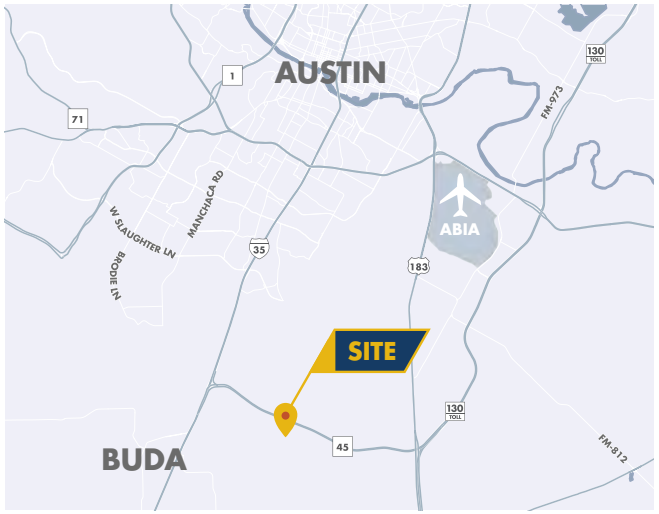
SH-45 Business Park

FOR SALE

12818 Wright Road
Travis County, TX 78610

Located along SH-45 South with freeway access to IH-35, SH-130 & US-183, SH-45 Business Park has direct connectivity to Austin and its surrounding communities. The site is 11 miles (12-minute drive) from the intersection of Ben White and IH-35. The site sits above and adjacent to SH-45 South. With unmatched visibility, SH-45 Business Park will cater to a wide number of potential tenants. Prominent freeway visibility will also bolster leasing demand as SH-45 experiences greater traffic counts.



New Industrial Park

Fully permitted 179,375-SF industrial park comprised of 5 buildings ranging from 26,250 SF to 40,625 SF

Land Size

18.98 acres

Building Details

105' - 125' bay depths
Dock-high and grade-level loading

Parking

147 parking stalls
Additional parking available in truck courts

Utilities

Electric: Pedernales Electric Cooperative (PEC)
Water: Creedmoor Maha Water Supply Corp
Jurisdictions: Austin ETJ, Travis County

Excellent Access and Visibility

Located directly off SH-45 with easy access to IH-35 and SH-130

Pricing

Inquire with broker for pricing

AQUILA™

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SITE PLAN (PENDING APPROVAL)

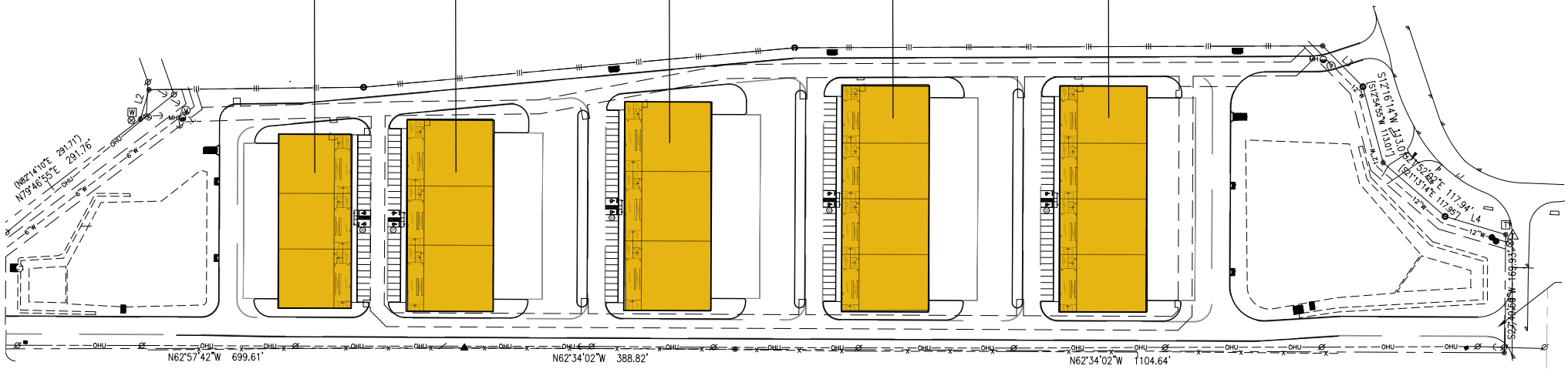
Building 1
26,250 SF
250′ x 105′

Building 2
34,375 SF
275′ x 125′

Building 3
37,500 SF
300′ x 125′

Building 4
40,625 SF
325′ x 125′

Building 5
40,625 SF
325′ x 125′



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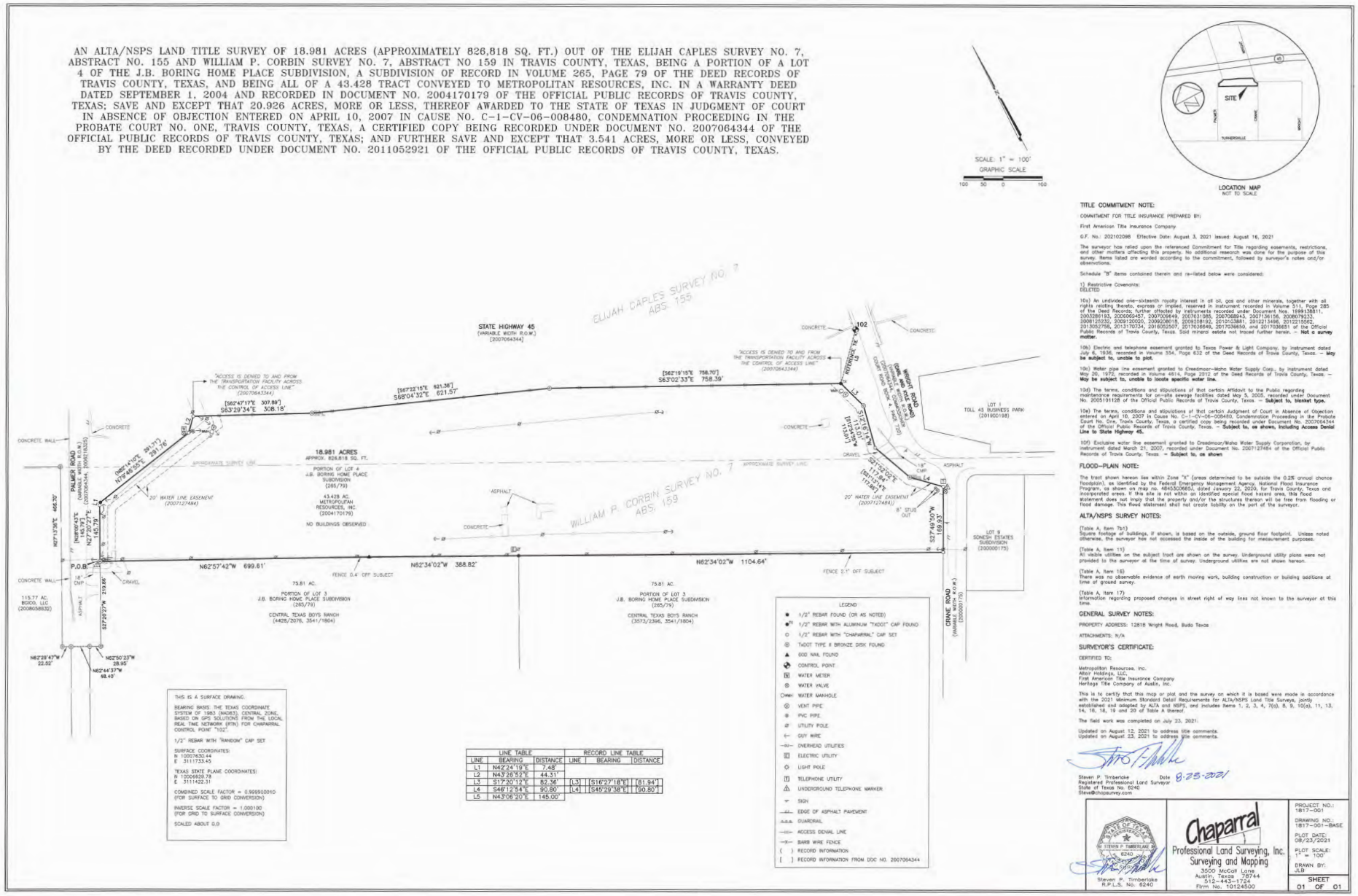
SITE SURVEY



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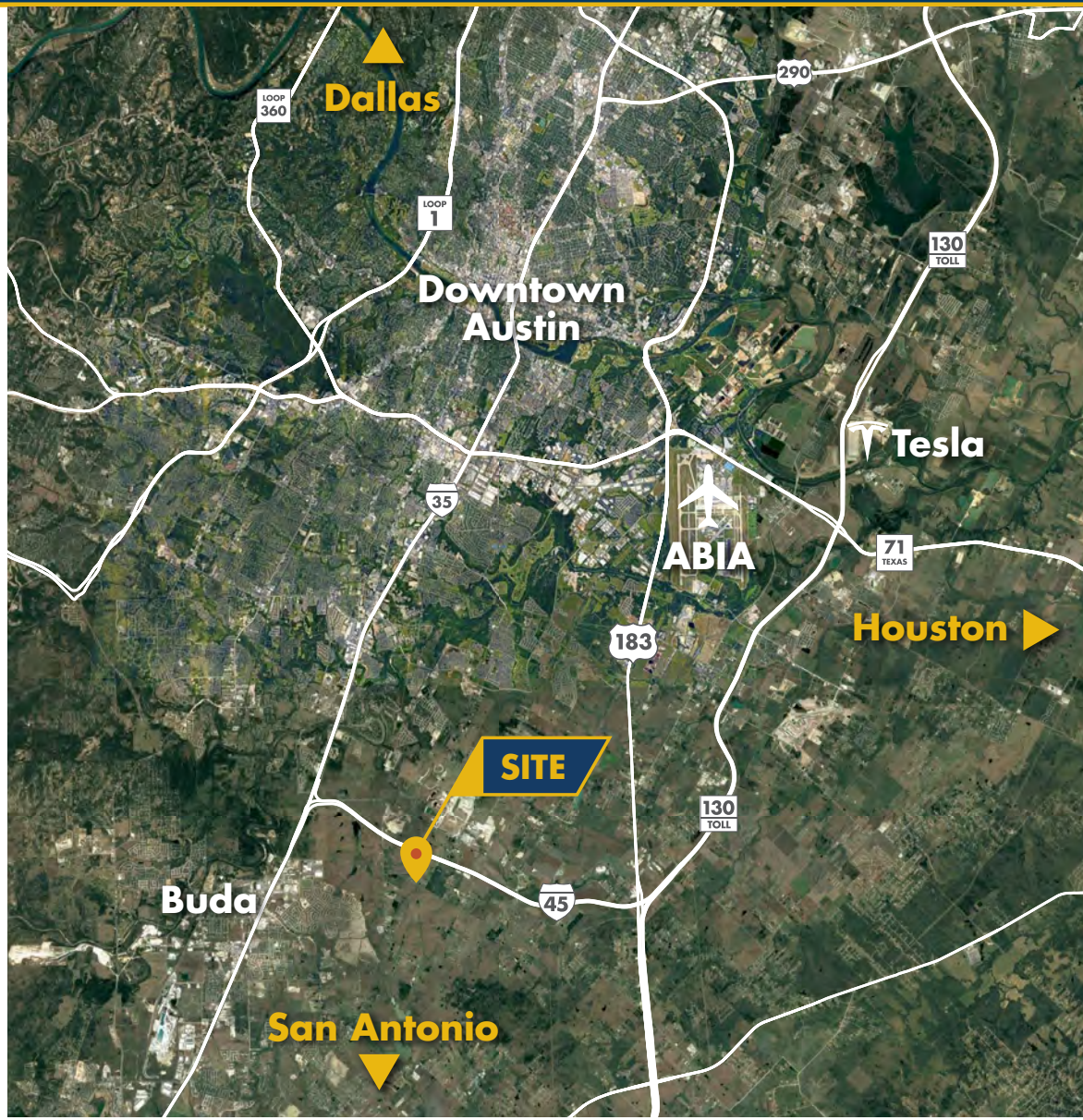
Located in Travis County in the Austin ETJ, the site is located between southeast Austin and Hays County industrial submarkets.

Since the Tesla Gigafactory started construction in July 2020, areas south and east of Austin have seen tremendous demand. The site is located along the southern border of Travis County and the northern border of Hays County, the fastest-growing county in the state and the third fastest-growing county in the country. Between 2010 and 2020, Hays County grew 53.4%.

Over the next 10 years, SH-45 is expected to connect west of IH-35 to provide continuous east-west freeway access between Loop 1 South and SH-130. The areas along SH-45, US-183 and SH-130 should see explosive growth as a result.

Nearby Destinations

Destination	Distance	Est. Drive Time
IH-35	3.5 miles	3 min
130 Toll Road	5 miles	6 min
Downtown Austin	16 miles	24 min
ABIA Airport	20 miles	20 min
Tesla Gigafactory	21 miles	20 min
San Antonio	70 miles	1 hour



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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.

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:
  - 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 offer; and
  - 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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Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
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 _____