

Addison Business Park

8408 ANNALISE DRIVE | AUSTIN, TX | 78744



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PROJECT
OVERVIEW



Building ONE: 3,600 SF Available
Building TWO: 4,500 SF Available

Zoning: ETJ (No Zoning)
Utilities: COA Water and Wastewater
Electric: Austin Energy

Parking
390 spaces - 3.22/1,000 SF

Site
(+/-) 11.920 acres



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SITE
PLAN

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Building ONE

- Grade level loading and 12'x14' glass over-head doors
- 21' clear height, ESFR sprinklered, tilt wall construction

Building TWO

- 9'x10' dock high loading and 12'x14' oversize grade level glass doors
- 24' clear height, ESFR sprinklered, tilt wall construction

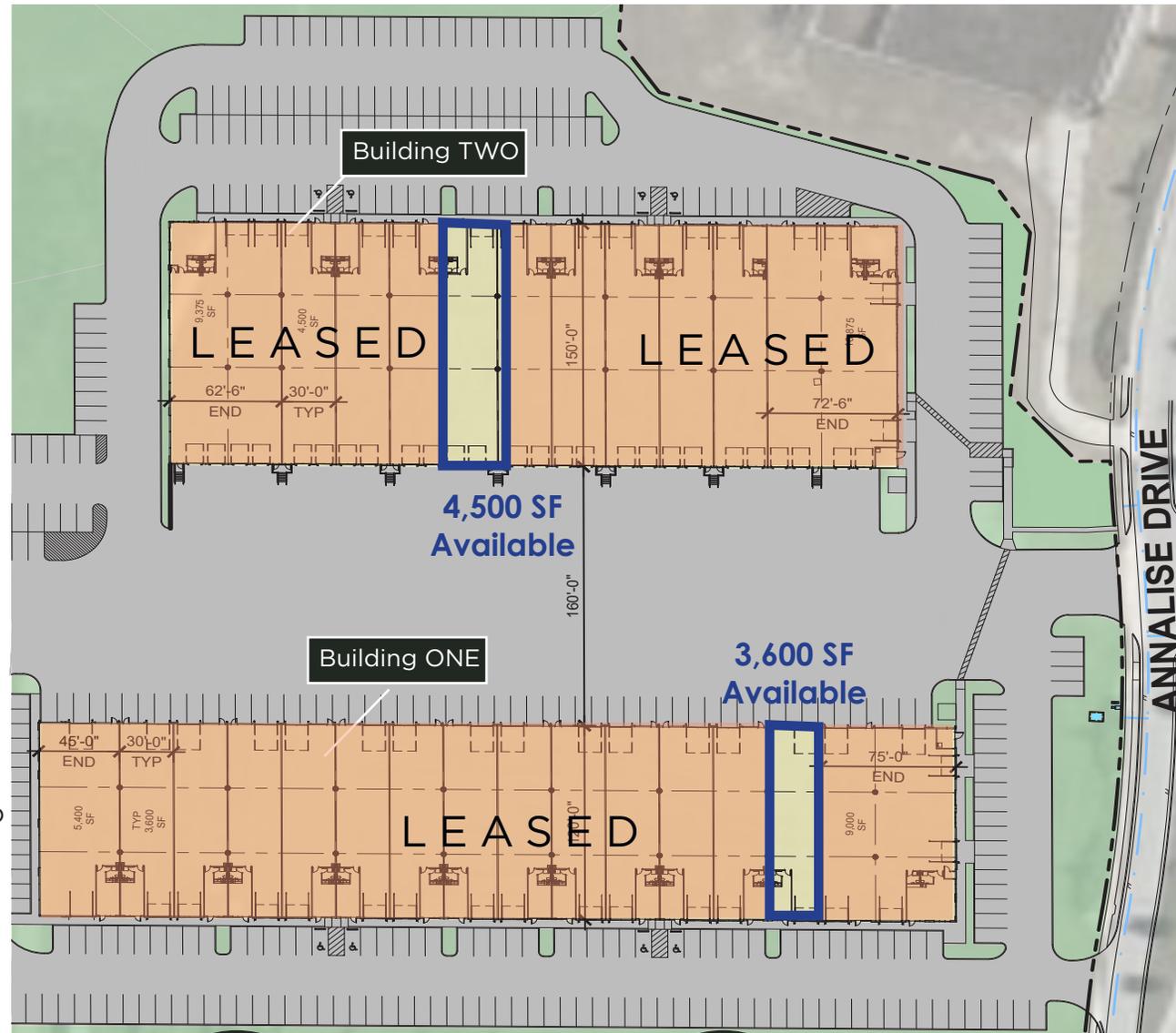
All Suites

- 200 Amp 3phase electric panel per suite (100 Amps at 208V and 100 Amps at 480V)
- "HVAC Ready" warehouse. No additional insulation or power upgrade needed to condition
- Office:
Solid surface counters, polished concrete floors, 2'x2' "Second Look" ceiling tiles, LED lighting, breakroom counter, bathroom & mop sink

Overall Site

Total of 390 parking spaces: 3.22/1000 SF parking ratio.

- Grade Level (Building ONE): 3.79/1000 SF
- Dock High (Building TWO): 2.60/1000 SF



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BUILDING ONE FLOORPLAN

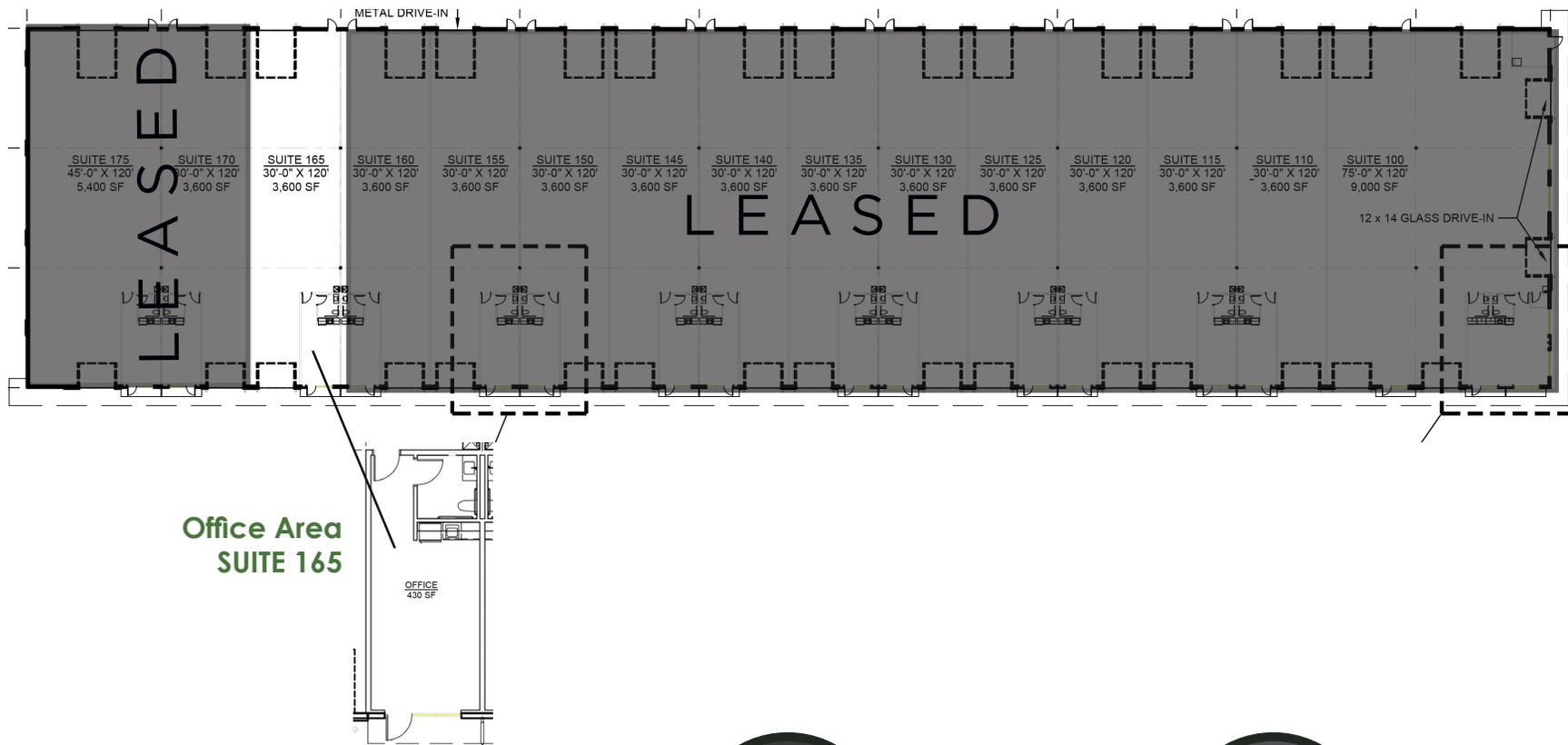
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BUILDING ONE - SUITE 165

3,600 SF: Available 4/1/2026

Office: 430 SF

Loading: 2 - 12' x 14' oversized
grade level OH doors



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BUILDING TWO
FLOORPLAN

BUILDING TWO - SUITE 225

4,500 SF: Available Immediately

Office: 430 SF

Loading: 4 - 12'x14' Oversize Grade Level
OH doors; Two (2) 9'x10' Dock
High doors



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INGRESS/EGRESS

MAP



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STRATEGIC
LOCATION





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:
 - 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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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