

Press Release



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For immediate release

The Oaks at Chandler Creek delivers small industrial buildings for sale

At 5,000 to 16,000 s.f., Class-A concrete structures are sized to fit small businesses.

ROUND ROCK – (April 04, 2006) – Developer Burke Real Estate Group delivers concrete, tilt-wall construction to the small business owner this month with the completion of The Oaks at Chandler Creek, a nine-acre, Class-A business park off Oakmont Drive south of University Boulevard (Chandler Road).

NAI Commercial Industrial Properties Co. is marketing for sale the project's 10 buildings. Available in sizes ranging from 5,550 square feet to 16,872 square feet, each building offers minimum clear heights of 16 feet, fire sprinklers, skylights, landscaping and generous parking at a ratio of one vehicle per 250 square feet of building space.

"This is the first time that somebody has built something of this quality for small businesses to own in Central Texas," says David Sour, an Industrial Specialist at NAI CIP. Sour is marketing the space with NAI CIP Principal Jerry Heare.

Each of the for-sale buildings in The Oaks at Chandler Creek offers building exposure on three sides with grade-level loading. Duplex units are divided by a concrete wall to enhance security.

California-based Burke was able to achieve economies of scale by constructing the small buildings along with an 81,554-square-foot warehouse structure on the adjacent tract as a single phase of development.

"The reason this hasn't been done before is that it's not really economical to build a 5,000- to 7,000-square-foot, concrete, tilt-wall building," Heare explains. "It takes about 15,000 square feet of construction to make this quality of development worthwhile."

Those buying a building in the project will enjoy convenient access to nearby retail including an IKEA

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and a Chelsea Premium Outlet under construction; two hospitals under development by Scott & White Memorial Hospital and Seton; the new Texas State University campus and golf and fine homes at the TeraVista master-planned community.

With approximately 165,000 square feet completed in the first phase, the 160-acre Chandler Creek Business Park will encompass 1.3 million square feet when fully developed.

NAI Commercial Industrial Properties Co. is one of Austin's most experienced commercial real estate firms and the Austin area representative for NAI Global™, the industry's largest global network of real estate service-providers, comprised of 3,500 brokers in 280 offices serving more than 340 markets worldwide. For more information on NAI CIP, please visit www.naicip.com.

