



BURLESON TECH

7051 BURLESON ROAD | AUSTIN, TEXAS 78744



DEVELOPED BY



LEASED BY



Ryan Whalen

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Burleson Tech is a 632,354 SF Class-AA industrial development in Austin, Texas that features four individual buildings across its master-planned 55 acres. The property is located in southeast Austin just west of Austin-Bergstrom International Airport and less than 5 miles from downtown. The site sits 3.7 miles from I-35, 1.4 miles from US-183, and 1.3 miles from SH-71 giving tenants convenient access to major north-south and east-west thoroughfares.



7 Minutes | 5.7 Miles
to Airport



11 Minutes | 8.5 Miles
to CBD

	Sq. Ft.	Office Area	Depth	Clear Height	Sprinkler	Ramps	Bay Size	Dock Doors	Loading	Truck Court Depth	Parking
Bldg. A	140,916	BTS	160'	32'	ESFR	2	52' W x 50' D	49	Rear Load	130'	236 Car Parks
Bldg. B	263,609	BTS	370'	36'	ESFR	4	56' W x 42' D	70	Cross Dock	130' – 135'	204 Car Parks 57 Trailer Parks
Bldg. C	103,516	BTS	200'	32'	ESFR	2	52' W x 47' D	28	Rear Load	130'	149 Car Parks
Bldg. D	124,313	BTS	240'	32'	ESFR	2	52' W x 60' D	28	Rear Load	130'	178 Car Parks 40 Trailer Parks

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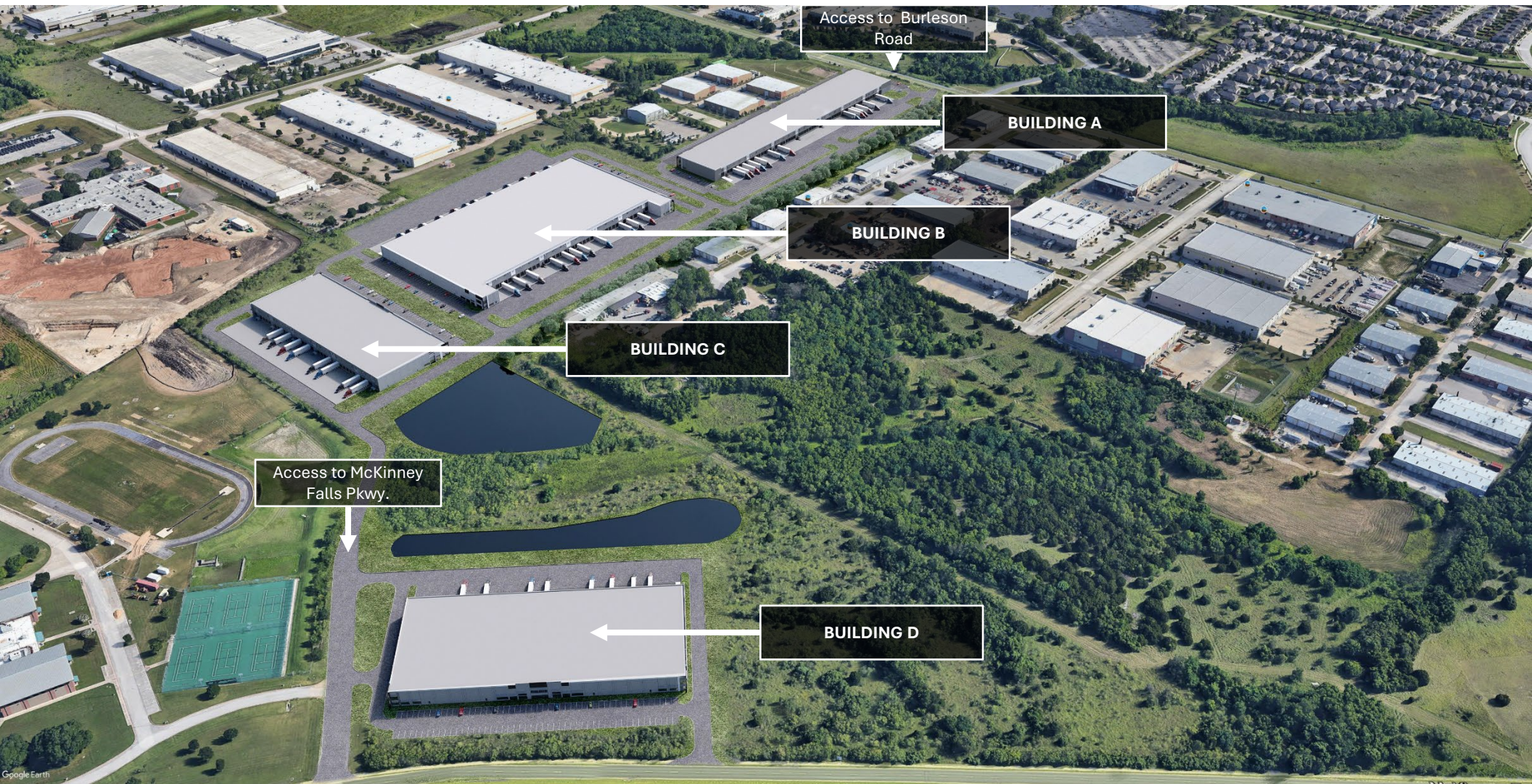
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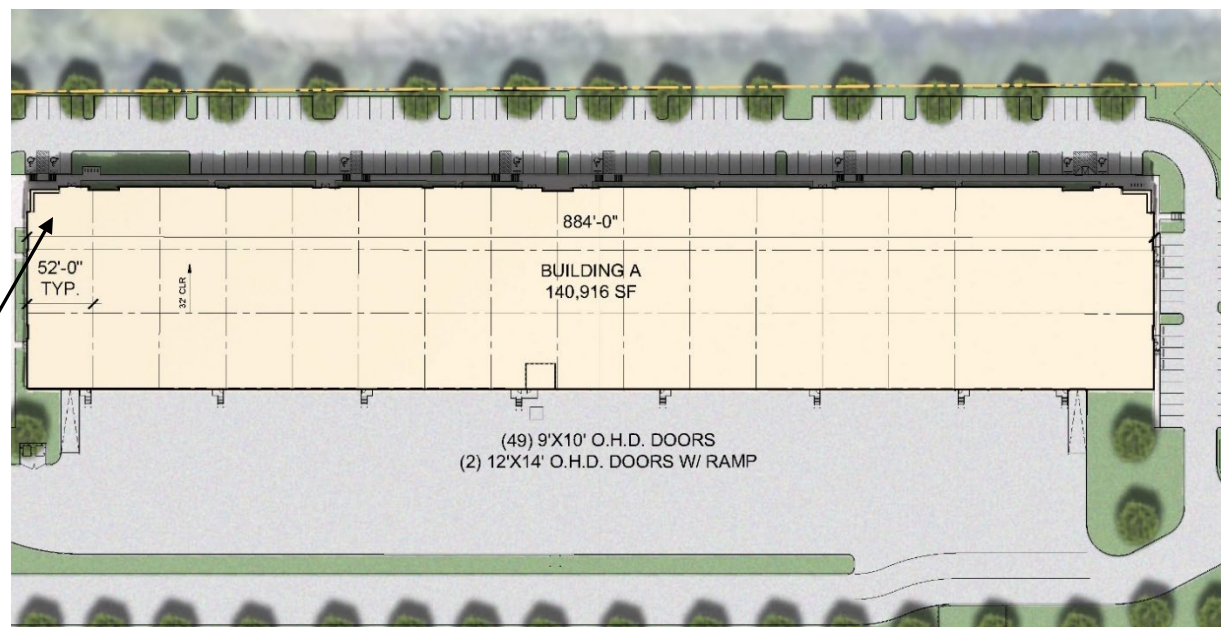
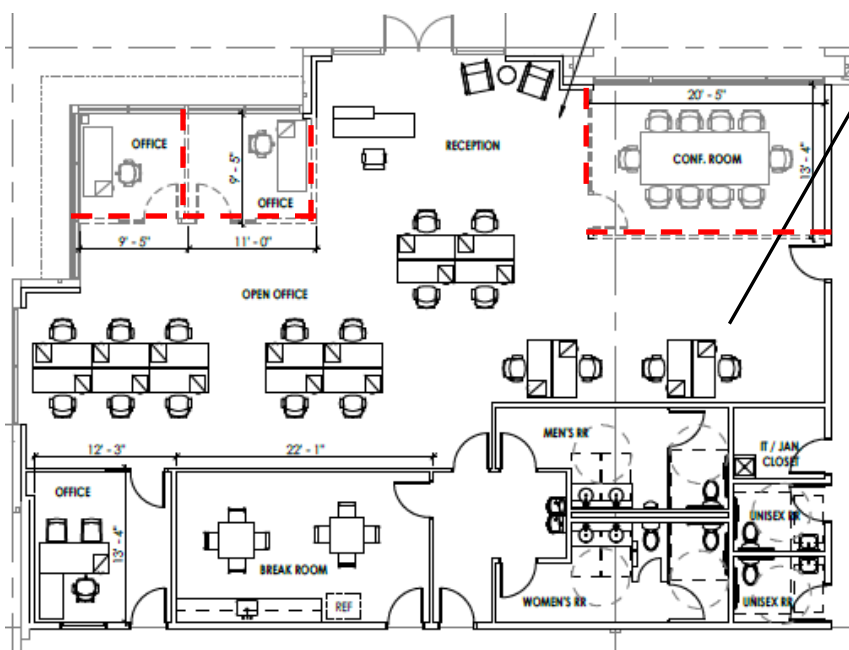


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Spec Suite - 3,150 SF



Available Square Feet	140,916	Bay Size	52' W x 50' D
Office Area	Build-to-Suit	Dock Doors	49
Depth	160'	Loading	Rear Load
Clear Height	32'	Truck Court Depth	130'
Sprinkler	ESFR	Parking	236 Car Parks
Ramps	2		

--- Indicates proposed and optional interior walls

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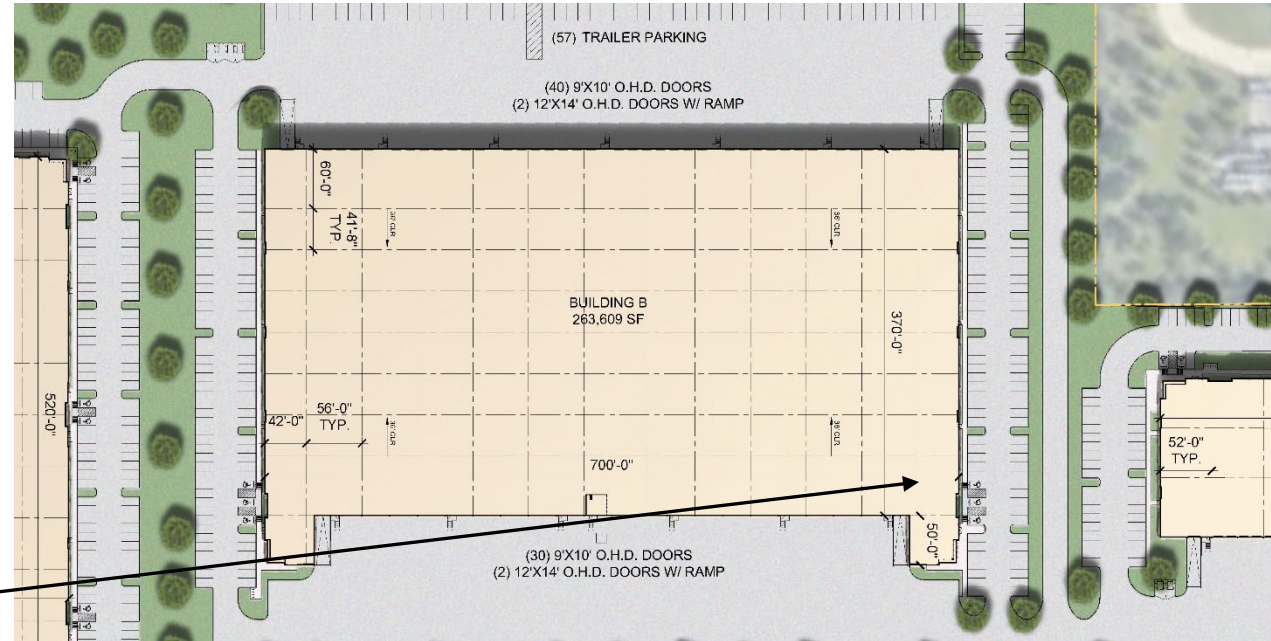
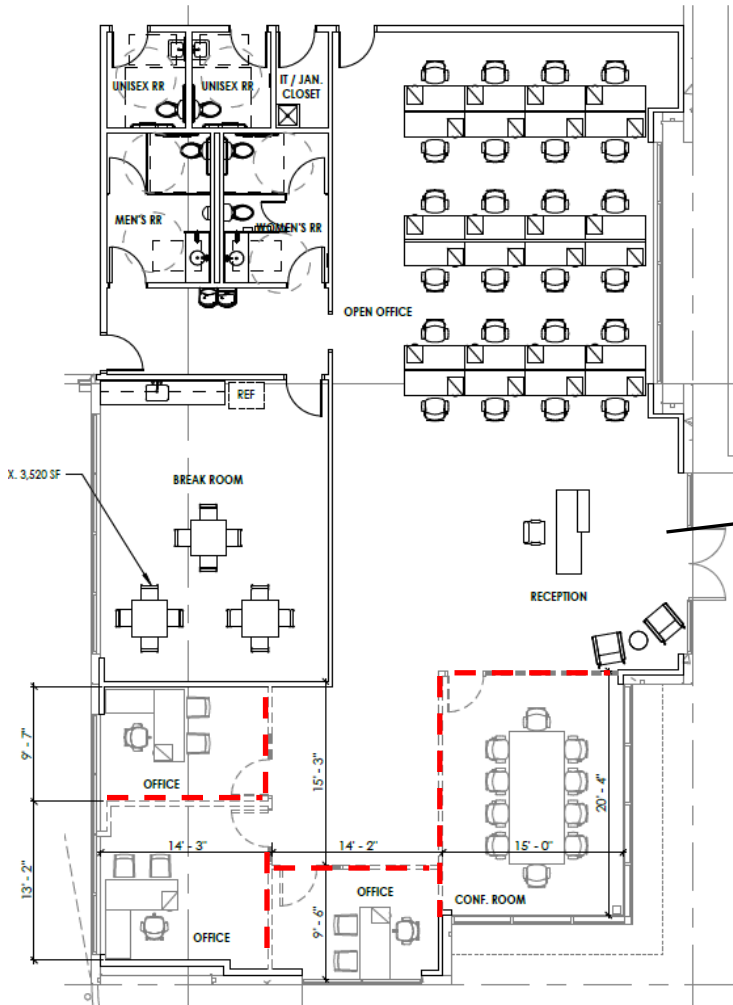


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**Spec Suite
3,520 SF**



Available Square Feet	263,609
Office Area	Build-to-Suit
Depth	370'
Clear Height	36'
Sprinkler	ESFR
Ramps	4

Bay Size	56' W x 42' D
Dock Doors	70
Loading	Rear Load
Truck Court Depth	130' – 135'
Parking	204 Car Parks 57 Trailer Parks

Indicates proposed and optional
interior walls

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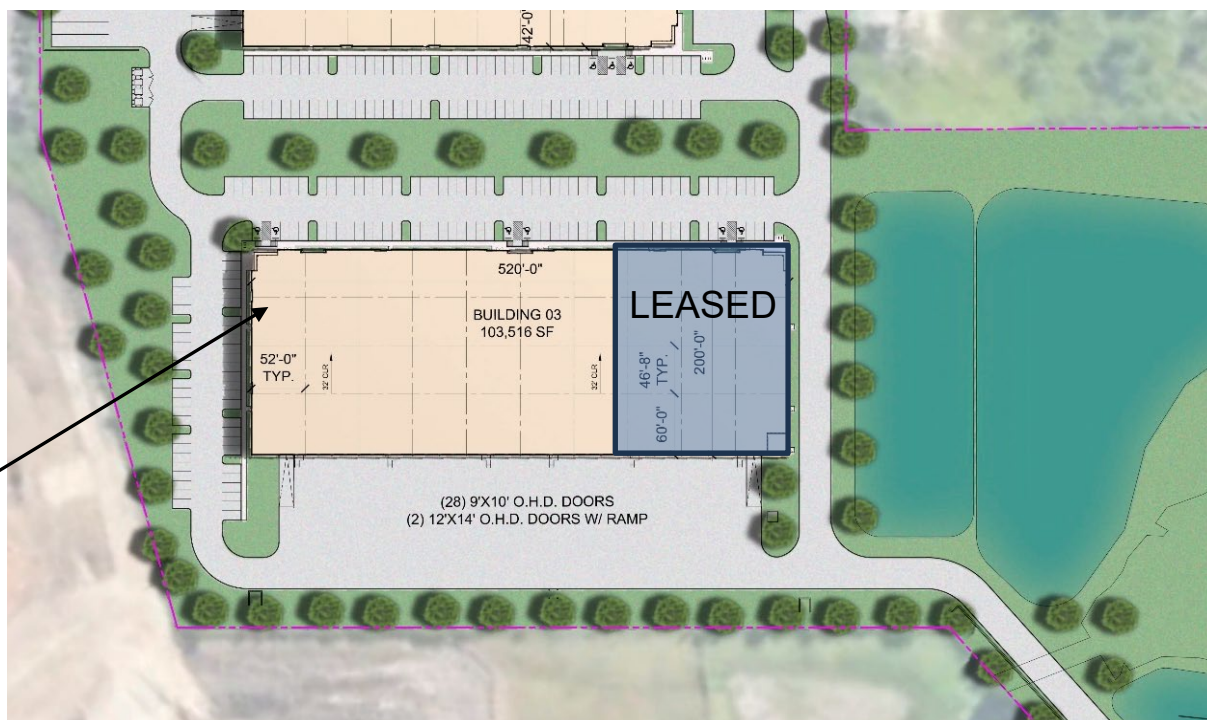
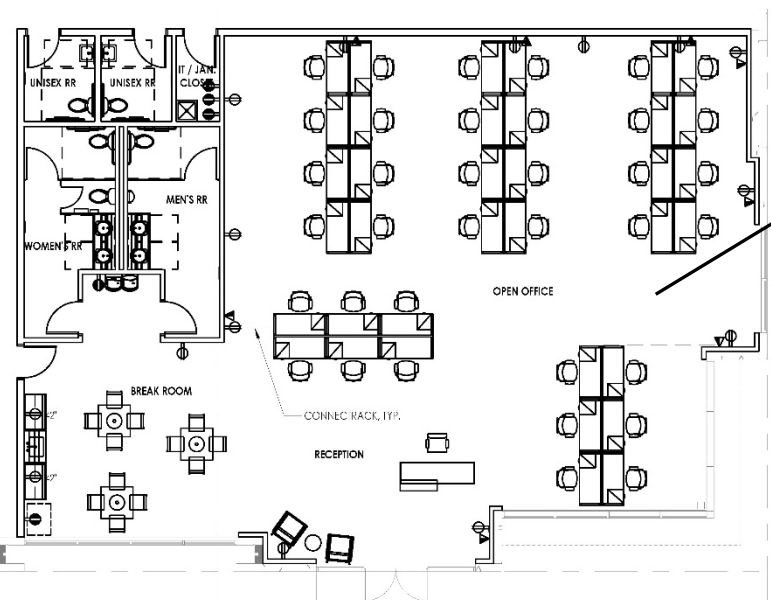


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Spec Suite - 3,207 SF



Available Square Feet	72,822	Bay Size	52' W x 47' D
Office Area	Build-to-Suit	Dock Doors	28
Depth	200'	Loading	Rear Load
Clear Height	32'	Truck Court Depth	130'
Sprinkler	ESFR	Parking	149 Car Parks
Ramps	2		

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Available Square Feet	100% Leased
Office Area	Build-to-Suit
Depth	240'
Clear Height	32'
Sprinkler	ESFR
Ramps	2

Bay Size	52' W x 60' D
Dock Doors	28
Loading	Rear Load
Truck Court Depth	130'
Parking	178 Car Parks 40 Trailer Parks

NOTE: Outside storage available

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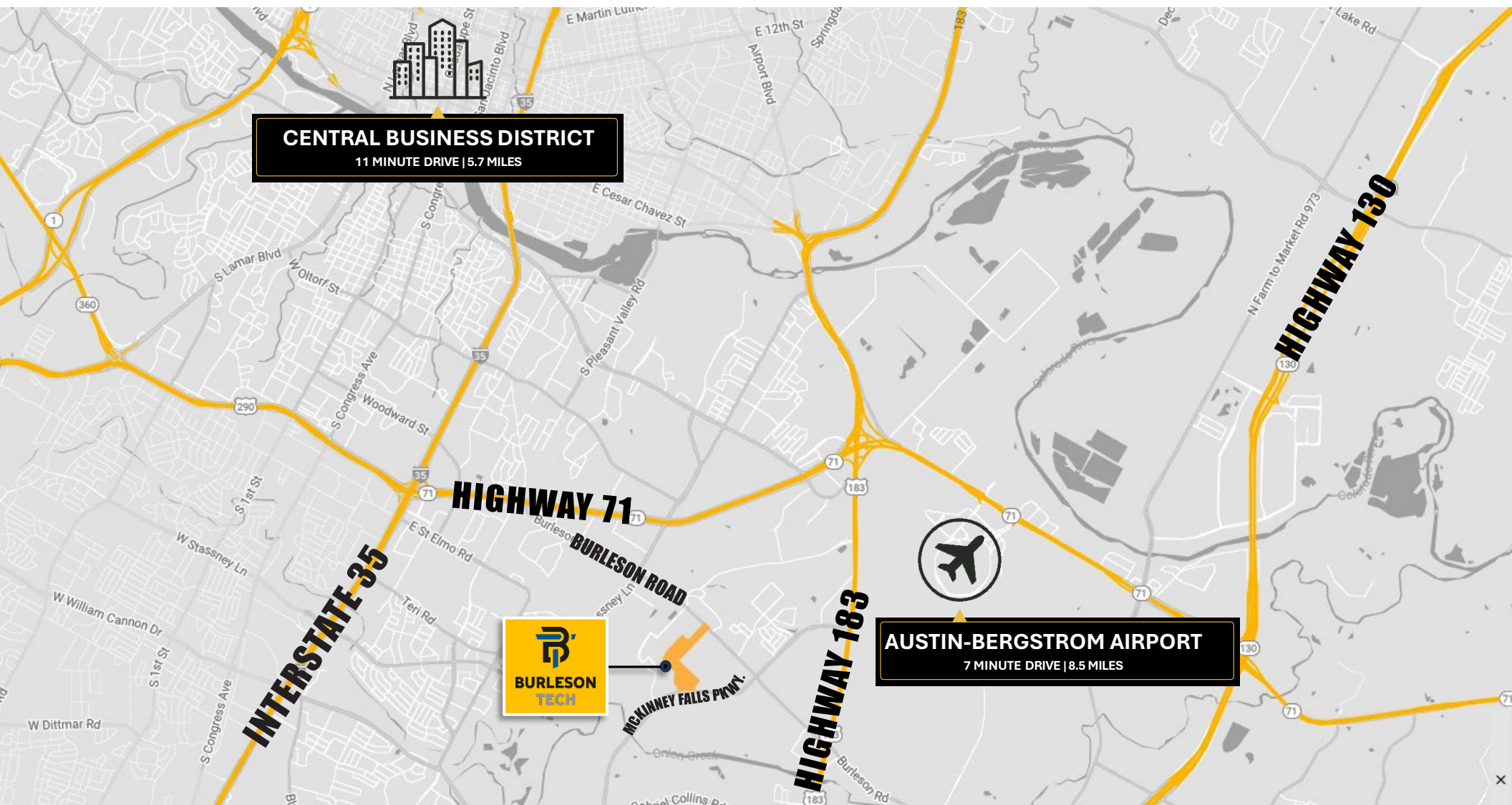
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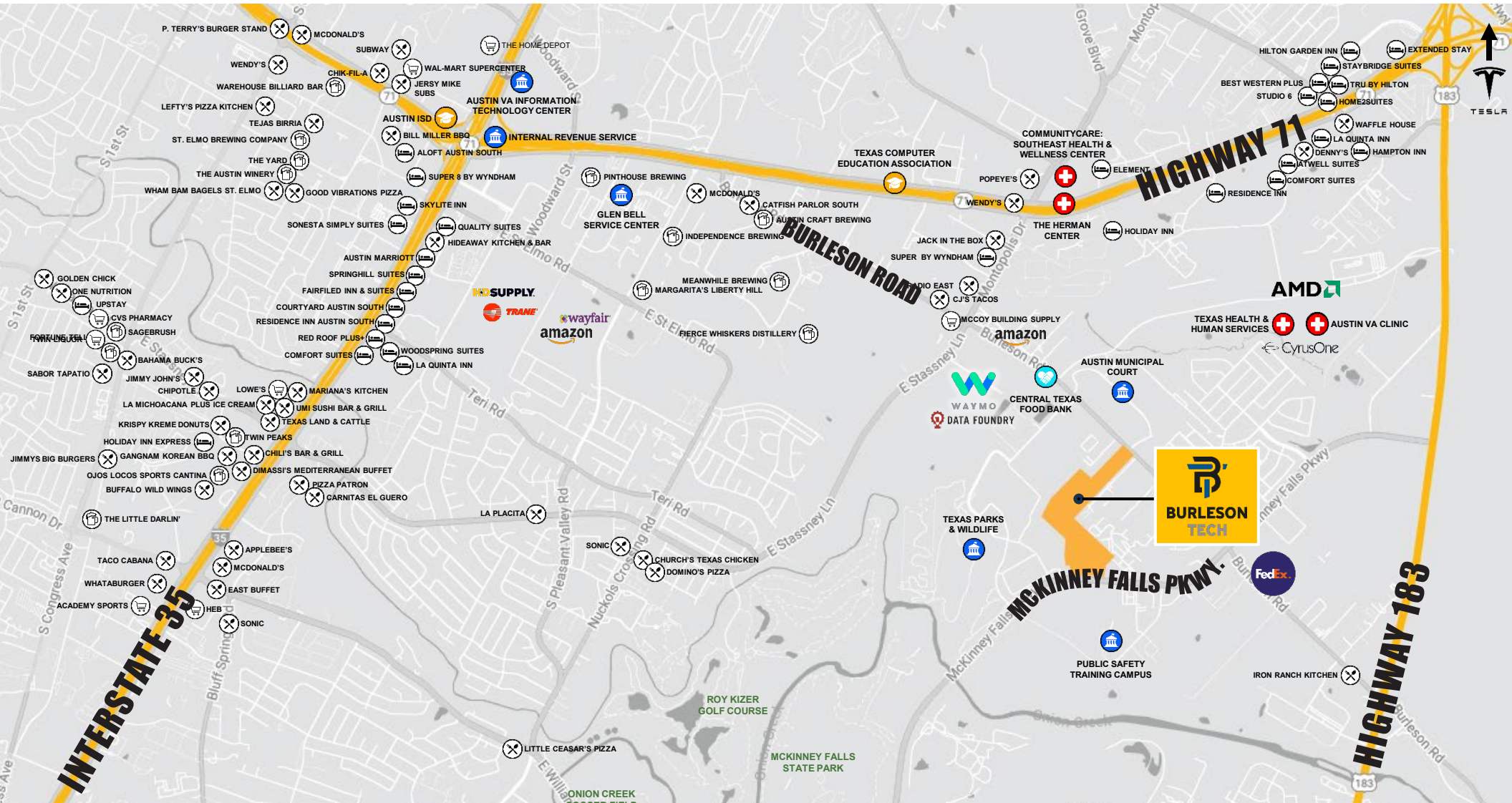
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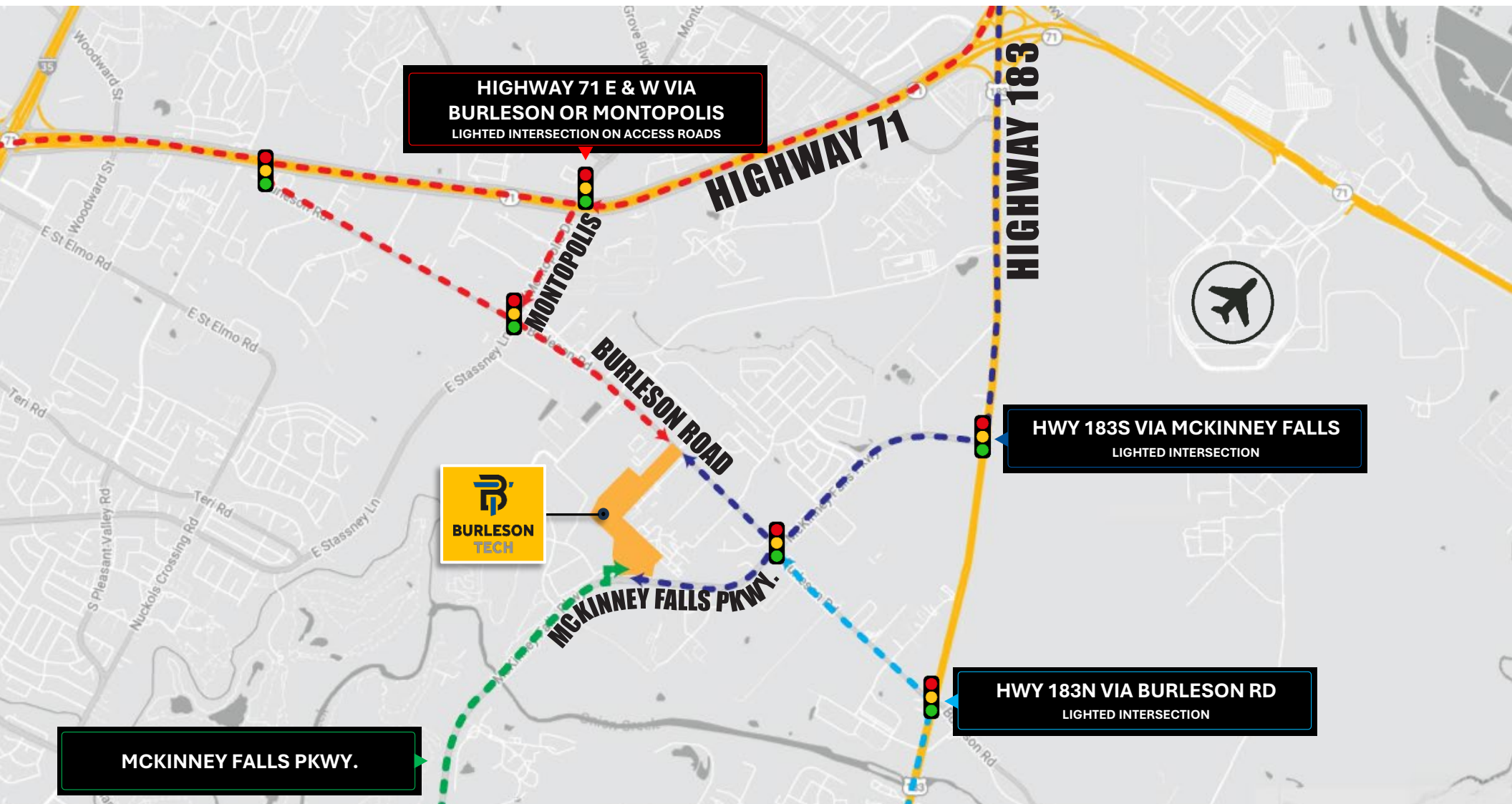
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Groundbreaking

Shell Construction

Project Completion:
Ready for Tenant Occupancy

Q2 2025

Q2 2025 – Q2 2026

October 2026

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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:
 - 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.

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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