



## THE TEXAS COMPOUND

### FOR LEASE

800 SF UP TO 1,740 ± SF

### CREATIVE, RETAIL, OFFICE, RESTAURANT SPACE COMMUNITY RETAIL BUSINESS PARK

#### Southwest Austin | Cedar Valley

NQ of W Hwy 290 between Eitel Ln and Geneva Pkwy  
9300 West Highway 290 • Austin, Texas 78736



#### Property/Area Description

Great space available for lease in this very unique planned historical and creative, retail, office, restaurant community business park named The Texas Compound. Thematically, this 5.16 ± Acre park represents the dawn of the machine age in West Texas 1900 thru 1950—a must visit Community Center with many beautifully renovated buildings and railcars—view the history at [www.texascompound.com](http://www.texascompound.com).

Located in the fast growing southwest Austin 290 corridor on the westbound side of west US Hwy 290 between Eitel Ln and Geneva Pkwy in Cedar Valley. Conveniently located just three (3) miles from the “Y” in Oak Hill, 5 miles from Nutty Brown Rd, 6 miles from Circle C Ranch and SW Parkway at Barton Creek Blvd. This busy area neighbors the residential communities of Geniva Estates and Glen Ledge Park as well as Senic Brook, Dripping Springs, Oak Hill West and Circle C Ranch just down the road with above average household income demographics.

The Texas Compounds 11,997 ± SF unique, creative Retail, Office and Restaurant Community Center has great visibility, convenient ingress/egress and plenty of surface parking adjacent to the high traffic counts on W Hwy 290 with 33,317 ± vehicles per day.

Call Mike to schedule a property tour, in order not to disturb the great mix of local credit tenants including The Feed Station, Greenbird Fitness, Self Reliant Solar and others.

**Mike Martine, CCIM**  
**Martine Properties, Inc.**

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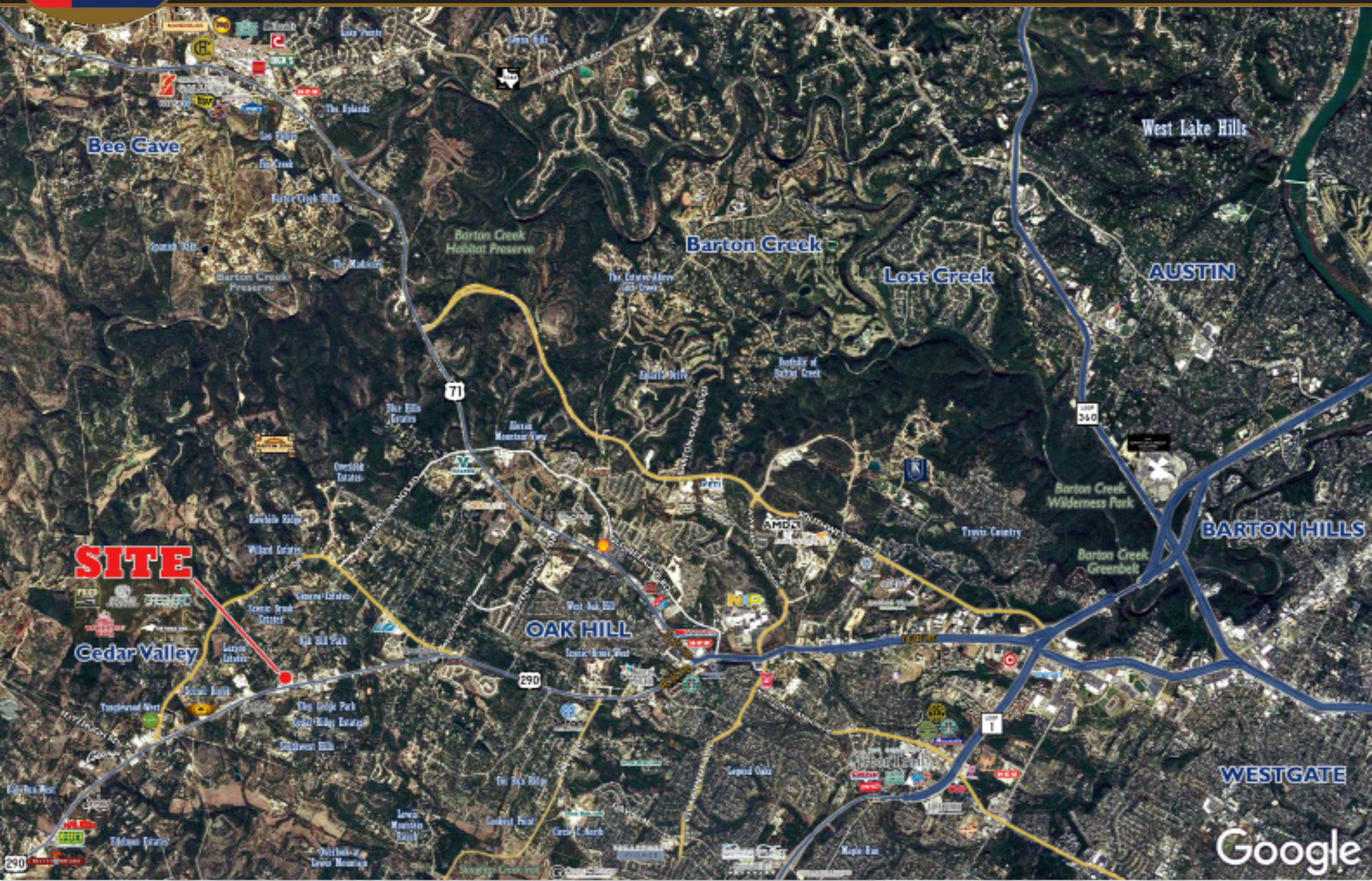
[www.martineproperties.com](http://www.martineproperties.com)

315 South Congress, Suite 200  
Austin, Texas 78704



press to call





**SOUTHWEST AUSTIN | CEDAR VALLEY**  
Sight located on NQ of W Hwy 290 between Eitel Ln & Geneva Pkwy



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TENANTS							
LOT 5	Bldg 1	3,000 SF	Eden Depot Santa Fe Railroad	LOT 7	Bldg 9	800 SF	Silver Streak Rail Car
	Bldg 2	5,280 SF	Phillips 66 Quonset Hut		Bldg 6	4,340 SF	National Oilfield Supply Warehouse
	Bldg 3	800 SF	Baggage/Postal Railcar		Bldg 7	895 SF	Silver Streak Rail Car
	Bldg 4	3,120 SF	Mid-Continent Oilfield Supply Warehouse   <b>Rotisserie 290</b>		Bldg 2	1,995 SF	Dumas Depot Santa Fe Railroad   <b>Storied Firearms</b>
	Bldg 5	2,040 SF	Bethlehem Steel Oilfield Supply	LOT 8	Bldg 8	800 SF	Silver Streak Rail Car
LOT 6	Bldg 1	4,340 SF	United Oilfield Supply Warehouse   <b>Hill Country Wellness Center</b>		Bldg 2	800 SF	US Postal Railcar   <b>Available</b>
	Bldg 3	1,200 SF	Texaco Warehouse   <b>Self Reliant Solar</b>		Bldg 3-a	500 SF	San Saba Santa Fe Depot   <b>The Feed Station</b>
	Bldg 4	4,000 SF	Proposed Building		Bldg 3-b	500 SF	San Saba Santa Fe Depot   <b>Greenbird Fitness</b>
	Bldg 5	500 SF	Proposed Building		Bldg 4 & 5	1,740 SF	Spur Texaco Warehouse and Telegraph House   <b>Available</b>





## THE TEXAS COMPOUND

### FOR LEASE

ENCLOSED RETAIL/OFFICE/WAREHOUSE

**1,740 ± SF COMBINED | LOT 8, BLDG 4 & 5 TOGETHER**

540 ± SF Telegraph House | Bldg 4  
1,200 ± SF Spur Texaco Warehouse | Bldg 5

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*Bldg #4 540± SF Telegraph House is climate controlled (no restroom). Bldg #5 1,200 SF Spur Texaco Warehouse—private office desk with round cutout, middle room with bathroom, and part of the original warehouse space remains. The first two rooms have central air, the original warehouse space, does not.*

#### Highlights

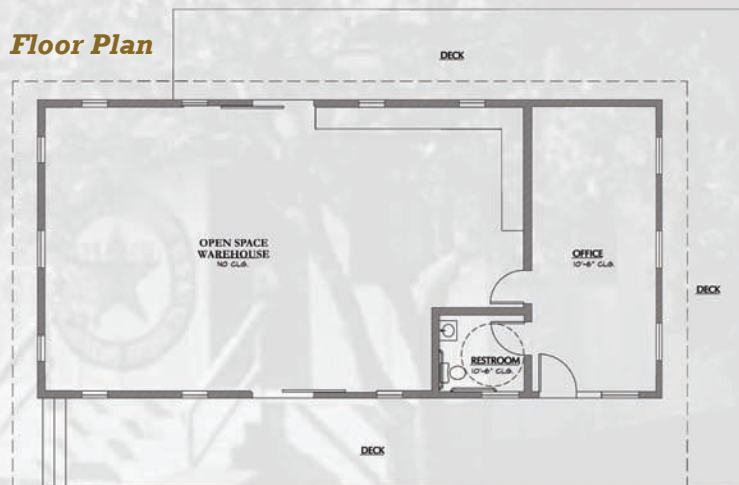
- Creative space for your
- Immediate Availability
- Ample parking
- Convenient ingress from Eitel Ln
- Signage space available
- Dock high and ground level loading
- Large storefront porch; antique windows and hanging lamps in addition to substantial natural light

#### Lease

Base Rent \$21.00/SF/YR plus \$480.00/MO Triple Nets



#### Floor Plan



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## THE TEXAS COMPOUND

### FOR LEASE

ENCLOSED RETAIL/OFFICE/WAREHOUSE

800 ± SF | LOT 8, BLDG 2

Historic T&NO Railcar 223 styled Mail Car

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*Bldg #2 800± SF The “Sunset Limited” car was T&NO (Southern Pacific) 10408, a kitchen/coffee shop/cocktail lounge/bar car called the “Pride of Texas”. In 1950 the Southern Pacific, which operated in Texas under the Texas & New Orleans Railway name, placed in service all new streamlined equipment to serve its Sunset Limited train, which has been running between New Orleans and Los Angeles since the 1880s. In Texas the train stopped in Beaumont, San Antonio, Del Rio, Sanderson, Marathon, Alpine, and El Paso, and points in between. This historic railcar has been fully finished out with restroom and is climate controlled—an enjoyably creative retail/office space for your vision.*

#### Highlights

- Immediate Availability
- Signage space available
- Convenient ingress from Eitel Ln
- Ample parking
- Entry from both sides—accessible site
- Storefront porch, hanging lamps and lots of natural light

#### Lease

Base Rent \$33.75/SF/YR plus \$192.00/MO Triple Nets



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**Call Now**



## 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.

### 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

Broker Firm Name or Primary Business Name	License No.	Email	Date
Designated Broker of Firm	License No.	Email	Date
Licensed Supervisor of Sales Agent Associate	License No.	Email	Date
Sales Agent/Associate's Name	License No.	Email	Date

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