

9417 CIRCLE DR - BLDG 3

Austin, TX 78736

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

EXCLUSIVELY LISTED BY



Connor Cordell

Associate

(737) 256-7757

connor.cordell@matthews.com

License No. 826920 (TX)



Jeff Miller

VP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797636 (TX)

Patrick Graham

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

MATTHEWS™





Table of Contents

- 01** Property Overview
- 02** Tenant Overview
- 03** Market Overview

PROPERTY OVERVIEW

9417 Circle Dr
Austin, TX 78736



PROPERTY HIGHLIGHTS

Contact Broker

For Pricing

±9,900 SF

GLA

Property Highlights

Address	9417 Circle Dr, Austin, TX 78736
GLA	±9,900 SF
Acres	±5.00 AC
Lot Square Feet	±344,124 SF
Building/Lot Coverage	13%
%Office/Office SF	10%
Construction	Tilt-Wall
Warehouse Clear Height	20' Eave
Power	3 Phase
Doors	2 Dock - 10 x 9

*Reach Out to Listing Agents for Additional Information





Circle Dr

Subject Property



Alister Oak Hill
±288 Units



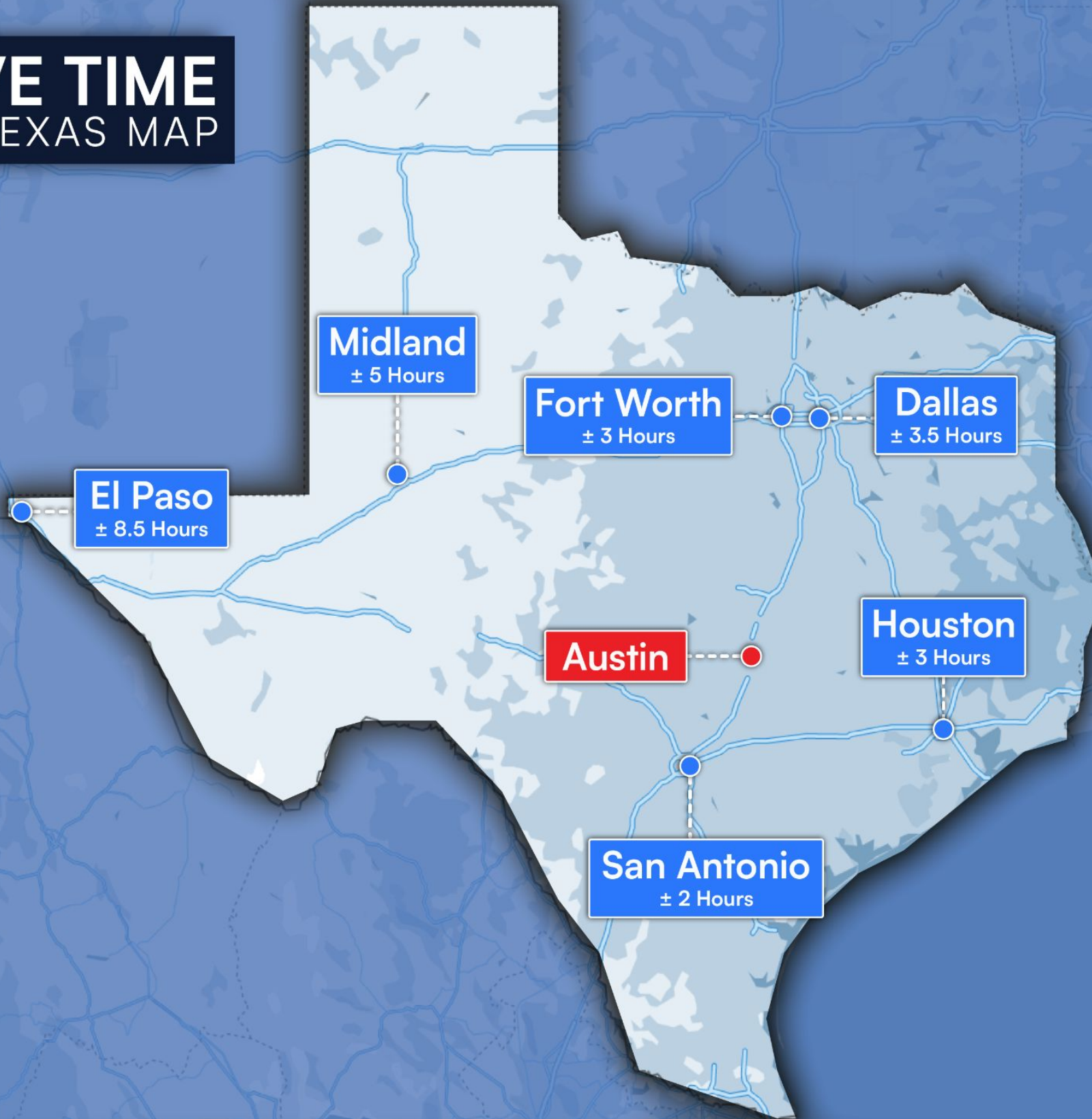
290 ±36,000 VPD



Google Earth

DRIVE TIME

TEXAS MAP



MARKET OVERVIEW

9417 Circle Dr
Austin, TX 78736



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	2,059	21,684	76,763
Current Year Estimate	2,181	23,441	81,797
2020 Census	2,503	25,623	85,775
Growth Current Year-Five-Year	-5.62%	-7.50%	-6.15%
Growth 2020-Current Year	-12.85%	-8.52%	-4.64%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	900	9,119	31,491
Current Year Estimate	949	9,755	32,955
2020 Census	951	9,956	33,444
Growth Current Year-Five-Year	-5.21%	-6.52%	-4.44%
Growth 2020-Current Year	-0.17%	-2.02%	-1.46%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$172,002	\$181,684	\$217,816

MATTHEWS™

EXCLUSIVELY LISTED BY



Connor Cordell

Associate

(737) 256-7757

connor.cordell@matthews.com

License No. 826920 (TX)



Jeff Miller

VP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797636 (TX)

Patrick Graham | Broker of Record | License. No. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs of **9417 Circle Dr, Austin, TX 78736** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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