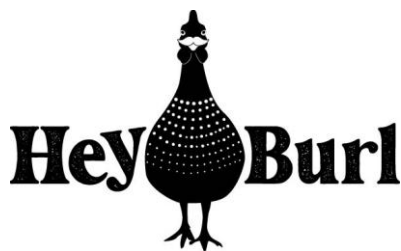


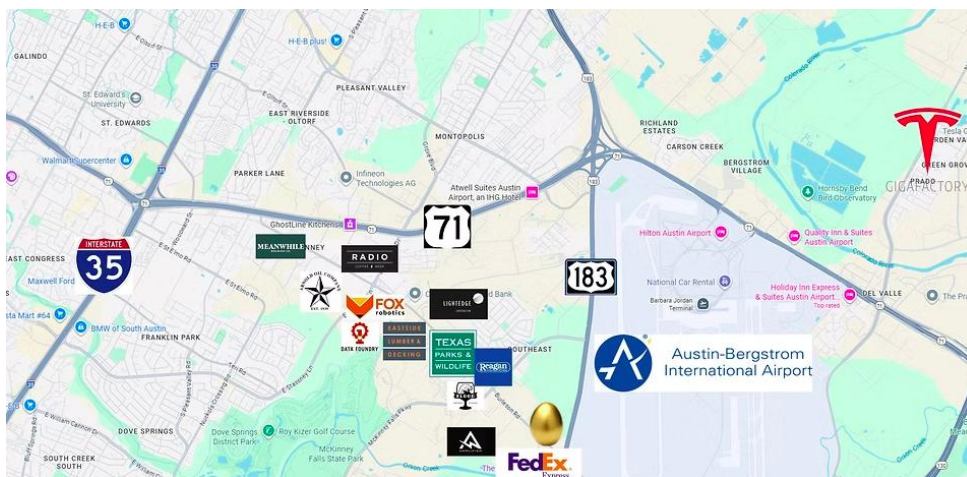
Hey Burl
8010 Burleson Road
Austin, TX 78744



For Information
512.462.2400
norah@raineyventures.com

WEST TEXAS MEETS ATX ON BURLESON ROAD. STANDALONE INDUSTRIAL BUILDINGS FOR SALE

Seven minutes West of the Airport, 16 Minutes to Downtown



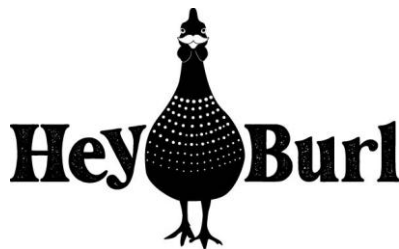
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OWN

Typical space is a stand-alone 10,000 SF warehouse on one acre – but we have options from 5,000 to 10,000+ SF and more.

Each building in the Hey Burl development is part of a commercial condominium regime, meaning you own your space and receive a deed at closing—just like a traditional real estate transaction. Owning your space means every payment builds your equity and wealth.

Since the property is used for business purposes, you may deduct interest expenses and benefit from depreciation—providing meaningful reductions in your annual income tax liability.

With a fixed mortgage or payment structure, you're naturally hedged against inflation while leasing costs continue to climb.

Ownership through a condominium regime means shared costs for maintenance and upkeep—delivering long-term value and hassle-free ownership.

Tell us your size and timing. We'll match the right pad/building and delivery path for your business.



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Tell us your size needs and timing.
Customized spaces for delivery in 2026.

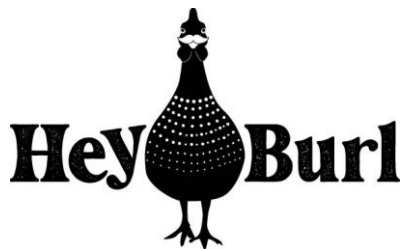
Highly experienced, responsive property management on site.

HEYBURL.COM

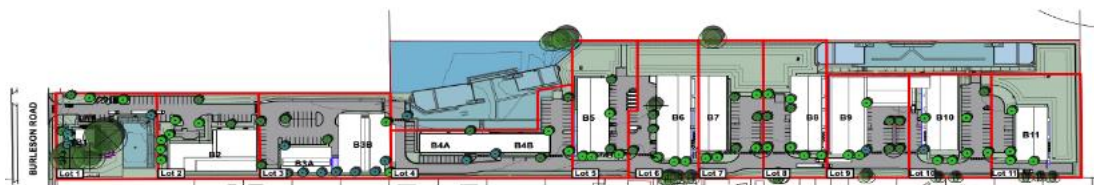
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INVEST HEY BURL IS AN OPPORTUNITY ZONE INVESTMENT



Options available to invest in the project include purchasing multiple lots. We can customize your space for delivery in 2026.

Snapshot

- Horizontal site work under construction, delivery June 2026
- 11 legal lots in a condo regime – allowing multiple exit paths
- About 120,000 SF total ground floor industrial space
- Mezzanine space up to the building footprint
- Turn-key support: In-house development available
- Opportunity Zone
- All lots are finished lots/pad sites, no raw land.
- Ready for vertical construction

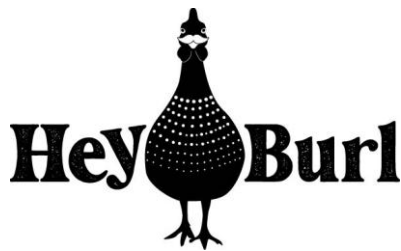
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BAR/RESTAURANT OPPORTUNITY

The front door to the site is a 5,000 SF interior, 2,500 SF screened patio, one acre party area site available for lease and custom designs. Be on the Burleson vanguard!

Highly experienced developer of some of the most striking and unique commercial public spaces in Austin.

Available for lease immediately and for delivery in 2027.



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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.

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.

Jesse Lunsford DBA Rainey Ventures	514022	jesse@raineyventures.com	512-462-2400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jesse Lunsford	514022	jesse@raineyventures.com	512-462-2400
Designated Broker of Firm	License No.	Email	Phone
_____ 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