

Marcus & Millichap
TAG INDUSTRIAL GROUP

1100 SOUTH INDUSTRIAL BOULEVARD

ROUND ROCK, TX 78681

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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.

Marcus & Millichap
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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Multi-Tenant 8,300-Square-Foot Industrial Asset on 0.57 Acres of Land
 - Featuring 16' Clear Height, Six Suites, and Six Grade-Level Doors
- Located in Round Rock Industrial Park with Proximity to Downtown Austin via I-35
- Fully Occupied at Below-Market Rents | 2026 Expirations Create Value-Add Opportunity
- Located in High-Growth Submarket, Home to Samsung's New 2.8 Million-Square-Foot Plant

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1100 South Industrial Boulevard in Round Rock, Texas. The subject property consists of approximately 8,300 square feet of warehouse space and is situated on 0.57 acres of land. The multi-tenant asset features six suites, a clear height of 16', six grade-level doors, metal construction, and 15 parking spaces. Located in the Round Rock Industrial Park along Interstate 35, the property sits 20 miles north of Downtown Austin. Fully leased through April and May 2026 at \$10.70 per square foot, each lease can be renewed on a one-year term with a 15.0 percent escalation. With current rents priced well below the market average, this sale offers investors a value-add opportunity.

The subject property is located in the mid-sized Round Rock submarket, containing 10.3 million square feet of industrial space. Industrial demand was strong in Q1 2025 as roughly 307,000 square feet were absorbed on net. However, supply slightly outpaced demand with net deliveries at 321,000 square feet, continuing a trend that has been in place since 2022. As a result, Round Rock's vacancy rate stood just below its 10-year high at 13.3 percent. The high availability caused annual rent growth to contract by -1.7 percent, representing the first year-over-year decline since the last quarter of 2010. Market rents averaged about \$15.20 per square foot, down 12 cents on the quarter. Led by Samsung's 2.8 million-square-foot semiconductor plant, a record 6.0 million square feet of industrial space was under construction in Round Rock at the start of Q2. The continued development of speculative warehouses suggests that supply will weigh on rents and vacancies for the foreseeable future (CoStar).

With a population of over 2.47 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 nearly 980,000 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

1100 SOUTH INDUSTRIAL BOULEVARD, ROUND ROCK, TX 78681

Lot Size	0.57 Acres
Type of Ownership	Fee Simple
Zoning	I
Market	TX-Austin
Submarket	Round Rock, TX
Market Vacancy	14.00%
Assessed Value	\$250,968



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OFFERING HIGHLIGHTS

1100 SOUTH INDUSTRIAL BOULEVARD

ROUND ROCK, TX 78681

OFFERING PRICE

\$350,000

Offering Price	\$350,000
Price/SF	\$14.23
Price/AC	\$619,756.42
Total Square Feet	24,600
Occupancy	Single-Tenant

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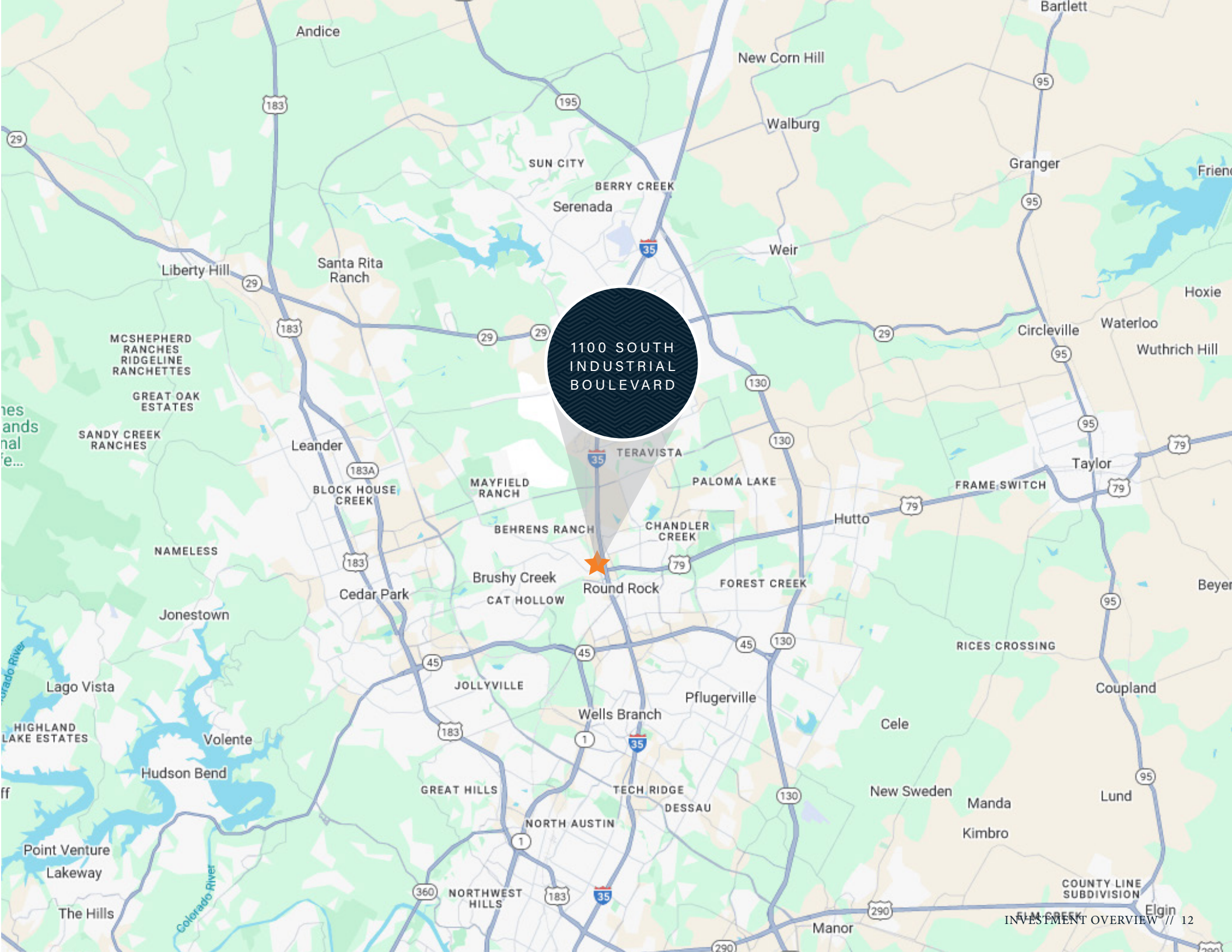
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Lease Type	Renewal Options and Option Year Rental Information
Bulldog Towing LLC.	100	24,600	100.0%	2/2/25	8/2/25	\$1.22	\$2,500	\$30,000	\$30,000	Apr-2025	Modified Gross	One, 6-Month Renewal Option at No Rental Increase
Total		24,600				\$1.22	\$2,500	\$30,000	\$30,000			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$2,500						Occupied Current Rents: \$2,500		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	30,000		1.22	30,000		1.22
Expense Reimbursement Income						
Net Lease Reimbursement						
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Effective Gross Revenue	\$30,000		\$1.22	\$30,000		\$1.22

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Real Estate Taxes	4,446		0.18	4,446		0.18
Total Expenses	\$4,446		\$0.18	\$4,446		\$0.18
Expenses as % of EGR	14.8%			14.8%		
Net Operating Income	\$25,554		\$1.04	\$25,554		\$1.04



1100 SOUTH
INDUSTRIAL
BOULEVARD



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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.



1,249 Financing
Transactions
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-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 factory interior.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

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, Amazon, IBM, and Dell.



5%
MANUFACTURING



21%
PROFESSIONAL AND
BUSINESS SERVICES



15%
GOVERNMENT



11%
LEISURE AND HOSPITALITY



6%
FINANCIAL
ACTIVITIES



16%
TRADE, TRANSPORTATION,
AND UTILITIES



6%
CONSTRUCTION



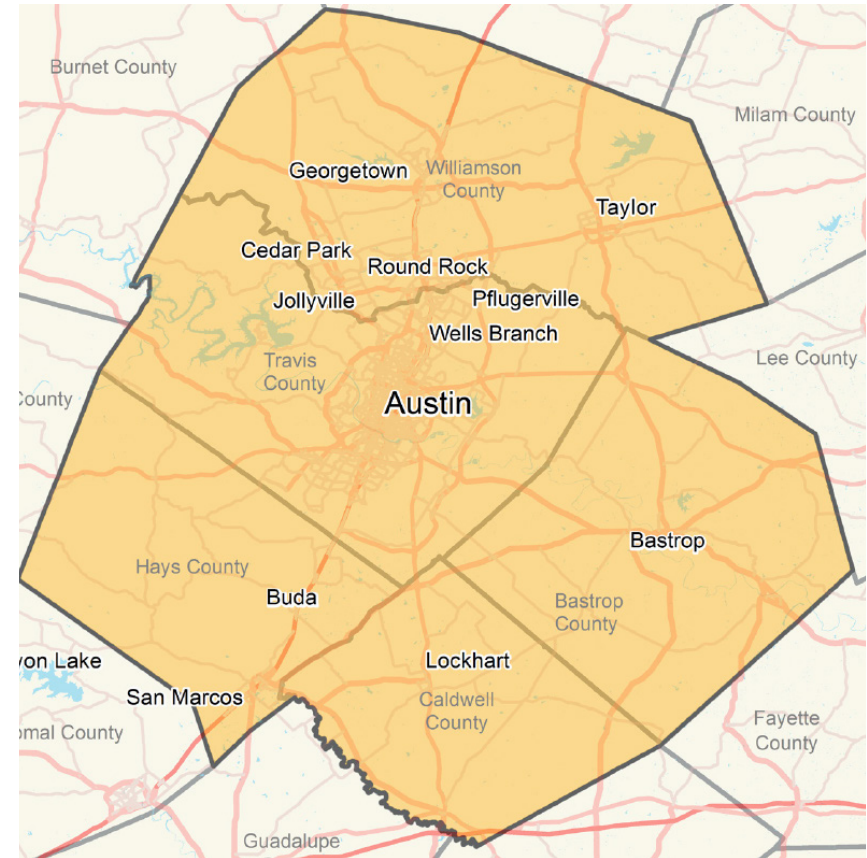
11%
EDUCATION AND
HEALTH SERVICES



4%
INFORMATION



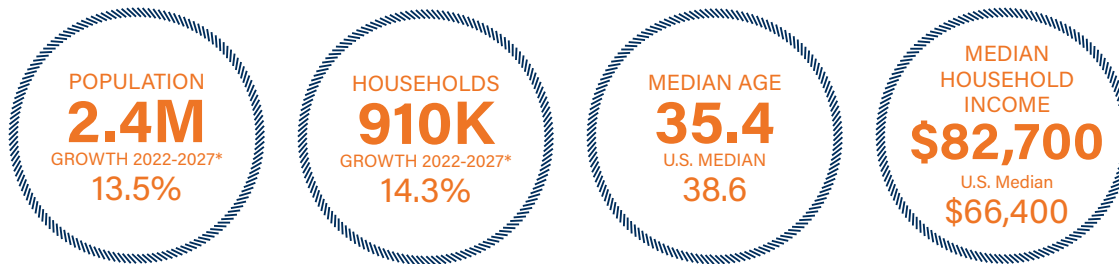
4%
OTHER SERVICES



METROPLEX GROWTH

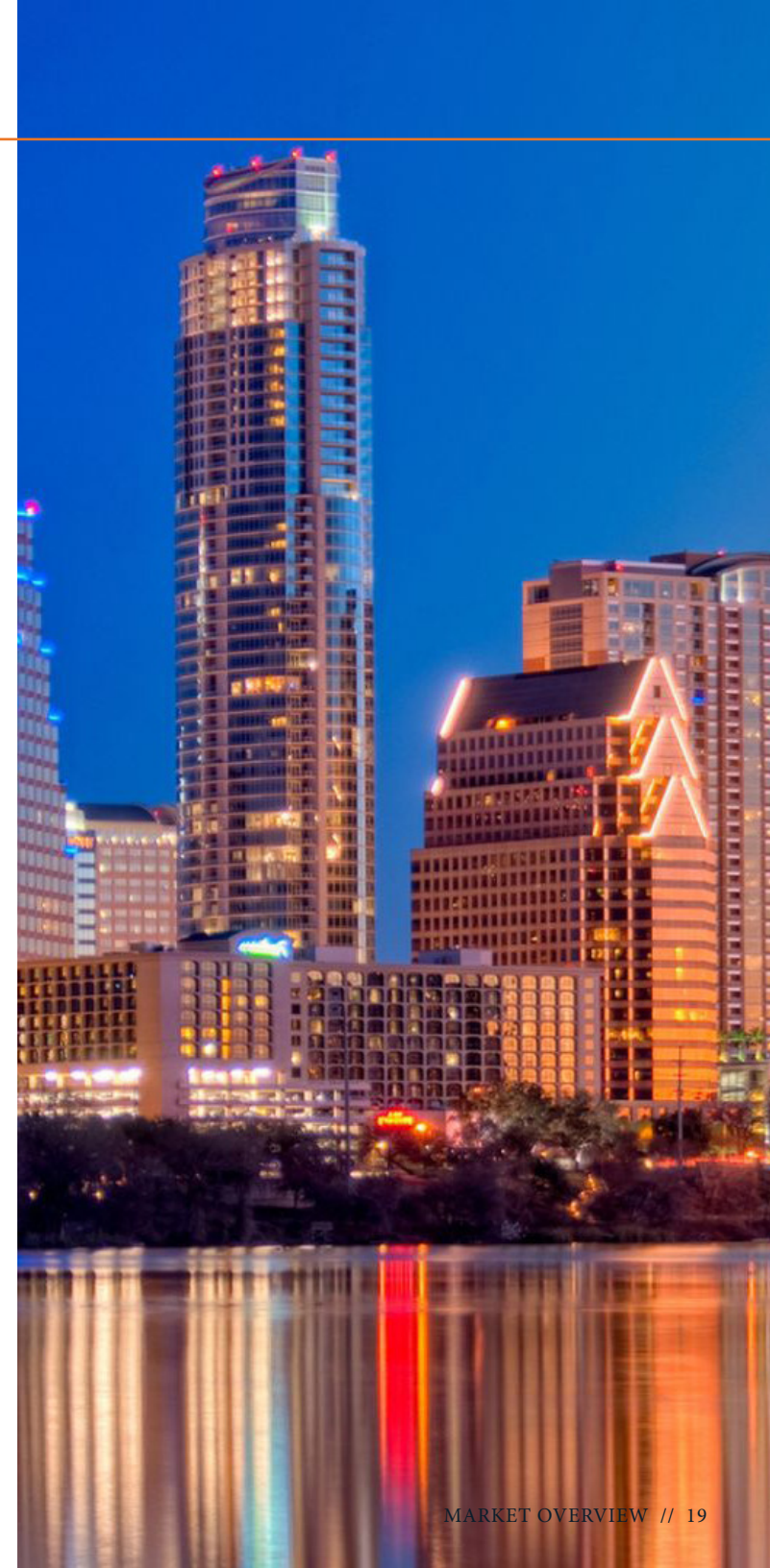
DEMOGRAPHICS

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



225,416

Total Population
Within 5 Miles



50.0%



50.0%



\$141,306

Average Household Income
Within 5 Miles



126,708

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,318	107,633	239,787
2024 Estimate			
Total Population	8,831	101,933	225,416
2020 Census			
Total Population	8,265	94,581	210,017
2010 Census			
Total Population	8,119	83,287	163,194
Daytime Population			
2024 Estimate	14,340	121,699	212,415
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,423	40,917	89,231
2024 Estimate			
Total Households	3,214	38,422	83,401
Average (Mean) Household Size	2.7	2.7	2.7
2020 Census			
Total Households	2,927	35,004	75,417
2010 Census			
Total Households	2,799	29,451	57,576

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	11.3%	13.3%	17.3%
\$150,000-\$199,999	9.7%	11.9%	13.8%
\$100,000-\$149,999	20.1%	19.8%	23.6%
\$75,000-\$99,999	14.3%	13.2%	11.8%
\$50,000-\$74,999	17.1%	17.7%	14.7%
\$35,000-\$49,999	8.9%	10.2%	8.2%
\$25,000-\$34,999	6.0%	5.2%	3.9%
\$15,000-\$24,999	5.0%	4.1%	2.9%
Under \$15,000	7.6%	4.6%	3.9%
Average Household Income	\$109,714	\$124,517	\$141,306
Median Household Income	\$90,543	\$104,303	\$119,634
Per Capita Income	\$39,033	\$44,726	\$50,171
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	8,831	101,933	225,416
Under 20	27.9%	26.8%	27.7%
20 to 34 Years	21.4%	22.0%	20.6%
35 to 39 Years	7.5%	8.1%	9.0%
40 to 49 Years	13.4%	15.9%	17.0%
50 to 64 Years	18.0%	16.8%	16.4%
Age 65+	11.8%	10.4%	9.3%
Median Age	36.0	36.0	36.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,785	67,525	149,158
Elementary (0-8)	4.7%	4.7%	3.1%
Some High School (9-11)	6.5%	3.5%	2.7%
High School Graduate (12)	22.2%	19.4%	15.6%
Some College (13-15)	21.3%	21.4%	20.1%
Associate Degree Only	7.1%	9.5%	9.1%
Bachelor's Degree Only	26.5%	27.0%	31.0%
Graduate Degree	11.7%	14.4%	18.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	27.0	29.0



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1



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