

FOR LEASE

200 Eurostar Drive
Pleasanton, TX 78064

**± 1,500 SF
INDUSTRIAL WAREHOUSE**

SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
NNN EXPENSES	Approximately \$3.65 PSF/ Year
TOTAL GLA	±9,000 SF
TOTAL AVAILABLE SF	#103 ± 1,500 SF
TYPE	Industrial Warehouse
LEASE TERM	3-5 Years

- Large private yard – ideal for outdoor storage or vehicle staging
- Drive-in doors for efficient loading and unloading
- Private offices plus restroom
- Open warehouse layout suitable for a variety of industrial uses



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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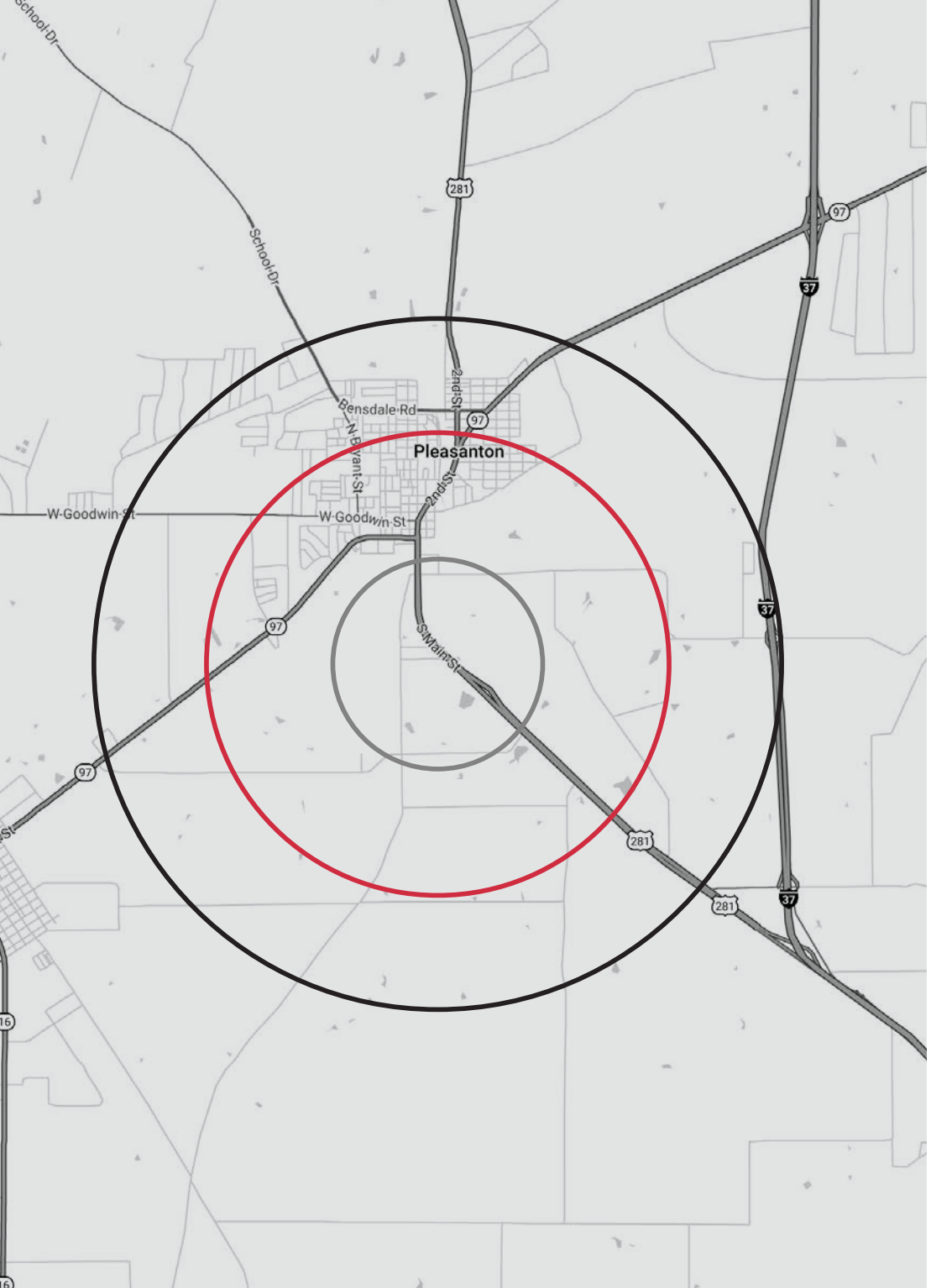




AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION

2025 Population

1-mile

333

3-mile

10,487

5-mile

17,069

HOUSEHOLDS

2025 Households

1-mile

131

3-mile

3,840

5-mile

6,288

INCOME

2025 Average HH Income

1-mile

\$83,152

3-mile

\$84,627

5-mile

\$90,538

Traffic Counts

STREET

West Oaklawn Road

South Main Street

AADT

18,577

20,000

Cities Nearby

Austin, Texas

110 miles

Houston, Texas

223 miles

Waco, Texas

225 miles

Dallas, Texas

304 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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