

Marcus & Millichap
TAG INDUSTRIAL GROUP

2989 SOUTH HIGHWAY 304

ROSANKY, TEXAS 78953

\$ ROSANKY DOLLAR \$

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

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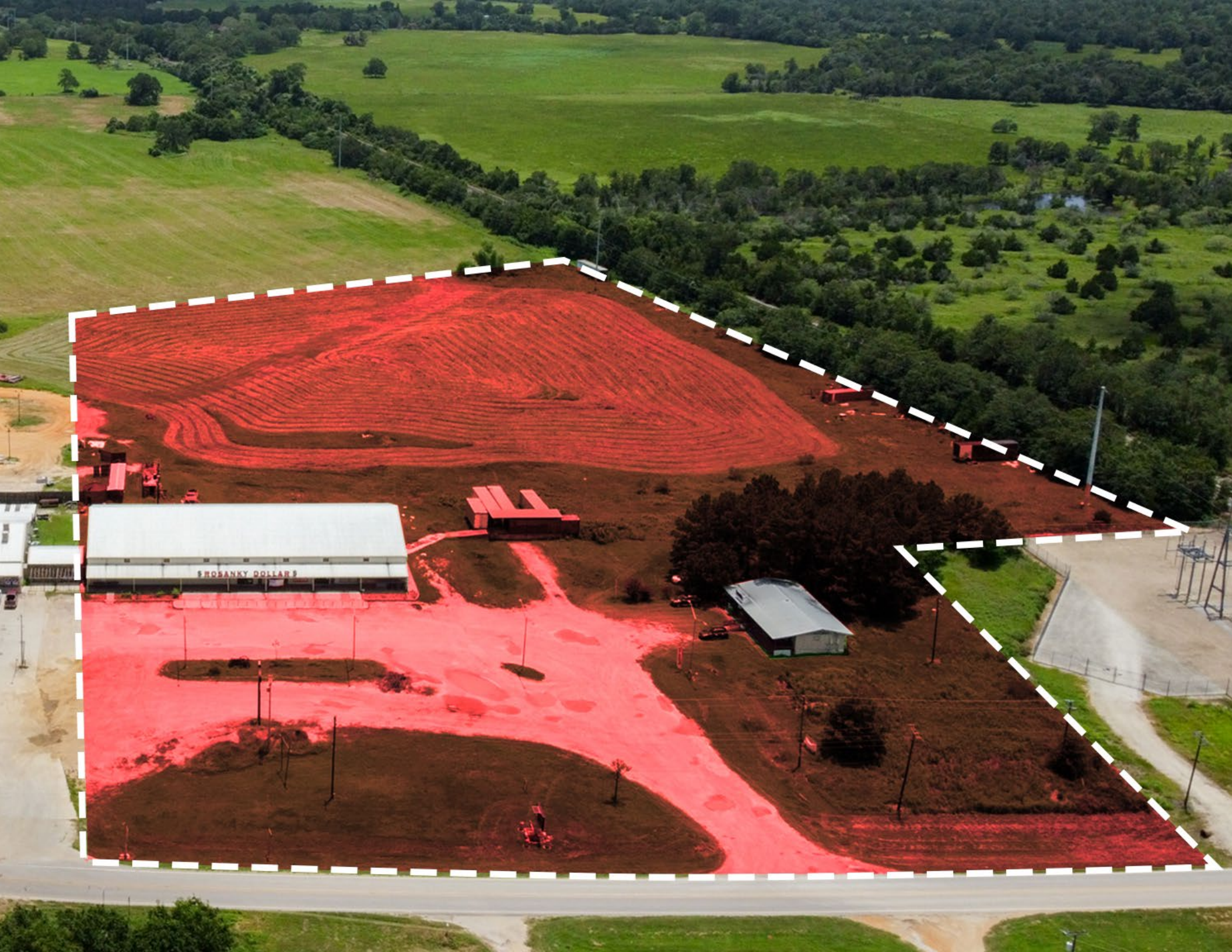




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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a manufacturing facility.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 14,400-Square-Foot Office Warehouse Built in 2001 Situated on 11.1 Acres of Land
 - Features 1 Grade-Level Door (12'x14'), 16'-30' Clear Heights, and 3-Phase Power
- Building Renovated in 2018, is Fully Climate Controlled, and HVAC Units are 1.5 Years Old
 - Excess Land Allows for Ample Parking, Outside Storage, and Future Expansion
- Vacant Sale with Market Vacancy of 5.9% Creates Investment or Owner-User Opportunity
 - Property Located in a Qualified Opportunity Zone in Bastrop County
 - Frontage on SH-304 with Proximate Access to Highway 535

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2989 South Highway 304 in Rosanky, Texas. The subject property consists of approximately 14,400 square feet of warehouse space and is situated on 11.1 acres of land. The asset features one grade-level door, measuring 12' by 14', 3-phase power, and 16' to 30' clear heights. The property was built in 2001 and renovated in 2018. Powered by new HVAC units installed less than two years ago, the property is fully climate-controlled. Excess land allows for ample parking, outside storage, and future expansion. With frontage on South Highway 304, the property has proximate access to Farm to Market Road 535. Located in Bastrop County, the property is situated within a qualified Opportunity Zone.

Bastrop County is a relatively small submarket, containing over 1.2 million square feet of industrial space. At about 68 percent, logistics facilities account for the largest proportion of inventory, followed by specialized space at almost 22 percent and flex properties at just over 10 percent. Last year's pandemic related lockdowns had little impact on Bastrop County as the current 5.9 percent vacancy rate is slightly lower than at the beginning of 2020. Over the past five years, the submarket has posted almost 12,000 square feet of positive net absorption on average per year. Industrial rents are currently growing at a strong 4.4 percent pace year-over-year. For the first time on record, the average industrial rent per square foot crossed the \$9 mark. Logistics space in Bastrop County commands a premium of \$9.20 per square foot. With no projects under construction, there are no supply-side pressures on vacancy or rent in the near-term (CoStar).

Bastrop's low vacancy rate and high rent growth create a solid investment or owner-user opportunity.

With a population of over 2.2 million residents, the population of Metro Austin has grown significantly in recent decades along with economic growth. 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. Austin's population of 940,700 people, makes Travis the most populous county in the metro. 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. 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. Located within a border state, the metro benefits significantly from international trade agreements with Mexico.

PROPERTY DETAILS

2989 SOUTH HIGHWAY 304, ROSANKY, TEXAS 78953

Number of Suites	1
Number of Buildings	1
Total Square Feet	14,400
Warehouse Square Feet	12,400
Office Square Feet	2,000
Office Ratio	14%
Year Built	2001/2018
Lot Size	11.1 Acres
Type of Ownership	Fee Simple
Clear Height	16'-30'
Parking Spaces	40
Parking Surface	Unimproved/Dirt
Building Class	B
Tenancy	Owner User
Grade Level Doors	1
Rail Served	No
Construction	Metal
Power	3p
Type of Lighting	LED
Zoning	No Zoning
Roof Type	Metal
Age/Condition of Roofs	20 Years Old/Good
HVAC Units	6
Age/Condition of HVAC	1.5 Years Old/Good
Market	Bastrop County Industrial
Submarket	Rosanky, Texas
Market Vacancy	5.9%

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: ZAC0060823)



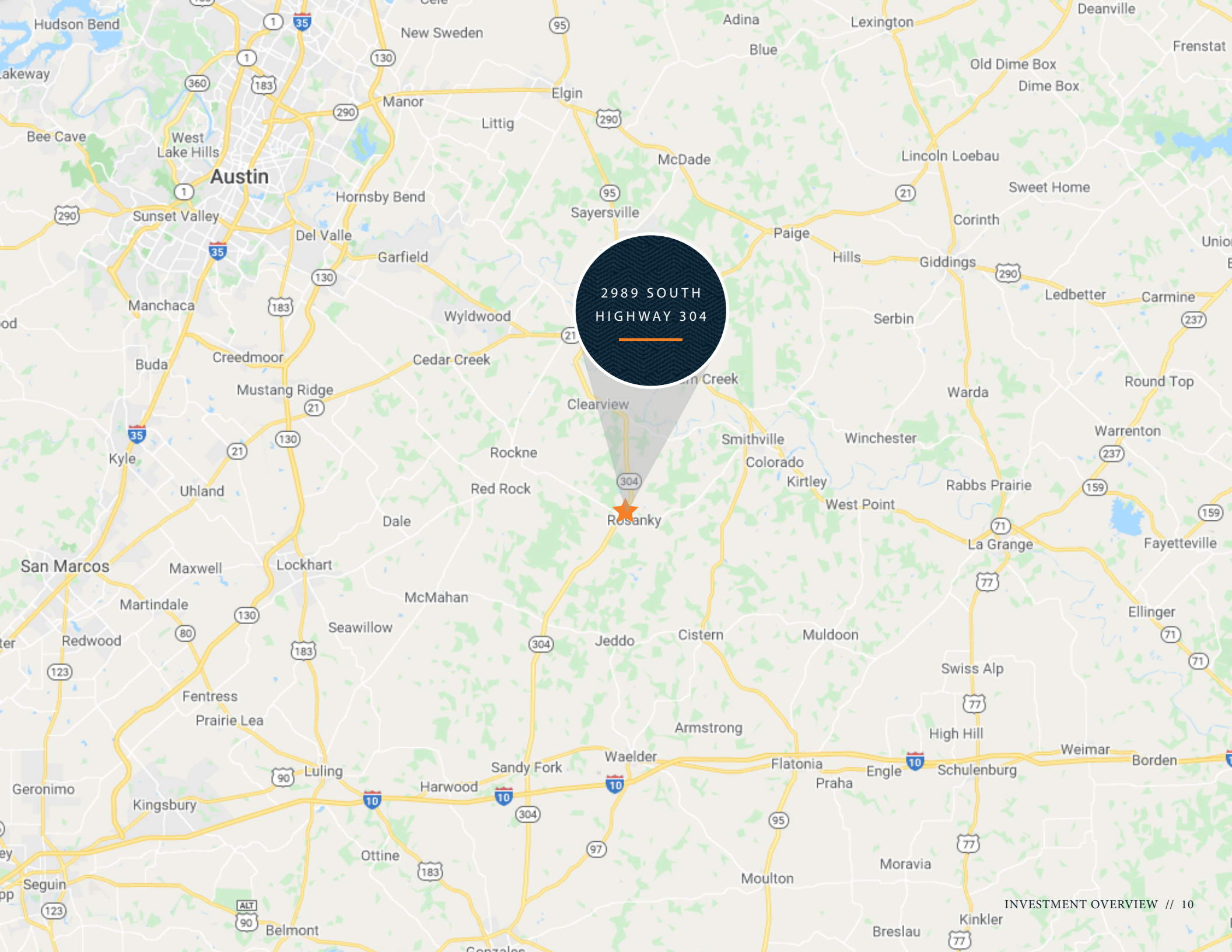
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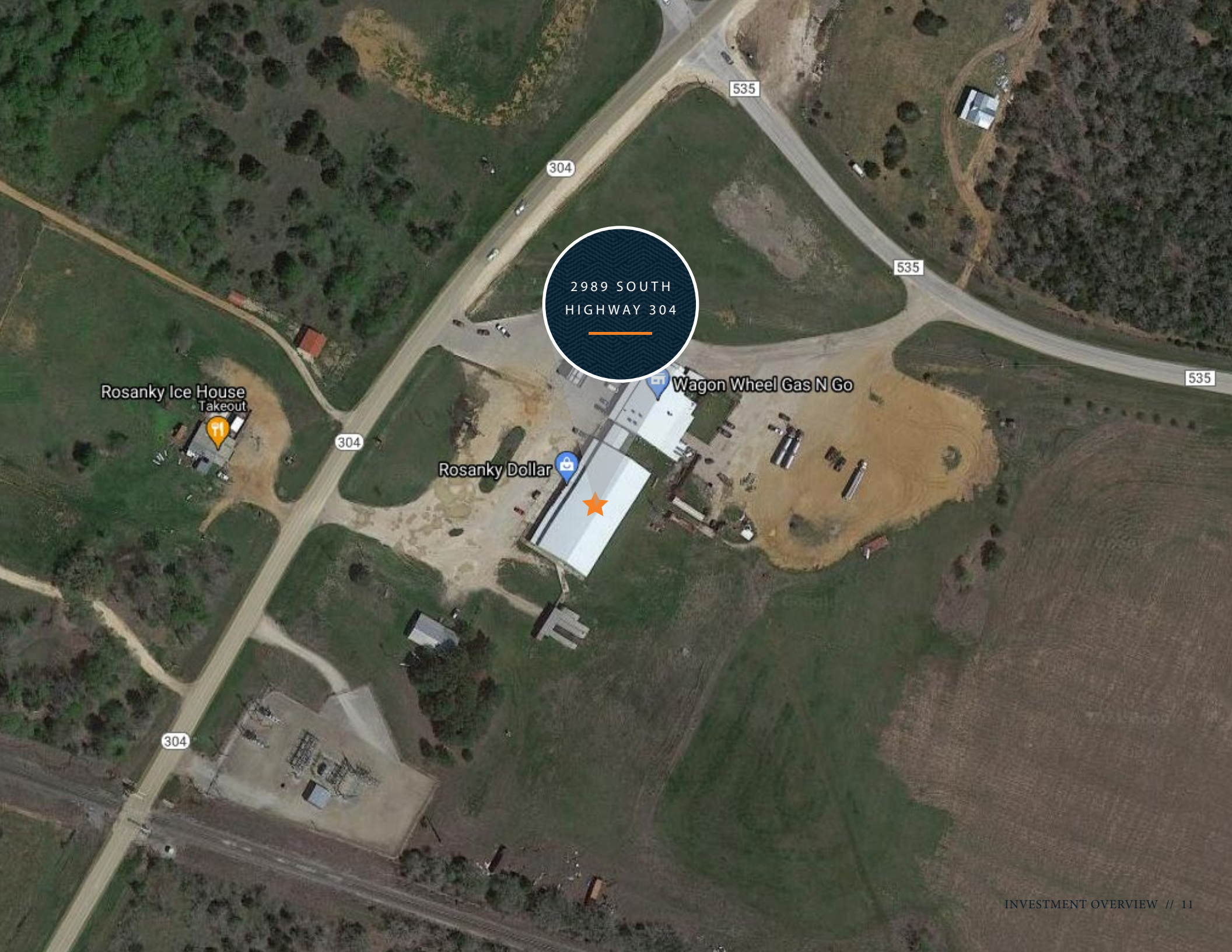
OFFERING PRICE
\$1,700,000

Offering Price	\$1,700,000
Price/SF	\$118.06
Total Square Feet	14,400
Tenancy	Owner User
Occupancy	0.00%

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2989 SOUTH
HIGHWAY 304





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 shows a large, multi-level structure with metal beams, pipes, and several pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

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

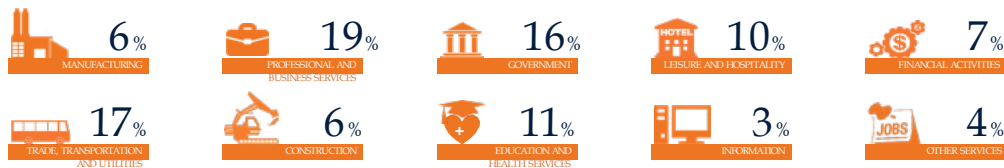


STRONG POPULATION
GAINS

METROPLEX GROWTH

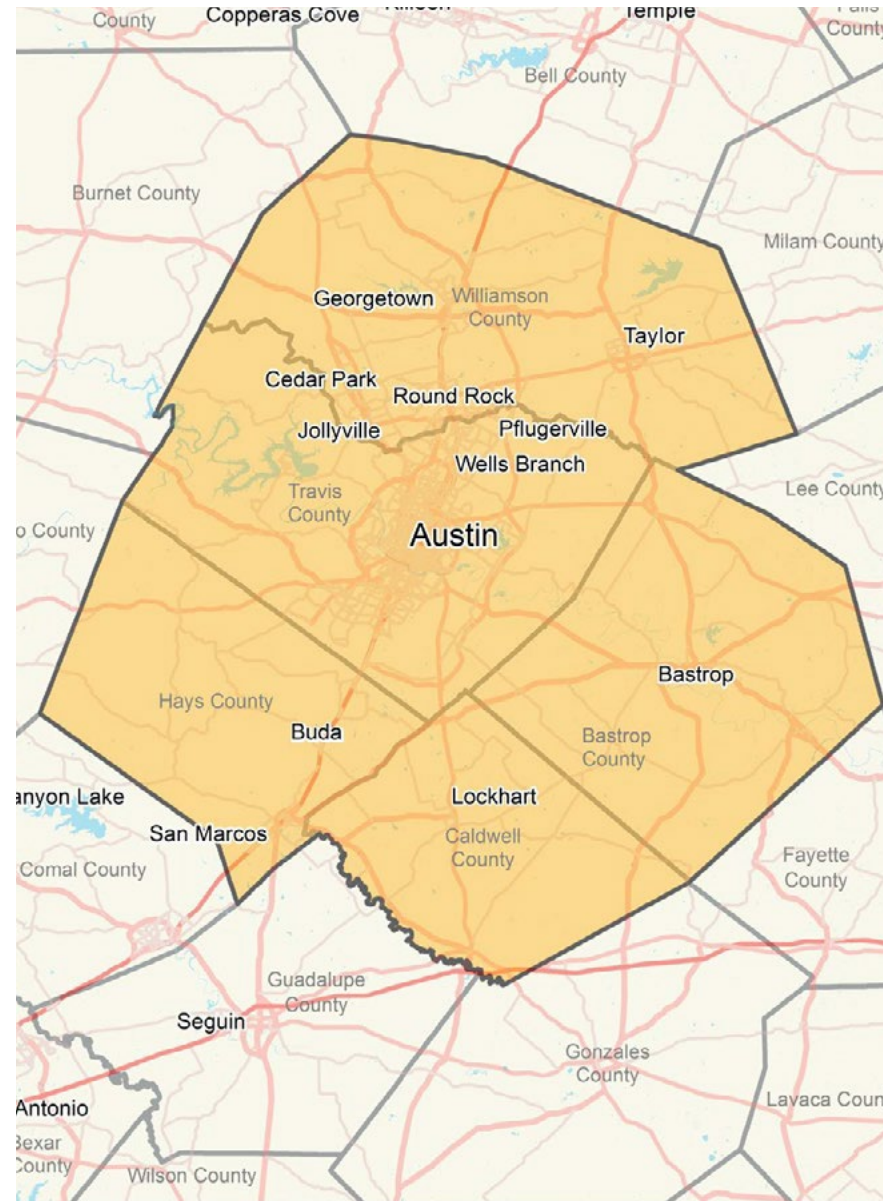
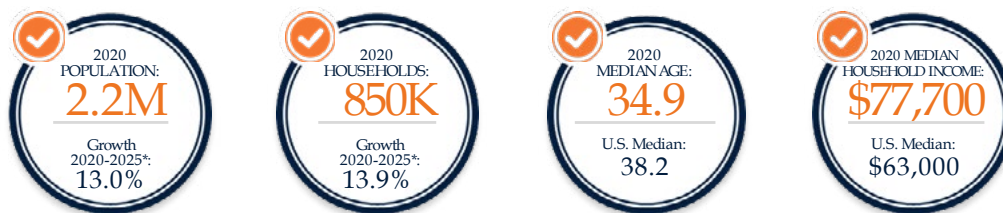
ECONOMY

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.



QUALITY OF LIFE

The region contains lakes, hills, trails, an eclectic arts community, theaters, museums, bookstores, a vibrant live music scene and a favorable climate. The metro is known as “The Live Music Capital of the World” and hosts the South by Southwest festival. The University of Texas has nationally ranked programs in football, basketball, baseball, swimming, volleyball, and track and field. In addition, the metro will be home to Austin FC, starting this year. The MLS franchise will play at Q2 Stadium, a new venue in north central Austin with a capacity of 20,500. Cultural institutions include the Elisabet Ney Museum, the Austin Symphony, Ariel Dance Theatre and the O. Henry Museum. Austin is also home to the Texas Memorial Museum, the Contemporary Austin and the Paramount Theatre.



DEMOGRAPHICS



1,838

Total Population
Within 5 Miles



51.1%



48.9%



\$78,666

Average Household Income
Within 5 Miles



911

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	228	835	1,940
2020 Estimate			
Total Population	216	792	1,838
2010 Census			
Total Population	182	668	1,542
2000 Census			
Total Population	135	499	1,163
Daytime Population			
2020 Estimate	93	344	865
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	78	308	702
2020 Estimate			
Total Households	74	292	665
Average (Mean) Household Size	2.6	2.6	2.6
2010 Census			
Total Households	61	242	550
2000 Census			
Total Households	45	181	412

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	1.5%	1.4%	3.1%
\$150,000-\$199,999	9.1%	8.9%	8.2%
\$100,000-\$149,999	12.2%	12.3%	13.4%
\$75,000-\$99,999	21.6%	21.5%	20.6%
\$50,000-\$74,999	15.2%	15.4%	16.0%
\$35,000-\$49,999	17.3%	17.0%	15.7%
\$25,000-\$34,999	8.4%	8.0%	7.0%
\$15,000-\$24,999	7.6%	8.2%	8.3%
Under \$15,000	7.1%	7.3%	7.8%
Average Household Income	\$75,485	\$75,134	\$78,666
Median Household Income	\$66,141	\$66,033	\$68,092
Per Capita Income	\$25,790	\$27,727	\$28,450
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	216	792	1,838
Under 20	23.6%	23.6%	24.3%
20 to 34 Years	16.2%	15.9%	15.5%
35 to 39 Years	5.0%	5.0%	5.2%
40 to 49 Years	11.4%	11.5%	11.7%
50 to 64 Years	24.8%	24.7%	24.1%
Age 65+	19.0%	19.4%	19.3%
Median Age	44.8	45.1	44.5
Population 25+ by Education Level			
2020 Estimate Population Age 25+	153	562	1,295
Elementary (0-8)	6.5%	6.1%	5.5%
Some High School (9-11)	6.0%	6.4%	7.2%
High School Graduate (12)	32.6%	33.3%	34.1%
Some College (13-15)	22.9%	23.0%	24.1%
Associate Degree Only	6.0%	5.8%	5.9%
Bachelor's Degree Only	16.9%	16.6%	15.5%
Graduate Degree	9.0%	8.8%	7.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	47.0	45.0	42.0



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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