

Marcus & Millichap
TAG INDUSTRIAL GROUP

1950 NORTH A W GRIMES BOULEVARD

ROUND ROCK, TEXAS 78665

Redeemer Round Rock

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

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A W GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665

PRESENTED BY

TOM OLIVER

Associate
National Office and Industrial Properties Group
Austin Office
Office 512.338.7873
Tom.Oliver@marcusmillichap.com
License: TX 714817

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

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Redeemer Round Rock

Catholic Family
Educators of Central...

Chandler Creek Park

Stepping
- Round

The
Jesus C



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Marcus & Millichap

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and trusses. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower left, a large industrial door with a grid of small rectangular windows is visible. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

- Round Rock Development Opportunity on 8.736 Acres of Raw Land Zoned Light Industrial
 - Frontage Along North A W Grimes Blvd with Easy Access to Highway 79
 - Flat Rectangular Lot Situated Two Miles East of IH-35 and Five Miles West of SH-130
 - 16-inch Water Main Along East End and 8-inch Water Line in West End of Property
 - 6-inch Sewer Line That Runs Through Center of Property
- Off-Market Assemblage Opportunity for Additional 8 Acres of Raw Developable Land Contiguous to Subject Land

Marcus & Millichap is pleased to present the opportunity to acquire raw acreage located at 1950 North A W Grimes Boulevard in Round Rock, Texas. The subject parcel consists of approximately 8.736 acres of raw land. The subject development opportunity is zoned light industrial with an existing sewer line that runs through the center of the property. There is a 16-inch water main along the east end of the property and an 8-inch water line in the west end. This flat rectangular lot is situated two miles east of IH-35 and five miles west of SH-130 with easy access to Highway 79. There is also an off-market assemblage opportunity for an additional eight acres of raw developable land contiguous to subject land.

Round Rock is the one of the fastest growing cities in the nation, and one of the best-managed cities in Texas. The city has maintained high quality of life while becoming a major center for economic growth in Central Texas, with industry clusters in Clean Energy, Advanced Manufacturing, Life Sciences and Computer/Software Development. Major employers include Dell Technologies, Emerson Automation Solutions, and three regional hospitals. Its combined property tax and utility rates are among the lowest in the region. It has an award-winning park system, school district, and is one of the safest cities with a population of at least 100,000 population in the United States. (roundrocktexas.gov)


PROPERTY DETAILS

1950 NORTH A W GRIMES BOULEVARD, ROUND ROCK, TEXAS 78665

Total Land Square Feet	380,540
Lot Size	8.736 Acres
Type of Ownership	Fee Simple
Zoning	LI
Submarket	Round Rock



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAB0160454)



Robertson
Elementary School

OFFERING HIGHLIGHTS

1950 NORTH A W GRIMES BOULEVARD

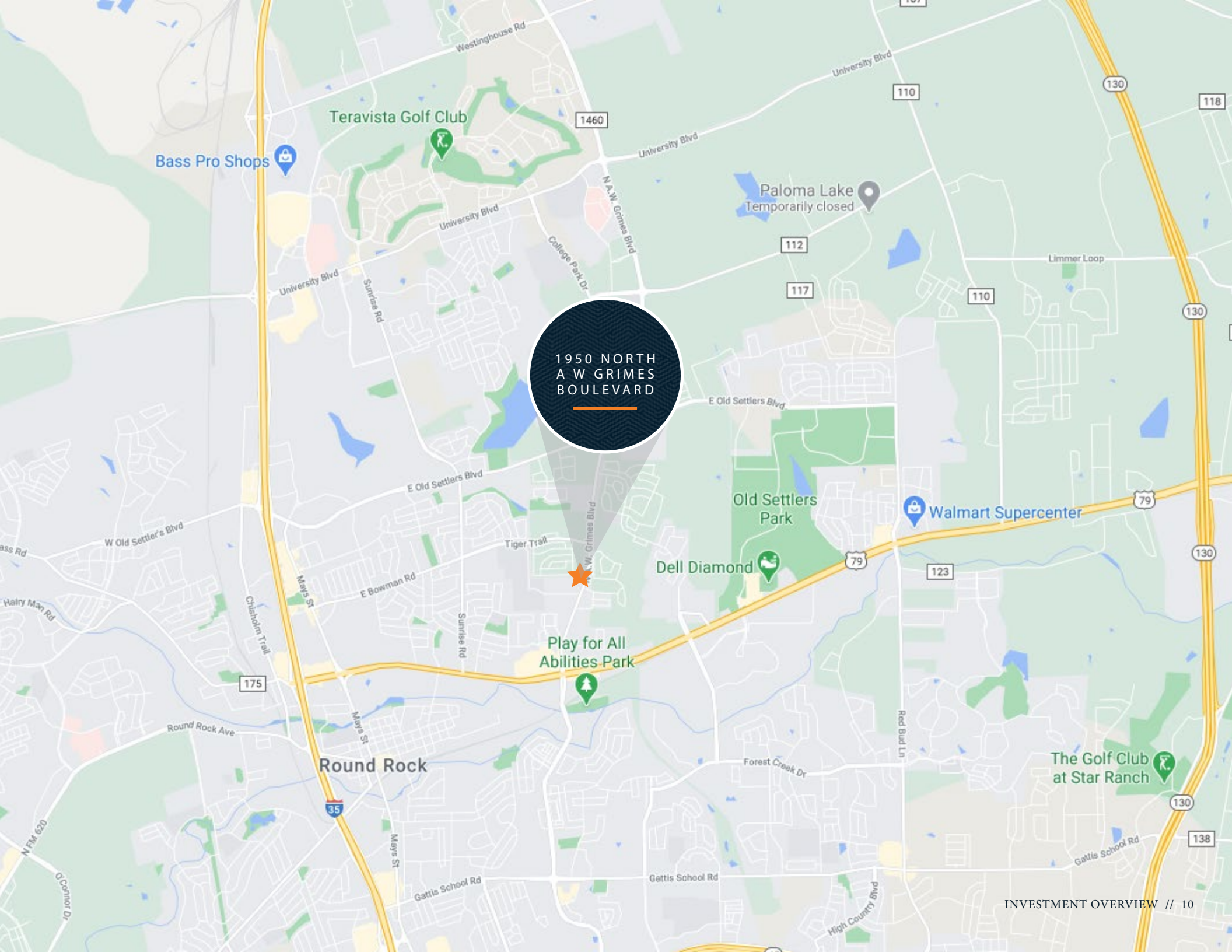
ROUND ROCK, TEXAS 78665

OFFERING PRICE
\$2,000,000

Offering Price	\$2,000,000
Total Acres	8.736
Total Price/Acre	\$228,938
Total Land SF	380,540
Total Price/Land SF	\$5.26

Purchase is Subject to Buyer Granting to Seller an Access Easement for the Use of the Entrance and Exit from the Property to Seller's Property at 1900 N A W Grimes Blvd With Turn-Around Capabilities Suitable to Deliveries From an 18 Wheel Semi-Trailer Truck.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAB0160454)



1950 NORTH
A W GRIMES
BOULEVARD



KALAHARI RESORTS



Dell Diamond



79

Palm Valley
Lutheran Church



1950 NORTH
A W GRIMES
BOULEVARD

1950 N A W Grimes Blvd



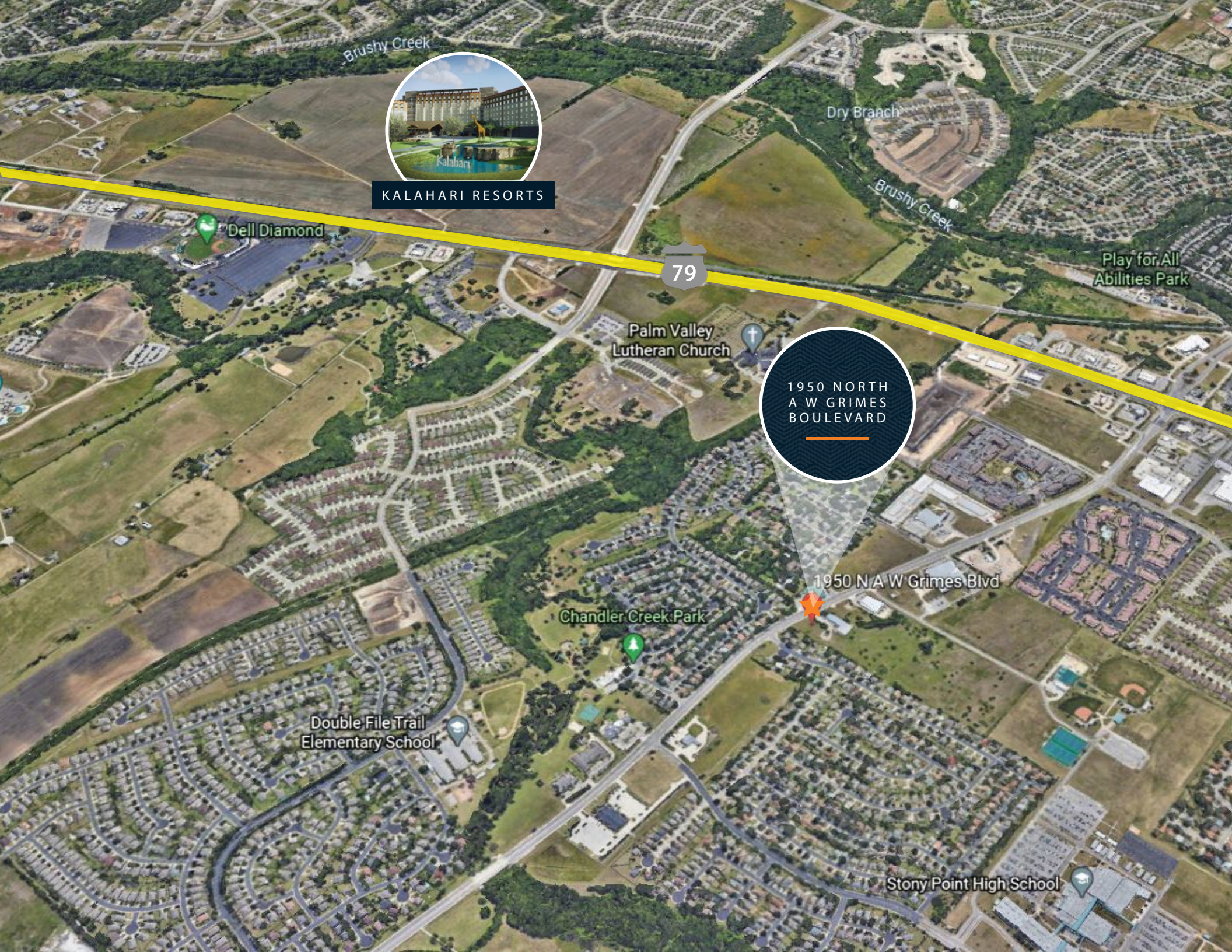
Chandler Creek Park



Double File Trail
Elementary School



Stony Point High School





CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt
and equity
financings in 2019



National platform operating
within the firm's
brokerage offices



\$7.18 billion total
national volume
in 2019



Access to more capital sources
than any other firm in the
industry

WHY MMCC?

Optimum financing solutions to
enhance value

Enhanced control through MMCC's
ability to qualify investor finance
contingencies

Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

Enhanced control through MMCC's
ability to monitor investor/due diligence
and underwriting to ensure timely,
predictable closings

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

SECTION 2

MARKET OVERVIEW

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AUSTIN TEXAS

Known as the home of South by Southwest, the Austin-Round Rock metro covers about 4,225 square miles and consists of five counties in central Texas: Travis, Williamson, Hays, Caldwell and Bastrop. The population of the metro increased significantly in recent decades and now exceeds 2.2 million residents. Travis County holds more than half of the metro's population and is home to Austin, the capital of Texas with a population of 940,700 people. Employment gains in the tech sector have contributed significantly to the metro's recent population and median household income growth. Tesla is currently constructing a massive Gigafactory in the city that will be finalized this year. The facility is expected to generate at least 5,000 jobs, supporting future relocations and increased demand for housing.



MAJOR TECHNOLOGY
PRESENCE



EMPLOYMENT
GROWTH

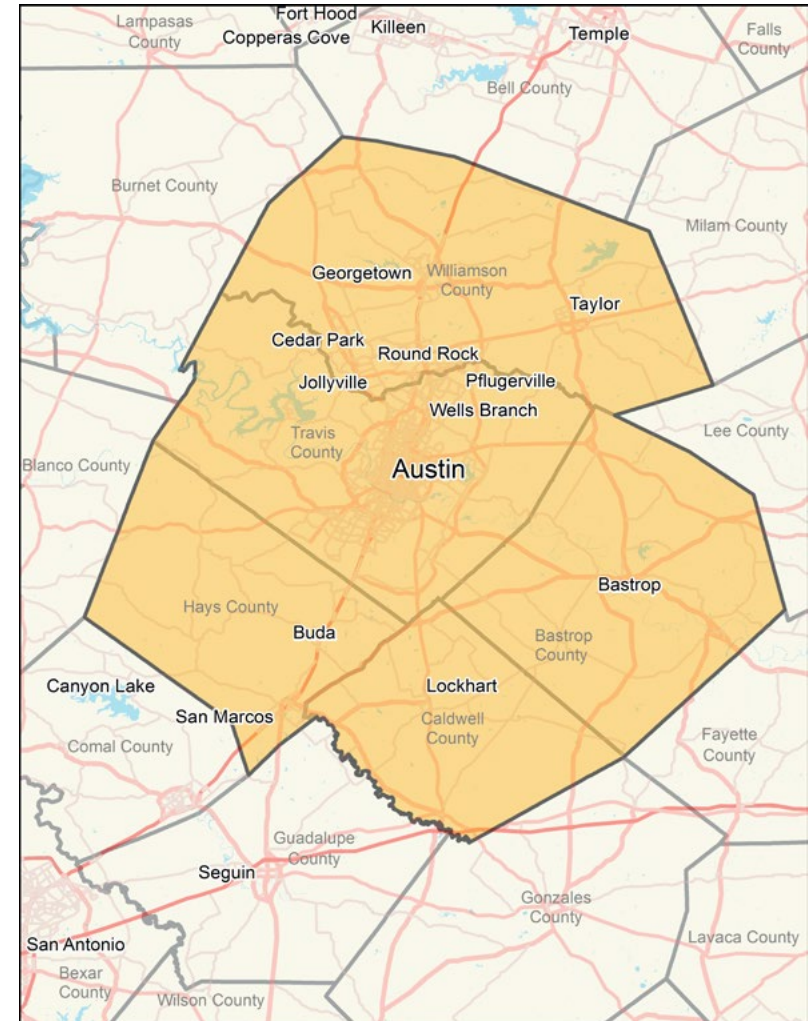


STRONG POPULATION
GAINS

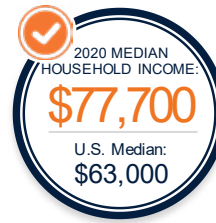
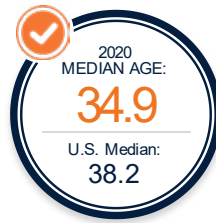
METROPLEX GROWTH

ECONOMY

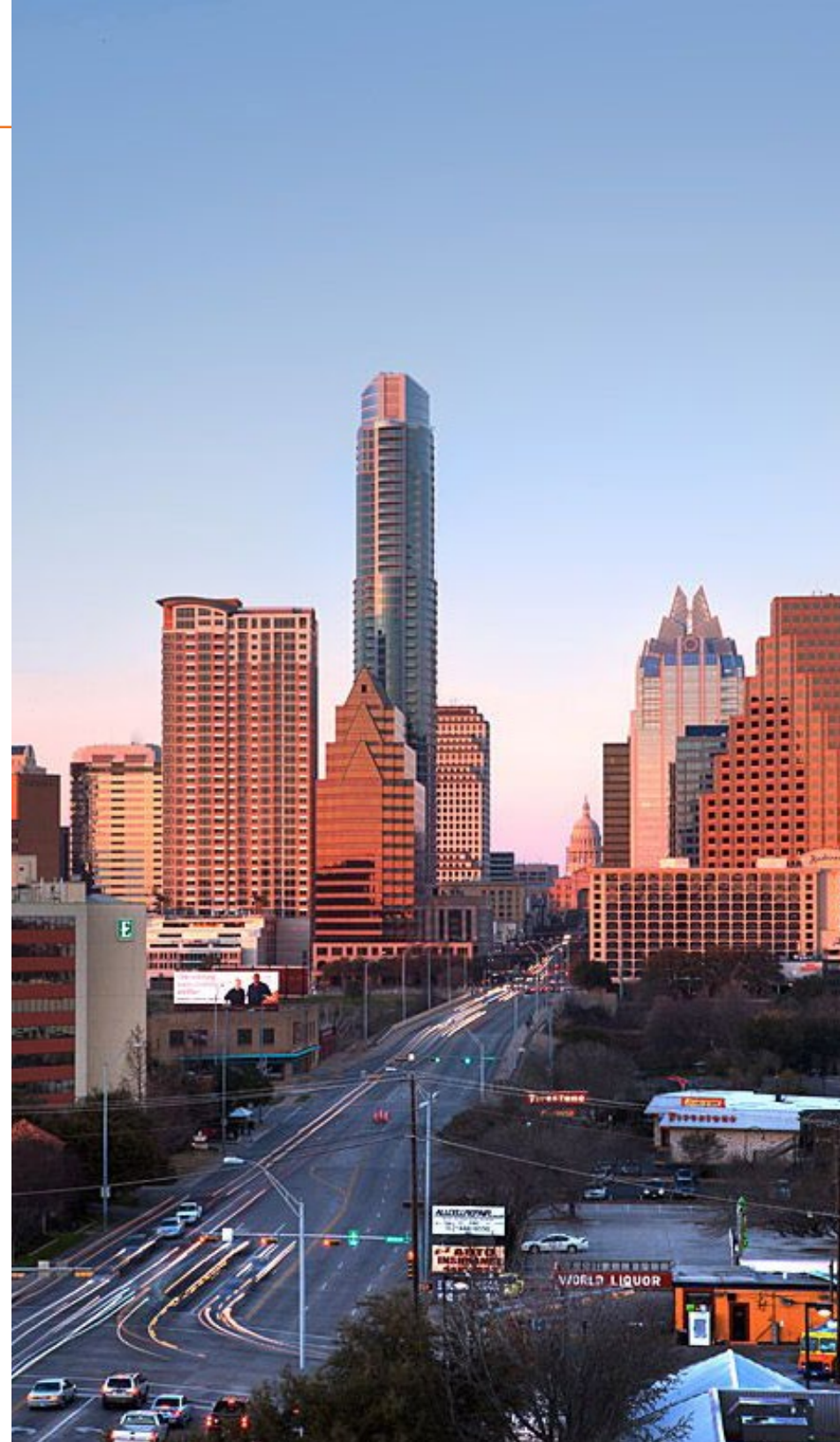
Located within a border state, the metro benefits significantly from international trade agreements with Mexico. The government is a significant driver in the local economy as Austin is the state capital and home to an IRS regional processing center as well as military bases. The metro is a vibrant technology hub with industries that include semiconductor and related equipment manufacturing, along with computer and software development. High-tech firms with local operations include Facebook, Apple, Dropbox and Amazon.



METROPLEX GROWTH



The metro is expected to add nearly 290,200 people through 2025, resulting in the formation of roughly 118,200 households and generating demand for housing. Rising home prices contribute to a homeownership rate of 59 percent, compared with the national rate of 64 percent. The local population age 25 and older includes 43 percent of bachelor's degree holders; of those residents, 15 percent also have earned a graduate or professional degree.



DEMOGRAPHICS



202,275

Total Population
Within 5 miles



49.04%



50.96%



\$111,507

Average Household Income
Within 5 miles



2,841

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	16,696	99,662	229,458
■ 2020 Estimate			
Total Population	15,841	91,573	202,275
■ 2010 Census			
Total Population	13,637	74,121	150,686
■ 2000 Census			
Total Population	6,825	43,700	84,678
■ Daytime Population			
2020 Estimate	13,512	102,195	180,997
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	5,943	35,705	81,381
■ 2020 Estimate			
Total Households	5,602	32,396	70,908
Average (Mean) Household Size	2.80	2.82	2.85
■ 2010 Census			
Total Households	4,790	25,833	52,423
■ 2000 Census			
Total Households	2,439	15,241	28,506

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$250,000 or More	2.09%	2.96%	4.06%
\$200,000 - \$249,999	1.66%	2.70%	4.24%
\$150,000 - \$199,999	4.91%	8.34%	10.56%
\$125,000 - \$149,999	5.69%	8.08%	9.91%
\$100,000 - \$124,999	12.97%	13.78%	14.74%
\$75,000 - \$99,999	22.22%	17.25%	16.47%
\$50,000 - \$74,999	21.70%	19.15%	17.24%
\$35,000 - \$49,999	12.62%	10.76%	9.40%
\$25,000 - \$34,999	8.43%	7.56%	5.90%
\$15,000 - \$24,999	4.65%	4.90%	3.69%
Under \$15,000	3.05%	4.53%	3.79%
Average Household Income	\$88,101	\$98,147	\$111,507
Median Household Income	\$74,482	\$79,205	\$89,938
Per Capita Income	\$31,166	\$34,764	\$39,113
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	10,000	57,951	130,079
Elementary (0-8)	2.02%	2.95%	2.08%
Some High School (9-11)	3.98%	4.55%	3.86%
High School Graduate (12)	26.33%	22.06%	19.64%
Some College (13-15)	27.03%	24.85%	22.97%
Associate Degree Only	9.83%	9.46%	9.32%
Bachelors Degree Only	21.73%	24.09%	27.83%
Graduate Degree	7.51%	10.45%	13.01%



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.

11-2-2015

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.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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ROUND ROCK, TEXAS 78665

PRESENTED BY

TOM OLIVER

Associate
National Office and Industrial Properties Group
Austin Office
Office 512.338.7873
Tom.Oliver@marcusmillichap.com
License: TX 714817

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
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