

8115 Altoga Dr #A

Austin, TX 78724

Leasing
Brochure



MATTHEWS™

Exclusive Leasing Agents:



Dylan Servais

Associate

(512) 686-1070

dylan.servais@matthews.com

License No. 808536 (TX)



Jeff Miller

FVP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797536 (TX)

Patrick Graham

Broker of Record | Lic. No. 9005919 (TX)

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Property Overview

8115 Altoga Dr #A
Austin, TX 78724



Leasing Highlights

Property Highlights

- ±38,000 SF 100% HVAC facility featuring an efficient 20% office and 80% warehouse build-out, well-suited for a wide range of uses including service providers, office/warehouse users, light manufacturing, production, or customer-facing operations.
- Equipped with two (2) dock-high doors and two (2) grade-level doors, offering operational flexibility and efficient logistics for both inbound and outbound freight movement.
- ±840 SF Class 100 clean room, ideal for tenants in semiconductor, electronics manufacturing, medical device, biotech/life sciences, aerospace components, optics, R&D, and other precision or contamination-sensitive operations requiring controlled environments
- Situated on a ±2.59-acre site with a full concrete yard, providing abundant parking, secure storage, and generous circulation space. Dual ingress/egress from both the front and side of the site enhances access and functionality.
- Located in the Windsor Park submarket of East Austin within Travis County, with immediate access to major transportation arteries including I-35, US-183, SH-290, and SH-130. The property is approximately 10 miles from Austin-Bergstrom International Airport, supporting regional and national connectivity.
- Positioned to benefit from strong labor pools in Austin, Pflugerville, and Round Rock, with close proximity to both established and emerging residential and commercial hubs.
- 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.



8115 Altoga Dr #A
Austin, TX 78724

±38,400 SF

GLA

±840 SF

Class 100 Clean Room

1,500 Amps

Power

41

Parking Spaces

±30,944

Vehicles Per Day

2004

Year Built

±2.59 AC

Total Lot Size



Property Information

Property Summary

Address	8115 Altoga Dr # A Austin, TX 78724
Total Building SF	±38,400
Total Building Improvements SF	±40,248
Mezzanine SF	±1,848
Warehouse SF	±30,720
Office SF	±6,840
Class 100 Clean Room SF	±840
HVAC	100%
Lot Size (AC)	±2.59
Lot Size (SF)	±112,820
Power	1,500 Amps
HVAC	100%
Building/Lot Coverage	34.04%
Zoning	LI-CO
Construction	Concrete Tiltwall
Main Warehouse Clear Height	20'
Grade Level Doors	2 Doors
Dock High Doors	2 Doors
Year Built	2005
Parking	41 Spaces

Available for Lease

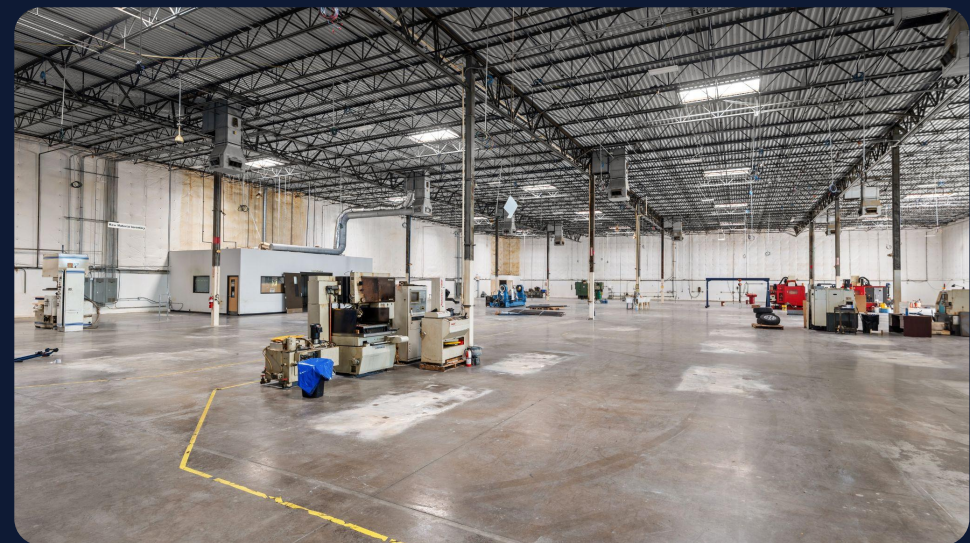
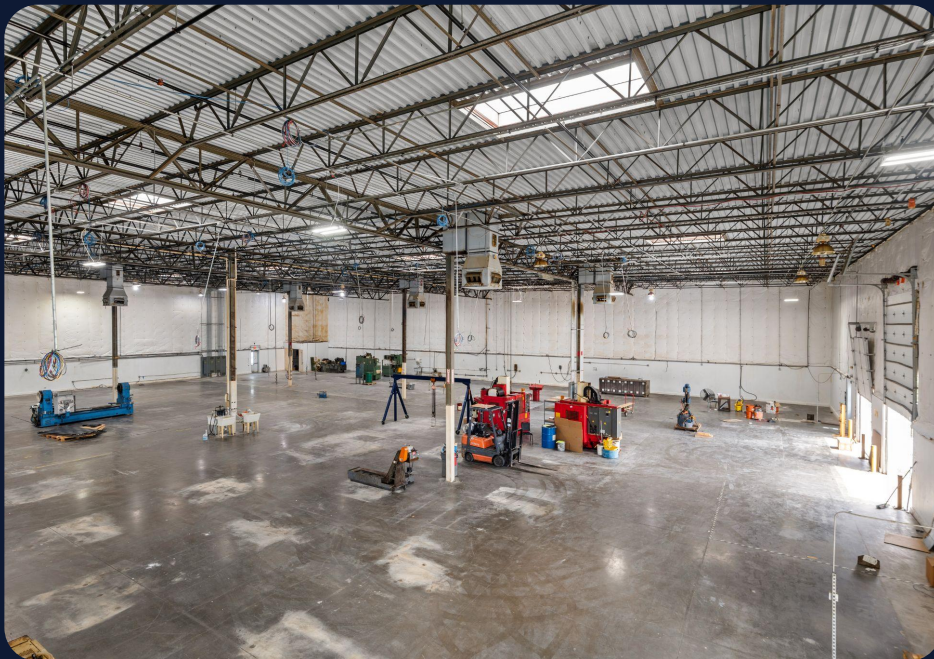


Rental Rate

Contact Broker



Warehouse Photos



Mezzanine Photos



Office Photos



Clean Room Photos





Truck Court

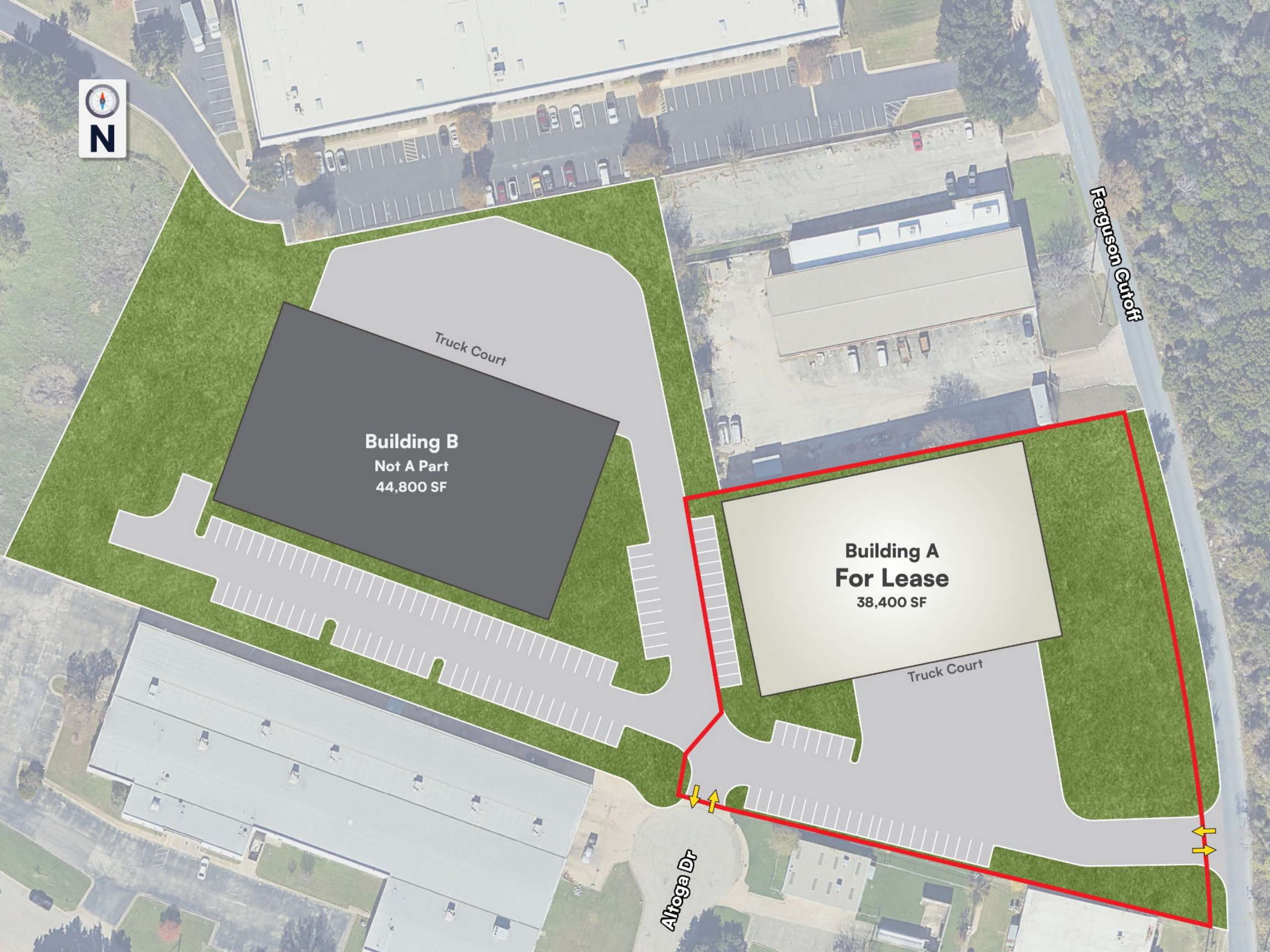
Building B
Not A Part
44,800 SF

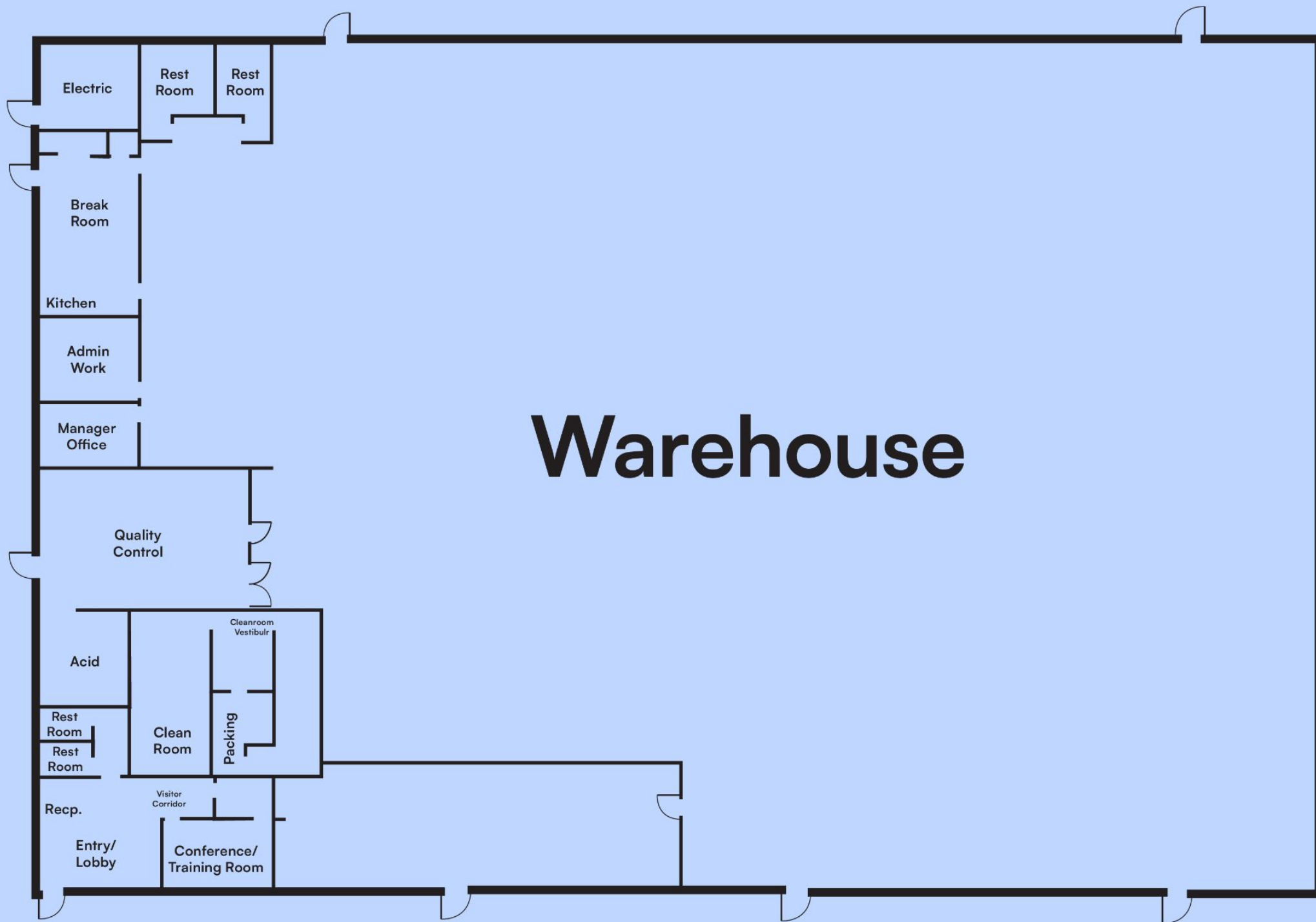
Building A
For Lease
38,400 SF

Truck Court

Ferguson Cutoff

Altoga Dr







INTERSTATE
35
±144,900 VPD

Walmart
Supercenter

THE HOME
DEPOT
Technology
Center South

C&C
WHOLESALE

Reubicon International Inc.
We always aim at "First Time Right"...

ALLIED
PLASTIC SUPPLY

UPLIFT DESK

CR
COLLATERAL RECOVERY TEAM
LLC

PROLOGIS

ARS
RESCUE
ROOTER

TARGET
Sortation Center

WHITE CAP
BUILDING TRUST ON EVERY JOB™

UNITED STATES
POSTAL SERVICE

AWAKEN
ARENA

U.S. MAIL
Contractor

Agave Falls
±325 Units

reece

VORTEX

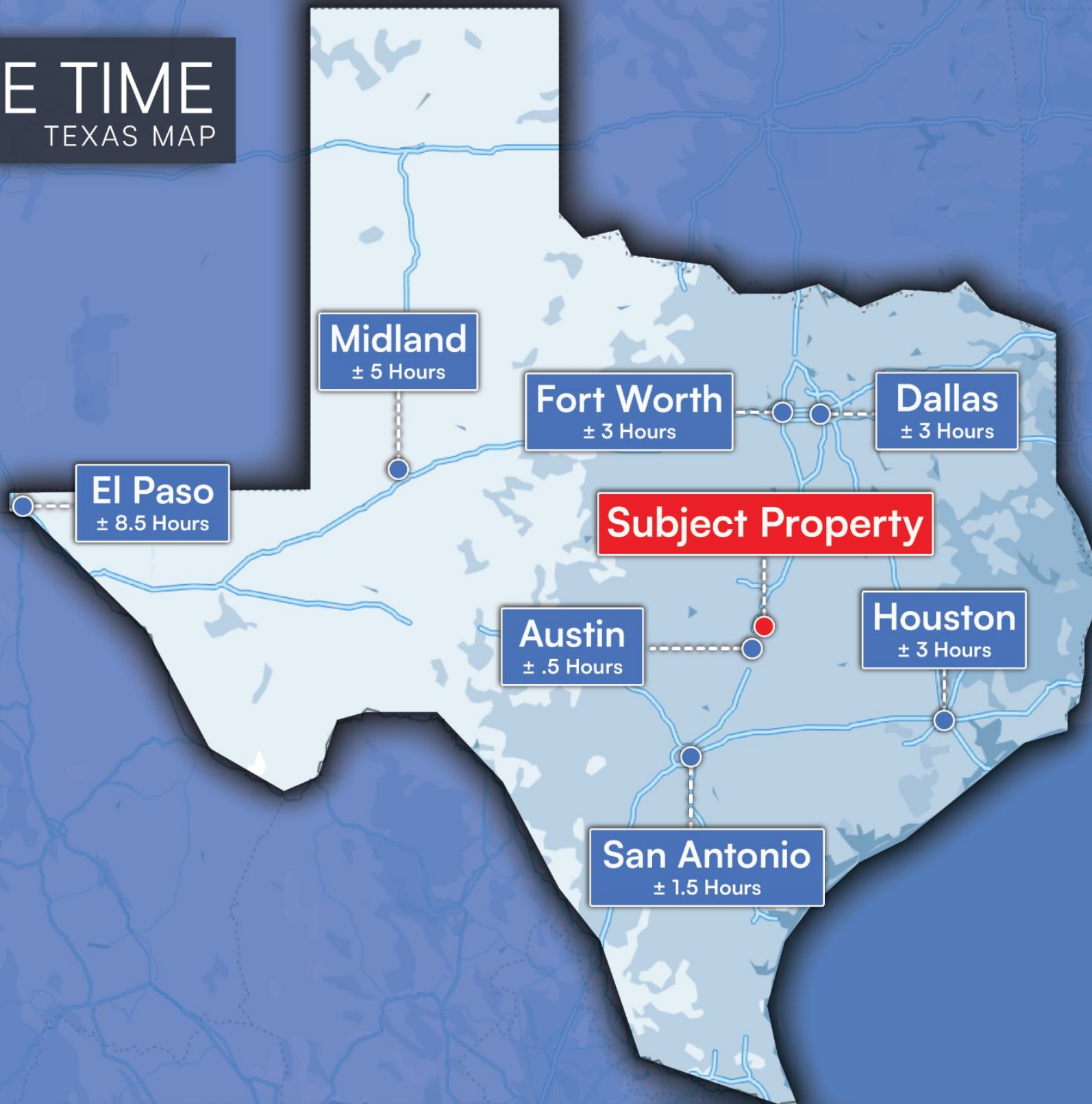
ReddyIce

290 ±30,944 VPD

Subject Property

DRIVE TIME

TEXAS MAP



Market Overview

8115 Altoga Dr #A
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	9,590	98,752	286,793
Current Year Estimate	7,809	92,546	272,150
2020 Census	4,765	79,288	240,986
Growth Current Year-Five-Year	22.81%	6.71%	5.38%
Growth 2020-Current Year	63.88%	16.72%	12.93%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,746	36,638	120,272
Current Year Estimate	3,114	34,667	115,048
2020 Census	1,764	27,080	93,170
Growth Current Year-Five-Year	20.28%	5.69%	4.54%
Growth 2020-Current Year	76.58%	28.01%	23.48%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$149,066	\$132,846	\$134,939

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

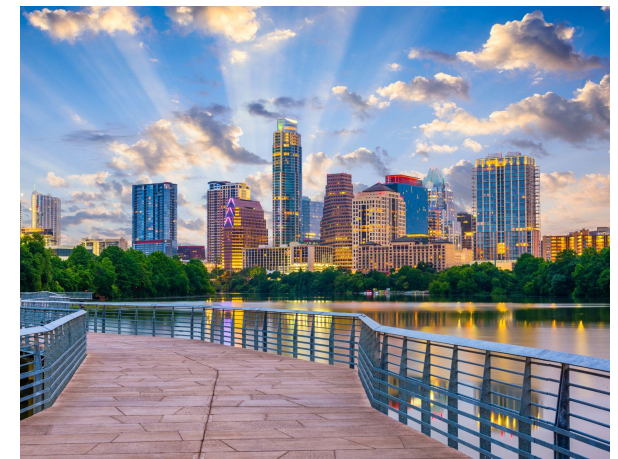
- SpaceX is expanding its Bastrop facility with significant investment in semiconductor R&D and advanced packaging operations.
- Skybox Datacenters is constructing a new \$125 million data center—the second in its PowerCampus Austin project near Hutto.
- Austin Convention Center's \$1.6 billion expansion 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



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8115 Altoga Dr #A, Austin, TX, 78724** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthew™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

8115 Altoga Dr #A
Austin, TX 78724

±38,400 SF

GLA

2004

Year Built

±XX,XXX

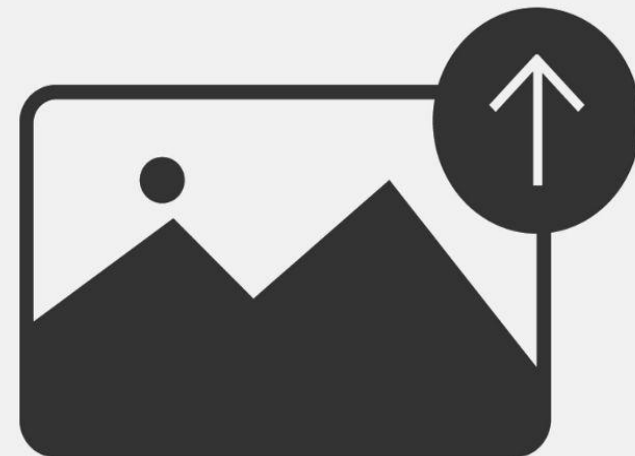
Vehicles Per Day

\$0.00/SF

Lease Rate

\$0.00

Price Per SF



PENDING PHOTOS

Financial Summary

\$4,000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

0.00 AC

Lot Size

Property Summary

Address	8115 Altoga Dr #A Austin, TX 78724
RBA	±38,400 SF
Lot Size	±0.00 AC
Coverage	34.00%
Zoning	XX
Construction	XX
Year Built	2004
Dock Doors	00
Drive In Doors	00

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

