

Marcus & Millichap
TAG INDUSTRIAL GROUP

6201 ED BLUESTEIN BOULEVARD

AUSTIN, TX 78724

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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.

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 10.694-Acre Land Site Zoned LI-NP Located Just Five Miles East of Downtown Austin
- Frontage and High Visibility Along Highway 183 Near Loyola Lane with High Traffic Volume
 - Industrial/Office Development Opportunity in Rapidly Growing East Austin
 - Easy Access and Close Proximity to All Major Austin Thoroughfares
- Approximately Eight Miles from Tesla Giga Factory and Austin-Bergstrom International Airport
- 224,928 Total Population Within Five Miles with an Average Household Income of \$77,386

Marcus & Millichap is pleased to present the opportunity to acquire the land located at 6201 Ed Bluestein Boulevard in Austin, Texas. The subject land consists of approximately 10.694 acres and is zoned for limited industrial services (LI-NP). Situated just five miles east of downtown Austin, the property has proximate access to all major thoroughfares. The land features high visibility frontage along the corner of Highway 183 and Loyola Lane. Located in the rapidly growing East Austin submarket, the property offers a sound opportunity to develop both industrial and office assets. Tesla's new Giga factory and the Austin-Bergstrom International Airport are both located approximately eight miles from the land. Based on U.S. Census data, 224,928 people reside within a five-mile radius of the property, with the average household annual income at \$77,386.

The East Austin submarket has gained notoriety with the recent completion of Tesla's 4.5 million-square-foot Gigafactory in February of 2022. The delivery alone increased local inventory by nearly 61 percent to just under 12 million square feet. Another 200,000 square feet of industrial space is currently underway. In 2021, net absorption amounted to about 131,000 square feet, which was 61 percent higher than the 10-year annual average. Historically high demand has pushed the vacancy rate down from 6.9 percent in Q1 2021 to 2.1 percent halfway through Q1 2022. As a result, market rents are up 7.9 percent year-over-year, the second-highest quarterly rate on record. Market rents now stand at \$13.55-per-square-foot, offering a 6.8 percent premium over the market average (CoStar).

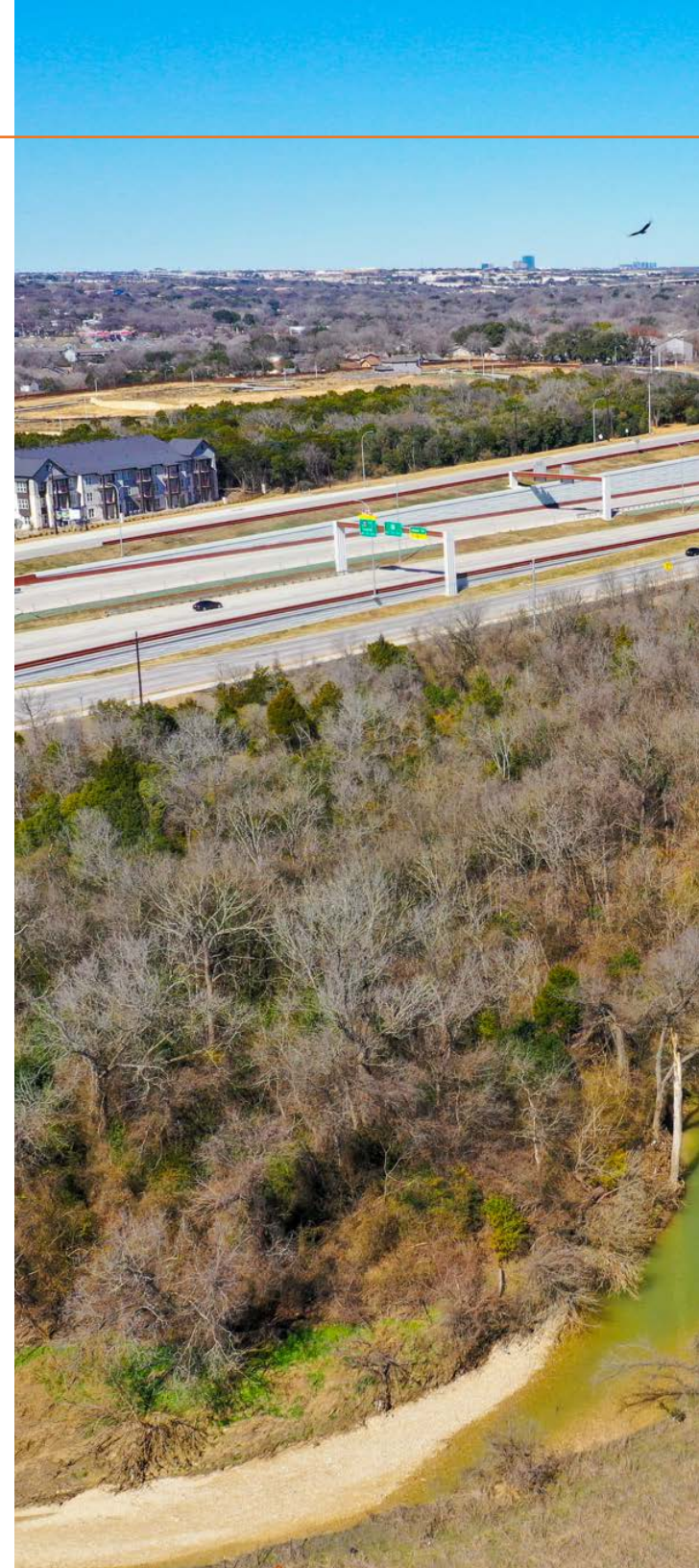
With a population of over 2.2 million residents, the population of Metro Austin has grown significantly in recent decades along with economic growth. Known as the home of South by Southwest, the Austin-Round Rock metro covers about 4,225 square miles and consists of five counties in central Texas: Travis, 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's newly constructed Gigafactory 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. Since it is located within a border state, the metro benefits significantly from international trade agreements with Mexico.

PROPERTY DETAILS

6201 ED BLUESTEIN BOULEVARD,
AUSTIN, TX 78724

Total Land Square Feet	465,831
Lot Size	10.694 Acres
Type of Ownership	Fee Simple
Zoning	LI-NP
Submarket	East Austin Industrial

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. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060276)



6201 ED BLUESTEIN BOULEVARD

AUSTIN, TX 78724

OFFERING PRICE
Unpriced

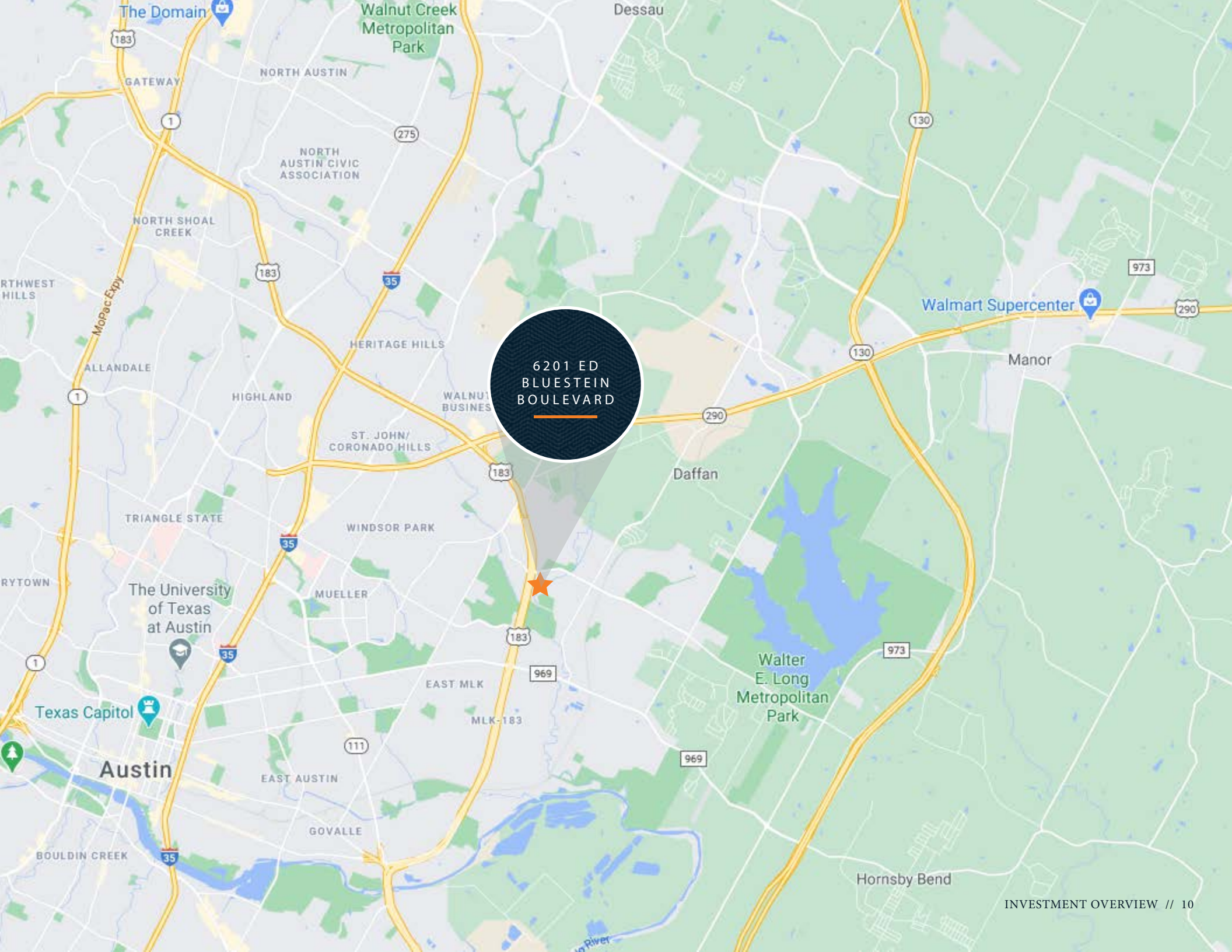
Total Acres	10.694
Total Land Square Feet	465,831

FINANCING

LTV	65%
Current Rate	4.50% Rate Fixed
Amortization	20-Year
Term	3-Year

Note: Possibility for I/O if buyer plans to develop in 18 months post acquisition.
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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6201 ED
BLUESTEIN
BOULEVARD

6201 ED
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BOULEVARD



Davis White
Northeast
District Park

Burr Field

Master Halco

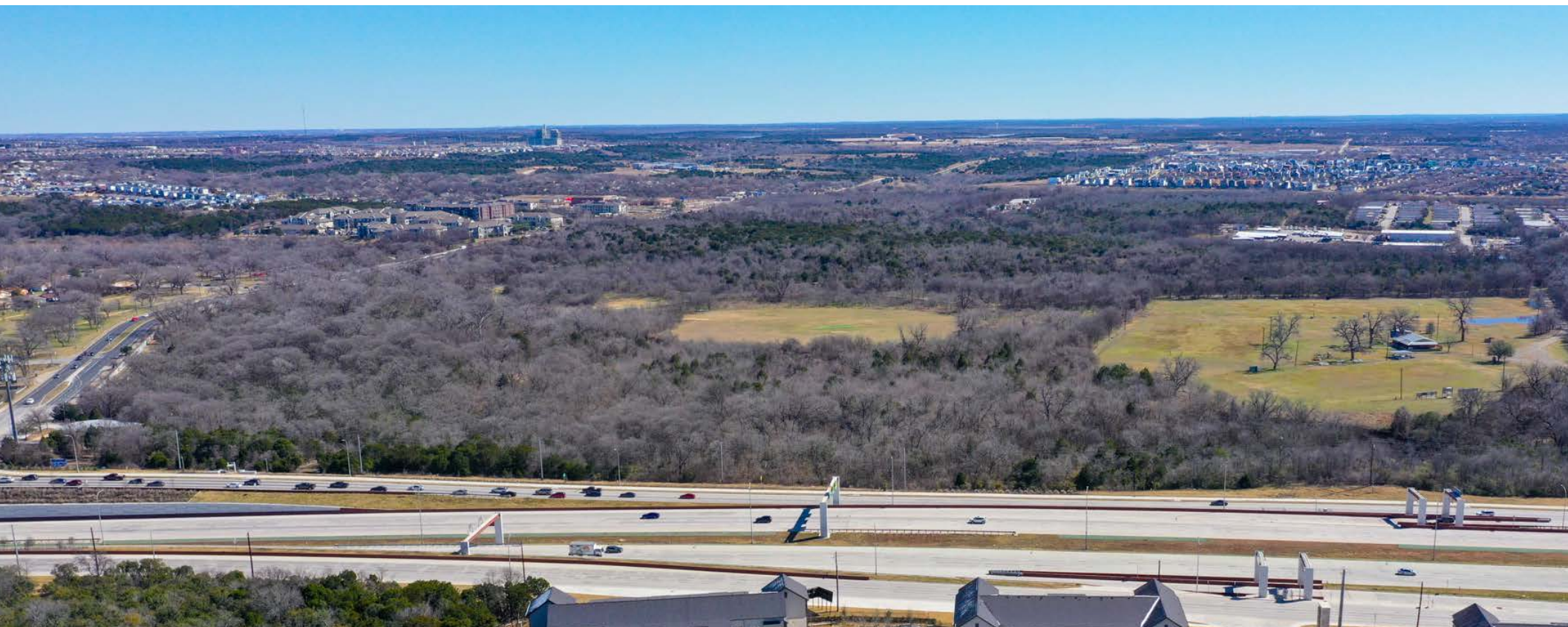
6201 ED
BLUESTEIN
BOULEVARD

Austin Rugby Club

Jack in the Box

Loyola Ln

Ed Bluestein Blvd



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 1,943 debt and equity financings in 2020



National platform operating within the firm's brokerage offices



\$7.67 billion total national volume in 2020



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



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

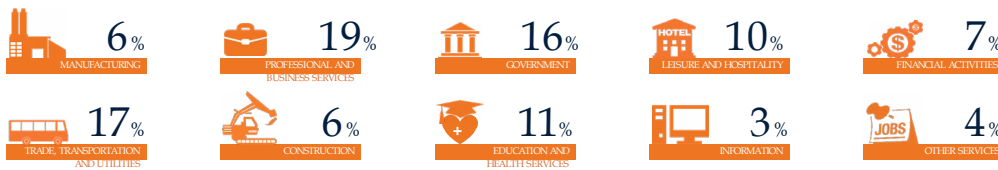


STRONG POPULATION
GAINS

METROPLEX GROWTH

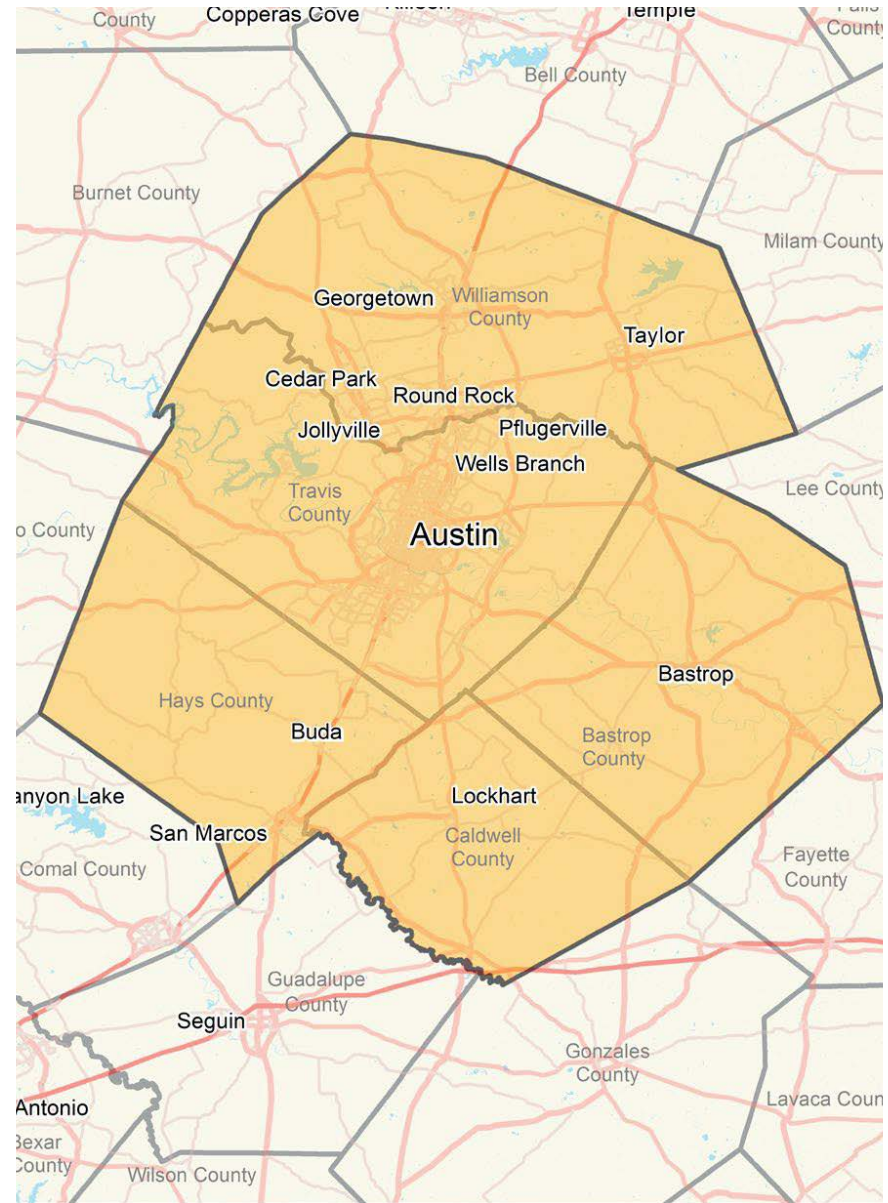
ECONOMY

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



232,248

Total Population
Within 5 miles



52.0%



48.0%



\$82,248

Average Household Income
Within 5 miles



128,436

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	11,451	97,929	255,973
2021 Estimate			
Total Population	10,470	88,515	232,248
2010 Census			
Total Population	8,729	71,164	188,119
2000 Census			
Total Population	7,879	64,692	171,961
Daytime Population			
2021 Estimate	12,467	96,432	368,139
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	3,618	34,525	97,501
2021 Estimate			
Total Households	3,309	30,872	87,309
Average (Mean) Household Size	3.1	2.8	2.5
2010 Census			
Total Households	2,765	24,363	69,116
2000 Census			
Total Households	2,529	21,465	63,414

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	3.8%	5.3%	6.4%
\$150,000-\$199,999	4.7%	5.2%	5.6%
\$100,000-\$149,999	11.6%	12.3%	13.2%
\$75,000-\$99,999	11.4%	12.1%	11.7%
\$50,000-\$74,999	17.9%	16.6%	16.2%
\$35,000-\$49,999	15.6%	13.8%	12.6%
\$25,000-\$34,999	12.6%	9.9%	9.5%
\$15,000-\$24,999	10.4%	11.3%	10.3%
Under \$15,000	12.1%	13.5%	14.6%
Average Household Income	\$74,310	\$77,634	\$82,248
Median Household Income	\$49,337	\$51,755	\$53,863
Per Capita Income	\$23,529	\$27,306	\$31,554
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	10,470	88,515	232,248
Under 20	31.4%	27.6%	25.4%
20 to 34 Years	24.8%	28.3%	34.2%
35 to 39 Years	8.4%	9.2%	8.6%
40 to 49 Years	12.0%	13.1%	12.1%
50 to 64 Years	13.3%	13.3%	12.2%
Age 65+	10.1%	8.6%	7.5%
Median Age	31.9	32.4	30.6
Population 25+ by Education Level			
2021 Estimate Population Age 25+	6,616	59,167	148,578
Elementary (0-8)	13.6%	14.6%	11.9%
Some High School (9-11)	12.5%	11.1%	8.8%
High School Graduate (12)	28.3%	22.9%	20.3%
Some College (13-15)	20.6%	17.3%	16.6%
Associate Degree Only	4.4%	4.5%	4.3%
Bachelor's Degree Only	13.8%	18.9%	23.9%
Graduate Degree	6.9%	10.8%	14.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	28.0	25.0



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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