

Marcus & Millichap
TAG INDUSTRIAL GROUP

209 TRADESMEN DRIVE

HUTTO, TX 78634

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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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The page features a central white area with a table of contents, flanked by two vertical panels showing the interior of a large industrial building with a high ceiling and steel beams. The text is centered and uses a mix of bold, sans-serif and serif fonts.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 6,750-Square-Foot Industrial Property Situated on 0.75 Acres in Tradesmen Industrial Park
 - Features Metal Construction, Three Grade Doors, and Ample IOS Space
- Vacant Space Ideal for Owner Use or Lease-Up with Value-Add Opportunity to Pave IOS
 - Proximity to Major Throughfares U.S. 79, Highway 130, and I-35 for Easy Distribution
 - Located in High-Growth Submarket with 5.5% Vacancy Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 209 Tradesmen Drive in Hutto, Texas. The subject property consists of approximately 6,750 square feet of warehouse space and is situated on 0.75 acres of land. The single-tenant asset features metal construction, three grade-level doors, 400 square feet of office space, a mezzanine floor, and six parking spaces. With a building coverage ratio of 21 percent, the property has ample industrial outdoor storage space (IOS). For sale as vacant, the property is ideal for owner use or as a lease-up investment along with a value-add opportunity to pave the IOS space. Situated near the intersection between State Highway 130 (Pickle Parkway) and U.S. Route 79, the property has proximity to Interstate 35 for easy distribution.

The subject property is located within Georgetown, a midsize submarket containing 17.1 million square feet of industrial space. Following a record year of speculative developments in 2023, net deliveries slowed by 58.7 percent to 1.9 million square feet last year. Unlike most submarkets, demand held steady with net absorption slightly increasing to 2.1 million square feet. With demand outpacing supply, the vacancy rate fell 380 basis points from its record high to 18.9 percent by the end of 2024. However, comparable properties under 10,000 square feet had a vacancy rate of just 5.5 percent. The amount of availability across Georgetown put downward pressure on leasing rates as annual rent growth contracted for the first time since 2010 at -1.5 percent. In contrast, rent growth on comparable properties only slightly fell by -0.3 percent. While rents averaged \$11.90 per square foot across Georgetown, comparable rents in the submarket averaged about \$14.50 per square foot in 2024. Going into 2025, 2.1 million square feet were under construction in Georgetown, representing 12.3 percent of inventory (CoStar).

With a population of over 2.35 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 964,177 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. Located within a border state, the metro benefits significantly from international trade agreements with Mexico.

PROPERTY DETAILS

209 TRADESMEN DRIVE
HUTTO, TX 78634

Number of Suites	1
Number of Buildings	1
Total Square Feet	6,750
Warehouse Square Feet	6,350
Office Square Feet	400
Office Ratio	6%
Year Built	1999
Lot Size	0.75 Acres
Type of Ownership	Fee Simple
Parking Spaces	6
Parking Surface	Concrete/Crushed Gravel
Building Class	C
Tenancy	Single
Grade Level Doors	3
Construction	Metal
Power	3p
Zoning	NA/P
Roof Type	Pitched Metal
Age/Condition of Roofs	1999
Market	Austin
Submarket	Georgetown (Sub 10K SF)
Market Vacancy	6.40%



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SALE

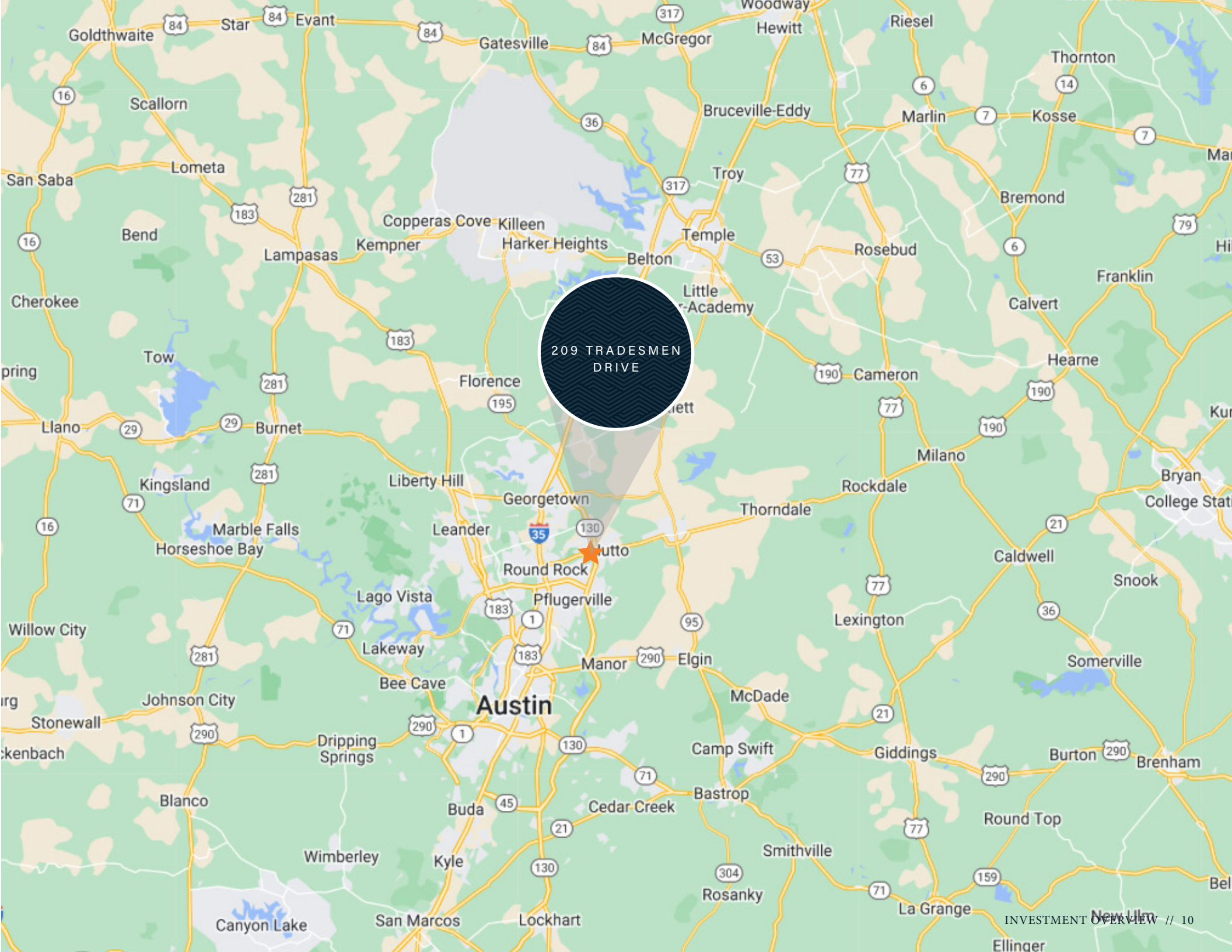
OFFERING PRICE
\$1,800,000

Offering Price	\$1,800,000
Price/SF	\$266.67
Total Square Feet	6,750
Occupancy	Vacant

LEASE

Offering Rent	\$15.00
Lease Type	NNN

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209 TRADESMEN
DRIVE

Austin



209 TRADESMEN
DRIVE









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 1,076 debt and equity financings in 2024



National platform operating within the firm's brokerage offices



\$6.7 billion total national volume in 2024



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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

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 2.4 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 1.1 million people. Employment gains in the tech sector have contributed significantly to the metro's recent population and median household income growth. Tesla recently constructed a massive Gigafactory in the city that is expected to eventually employ 20,000 workers, supporting future relocations and increased demand for housing.



MAJOR TECHNOLOGY
PRESENCE



STRONG
POPULATION GAINS



EMPLOYMENT
GROWTH

METROPLEX GROWTH

ECONOMY

Housed in a border state, Austin benefits from international trade agreements. 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 Meta, Apple, Tesla, Oracle, and Amazon.



5%
MANUFACTURING



21%
PROFESSIONAL AND
BUSINESS SERVICES



15%
GOVERNMENT



11%
LEISURE AND HOSPITALITY



6%
FINANCIAL
ACTIVITIES



16%
TRADE, TRANSPORTATION,
AND UTILITIES



6%
CONSTRUCTION



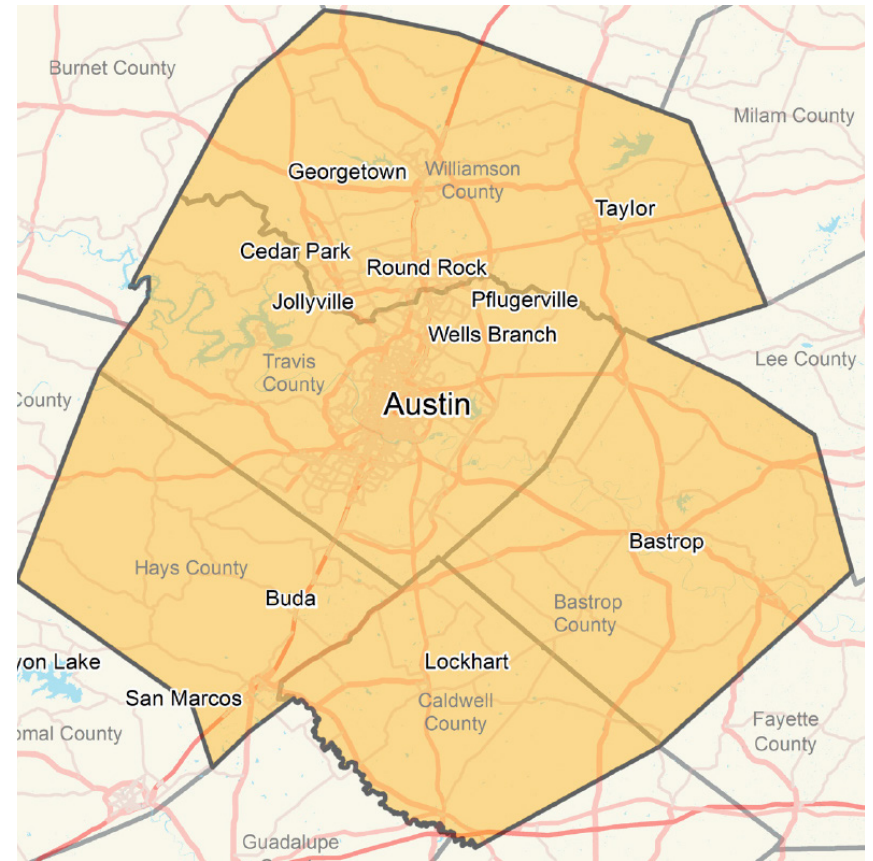
11%
EDUCATION AND
HEALTH SERVICES



4%
INFORMATION



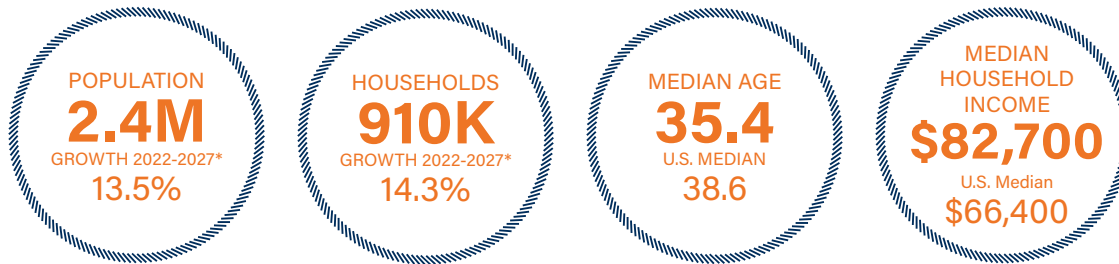
4%
OTHER SERVICES



METROPLEX GROWTH

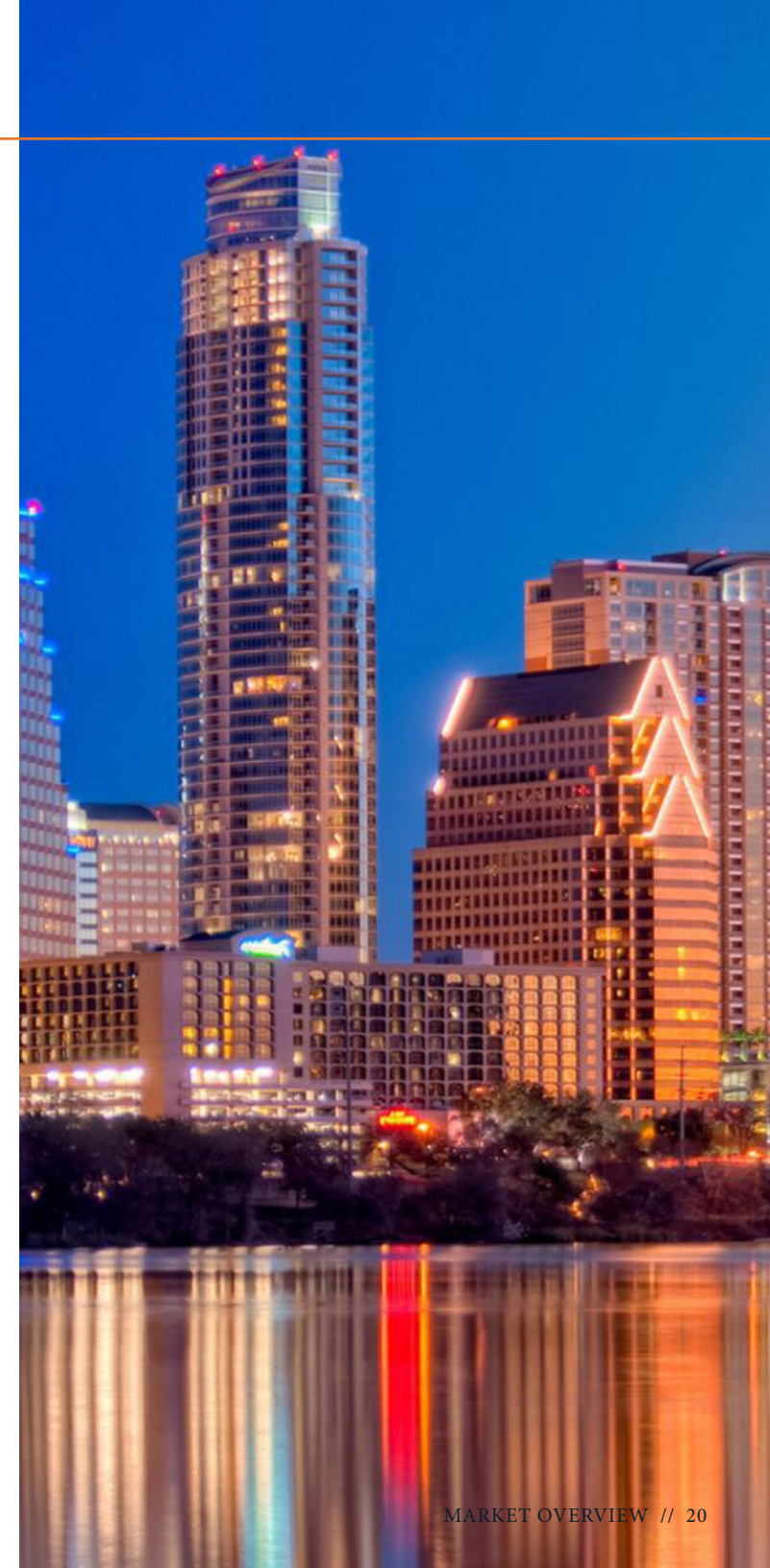
DEMOGRAPHICS

The metro is expected to add nearly 324,000 people through 2027, resulting in the formation of roughly 130,100 households and generating housing demand. Rising home prices contribute to a lower rate of homeownership, aiding the existing renter pool. The local population of ages 25 and older includes 43 percent of bachelor's degree holders, of which 16 percent have earned a graduate or professional degree.



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 is home to Austin FC. The MLS franchise plays 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 Orchestra, the Andrea 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



137,779

Total Population
Within 5 Miles



49.2%



50.8%



\$123,310

Average Household Income
Within 5 Miles



89,365

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,952	66,960	162,856
2022 Estimate			
Total Population	3,632	55,446	137,779
2010 Census			
Total Population	898	31,895	86,737
2000 Census			
Total Population	638	8,797	30,059
Daytime Population			
2022 Estimate	3,128	34,240	93,072
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,683	22,436	53,931
2022 Estimate			
Total Households	1,215	18,449	45,456
Average (Mean) Household Size	3.0	3.0	3.0
2010 Census			
Total Households	290	10,319	28,235
2000 Census			
Total Households	191	2,853	9,909

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	21.1%	14.3%	10.2%
\$150,000-\$199,999	17.9%	13.1%	12.2%
\$100,000-\$149,999	30.6%	28.1%	27.5%
\$75,000-\$99,999	11.4%	15.9%	17.6%
\$50,000-\$74,999	9.3%	14.5%	15.6%
\$35,000-\$49,999	4.9%	7.0%	8.0%
\$25,000-\$34,999	1.9%	2.5%	3.5%
\$15,000-\$24,999	0.8%	2.3%	3.2%
Under \$15,000	2.0%	2.2%	2.4%
Average Household Income	\$161,850	\$136,343	\$123,310
Median Household Income	\$130,552	\$108,263	\$99,728
Per Capita Income	\$54,150	\$45,367	\$40,684
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	3,632	55,446	137,779
Under 20	29.2%	31.8%	31.2%
20 to 34 Years	19.9%	19.3%	19.9%
35 to 39 Years	9.2%	10.0%	9.9%
40 to 49 Years	16.7%	16.7%	16.9%
50 to 64 Years	18.6%	15.2%	14.8%
Age 65+	6.4%	7.0%	7.2%
Median Age	35.5	34.4	34.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,373	35,077	87,769
Elementary (0-8)	2.3%	2.0%	2.6%
Some High School (9-11)	1.4%	2.4%	2.9%
High School Graduate (12)	23.8%	23.4%	22.6%
Some College (13-15)	20.2%	23.4%	24.0%
Associate Degree Only	7.8%	9.6%	9.8%
Bachelor's Degree Only	30.1%	27.2%	27.1%
Graduate Degree	14.5%	12.1%	10.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	31.0	30.0



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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Buyer/Tenant/Seller/Landlord Initials

Date

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