

FOR SALE OR LEASE IN NORTH AUSTIN

FREESTANDING ±4,908 SF INDUSTRIAL BUILDING

 13804 Dragline Dr, Austin, Texas 78728

 www.obsidocommercial.com



PROPERTY OVERVIEW

13804 Dragline Dr offers a rare opportunity to lease or purchase a freestanding $\pm 4,908$ SF industrial building situated on a 0.33-acre lot in a well-established North Austin industrial park. Originally built in 1982 and updated in 2019 with a new roof and HVAC, the property features 12' clear height, two grade-level doors (10' x 10'), and a rear yard ideal for outdoor storage or operational flexibility.

With excellent access to I-35, MoPac, and major arterial routes, the site is well-positioned for service providers, trade users, and owner-occupants looking for infill functionality and long-term value.

Agent Contact Details

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Key Property Highlights

$\pm 4,908$ SF freestanding industrial building

0.33-acre lot with rear yard

Built in 1982 with roof and HVAC replaced in 2019

Two grade-level 10' x 10' overhead doors

Located in established North Austin industrial park

Easy access to I-35, MoPac, and SH-45

Ideal for owner-users, trade businesses, or service providers

293,000+ residents within 5 miles and strong labor pool access



BUILDING SPECS

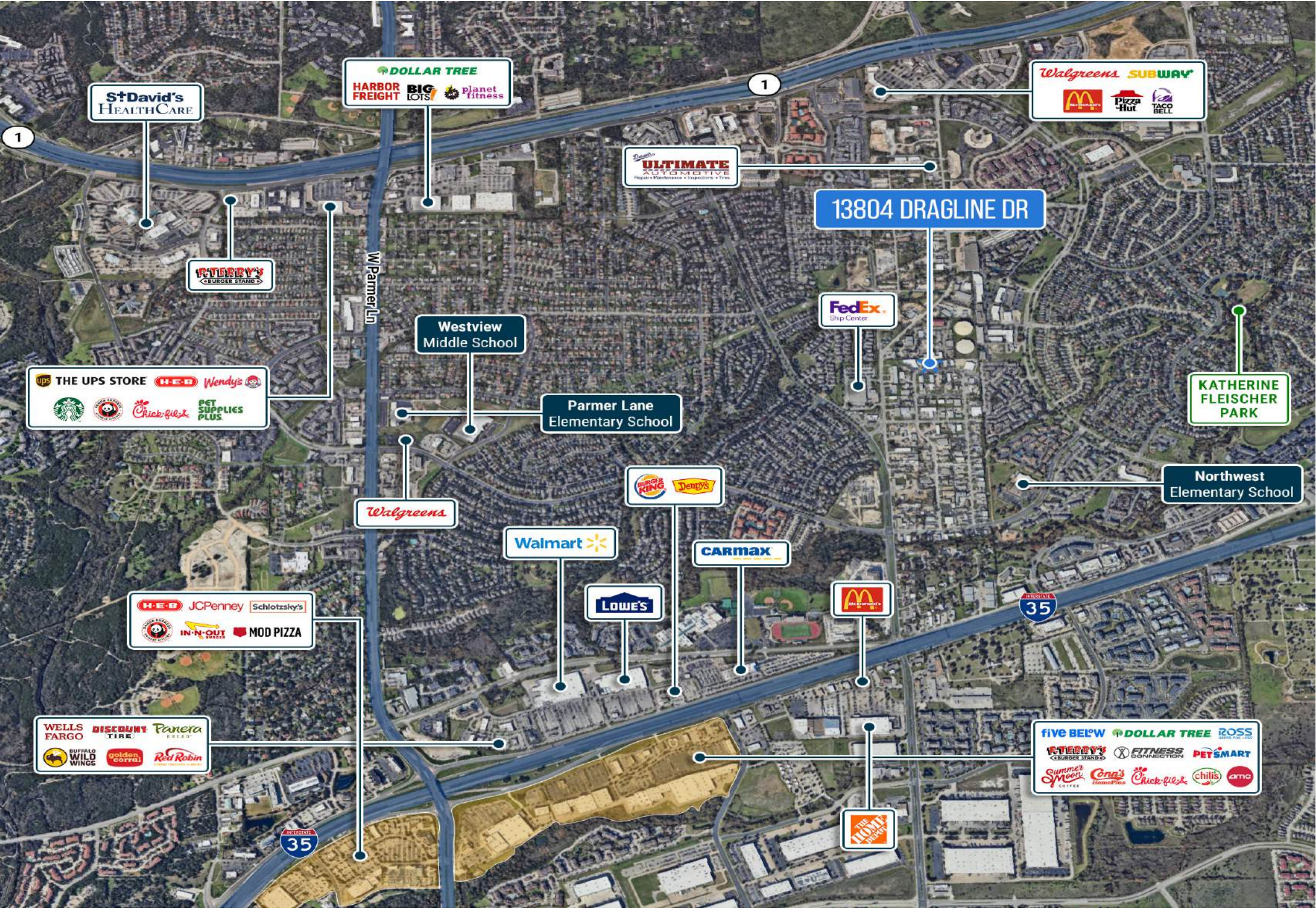
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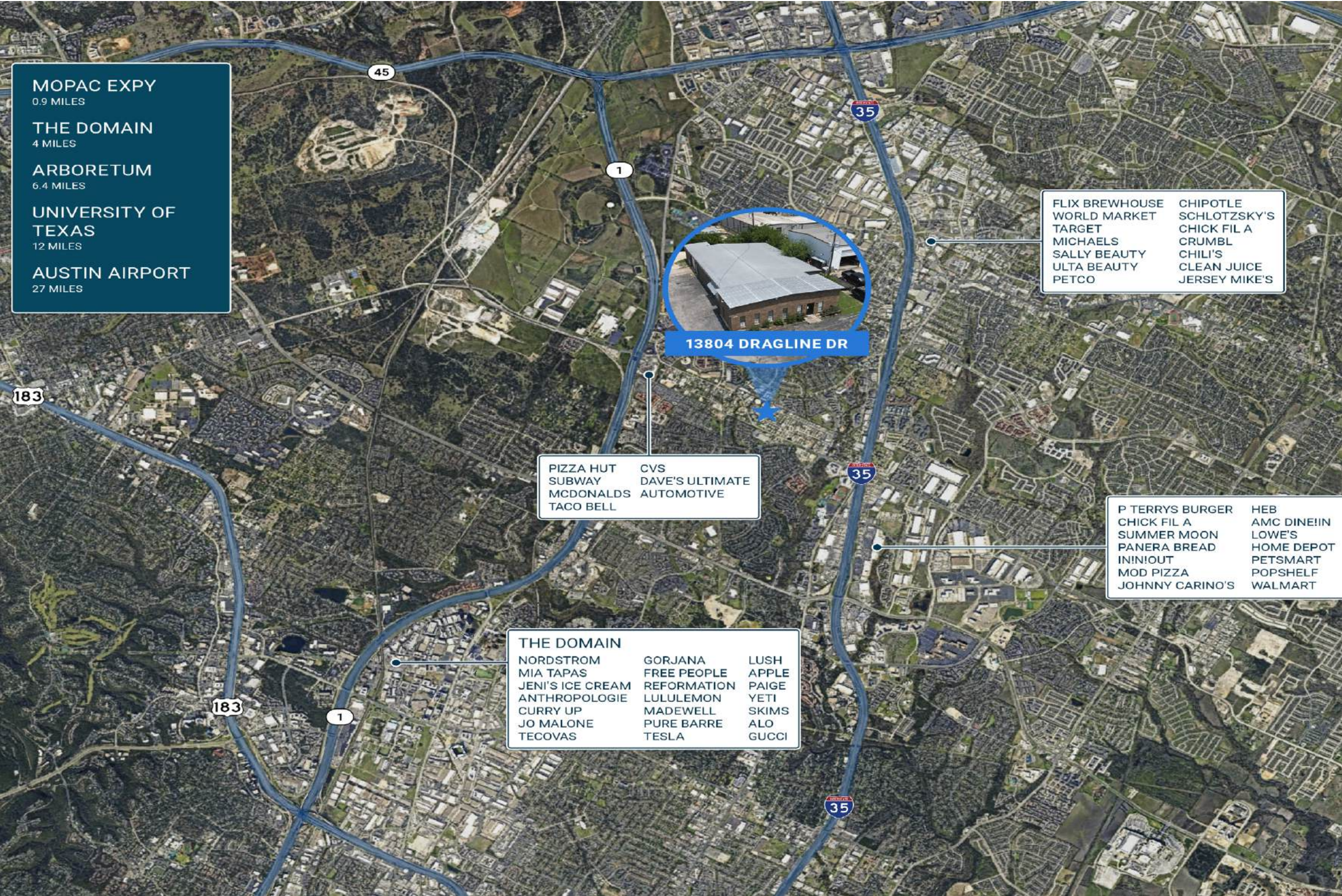
Property Address	13804 Dragline Dr, Austin, Texas 78728
Property Type (Industrial, Office, Retail, Land, etc.):	Industrial
Asking Rate (Lease \$/SF/YR or Sale Price):	Contact Broker
Available SF (list suite breakdown if applicable):	_4,908 SF
Year Built / Renovated:	1982
Parcel Size (Acres or SF):	0.33 Acres
Clear Height:	12'
Roof + HVAC Replacement:	2019
Loading Doors:	2 Grade Level Doors; 10' w x 10' h
Construction:	Metal/Brick
Yard:	Yes, in rear of property



AERIAL MAP



AERIAL MAP





DEMOGRAPHICS

DEMOGRAPHICS

Population Growth

+2.2% annually
within 5 miles

Avg Household Income

\$94,865
(5-mi radius)

Labor Pool Proximity

Strong base of
blue-collar workers within
10–15 min drive

Owner vs Renter Mix

43%
Owner-occupied
in 3-mile radius

Median Household Income

\$75,816
(5-mi radius)

Education

42%
of population holds
a bachelor's degree
or higher



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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