




**\$2,300,000**

**Get in Touch with**

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**Matt Houston**

**737.867.0000**

## ABOUT THE **PROPERTY**


3804 Helios Way is at the corner of Impact Way and Helios Way one block West of Texas State Hwy 130. Office and data center storage space discretely designed in the midst of newly built hotels, company headquarters, and Fortune 100 distribution centers. This area is seeing substantial growth. Single-tenant NNN lease with just under 7 years remaining of a 13 year lease. Tenant is a private company operating as a Tier III data center with specialized security, surveillance, along with backup power to maintain 100% uptime. Call for tour.

- Zoned: CSL
- Built: 2013
- Parking: 22 Spots
- NOI: \$132,184
- 8,060 Square Feet
- Percent Leased: 100%



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## PROSPECTUS



- 7 years remain on lease
- 2% Annual Increases
- Recession proof tenant
- Tenant pays NNN

LEASE YEAR	SPACE	RENT	NOI
Jan 1, 2023 - Dec 31, 2023	8,060 SF	\$ 16.40	\$ 132,184.00
Jan 1, 2024 - Dec 31, 2024	8,060 SF	\$ 16.70	\$ 134,602.00
Jan 1, 2025 - Dec 31, 2025	8,060 SF	\$ 17.00	\$ 137,020.00
Jan 1, 2026 - Dec 31, 2026	8,060 SF	\$ 17.30	\$ 139,438.00
Jan 1, 2027 - Dec 31, 2027	8,060 SF	\$ 17.60	\$ 141,856.00
Jan 1, 2028 - Dec 31, 2028	8,060 SF	\$ 17.90	\$ 144,274.00
Jan 1, 2029 - Dec 31, 2029	8,060 SF	\$ 18.20	\$ 146,692.00

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**PHOTOS**



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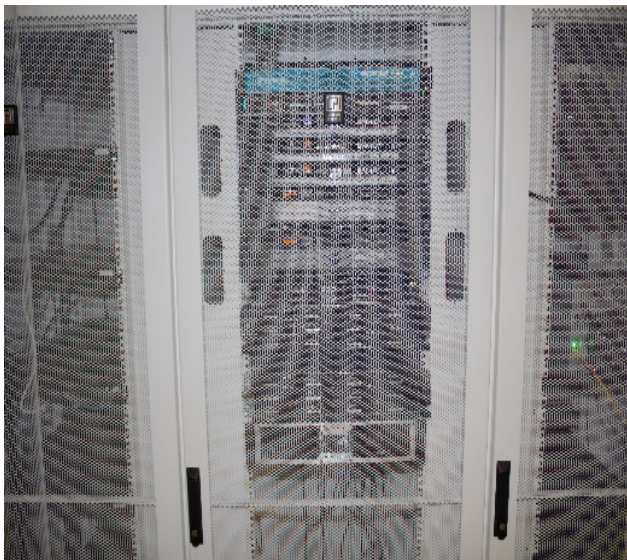
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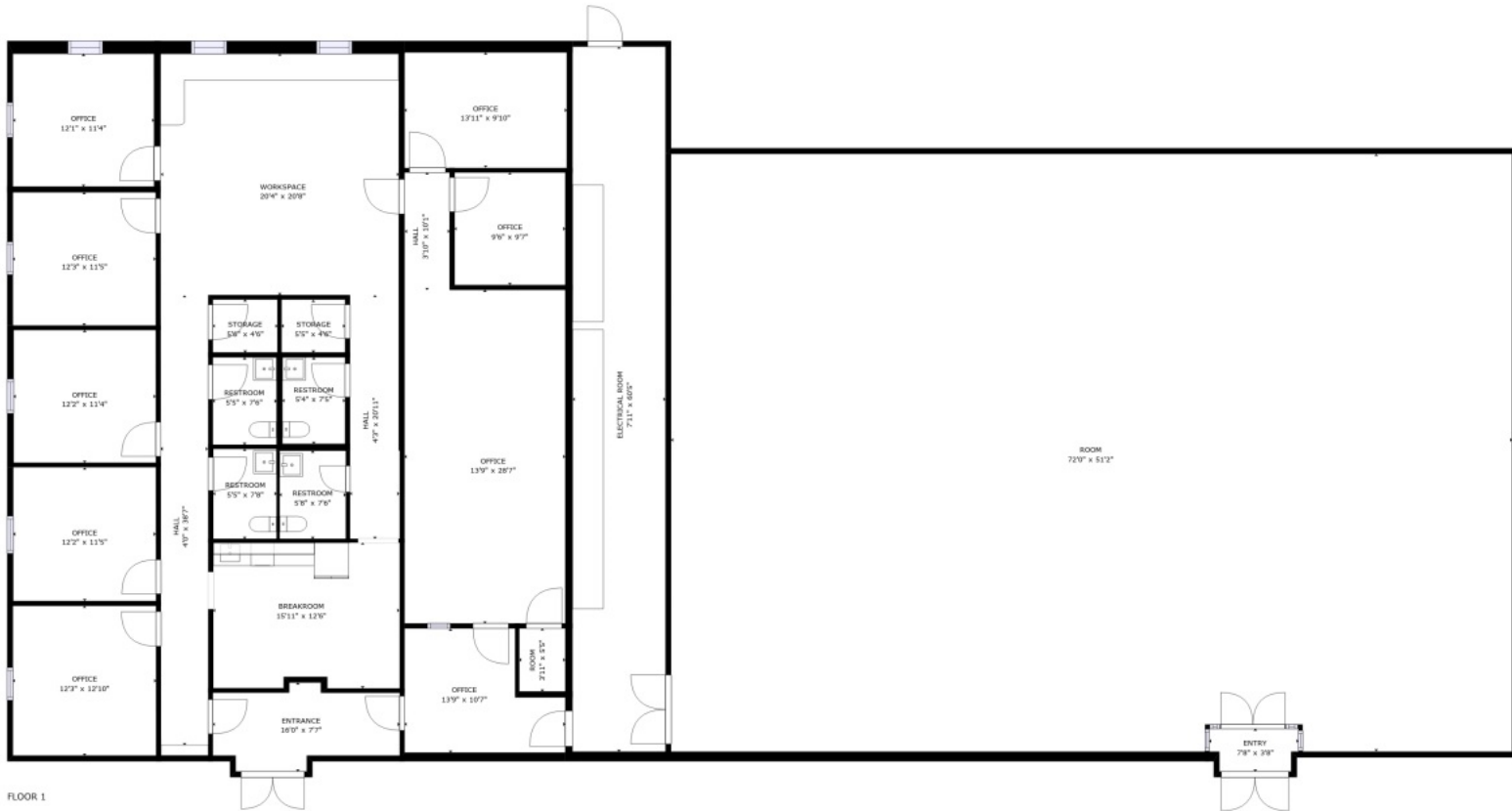
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# FLOOR PLAN



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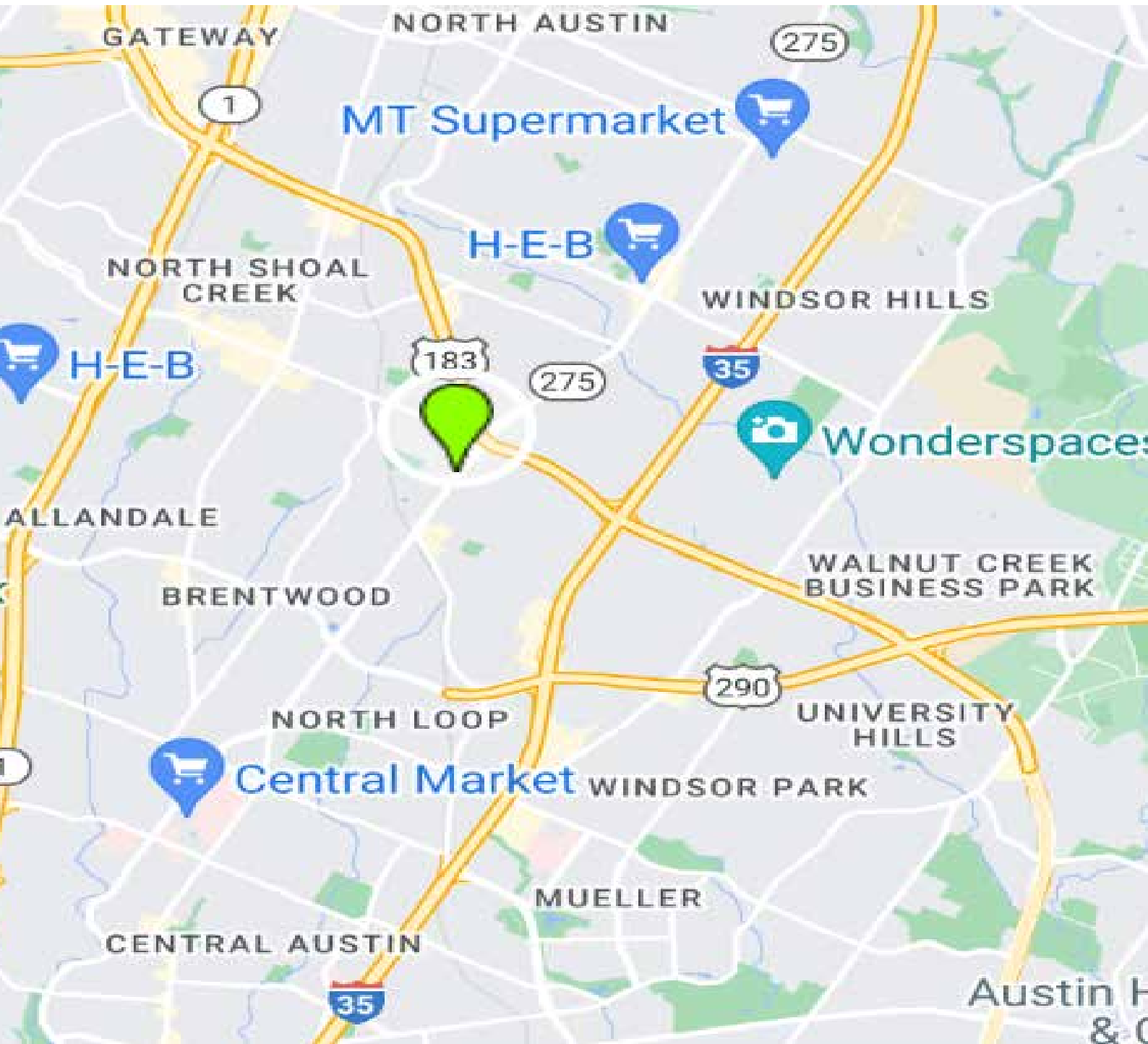


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**SURVEY**



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**LOCAL MAP**



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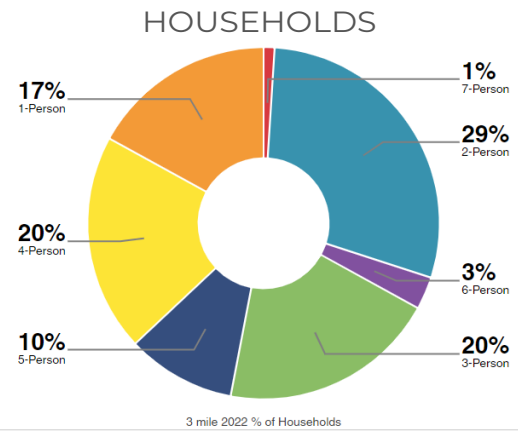
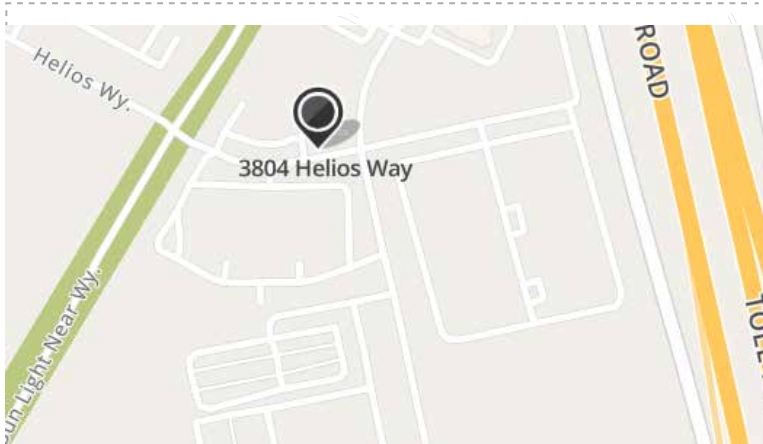
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## INFOGRAPHIC 3 MILE RADIUS



### KEY FACTS

**35,133**

Population



**12,025**

Households

**35.5**

Median Age

**\$114,487**  
Average Household Income

### EDUCATION

**10%**

No High School Diploma



**19%**  
High School Graduate



**29%**  
Some College



**42%**  
Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Pecan St	Impact Way NW	8,202	2022	0.25 mi
Pecan St E	Plumbago Dr NW	3,292	2022	0.84 mi
East Pecan Street -		12,233	2022	0.89 mi
E Pecan St	Plumbago Dr NW	8,047	2022	0.89 mi
Cameron Rd	Tx Hwy 130 Svc Rd SW	3,004	2022	0.99 mi
Cameron Rd	Tx State Hwy 130 Svc Rd SW	1,004	2018	1.00 mi
Weiss Ln	E Pecan St SW	3,687	2022	1.08 mi
Weiss Ln	E Pflugerville Pkwy NE	2,152	2022	1.22 mi
Sunflower Dr	Poppy Pass N	362	2022	1.39 mi
Sunflower Dr	Poppy Pass NE	413	2022	1.39 mi

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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.*

### 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 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.

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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