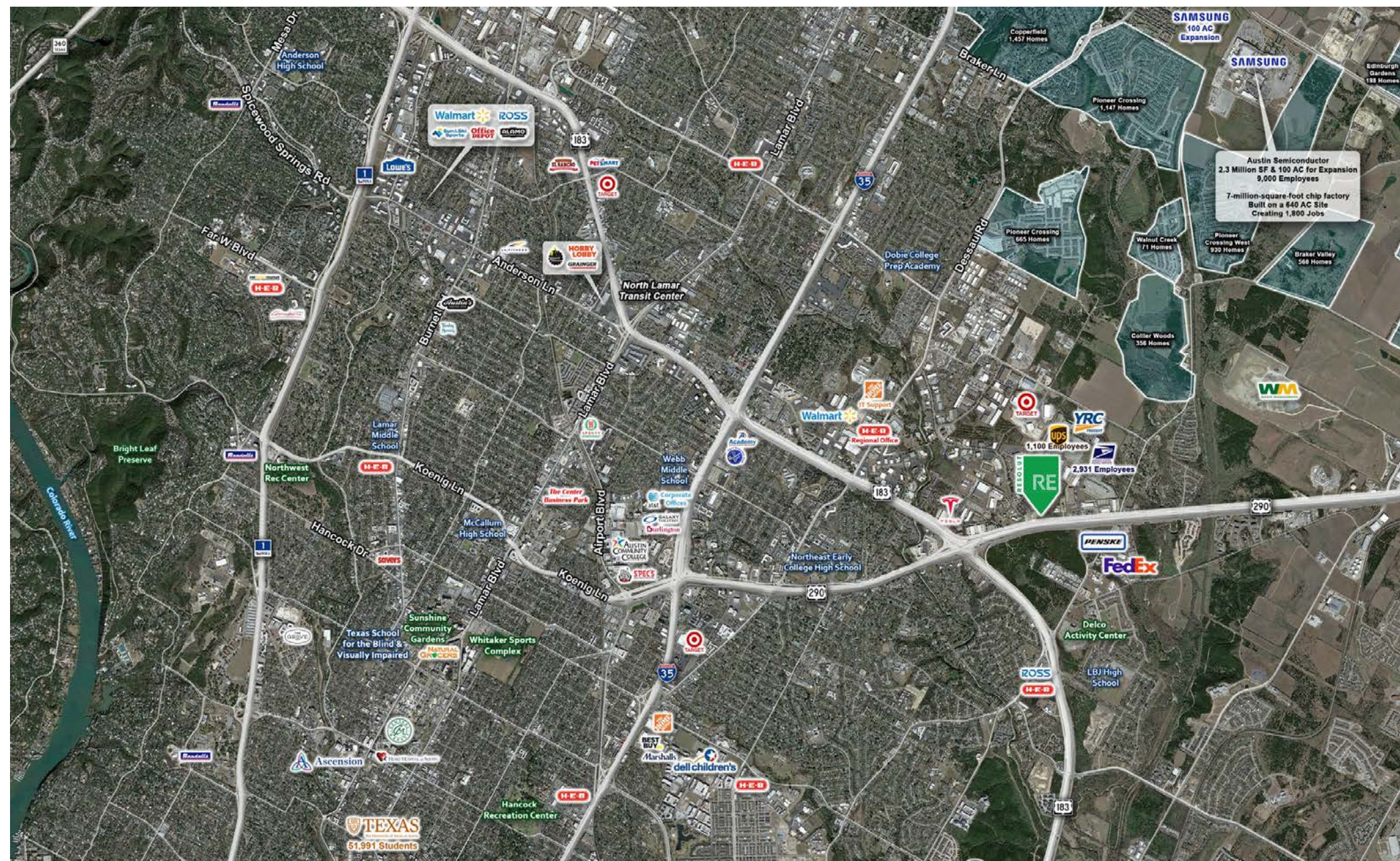


Construction Progression April 2025









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.

Walnut Creek Business Park Tenants

