

Marcus & Millichap
TAG INDUSTRIAL GROUP

1360 WEST STATE HIGHWAY 71

BASTROP, TX 78602

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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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www.marcusmillichap.com

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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 11,396-Square-Foot Industrial Mixed-Use Asset on 6.53 Acres of Zoning-Free Land
- Featuring 3,344-Square-Foot Warehouse, Eight Mobile Homes/RV, and Two Retail Ground Leases
- Income Producing with Warehouse Vacancy, Creating Partial Owner-User or Lease-Up Opportunity
 - Development Potential with High Visibility Along Highway 71 and Proximity to Downtown Austin
- Bastrop County: 3.3% Industrial Vacancy, Record Multi-Family Development, and Low Retail Availability

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1360 West State Highway 71, in Bastrop, Texas. The subject property consists of approximately 11,396 square feet of industrial mixed-use space and is situated on 6.53 acres of land. The asset features a 3,344-square-foot warehouse with two grade-level doors, seven mobile homes, an RV home, a retaining pond, and ample paved space. Located along State Highway 71, one mile from the interchange between State Highway 21 West, the property has great visibility and easy access to the Austin-Bergstrom International Airport and downtown Austin. The frontage of the property includes two ground leases to Wyldwood Tacos food truck and stand and Twice The Ice ice-dispensing machine. Along with fully occupied housing units and the vacant warehouse, this sale offers buyers a partial owner-user or lease-up investment opportunity, both with steady cash flow. Additionally, the 4.0 percent building coverage ratio and no zoning restrictions allow for a variety of developments, such as self-storage units and mobile homes/RVs, highlighted by a beautified retaining pond.

The subject property is situated within the relatively small Bastrop County submarket, containing 2.5 million square feet of industrial space. During the first quarter of 2025, the vacancy rate in Bastrop County increased slightly to 3.3 percent, representing less than half of the 7.2 percent national average (based on top 50 metros, classes A, B, & C, minimum 10,000 square feet). Despite availability remaining tight, rent growth declined by -1.3 percent as market rents contracted annually for the first time since Q4 2010. Last year, Bastrop County welcomed a record amount of multifamily deliveries with the addition of 342 units, pushing the vacancy rate up to a record 21.4 percent. However, vacancies fell to 18.3 percent in Q1 as many of those new units were leased, and 71 units were absorbed in total. With regard to retail space in Bastrop County, availability remained essentially nonexistent as vacancies steadied at 1.0 percent in Q1 (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

1360 WEST STATE HIGHWAY 71, BASTROP, TX 78602

Number of Suites	11
Number of Buildings	8
Total Square Feet	11,396 SF
Year Built	1997
Lot Size	6.53 Acres
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Grade Level Doors	2
Construction	Metal
Zoning	None
Roof Type	Metal
Market	TX-Austin
Submarket	Bastrop County (Sub 20k SF)
Market Vacancy	3.50%
Assessed Value	\$612,200



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 of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0160023)



OFFERING HIGHLIGHTS

1360 WEST STATE HIGHWAY 71

BASTROP, TX 78602

OFFERING PRICE

Request for Offers

Offering Price	Request for Offers
Total Square Feet	11,396
Tenancy	Multi-Tenant
Occupancy	70.66%

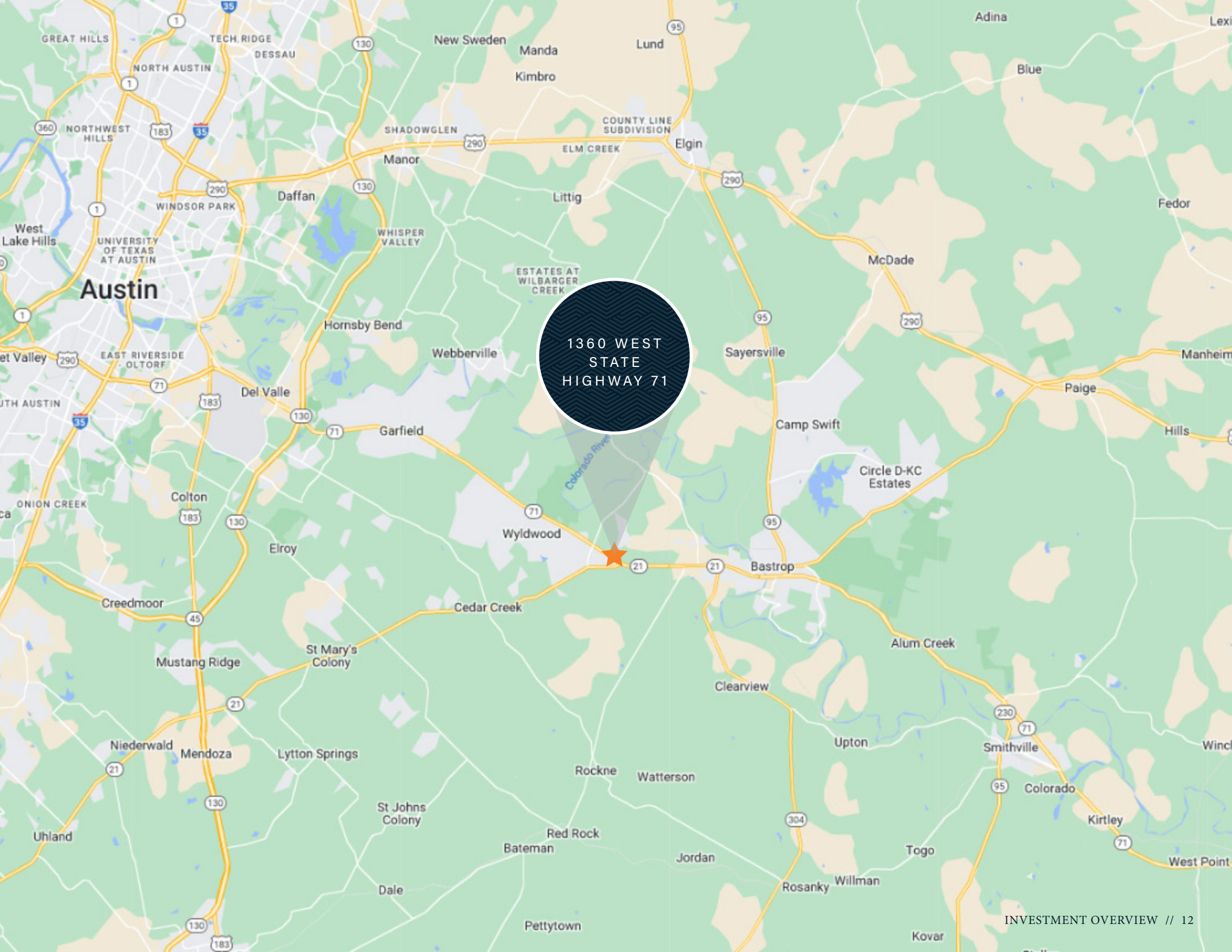
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RENT ROLL

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	Renewal Options and Option Year Rental Information
				Comm.	Exp.						
Unit A	Unit A	896	7.9%	2/1/20	MTM	\$10.04	\$750	\$9,000	\$9,000	May-2025	-
Unit B	Unit B	896	7.9%	2/8/17	MTM	\$10.04	\$750	\$9,000	\$9,000	May-2025	-
Unit C	Unit C	1,024	9.0%	8/8/20	MTM	\$9.96	\$850	\$10,200	\$10,200	May-2025	-
Unit D	Unit D	1,088	9.5%	2/1/23	MTM	\$9.93	\$900	\$10,800	\$10,800	May-2025	-
Unit E	Unit E	1,216	10.7%	6/1/16	MTM	\$7.40	\$750	\$9,000	\$9,000	May-2025	-
Unit F	Unit F	1,216	10.7%	6/15/19	MTM	\$8.88	\$900	\$10,800	\$10,800	May-2025	-
Unit J	Unit I	1,216	10.7%	2/22/21	MTM	\$8.39	\$850	\$10,200	\$10,200	May-2025	-
RV	RV	500	4.4%	2/1/23	MTM	\$10.80	\$450	\$5,400	\$5,400	May-2025	-
Ice Machine	Ice Machine	0	0.0%	6/1/24	6/1/29	\$0.00	\$900	\$10,800	\$10,800	Jun-2029	One 5-Year Renewal Option
Food Truck	Food Truck	0	0.0%	MTM	MTM	\$0.00	\$1,150	\$13,800	\$13,800	May-2025	-
Vacant Warehouse	100	3,344	29.3%	MTM	MTM	\$0.00	\$0.00	\$0.00	\$42,000	May-2025	-
Total		11,396				\$12.30	\$8,250	\$99,000	\$141,000		
Occupied Tenants: 10				Unoccupied Tenants: 1		Occupied GLA: 70.70%		Unoccupied GLA: 29.30%			
Total Current Rents: \$8,250						Occupied Current Rents: \$8,250		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

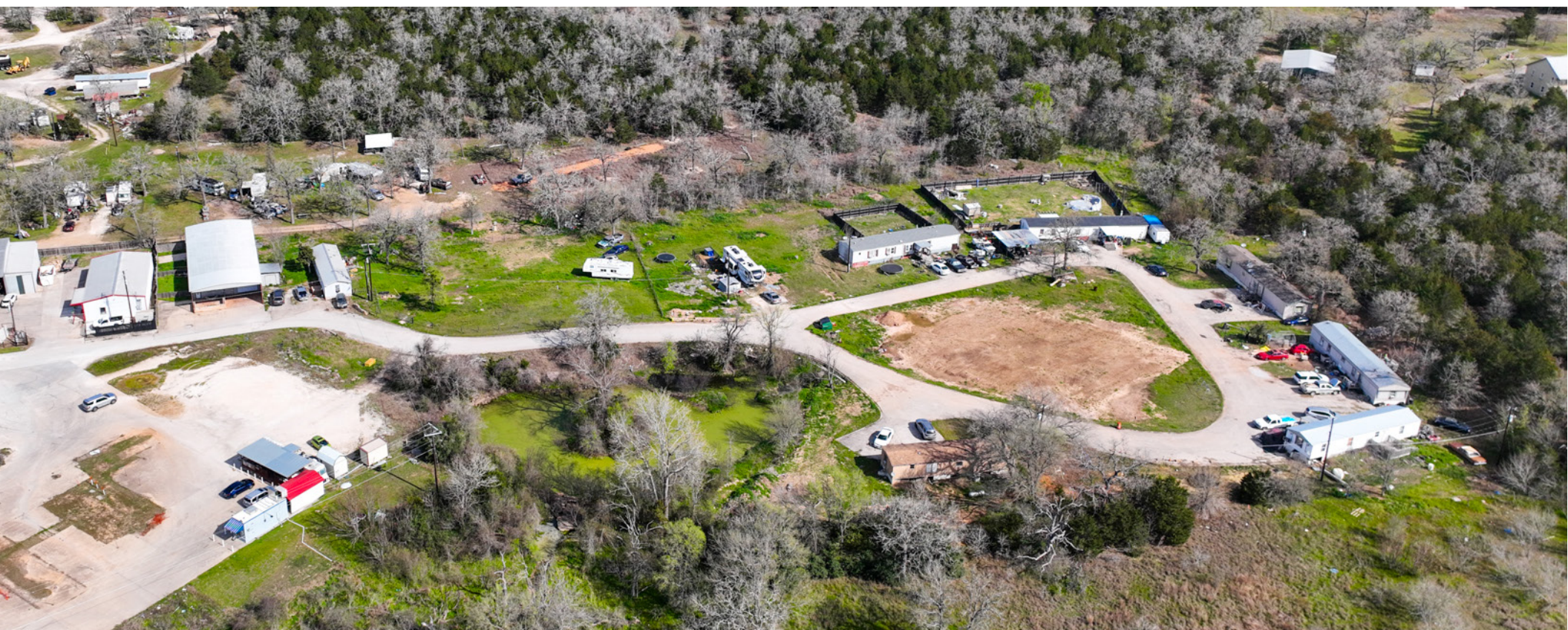
Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	99,000		8.69	141,000		12.37
Expense Reimbursement Income						
Net Lease Reimbursement						
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Effective Gross Revenue	\$99,000		\$8.69	\$141,000		\$12.37
Operating Expenses						
	Current		Per SF	Pro Forma		Per SF
Electric	500		0.04	50		0.00
Trash Removal	8,000		0.70	8,000		0.70
Water	23,600		2.07	23,600		2.07
Insurance	3,000		0.26	20,000		1.76
Real Estate Taxes	9,490		0.83	9,490		0.83
Total Expenses	\$44,590		\$3.91	\$61,140		\$5.37
Expenses as % of EGR	45.0%			43.4%		
Net Operating Income	\$54,410		\$4.77	\$79,860		\$7.01



1360 WEST
STATE
HIGHWAY 71



1360 WEST
STATE
HIGHWAY 71



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.

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



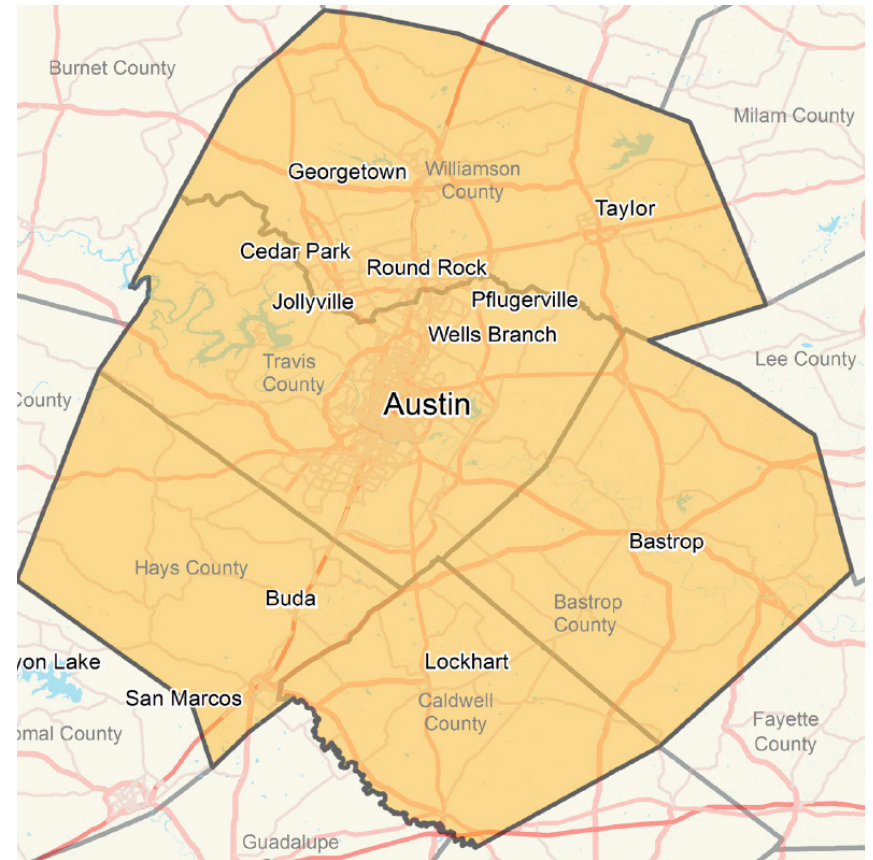
11%
EDUCATION AND
HEALTH SERVICES



4%
INFORMATION



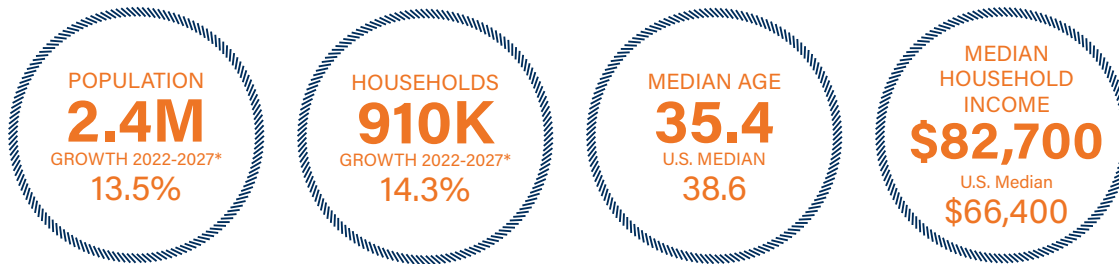
4%
OTHER SERVICES



METROPLEX GROWTH

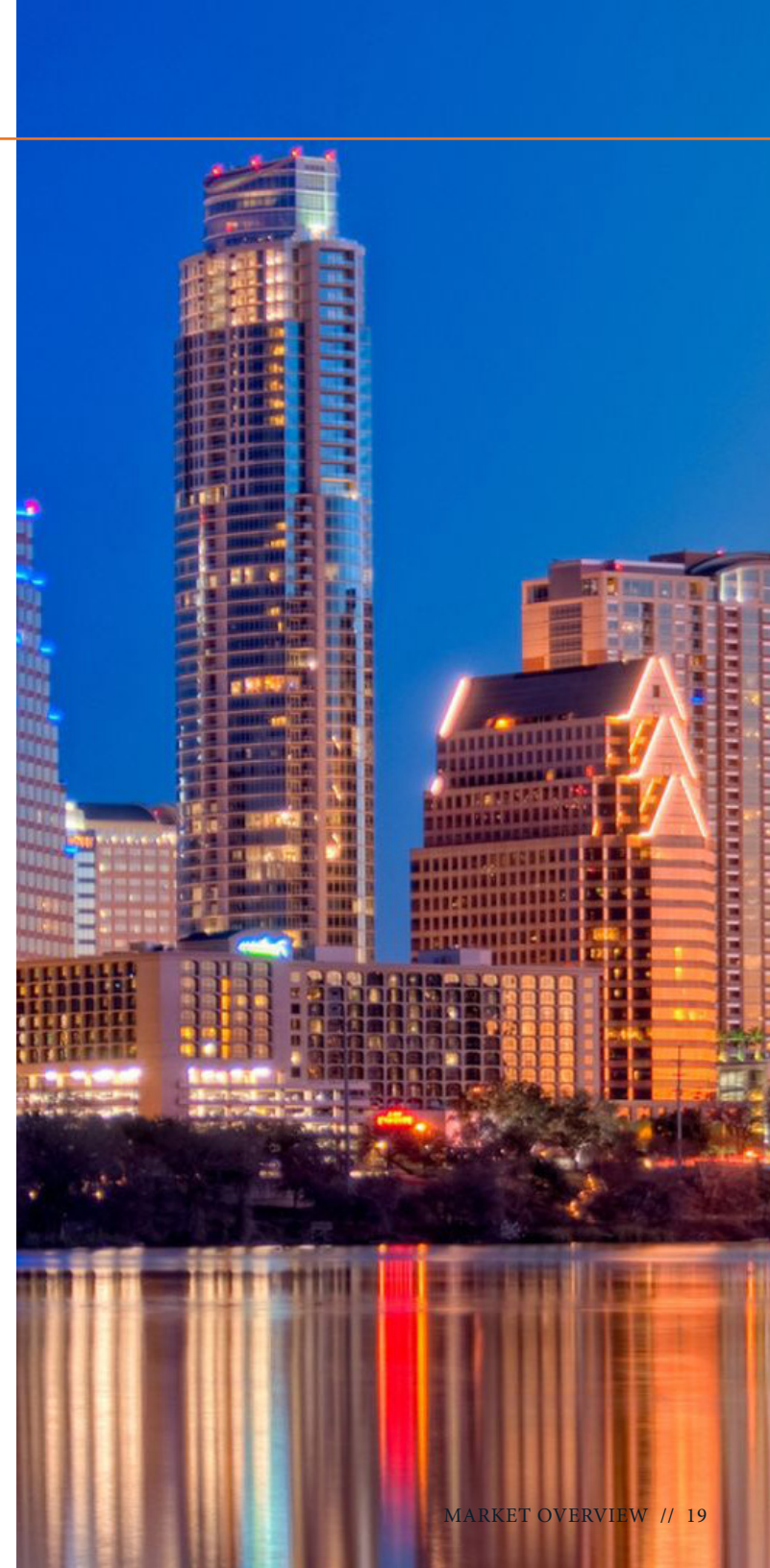
DEMOGRAPHICS

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



14,800

Total Population
Within 5 Miles



50.3%



49.7%



\$93,627

Average Household Income
Within 5 Miles



8,329

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,767	6,317	16,858
2023 Estimate			
Total Population	1,537	5,550	14,800
2020 Census			
Total Population	1,412	5,203	13,767
2010 Census			
Total Population	1,160	4,179	10,208
Daytime Population			
2023 Estimate	1,304	5,482	13,736
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	688	2,373	6,353
2023 Estimate			
Total Households	600	2,081	5,557
Average (Mean) Household Size	2.7	2.7	2.7
2020 Census			
Total Households	542	1,888	5,051
2010 Census			
Total Households	455	1,570	3,785

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	7.4%	7.0%	6.6%
\$150,000-\$199,999	13.2%	13.3%	11.1%
\$100,000-\$149,999	19.7%	19.2%	19.0%
\$75,000-\$99,999	14.2%	14.1%	14.0%
\$50,000-\$74,999	17.6%	17.4%	18.3%
\$35,000-\$49,999	9.9%	9.7%	10.7%
\$25,000-\$34,999	6.4%	6.8%	6.2%
\$15,000-\$24,999	7.0%	7.5%	6.8%
Under \$15,000	4.5%	4.9%	7.4%
Average Household Income	\$100,009	\$98,306	\$93,627
Median Household Income	\$82,793	\$81,301	\$76,056
Per Capita Income	\$39,057	\$36,855	\$35,226
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,537	5,550	14,800
Under 20	27.9%	27.9%	28.8%
20 to 34 Years	14.8%	15.1%	15.5%
35 to 39 Years	6.2%	6.2%	6.3%
40 to 49 Years	12.8%	12.6%	12.5%
50 to 64 Years	21.6%	21.5%	20.6%
Age 65+	16.7%	16.7%	16.4%
Median Age	40.9	40.6	39.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	1,029	3,714	9,759
Elementary (0-8)	4.7%	4.9%	5.2%
Some High School (9-11)	5.2%	5.0%	6.1%
High School Graduate (12)	27.9%	28.7%	28.6%
Some College (13-15)	21.9%	21.9%	24.6%
Associate Degree Only	7.7%	7.7%	7.5%
Bachelor's Degree Only	19.8%	19.5%	17.5%
Graduate Degree	12.8%	12.4%	10.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	37.0	37.0	36.0



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.**

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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.

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Designated Broker of Firm	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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