

Industrial Warehouse

For Sale & For Lease

8107 & 8109 Altoga Dr | Austin, TX 78724

Industrial
Opportunity

Offering Memorandum



MATTHEWSTM

Exclusively Listed By



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Property Overview

8107 & 8109 Altoga Dr
Austin, TX 78724



Investment Highlights

Property Highlights

- Includes a $\pm 2,400$ SF warehouse with one grade-level door and a $\pm 20,365$ 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
Austin, TX 78724

±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

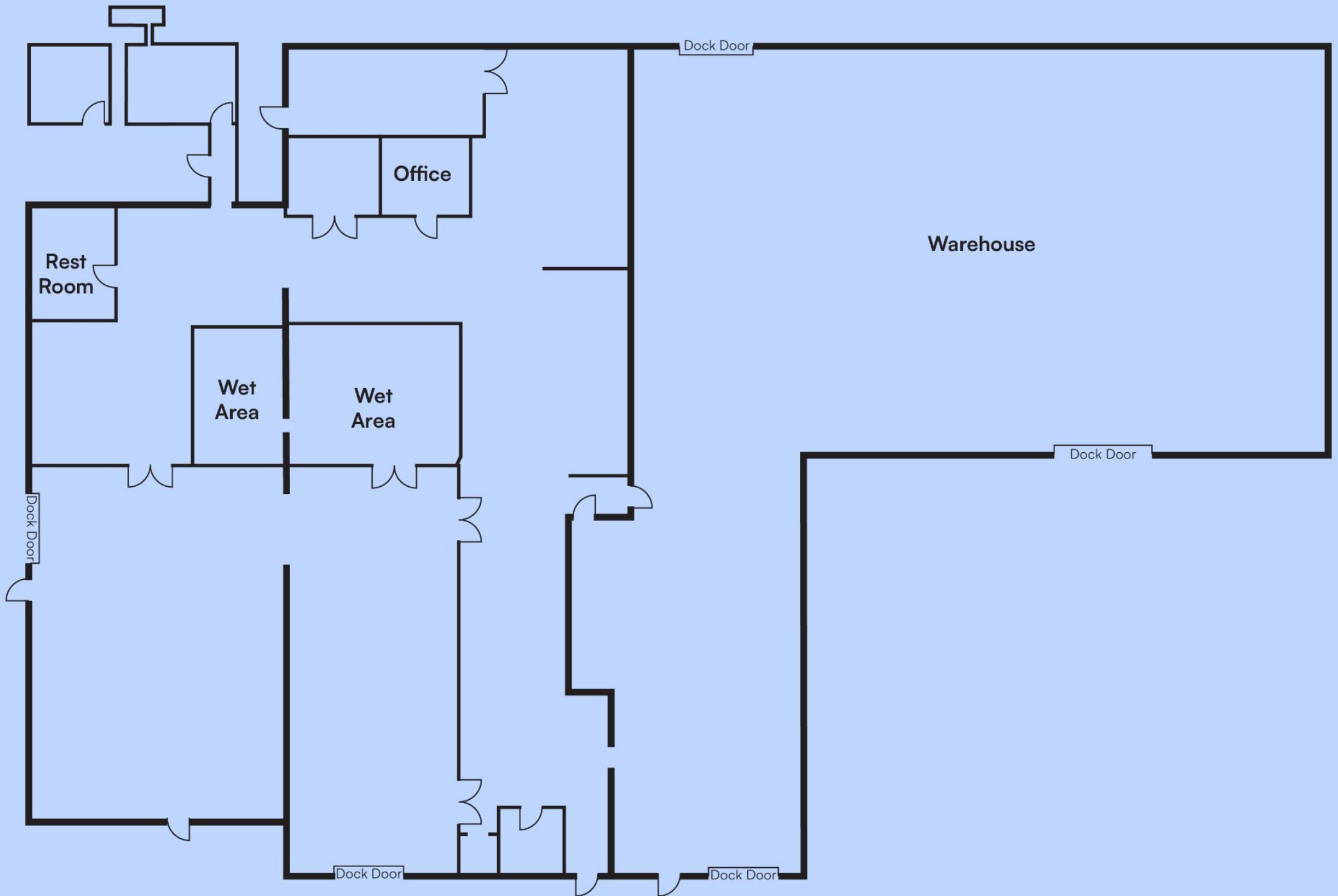


Property Photos





Ferguson Cutoff





±144,900 VPD
INTERSTATE 35

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

CRT
COLLATERAL RECOVERY TEAM
LLC

TARGET
Sortation Center

WHITE CAP
BUILDING TRUST ON EVERY JOB™

U.S. MAIL
Contractor

reece

VORTEX

ReddyIce

AWAKEN
ARENA

UNITED STATES
POSTAL SERVICE

ARS
RESCUE
ROOTER

PROLOGIS

Agave Falls
±325 Units

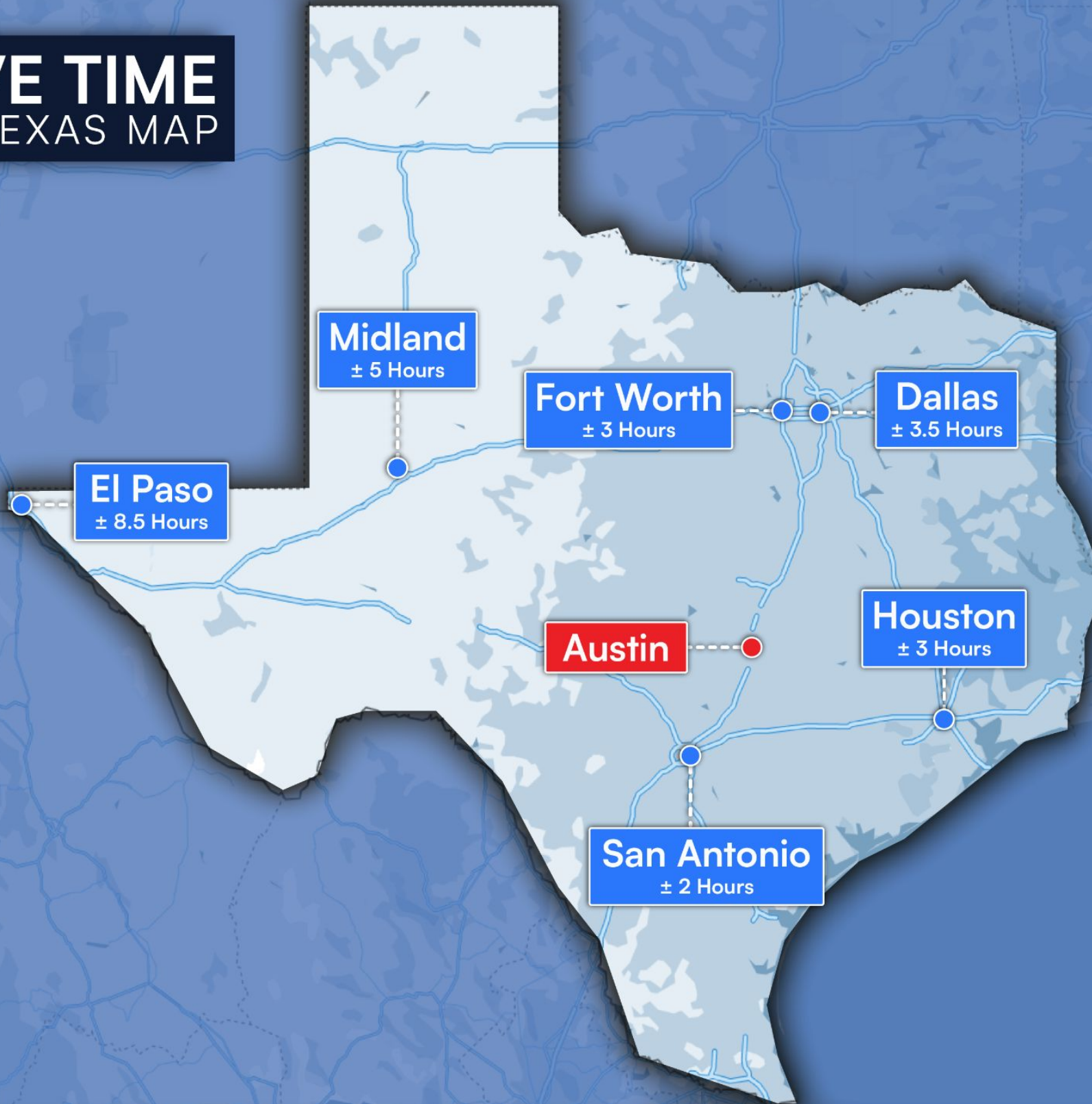
290 ±30,944 VPD

Subject Property



DRIVE TIME

TEXAS MAP



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



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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of 8107 & 8109 Altoga Dr Austin, TX 78724 ("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:
 - 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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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