1205 Sheldon Cove, Building 2, STE A-H



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THE SPACE

Location	**1205 Sheldon Cove, BLD 2, STE A-H Austin, TX 78753**
County	**Travis**
Square Feet	**28,719.5**
Annual Rent PSF	**$19.81**
Lease Type	**NNN**



HIGHLIGHTS

- Approx. 28,719.5 SF *space is divisible
- Space can be divided in ~18,266 / ~10,363.5
- Suites A – H (~3,300sf each) 65/35 - Office / Fully Conditioned Warehouse
- Available 8/1/2028
- $19.81 PSF NNN
- 2025 NNN: $5.43 PSF
- 5 year lease
- Currently holds a TABC License
- 3.3 parking spaces per 1000 sf
- 100% conditioned space
- Approx. 24' clear height warehouse
- Anchor Tenant: Mesa Rim- 60k SF rock climbing gym

POPULATION

1.00 Mile	3.00 Mile	5.00 Mile
19,147	**138,362**	**334,734**

AVERAGE HOUSEHOLD INCOME

1.00 Mile	3.00 Mile	5.00 Mile
$66,554	**$103,152**	**$117,494**

NUMBER OF HOUSEHOLDS

1.00 Mile	3.00 Mile	5.00 Mile
7,212	**56,962**	**146,771**

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PROPERTY FEATURES

NUMBER OF UNITS	**8**
NET RENTABLE AREA (SF)	**28,720**
YEAR BUILT	**2019**
ZONING TYPE	**LI-NP**
OFFICE SF	**28,720**
MEZZANINE	**9,440**
OFFICE TO WAREHOUSE RATIO	**65/35**
BUILDING CLASS	**B**
LOCATION CLASS	**B**
NUMBER OF STORIES	**2**
NUMBER OF BUILDINGS	**1**
NUMBER OF PARKING SPACES	**95**
PARKING RATIO	**3.3**
CEILING HEIGHT	**24 ft**
GRADE LEVEL DOORS	**8**
COLUMN SPACING	**30 ft**
SKYLIGHTS	**16**

MECHANICAL

HVAC	**Fully conditioned - 8 units**
FIRE SPRINKLERS	**Yes**
ELECTRICAL / POWER	**3-phase, 4-wire 240V, 400A, step downs to 120V**
LIGHTING	**Upgraded- LED track & recessed flush**
EXTERIOR GARAGE DOORS	**8- 10 x 16 roll up garage doors**
LOADING	**8- Grade level garage doors**

CONSTRUCTION

FOUNDATION	**Concrete**
FRAMING	**Steel**
EXTERIOR	**Concrete**
PARKING SURFACE	**Concrete / Slab**
ROOF	**TPO**

TENANT INFORMATION

LEASE TYPE	**NNN**
MAJOR TENANT/S	**Mesa Rim**
TENANT	**Heartland Acoustics**
TENANT	**SeekOps**
TENANT	**TSO Delivery**
TENANT	**DKC Construction**
TENANT	**ATX Environmental Solutions**
TENANT	**Metis Capital**
TENANT	**Hewitt Dental**
TENANT	**ABM Photography**
TENANT	**Stentech**
TENANT	**INCA Relief**
TENANT	**Star Finishes**

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Highlights

Prime Location:

- Immediate access to major highways (US 183, I-35, Toll 290) for efficient transportation and logistics.
- Surrounded by major employers and logistics centers (Walnut Creek Business Park, USPS, and FedEx).
- Only 12 minutes from downtown Austin, a key business and entertainment hub.
- Austin, TX – Located in the Walnut Creek Business Park, with immediate access to US 183, I-35, and Toll Road 290. Just 12 minutes from downtown Austin, surrounded by thriving business hubs, tech firms, and industrial operations.

Commercial & Retail Spaces:

- Flex office spaces – Ideal for tech startups, coworking spaces, and creative studios.
- Light industrial and warehouse – Supports small-batch manufacturing, e-commerce fulfillment, and specialty warehousing.
- Entertainment and interactive experiences – Perfect for indoor sports, virtual reality, gaming lounges, and immersive venues.
- Food & beverage – Suitable for breweries, upscale bars, and specialty food markets.
- Art and cultural spaces – Ideal for art galleries, photography studios, and exhibition spaces.

Primary Purpose & Vision:

- 1205 Sheldon Cove, Building 2 is designed as a versatile, high quality, commercial space catering to a diverse range of businesses, from creative and interactive industries to flex office, warehouse, and entertainment-based tenants. This development fosters an innovative, multi-purpose, commercial hub that blends commerce, creativity, and community in a highly adaptable and fully conditioned setting. The goal is to create an engaging, high-traffic destination that supports business expansion, experiential commerce, and collaborative workspaces in Austin's thriving economic landscape.

Community-Focused Vision:

- Fosters innovation and collaboration – Bringing together entrepreneurs, creatives, and industrial businesses in a shared commercial environment.
- Cultural alignment with Austin's identity – Encouraging a mix of interactive businesses, local artisans, and unique retail concepts.
- Designed for adaptability – Scalable layouts allow businesses to expand and evolve with ease.

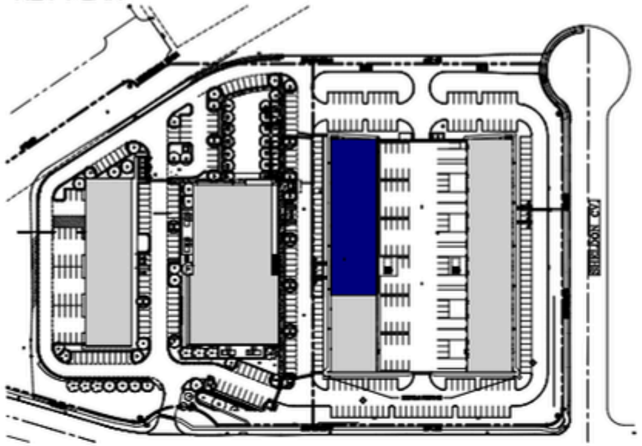
Additional Notes:

- Sustainability features: Energy-efficient LED lighting, modern HVAC systems for full climate control.
- Smart technology: High-speed internet access, upgraded electrical infrastructure for modern business needs.
- Potential for unique partnerships: Ideal for experiential retail, collaborative office spaces, and destination businesses.
- A premier opportunity for businesses looking for a dynamic, high- traffic environment in Austin's booming commercial market.

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KEY PLAN



BLDG 02 SUITE A-H - SUMMARY

LEVEL 1

SUITE AREA:	16,509 S.F.
COVERED WALKWAY:	1,468 S.F.

LEVEL 2

SUITE AREA:	14,689 S.F.
COVERED WALKWAY:	1,468 S.F.

TOTAL

SUITE AREA:	31,198 S.F.
COVERED WALKWAY:	2,936 S.F.

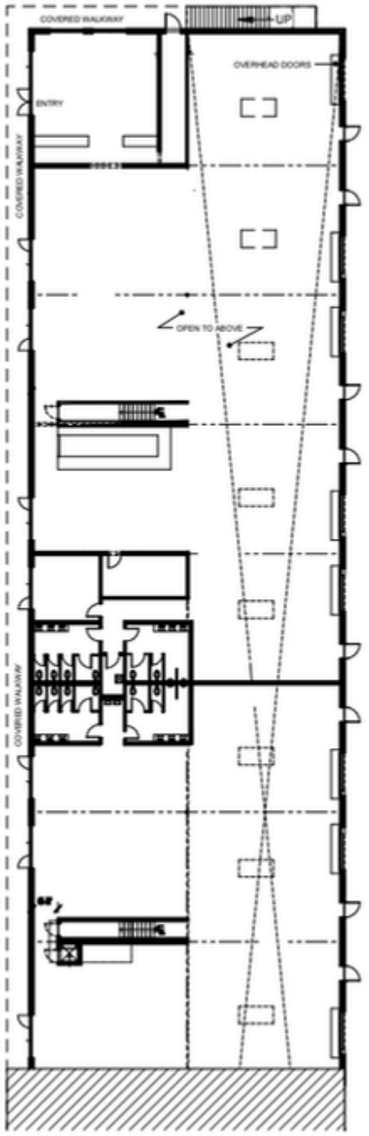
METIS LEASING PLAN

DATE: 03.19.2025

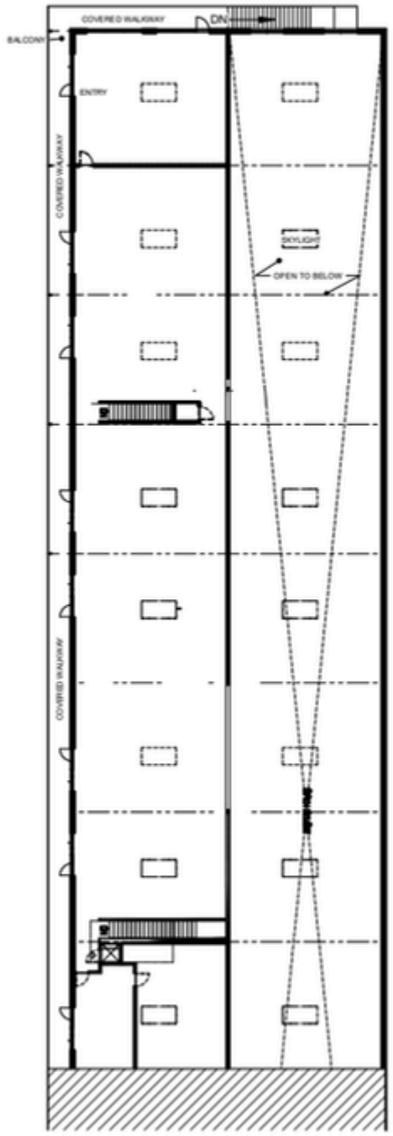
SHEET NAME: BLDG 02 - SUITE A-H

SHEET NUMBER: A159

LEVEL 01

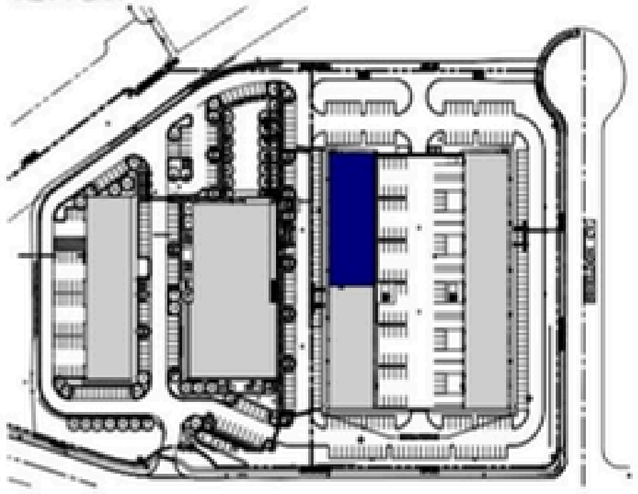


LEVEL 02



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KEY PLAN



SUITE A-E - SUMMARY

LEVEL 1	
SUITE AREA	10,009 S.F.
COVERED WALKWAY	1,007 S.F.
LEVEL 2	
SUITE AREA	10,961 S.F.
COVERED WALKWAY	1,007 S.F.
TOTAL	
SUITE AREA	20,970 S.F.
COVERED WALKWAY	2,014 S.F.

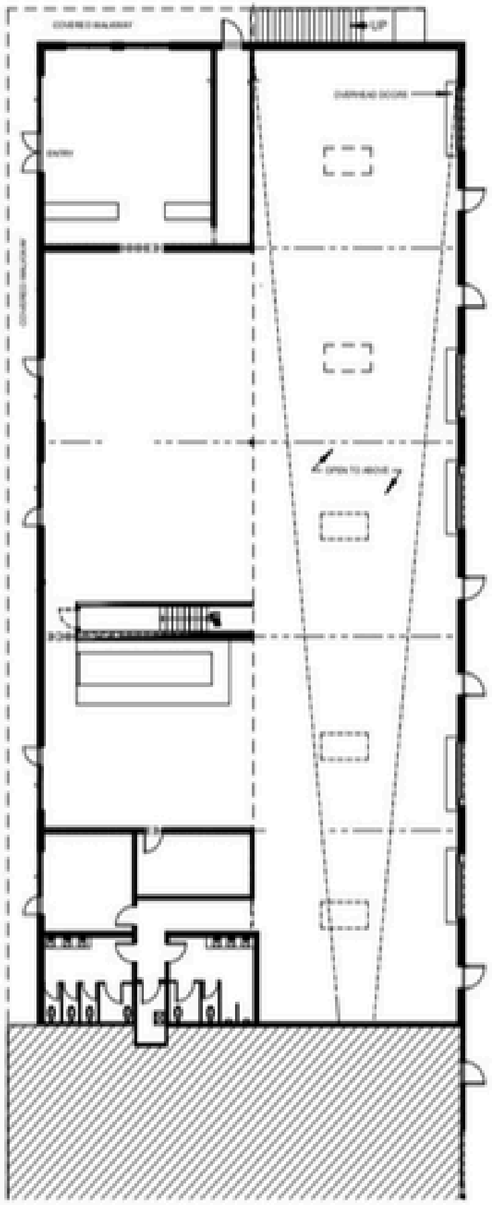
SHELDON COVE

DATE: 02.13.2025

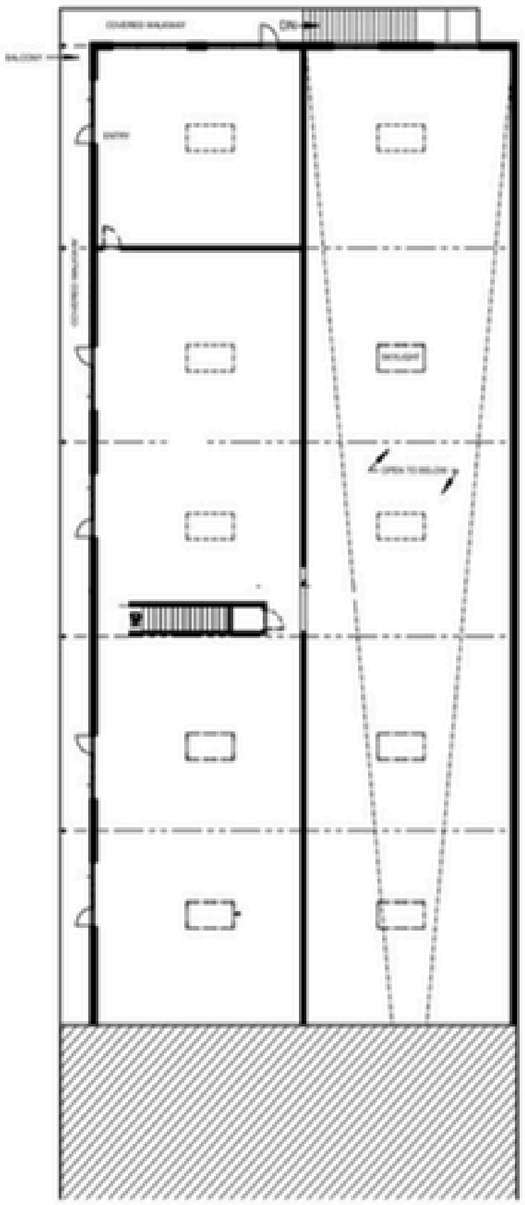
SHEET NAME: SUITE A-E

SHEET NUMBER: A150

LEVEL 01



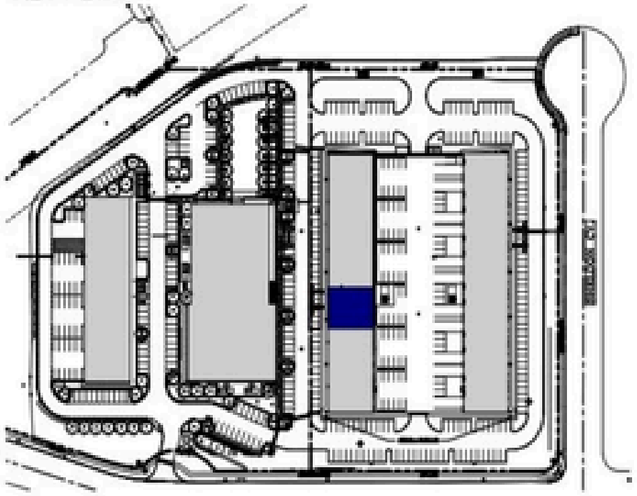
LEVEL 02



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KEY PLAN



SUITE F - SUMMARY

LEVEL 1

SUITE AREA:	6,500 S.F.
COVERED WALKWAY:	461 S.F.

LEVEL 2

SUITE AREA:	6,504 S.F.
COVERED WALKWAY:	461 S.F.

TOTAL

SUITE AREA:	13,004 S.F.
COVERED WALKWAY:	922 S.F.

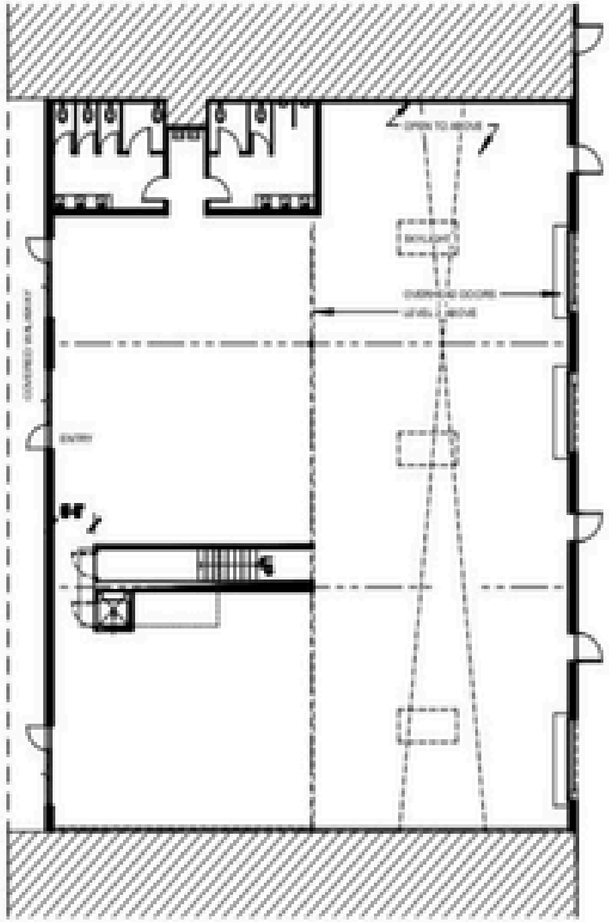
SHELDON COVE

DATE: 02.13.2025

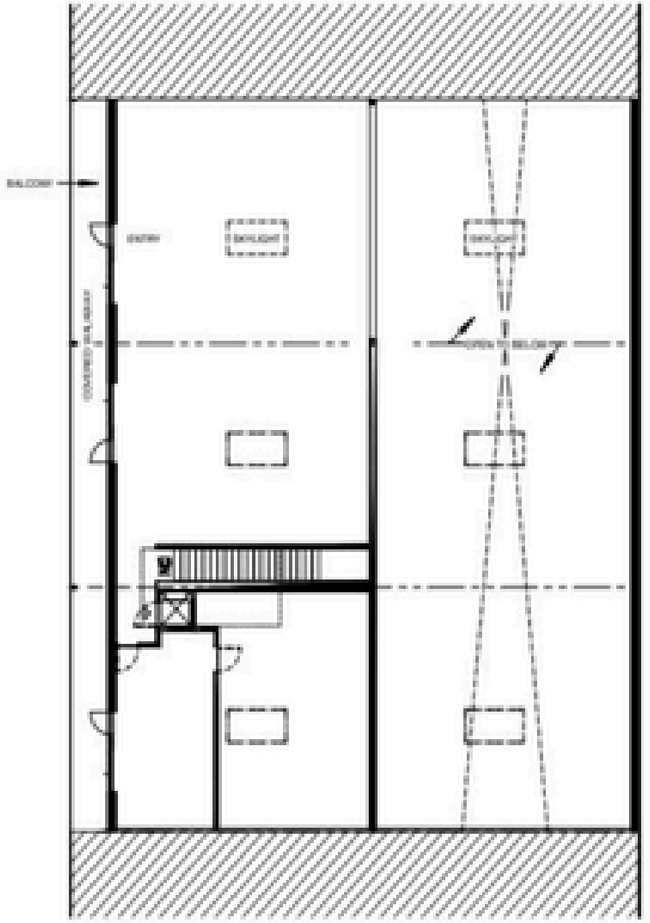
SHEET NAME: SUITE F

SHEET NUMBER: A151

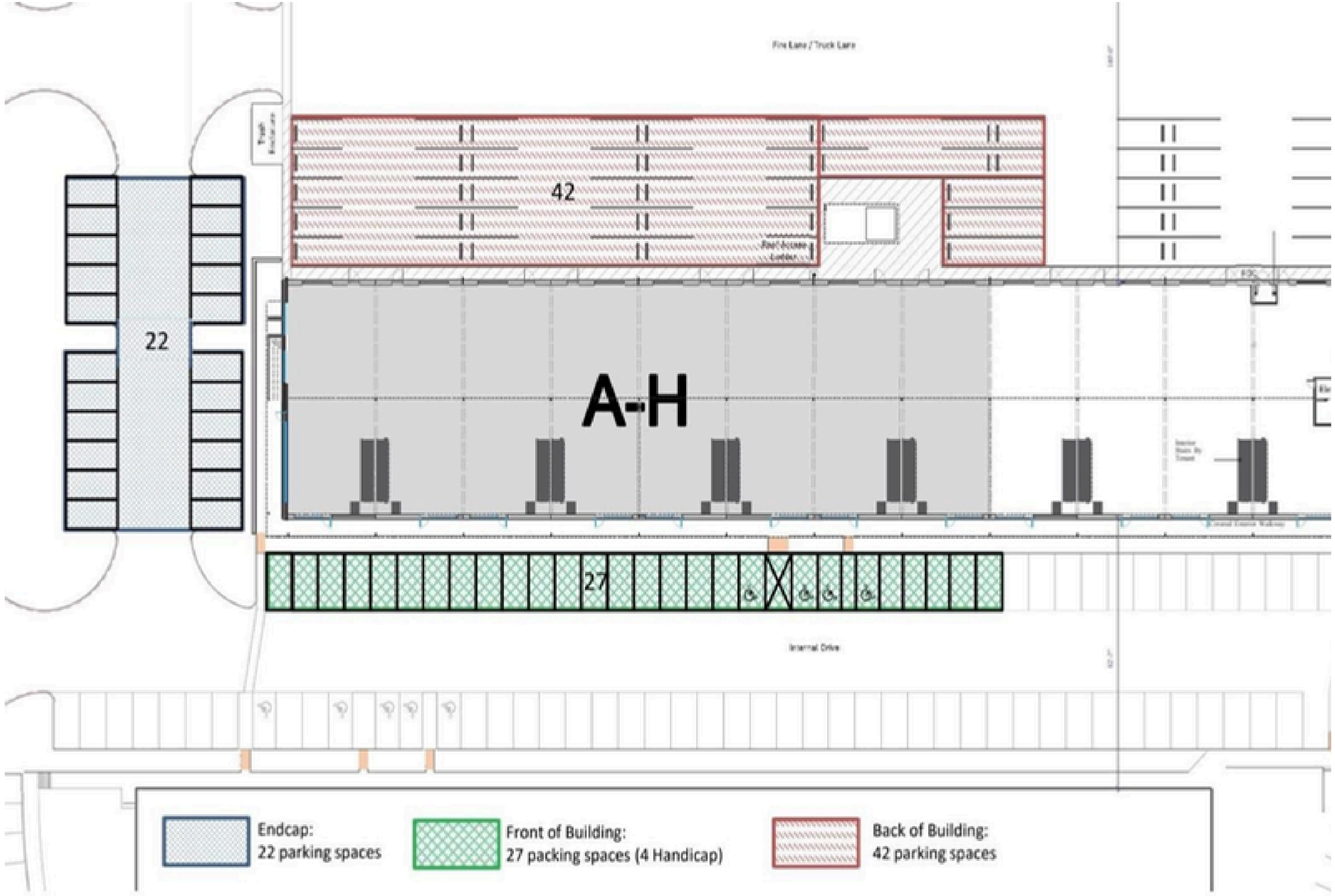
LEVEL 01



LEVEL 02

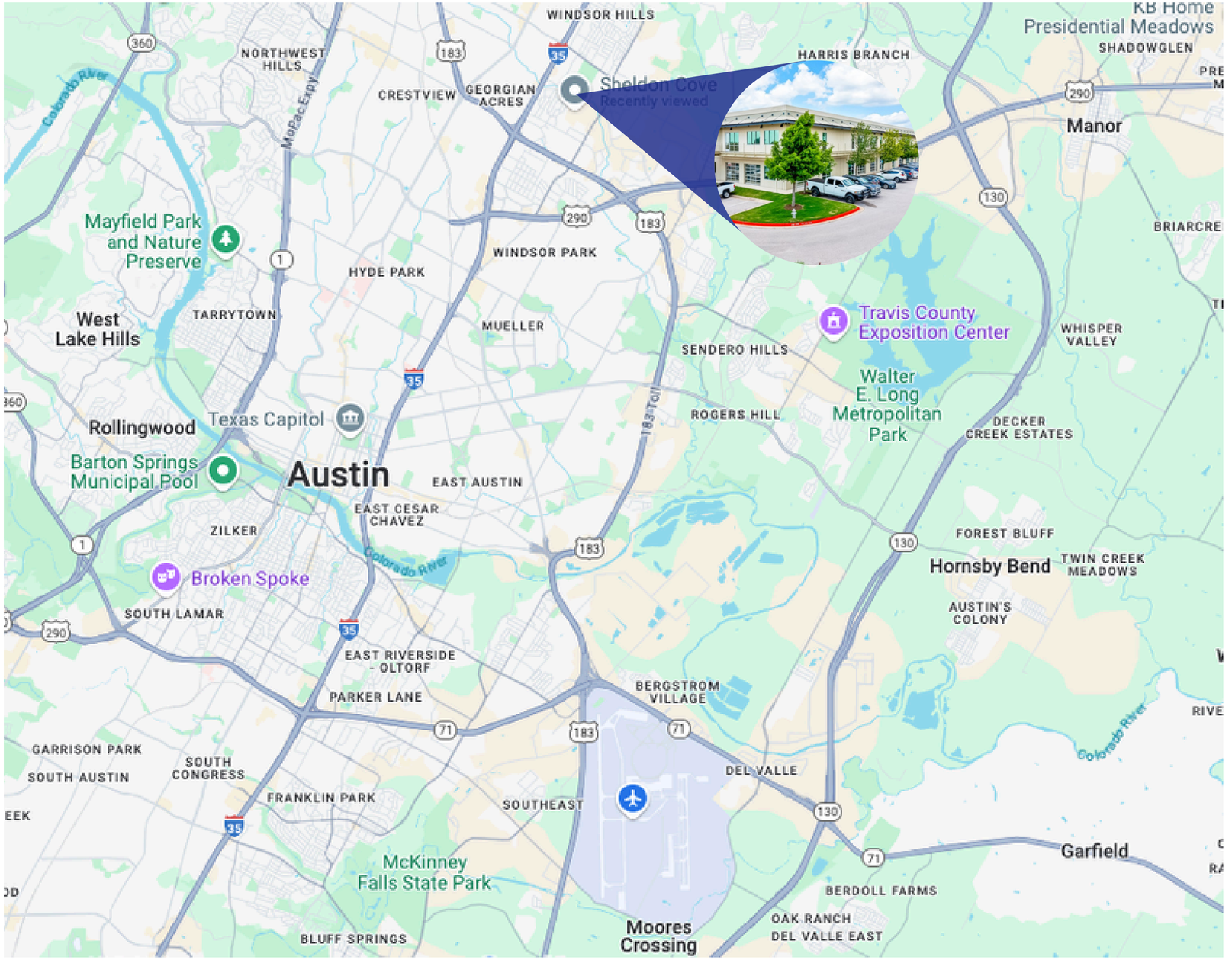


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Total Parking Spaces:
87 spaces + 4 handicap= 91 total

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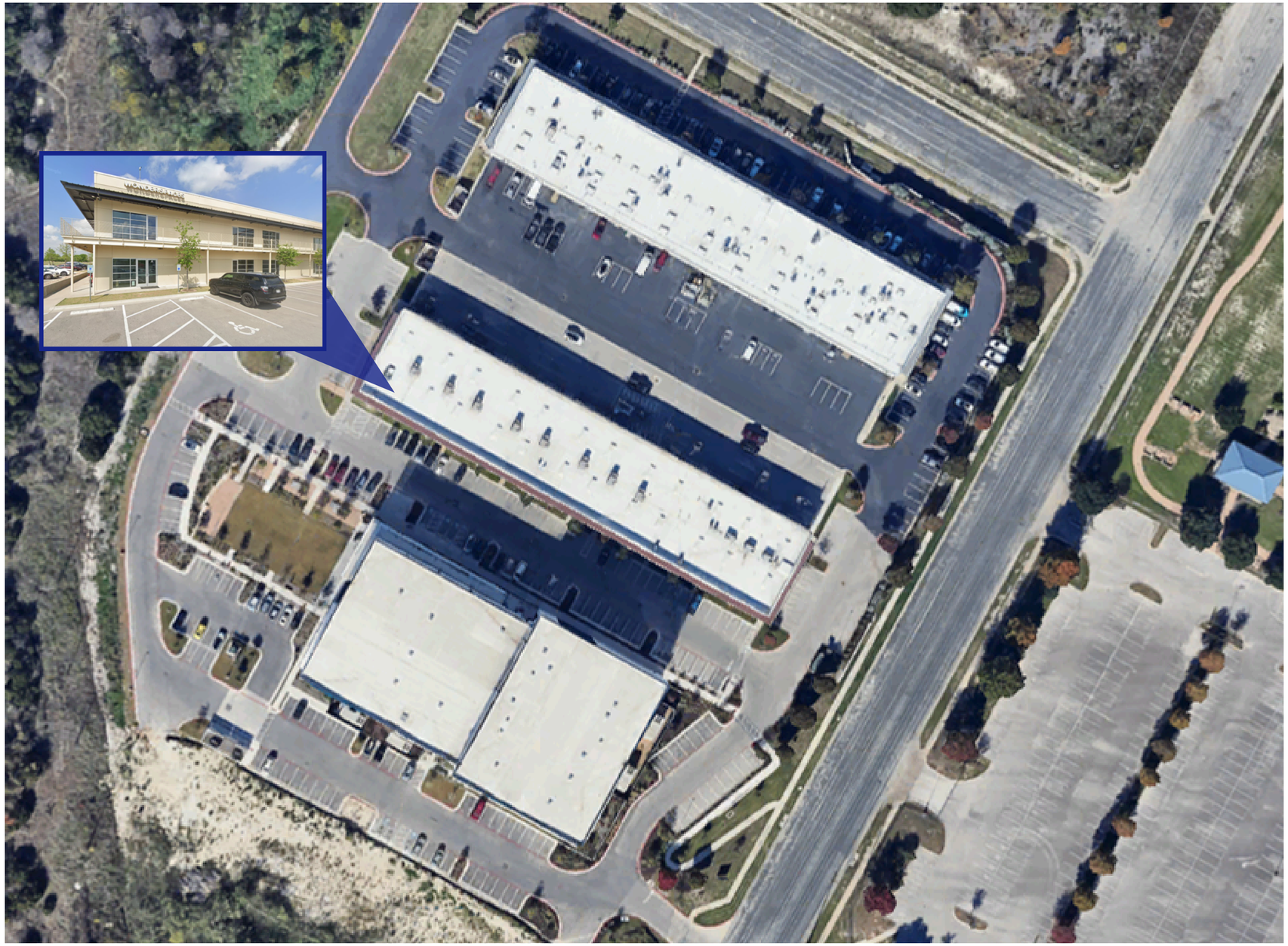
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Suite A-H End Cap



Suite A-H Front Exterior

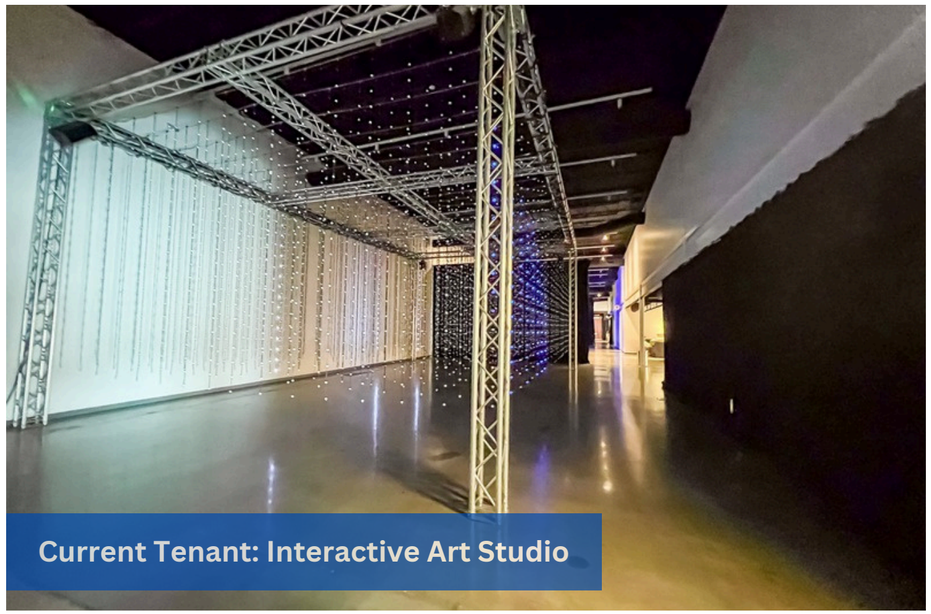


Suite A-H Front Exterior



Suite A-H Back Exterior

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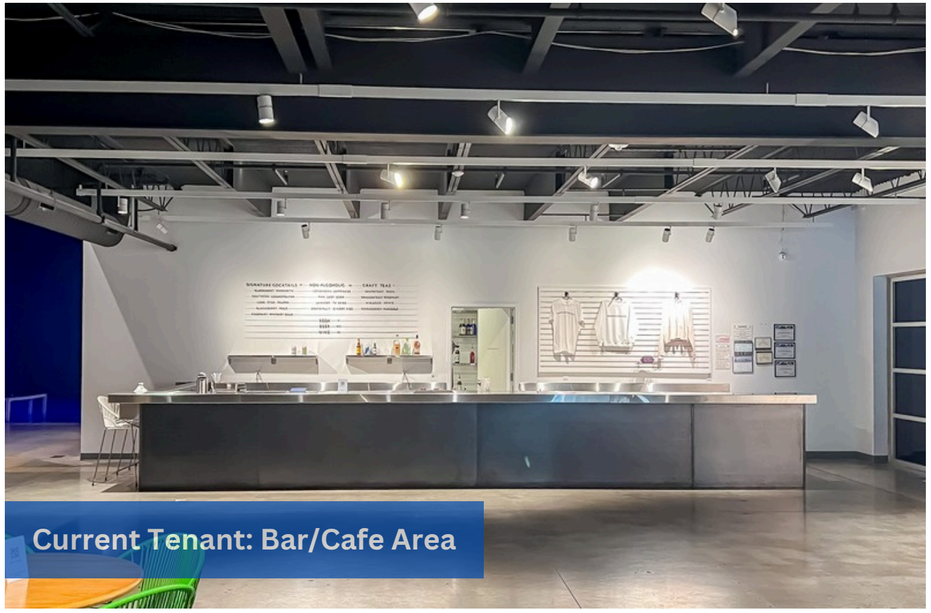
Current Tenant: Interactive Art Studio



Current Tenant: Bar/Cafe Area



Current Tenant: Bar/Cafe Area



Current Tenant: Bar/Cafe Area

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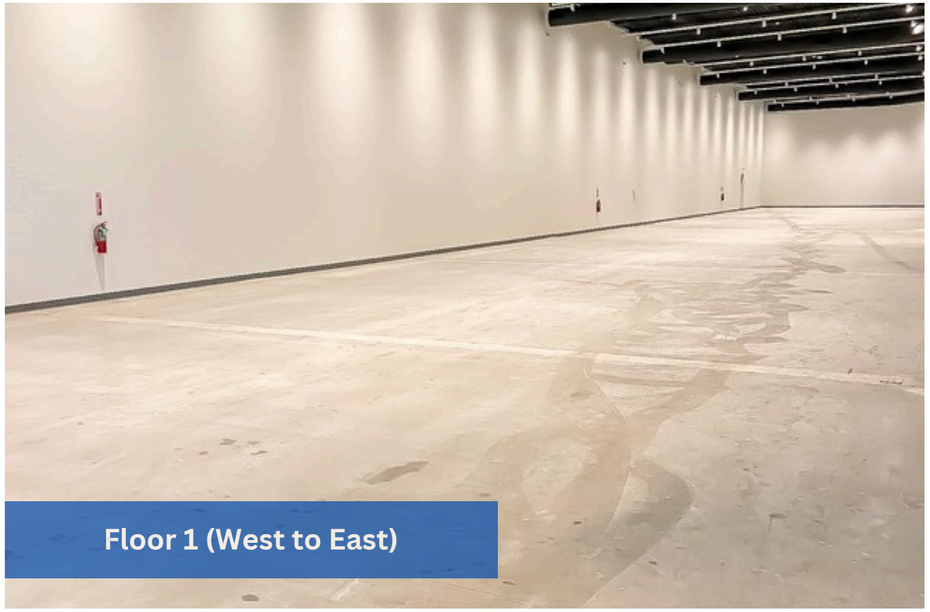
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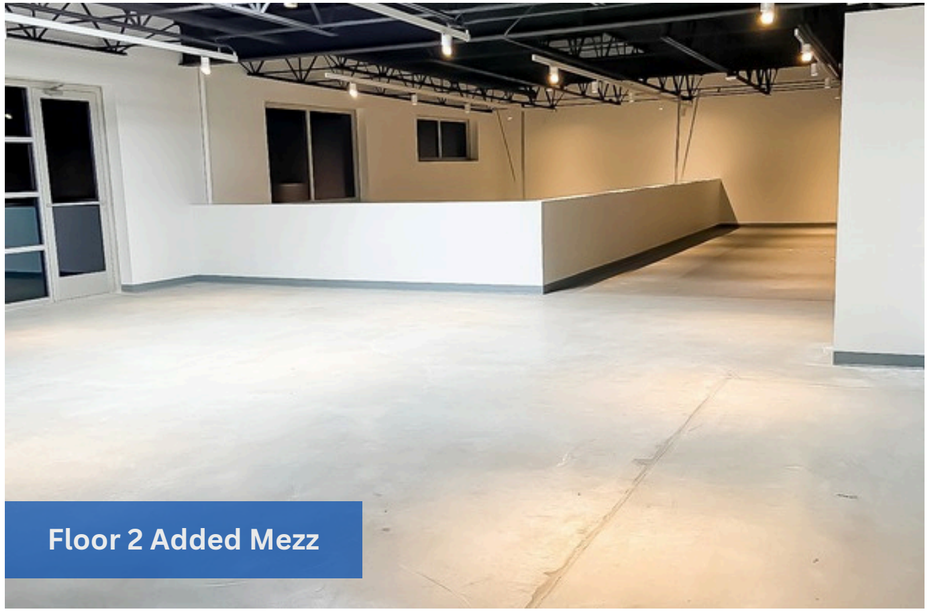
Floor 1 (East to West)



Extended Mezz



Floor 1 (West to East)



Floor 2 Added Mezz

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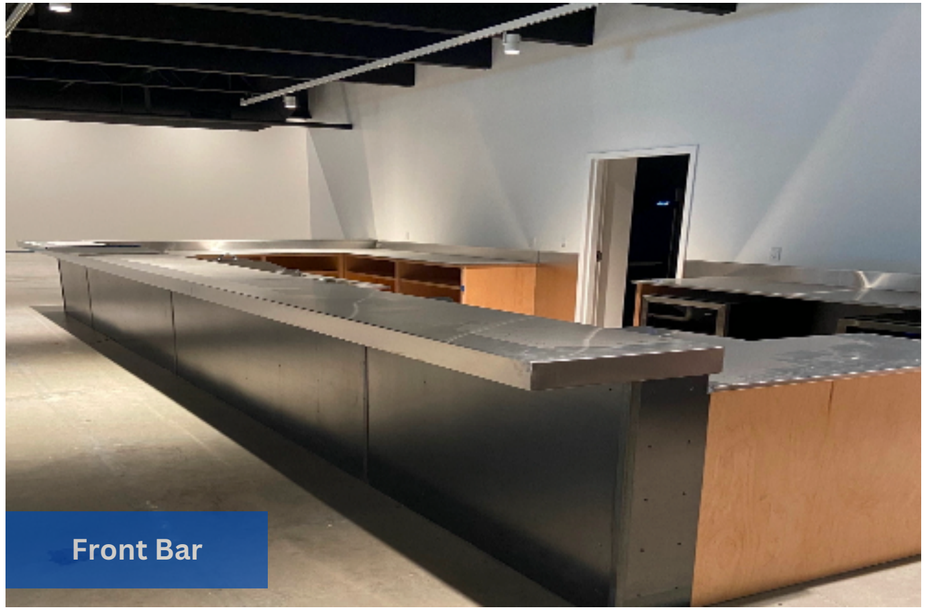




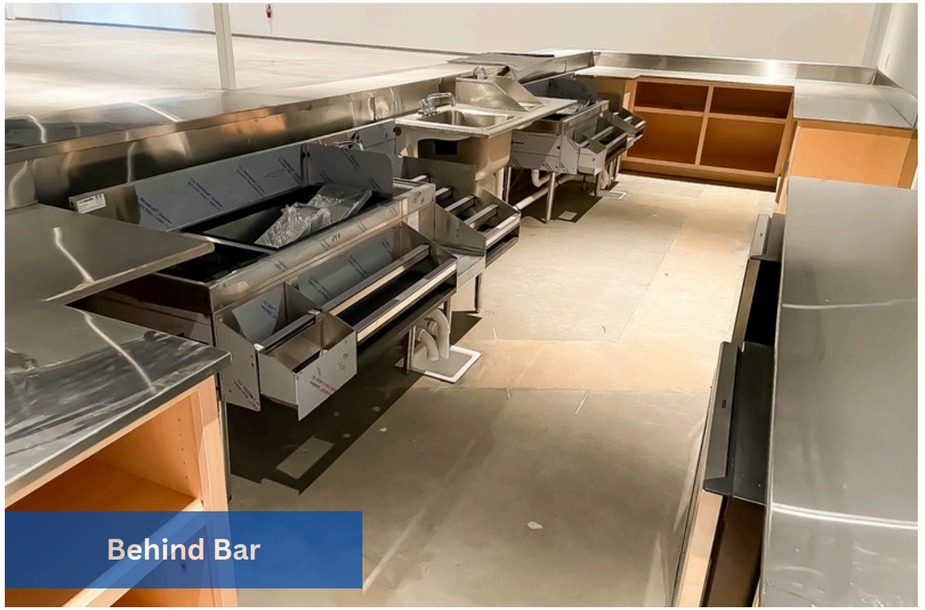


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Front Bar



Behind Bar



Bar & Cafe Area

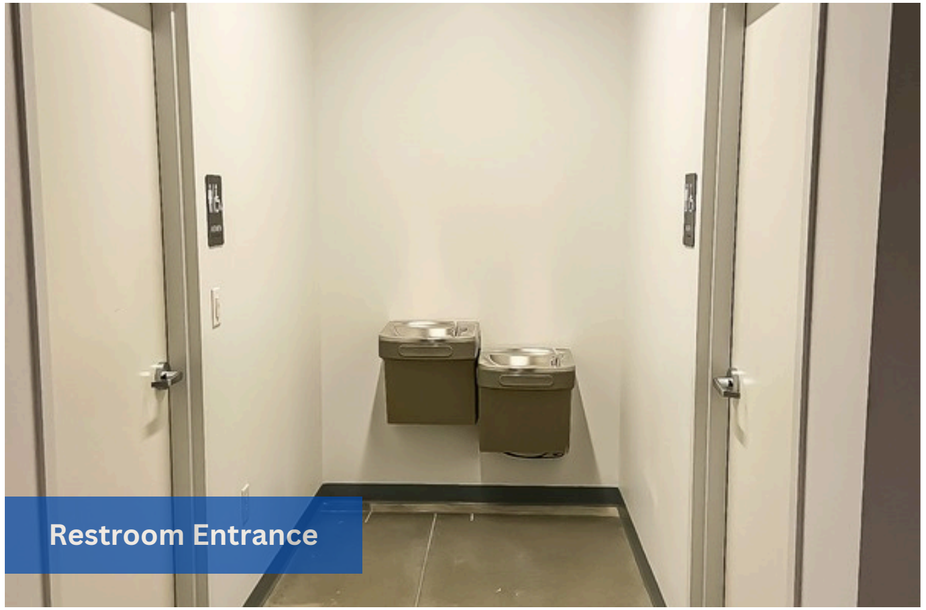


Separate Storage Area

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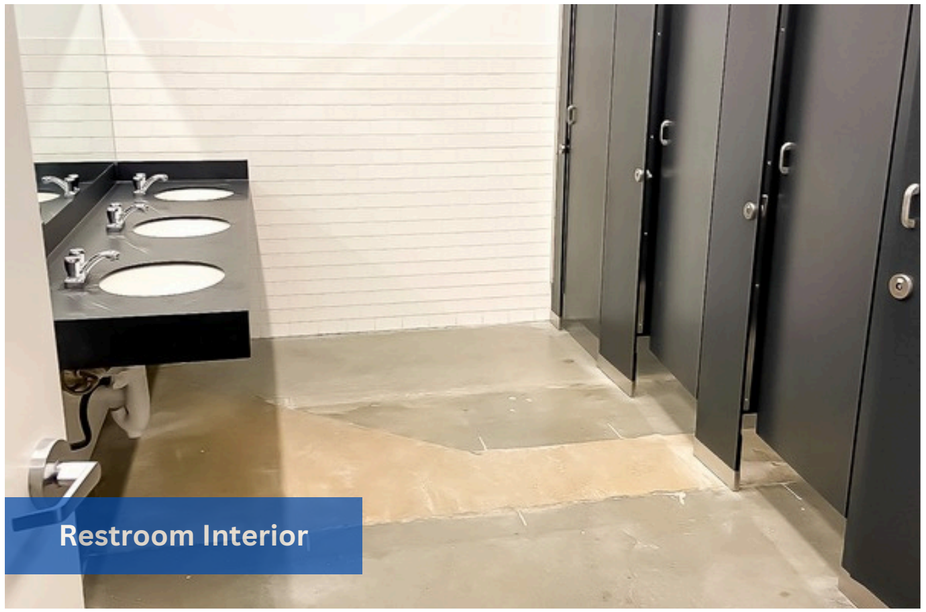
Separate Storage Area



Restroom Entrance



Restroom Interior



Restroom Interior

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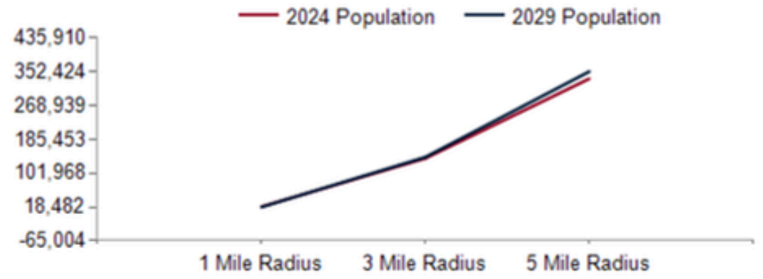


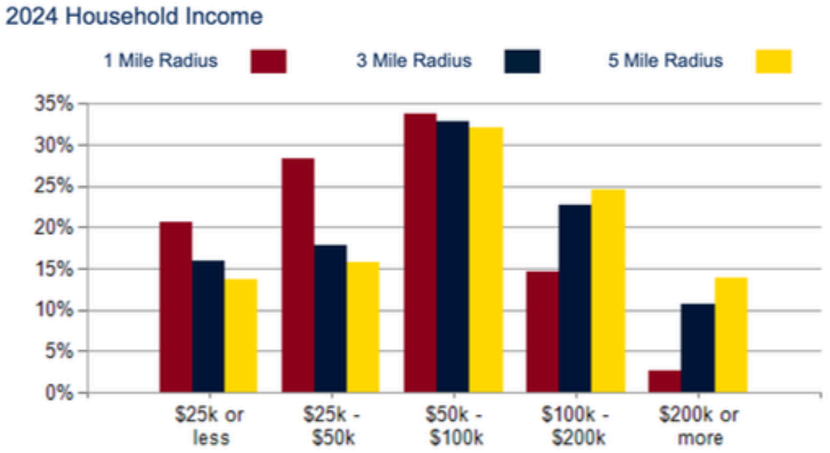
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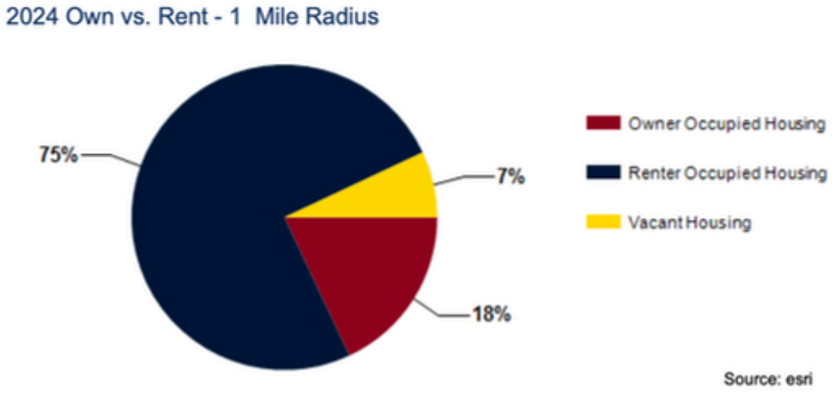
POPULATION	1.00 Mile	3.00 Mile	5.00 Mile
2000 Population	14,793	122,236	248,138
2010 Population	16,474	124,566	268,717
2025 Population	19,147	138,362	334,734
2030 Population	18,482	141,524	352,424
2025 -2030 Population Growth Rate	-3.50%	2.25%	5.20%

2025 HOUSEHOLD INCOME	1.00 Mile	3.00 Mile	5.00 Mile
Less than $15,000	860	5,691	13,433
$15,000 - $24,999	629	3,339	6,724
$25,000 - $34,999	759	3,692	8,487
$35,000 - $49,999	1,283	6,463	14,635
$50,000 - $74,999	1,416	11,069	28,057
$75,000 - $99,999	1,021	7,649	18,973
$100,000 - $149,999	823	8,053	21,545
$150,000 - $199,999	236	4,908	14,575
$200,000 or greater	186	6,099	20,342
Median HH Income	$50,873	69,571	$77,080
Median HH Income	$66,554	$103,152	117,494

HOUSEHOLDS	1.00 Mile	3.00 Mile	5.00 Mile
2000 Total Housing	6,419	48,924	110,517
2010 Total Households	5,808	46,412	110,756
2025 Total Households	7,212	56,962	146,771
2030 Total Households	7,191	60,530	159,504
2025 Average Household Size	2.63	2.39	2.22
2025 - 2030: Households: Growth Rate	-0.03%	6.10%	8.40%





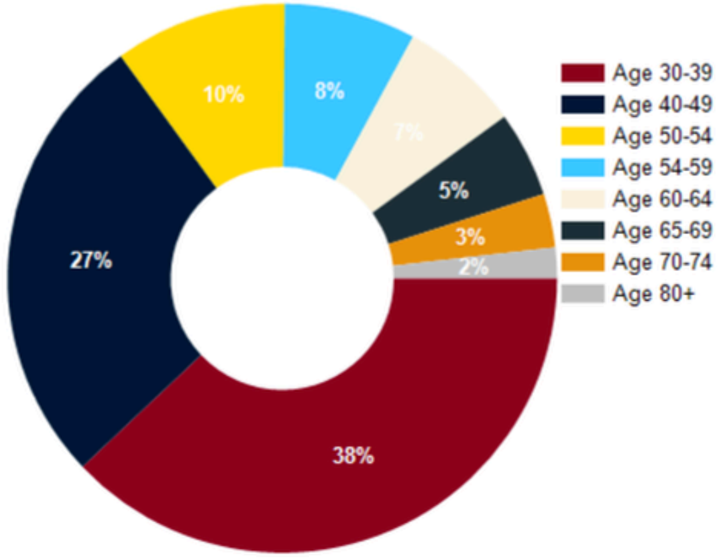


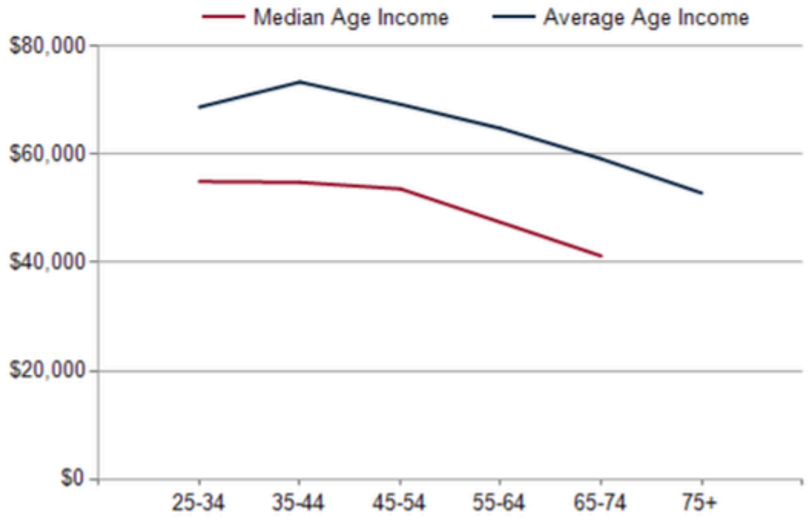
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2025 POPULATION BY AGE	1.00 Mile	3.00 Mile	5.00 Mile
2025 Population Age 30-34	1,979	15,839	40,480
2025 Population Age 35 - 39	1,799	13,643	31,457
2025 Population Age 40 - 44	1,491	11,437	25,615
2025 Population Age 45 - 49	1,202	8,753	19,310
2025 Population Age 50 - 54	1,009	7,696	17,260
2025 Population Age 55 - 59	772	6,189	13,993
2025 Population Age 60 - 64	705	5,676	12,859
2025 Population Age 65 - 69	502	4,450	10,620
2025 Population Age 70 - 74	315	3,199	7,987
2025 Population Age 75 - 79	180	2,193	5,604
2025 Population Age 80 - 84	106	1,276	3,337
2025 Population Age 85+	99	1,509	3,806
2025 Population Age 18+	14,135	109,129	272,096
2025 Median Age	32	34	33
2030 Median Age	32	36	35

2025 INCOME BY AGE	1.00 Mile	3.00 Mile	5.00 Mile
Median Household Income 25 - 34	$54,994	$72,797	$78,097
Average Household Income 25 - 34	$68,763	$101,474	$109,834
Median Household Income 35 - 44	$54,841	$82,155	$94,026
Average Household Income 35 - 44	$73,389	$121,994	$139,097
Median Household Income 45 - 54	$53,631	$77,578	$95,002
Average Household Income 45 - 54	$69,272	$112,885	$142,713
Median Household Income 55 - 64	$47,438	$67,536	$80,111
Average Household Income 55 - 64	$64,809	$102,803	$127,697
Median Household Income 65 - 74	$41,214	$58,481	$65,274
Average Household Income 65 - 74	$59,186	$89,489	$107,546
Average Household Income 75+	$52,866	$70,387	$83,915





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METIS CAPITAL LLC

Founded in 2012 by Colin Laitner, Metis Capital, LLC, specializes in a diverse range of real estate projects. Our expertise spans light industrial developments, raw land development, residential properties, and hospitality ventures. With a primary focus on Central Texas, Detroit, and New Orleans, we deliver innovative, market- tailored solutions designed to drive success.

OUR MISSION

Our mission is to create exceptional properties that combine quality, functionality, and innovation. We aim to meet the unique needs of our clients while exceeding expectations. At Metis Capital we focus on delivering projects with meticulous attention to detail and a steadfast commitment to excellence.

Furthermore, with our dedication to sustainability and community impact, we implement forward-thinking solutions to enhance the neighborhoods we serve. By fostering economic growth and promoting environmental responsibility, we aim to benefit both current and future generations.

OUR VISION

We strive to be recognized as an industry leader, celebrated for our development excellence and meaningful contributions to the communities we serve. Additionally, our goal is to set the benchmark for innovation, quality, and positive impact in every project we undertake.

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The information contained herein is not a substitute for a thorough due diligence investigation. Metis Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

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