

2500 Rutland

8,464 SF AVAILABLE

2500 RUTLAND DRIVE | AUSTIN, TX | 78758

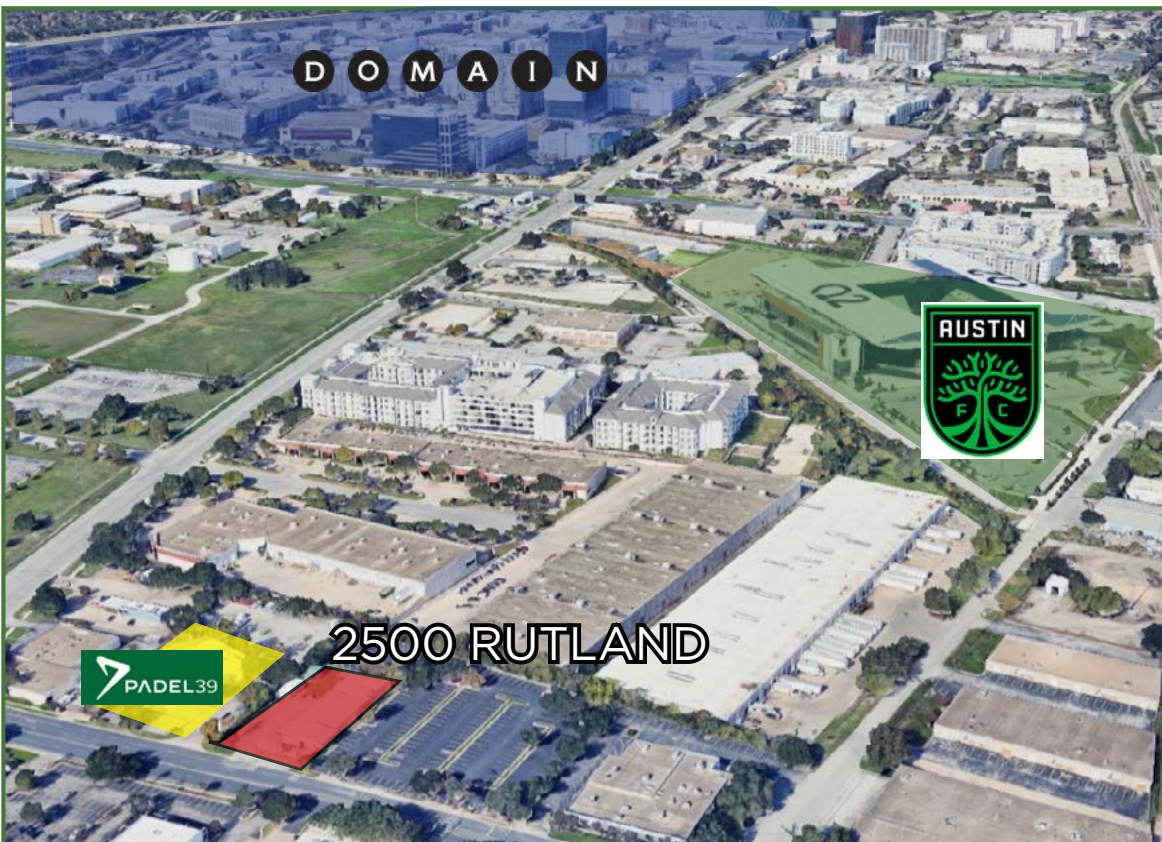
LOCATED IN NORTH AUSTIN



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ABOUT 2500 RUTLAND

2500 Rutland is a single user industrial warehouse building in North Central Austin, offering access to both Highway 183 and Mopac (Loop 1).

Nearby amenities include The Domain, Q2 Stadium, Celis Brewery, Austin Beerworks and recently opened next door is Padel39.

2500 RUTLAND DRIVE

- Suite 100: 8,464 SF - Available Immediately



Ben Williamson
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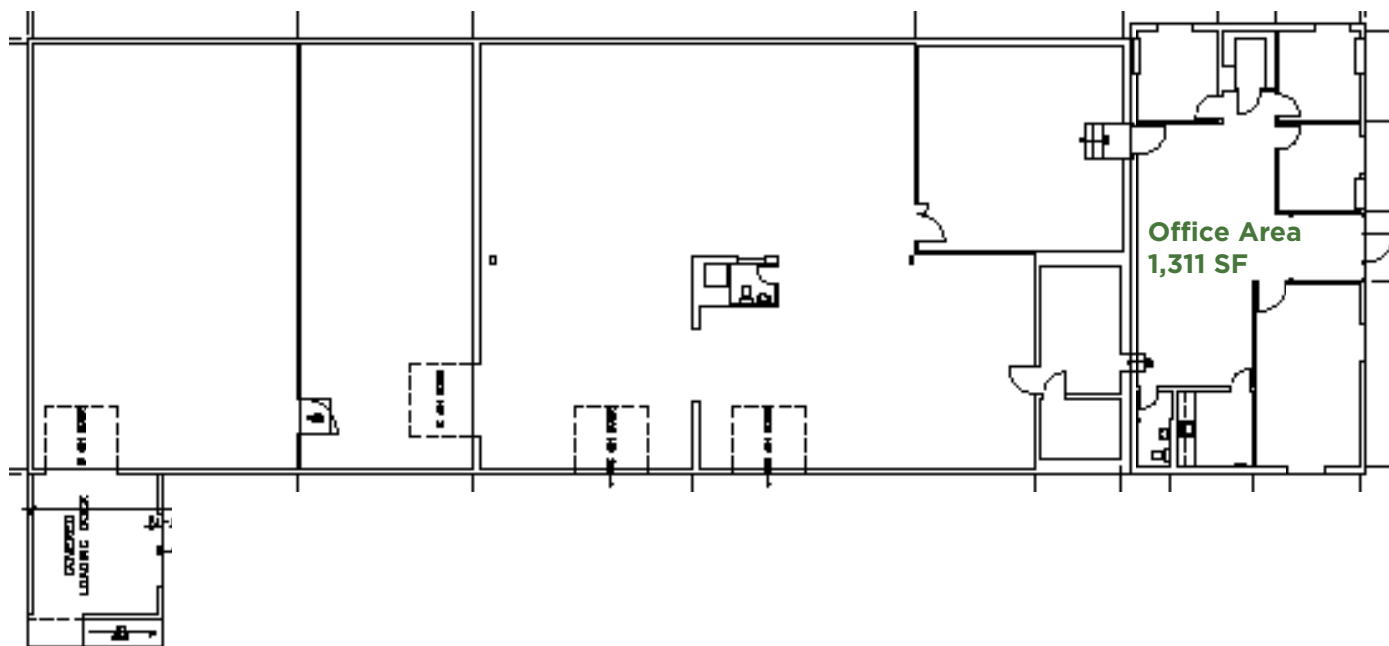
Scott Flack
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SUITE 100

Square Feet	8,464 SF
Office	1,311 SF
Loading	3 Overhead Doors (1 covered)
Storage Buildings	993 SF
Available Beginning	Immediately



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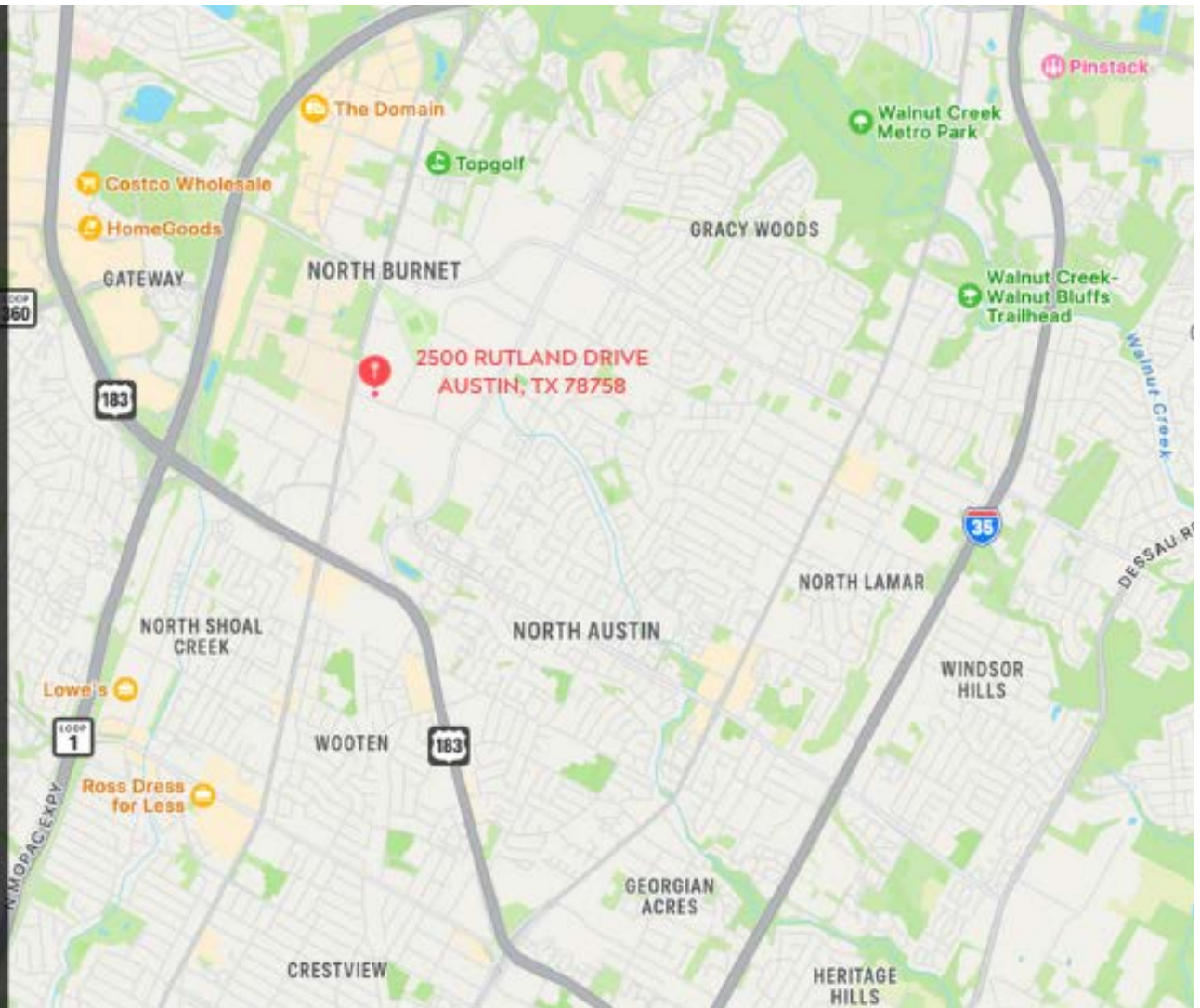
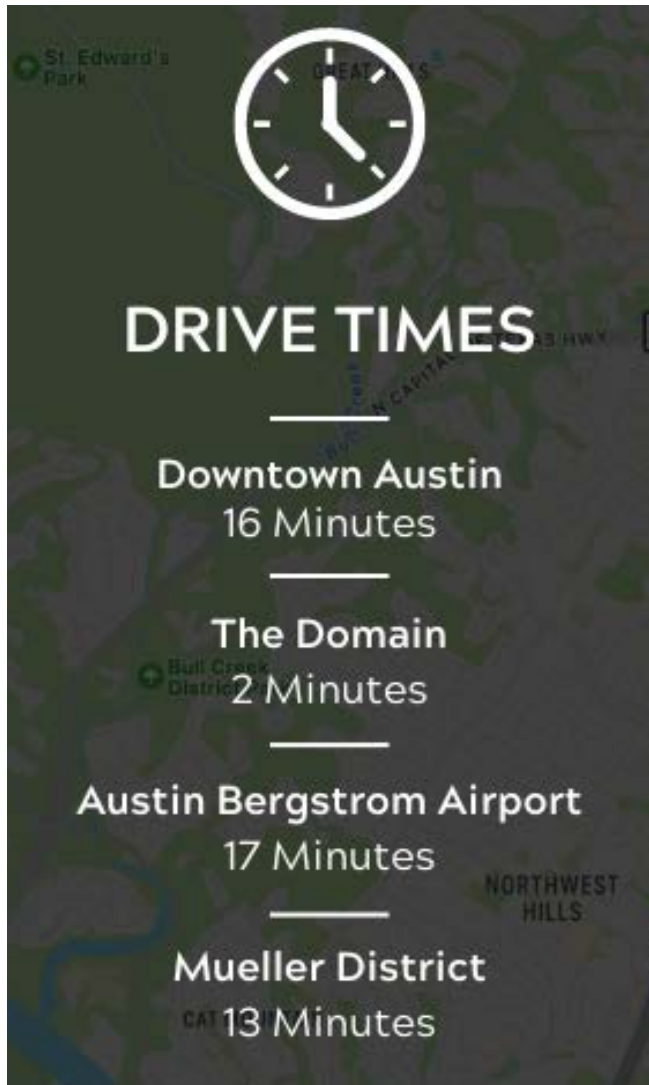


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LOCATION & DRIVE TIMES



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DEMOGRAPHICS

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Location Demographics



Population

1 Mile	3 Miles	5 Miles
12,973	158,965	340,554

Estimated annual population growth of 15%



Avg Household Income

1 Mile	3 Miles	5 Miles
\$72,172	\$92,505	\$99,253

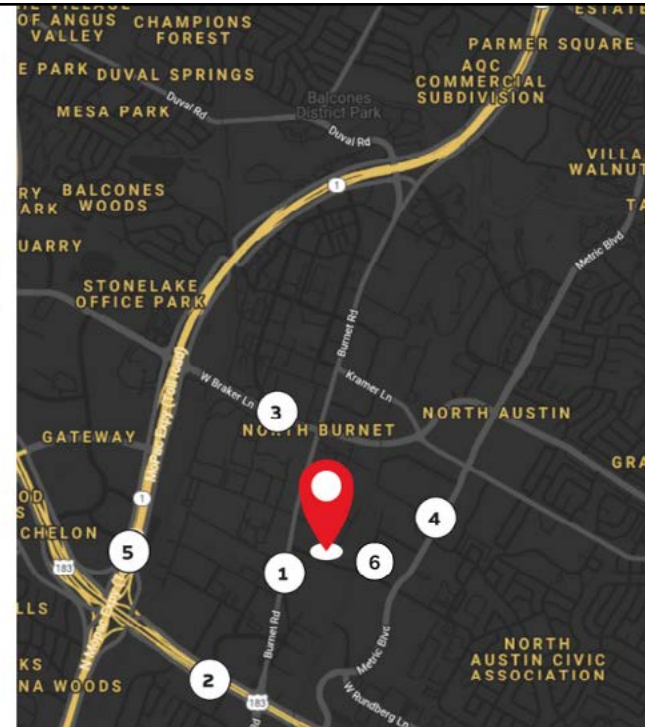


Radius	1 Mile	3 Miles	5 Miles
Households	5,202	70,347	147,786
Households by Marital Status			
Married	1,496	22,750	51,548
Married No Children	673	12,520	27,674
Married w/Children	823	10,230	23,874
Education			
Some High School	19.53%	11.64%	10.50%
High School Grad	20.63%	17.51%	15.78%
Some College	19.36%	20.56%	20.94%
Associate Degree	9.78%	7.30%	7.10%
Bachelor Degree	22.47%	27.08%	28.37%
Advanced Degree	8.24%	15.90%	17.31%
Annual Consumer Spending			
Apparel	\$8,115	\$110,816	\$241,333
Entertainment	\$17,683	\$297,449	\$656,013
Food & Alcohol	\$39,994	\$584,807	\$1,268,900
Household	\$18,287	\$331,427	\$750,539
Transportation	\$32,263	\$506,109	\$1,129,562
Health Care	\$5,118	\$91,068	\$199,965
Education/Day Care	\$8,308	\$145,517	\$330,096

Information obtained from third-party resource, subject to change.

Traffic Counts

STREET NAME	VEHICLES PER DAY
1 Burnet Road	43,326 VPD
2 Highway 193	169,184 VPD
3 W. Braker Lane	36,564 VPD
4 Metric Blvd.	16,763 VPD
5 Mopac Expy	136,890 VPD
6 2500 Rutland Dr.	23,210 VPD



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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