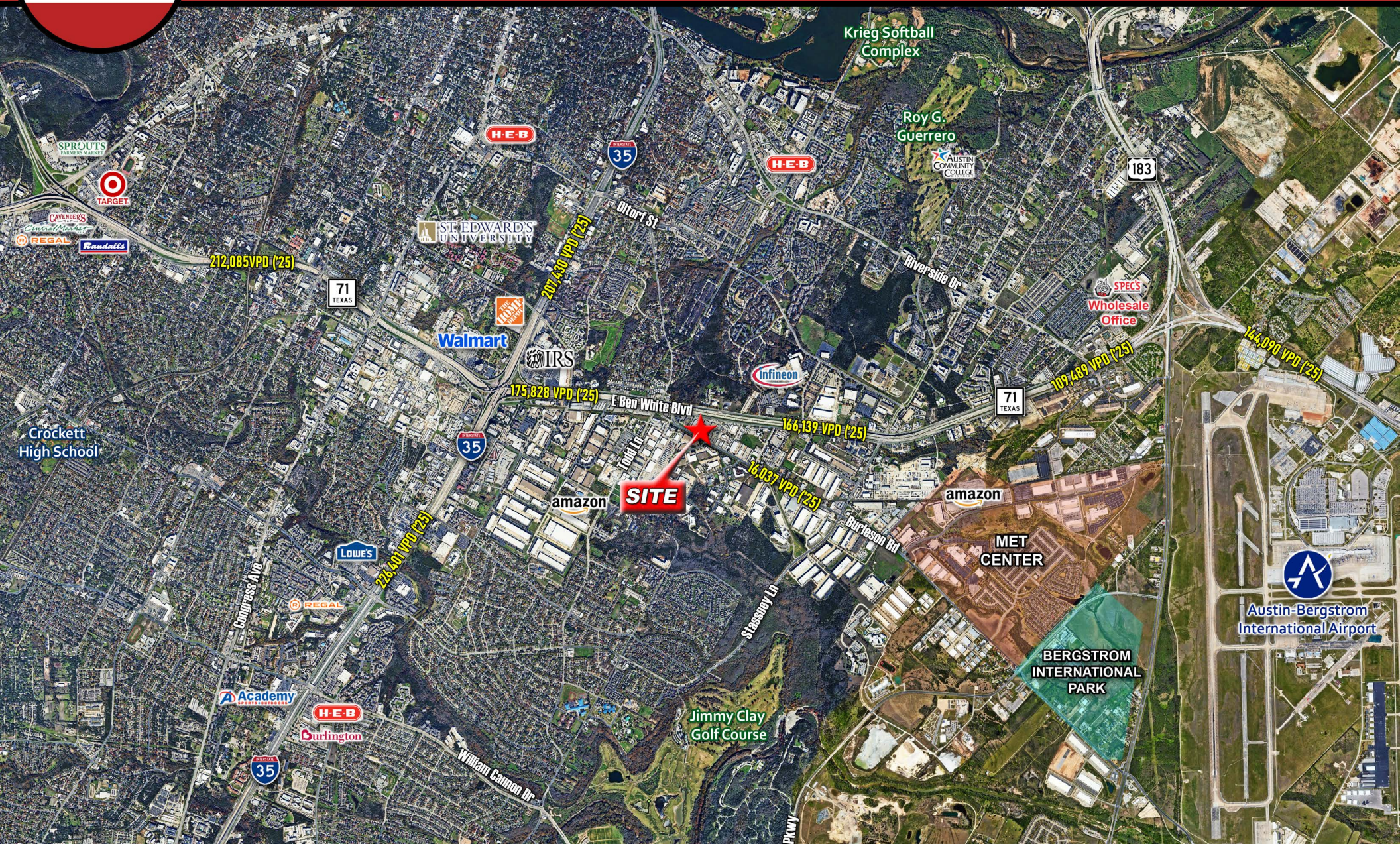




## INTRODUCTION

A fully built and equipped craft production facility in Southeast Austin, offered with the brewing equipment in place.

The building is configured end to end for production. A brewhouse with stainless vent hood and hard-piped controls, hot and cold liquor tanks, a fermentation and brite tank line with overhead glycol distribution, walk-in cold storage, and floor drains — all installed, all staying. Behind it sits real warehouse capacity: exposed steel structure with 16' to 18' clear height, sealed concrete slab, and three grade-level roll-up doors for raw material in and finished goods out.

The front of the building is finished as a public-facing taproom and event space with its own separate entry, allowing hospitality to operate independently of production. Three separate entry doors in total let production, retail, and back-of-house run on their own circulation.

Minutes from downtown Austin with direct Burleson Road access and immediate connectivity to US-183, SH-71, and I-35 — positioned for both local distribution and destination traffic.

## PROPERTY

- **±6,000 SF contiguous — Units F, G & H, offered as a single unit**
- **Three (3) grade-level roll-up doors**
- **Three (3) separate entry doors**
- **Four (4) restrooms**
- **Two (2) private offices**
- **16' clear at low point, 18' at peak**
- **Exposed steel structure**
- **Sealed concrete slab throughout**
- **Finished taproom and event space**
- **On-site parking**





## 2ND GENERATION BREWERY FOR LEASE

4700 BURLESON ROAD, UNITS F, G & H | AUSTIN, TEXAS 78744



### EQUIPMENT INCLUDED WITH LEASE

- Brewhouse with stainless vent hood and control panels
- Hot liquor tank and cold liquor tank
- Fermentation and brite tanks with overhead glycol distribution
- Walk-in cold storage and refrigeration
- Kegs and packaging supplies
- Brewery hose, fittings, and pallet racking
- Taproom furnishings and fixtures

### AVAILABILITY

- Available upon lease termination — contact broker for timing.

### RATE

- Contact broker.
- Equipment is included with the lease and conveys as-is, where-is, as it exists on the commencement date. No representation is made as to inventory, condition, or working order. Certain items on site may be third-party owned or leased and are excluded. Tenant to satisfy itself as to all equipment.

*TABC and TTB licensing do not convey with the premises or equipment. Tenant is responsible for obtaining all permits and licenses required for its intended use, and for confirming that its use is permitted under applicable zoning and code.*

**Knight Real Estate Company**  
PO Box 160607, Austin, TX 78716

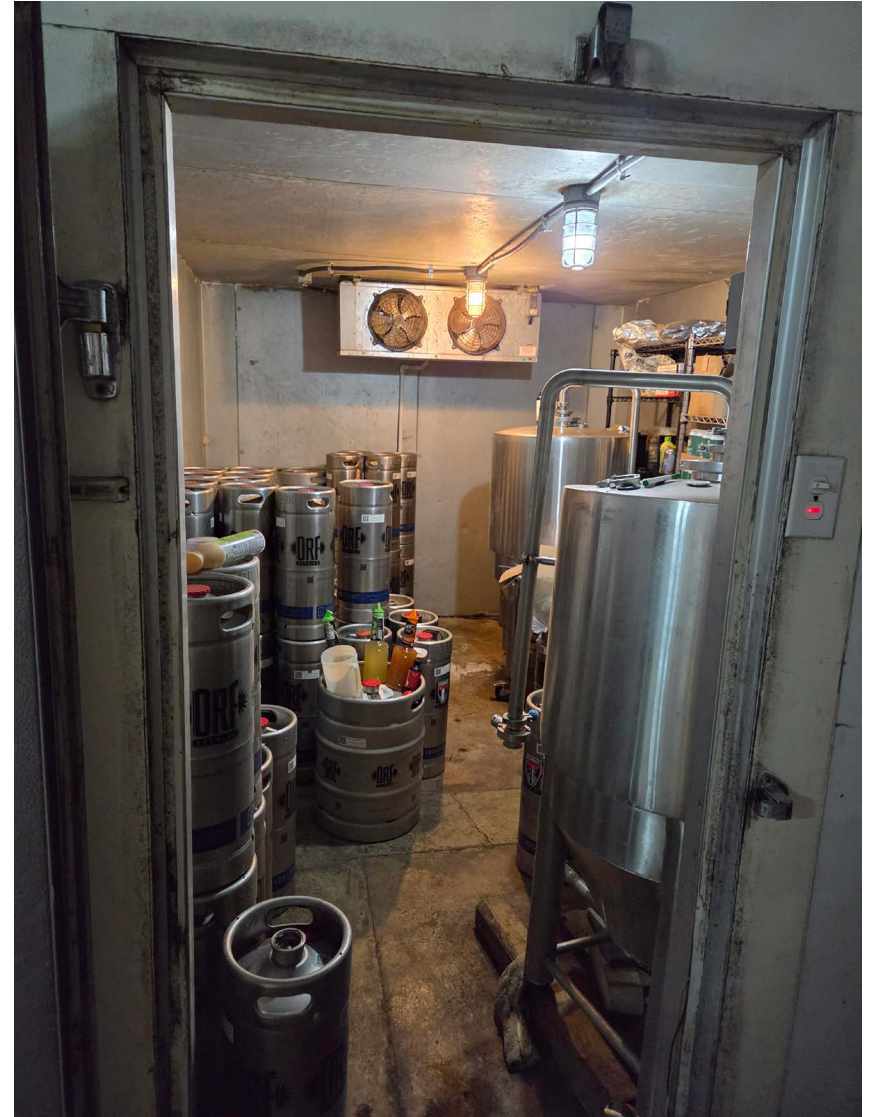
**Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com**

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# 2ND GENERATION BREWERY FOR LEASE

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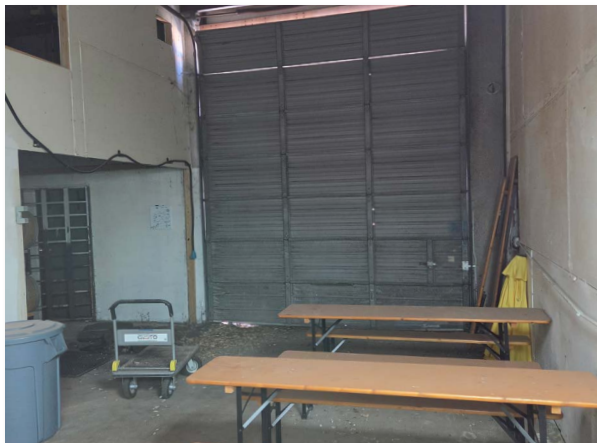


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## 3-MILE DEMOGRAPHICS



### KEY FACTS

132,426

Population



Average  
Household Size

32.2

Median Age

\$76,868

Median Household  
Income

### EDUCATION

11.4%

No High School  
Diploma



18.5%  
High School  
Graduate



19.6%  
Some College/  
Associate's Degree



50.5%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



5,203

Total Businesses



65,396

Total Employees

### EMPLOYMENT

64.7%

White Collar



Blue Collar



Services

16.3%

19.0%

5.1%

Unemployment  
Rate

### INCOME



\$76,868

Median Household  
Income



\$52,069

Per Capita Income



\$52,193

Median Net Worth

### 2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$15,000 - \$24,999 (5.7%)

| Indicator             | Value | Diff   |  |
|-----------------------|-------|--------|--|
| <\$15,000             | 8.0%  | +2.2%  |  |
| \$15,000 - \$24,999   | 5.7%  | +2.3%  |  |
| \$25,000 - \$34,999   | 6.3%  | +1.8%  |  |
| \$35,000 - \$49,999   | 11.7% | +4.1%  |  |
| \$50,000 - \$74,999   | 16.9% | +2.9%  |  |
| \$75,000 - \$99,999   | 14.1% | +2.0%  |  |
| \$100,000 - \$149,999 | 15.4% | -0.9%  |  |
| \$150,000 - \$199,999 | 8.7%  | -2.9%  |  |
| \$200,000+            | 13.1% | -11.5% |  |

Bars show deviation from Travis County

## AUSTIN MSA DEMOGRAPHICS



### KEY FACTS

2,673,714

Population



Average  
Household Size

36.1

Median Age

\$107,481

Median Household  
Income

### EDUCATION

6.6%

No High School  
Diploma



17.1%  
High School  
Graduate



22.4%  
Some College/  
Associate's Degree



53.9%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



96,392

Total Businesses



1,000,440

Total Employees

### EMPLOYMENT

72.7%

White Collar



Blue Collar



Services

14.3%

13.0%

3.6%

Unemployment  
Rate

### INCOME



\$107,481

Median Household  
Income



\$61,010

Per Capita Income



\$308,979

Median Net Worth

### 2026 Households by income (Esri)

The largest group: \$200,000+ (23.2%)

The smallest group: \$15,000 - \$24,999 (3.1%)

| Indicator             | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 5.3%  | -2.8% |  |
| \$15,000 - \$24,999   | 3.1%  | -2.4% |  |
| \$25,000 - \$34,999   | 4.3%  | -1.8% |  |
| \$35,000 - \$49,999   | 7.3%  | -2.1% |  |
| \$50,000 - \$74,999   | 14.1% | -1.4% |  |
| \$75,000 - \$99,999   | 12.6% | +0.1% |  |
| \$100,000 - \$149,999 | 17.7% | +0.1% |  |
| \$150,000 - \$199,999 | 12.4% | +2.2% |  |
| \$200,000+            | 23.2% | +8.1% |  |

Bars show deviation from Texas