# Industrial Warehouse

## For Sale & For Lease

8107 & 8109 Altoga Dr | Austin, TX 78724

**Industrial Opportunity**

Offering Memorandum

## Exclusively Listed By

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# Property Overview

**8107 & 8109 Altoga Dr**
Austin, TX 78724

# Investment Highlights

## Property Highlights

- Includes a ±2,400 SF warehouse with one grade-level door and a ±20,365 SF manufacturing/warehouse facility with four grade-level doors, providing operational flexibility across multiple business functions.
- The site configuration allows for independent building use, ideal for multi-tenant occupancy or internal business segmentation.
- Located in the Windsor Park submarket within Travis County, offering direct access to major transportation routes including I-35, US-183, SH 290, and SH 130.
- Approximately ±10 miles from Austin-Bergstrom International Airport, supporting regional and national distribution capabilities.
- Centrally positioned to draw workforce from Austin, Pflugerville, and Round Rock, with close proximity to both established neighborhoods and high-growth commercial corridors.
- The dual-building configuration supports a range of occupancy strategies, including owner-user scenarios, multi-tenant leasing, or phased expansion.
- East Austin continues to experience strong industrial demand driven by population growth, infrastructure investment, and the ongoing expansion of regional distribution and light manufacturing operations.

**8107 & 8109 Altoga Dr**
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**±20,365 SF**
Building One

**±2,400 SF**
Building Two

**±30,944**
Vehicles Per Day (US 290)

**1984**
Year Built

**Contact Broker**
For Asking Rent & List Price

# Property Information

## 8107 Altoga Dr Austin, TX 78724

| | |
|---|---|
| Building Floor Plate SF | ±20,365 SF |
| Total Improvements SF | ±23,937 SF |
| Climate Controlled | ±13,070 SF |
| Mezzanine | ±3,572 SF |
| Lot Size | ±1.08 AC |
| Lot SF | ±47,045 SF |
| Building/Lot Coverage | 43.29% |
| Zoning | I-SF-2 |
| Construction | Reinforced Concrete |
| Main Warehouse Clear Height | 20’ |
| Grade Level Doors | 4 Doors |
| Year Built | 1986 |

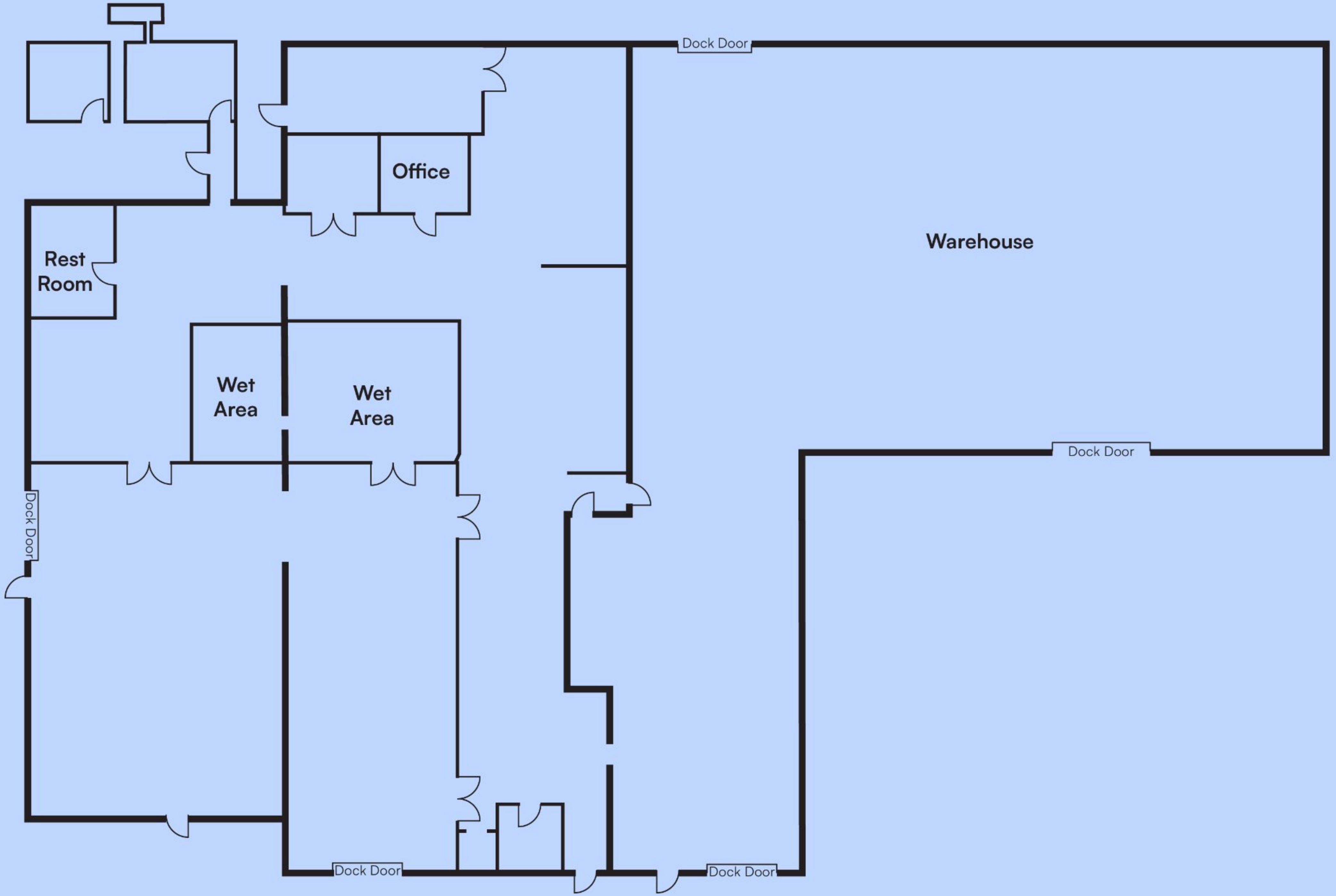
## 8109 Altoga Dr Austin, TX 78724

| | |
|---|---|
| Total Building SF | ±2,400 SF |
| Warehouse SF | ±2,400 SF |
| Lot Size | ±0.47 AC |
| Lot SF | ±20,473 SF |
| Building/Lot Coverage | 11.72% |
| Zoning | I-SF-2 |
| Construction | Metal |
| Main Warehouse Clear Height | 14’ |
| Grade Level Doors | 1 Door |
| Year Built | 1986 |
| Climate Controlled | None |

# Property Photos

# Property Photos


N
8109 Altoga Dr
Altoga Dr
Truck Court
8107 Altoga Dr
Ferguson Cutoff


Dock Door
Office
Warehouse
Rest Room
Wet Area
Wet Area
Dock Door
Dock Door
Dock Door
Dock Door


± 144,900 VPD
35
C&C WHOLESALE
THE HOME DEPOT
Technology Center South
Reubicon International Inc.
We always aim at "First Time Right"...
AMERICAN OWNED AND OPERATED
N
ALLIED PLASTIC SUPPLY
UPLIFT DESK
Walmart Supercenter
CRT
COLLATERAL RECOVERY TEAM LLC
PROLOGIS
TARGET
Sortation Center
ARS RESCUE ROOTER
WHITE CAP
BUILDING TRUST ON EVERY JOB
± 71,200 VPD
UNITED STATES POSTAL SERVICE
183
AWAKEN ARENA
U.S. MAIL Contractor
290
± 30,944 VPD
Agave Falls
±325 Units
reece
Subject Property
VORTEX
ReddyIce


DRIVE TIME
TEXAS MAP
Midland
± 5 Hours
Fort Worth
± 3 Hours
Dallas
± 3.5 Hours
El Paso
± 8.5 Hours
Austin
Houston
± 3 Hours
San Antonio
± 2 Hours

# Market Overview

**8107 & 8109 Altoga Dr**
Austin, TX 78724

# Austin, Texas

Market Demographics

**967,862**
Total Population

**$91,461**
Median HH Income

**440,000**
# of Households

**57.7%**
Homeownership Rate

**578,459**
Employed Population

**51.7%**
% Bachelor's Degree

**34.5**
Median Age

**$555,000**
Median Property Value

**Local Market Overview**
Located in Central Texas, Austin draws residents and visitors with institutions such as the University of Texas at Austin, state cultural centers, and music venues along Sixth Street and at Lady Bird Lake. Tourism is bolstered by annual events like SXSW, vibrant live-music offerings, and natural attractions including Barton Springs. The city's economy is diversified—technology firms, government agencies, higher education, and creative sectors drive growth and innovation.

Transportation infrastructure includes I-35 and TX-71, the growing Austin-Bergstrom International Airport, and major investments like the $7 billion all-electric light rail project. Infrastructure projects such as the expanding Austin Convention Center and EV charging network reflect public and private commitment to mobility and sustainability.

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Five-Year Projection | 8,300 | 93,289 | 269,855 |
| Current Year Estimate | 6,826 | 89,238 | 261,044 |
| 2020 Census | 4,573 | 77,398 | 236,000 |
| Growth Current Year-Five-Year | 21.60% | 4.54% | 3.38% |
| Growth 2020-Current Year | 49.27% | 15.30% | 10.61% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Five-Year Projection | 3,101 | 34,944 | 113,372 |
| Current Year Estimate | 2,566 | 33,127 | 108,886 |
| 2020 Census | 1,676 | 26,670 | 91,016 |
| Growth Current Year-Five-Year | 20.83% | 5.48% | 4.12% |
| Growth 2020-Current Year | 53.10% | 24.21% | 19.63% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $121,265 | $114,135 | $122,541 |

# Economic Drivers

## Austin leverages its technology, education, and healthcare sectors to sustain diverse economic momentum.

**With access to major transportation corridors, a leading port-to-air freight network, and the state capital's institutional base, Austin supports both regional accessibility and innovation.**

### Economic Drivers

Austin's economy is powered by its tech ecosystem—known as "Silicon Hills"—with firms across enterprise software, semiconductors, biotech, and corporate R&D. Anchored by the University of Texas and a robust healthcare infrastructure, growth is further supported by high-capacity infrastructure investments and emerging high-tech manufacturing and logistics facilities.

### Primary Industries

- Technology (Enterprise Software, Semiconductors, Biotech, Corporate R&D)
- Higher Education and Government
- Healthcare and Life Sciences
- Advanced Manufacturing
- Trade, Logistics, and Innovation Infrastructure

### Top Employers

- State Government and City of Austin
- University of Texas at Austin
- Major health systems (e.g., Ascension Seton, St. David's/Seton Healthcare)
- Dell Technologies
- Tesla (Gigafactory Texas)
- Federal Government operations

### Recent Developments

- SpaceX is expanding its Bastrop facility with significant investment in semiconductor R&D and advanced packaging operations.
- Skybox Datacenters is constructing a new $125 million data center—the second in its PowerCampus Austin project near Hutto.
- Austin Convention Center's $1.6 billion expansion is underway, aiming to boost annual economic activity and incorporate sustainable design elements.

**$248B+**
Regional Gross Domestic Product

**#1 U.S City**
For Growth (2019–2023)

# AUSTIN MAJOR EMPLOYERS

# MATTHEWS™

## Exclusive Leasing Agents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11-2-2015

# 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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| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date