

Marcus & Millichap
TAG INDUSTRIAL GROUP

119 BUFKIN LANE

LOCKHART, TX 78644

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Activity ID: ZAH0160095

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

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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 2,100-Square-Foot Auto Repair Shop Situated on 0.57 Acres
 - Featuring Metal Construction, Three Automotive Bays, Office Space, Three-Phase Heavy Power, & 12 Parking Spaces
 - Ideal for Owner Use | 8% Building Coverage Ratio Creates Development Opportunity
 - Located Along S. Colorado St. (U.S. 183) in Close Proximity to Downtown Lockhart
- Strong Retail Growth Corridor: Neighboring New Development Occupied by McCoy's Building Supply, Proximity to Walmart, H-E-B, Walgreens, Dollar Tree, McDonald's, Etc.

The property is a vacant 2,100-square-foot auto repair shop situated on 0.57 acres of land. This auto repair shop is an ideal opportunity for owner use, with its metal construction and three automotive bays providing ample space for a variety of automotive services. The shop also features office space, allowing for administrative tasks to be performed on site. Additionally, the property has three-phase heavy power, making it suitable for a range of equipment and machinery. With 12 parking spaces, there is ample room for customers and employees to park. The property's development potential is also a significant advantage, with an 8 percent building coverage ratio creating opportunities for expansion or redevelopment.

The property's location along South Colorado Street (U.S. Route 183) provides easy access to downtown Lockhart. The property's location is a significant advantage, with its proximity to a strong retail growth corridor. The area is home to a number of major retailers, including McCoy's Building Supply, Walmart, H-E-B, Walgreens, Dollar Tree, and McDonald's. This corridor is experiencing significant growth and development, making it an attractive location for businesses. The property's visibility and accessibility make it an ideal location for a business looking to attract customers. The nearby businesses and services also provide a range of amenities and resources for employees and customers. The property's location along a major highway also provides easy access to other areas of the city. The area's growth and development make it an exciting opportunity for businesses.

PROPERTY DETAILS

119 BUFKIN LANE, LOCKHART, TX 78644

Number of Suites	1
Number of Buildings	1
Total Square Feet	2,100 SF
Year Built	2012
Lot Size	0.57 acres
Parking Spaces	12
Parking Surface	Asphalt
Building Class	C
Tenancy	Vacant
Drive-In Doors	3
Construction	Metal
Power	3p
Zoning	CHB
Roof Type	Metal
Market	TX-Austin
Submarket	Caldwell (CoStar)
Market Vacancy	13.00%



119 BUFKIN LANE

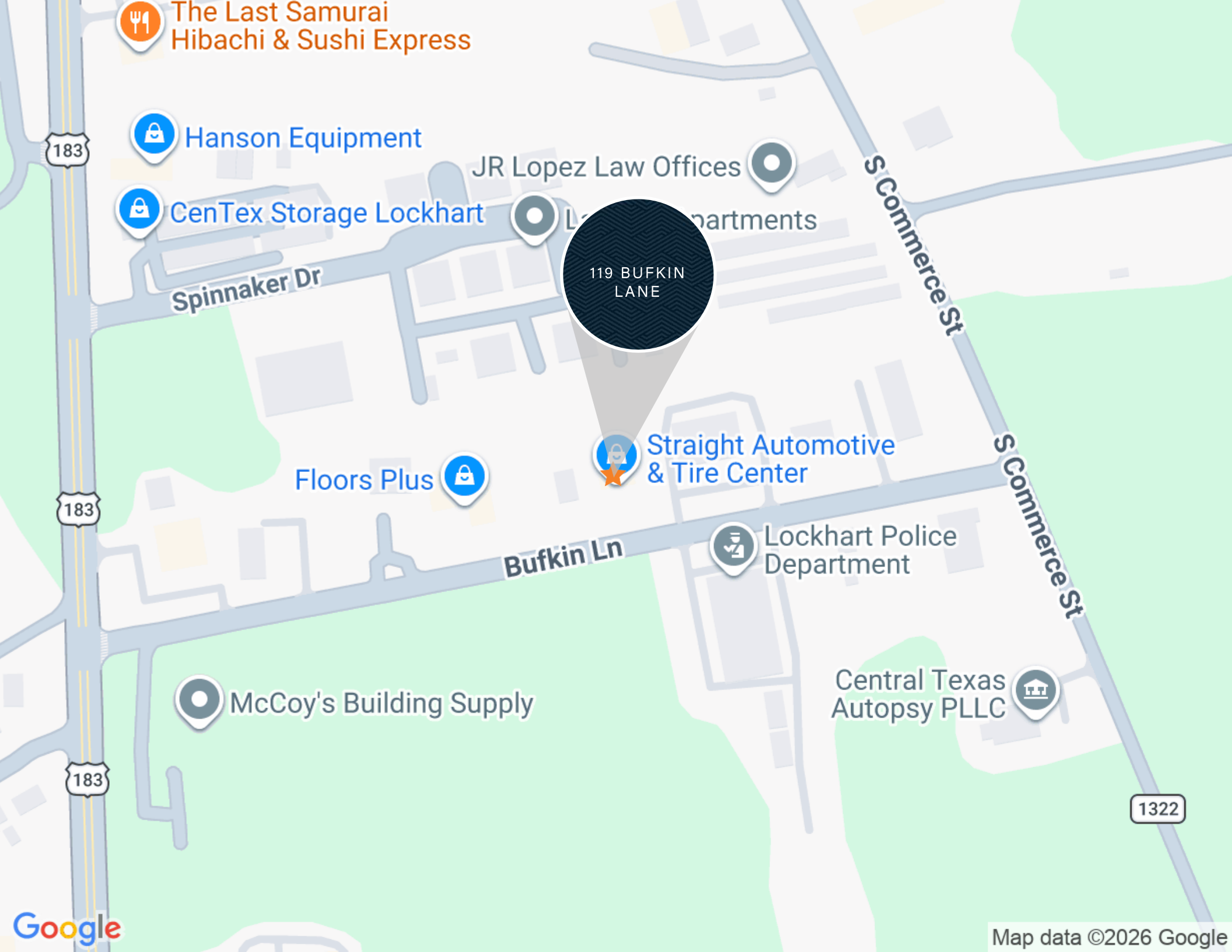
OFFERING PRICE

\$430,000

Offering Price	\$430,000
Price/SF	\$204.76
Total Square Feet	2,100
Tenancy	Owner-User



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The Last Samurai
Hibachi & Sushi Express

Hanson Equipment

CentTex Storage Lockhart

JR Lopez Law Offices

119 BUFKIN
LANE

Floors Plus

Straight Automotive
& Tire Center

Lockhart Police
Department

McCoy's Building Supply

Central Texas
Autopsy PLLC

119 BUFKIN LANE





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 our 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 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced 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/du diligence and underwriting to ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

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AUSTIN TEXAS

Known for the home of South by Southwest and the Austin City Limits festival, 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 metro's population increased substantially in recent decades and now exceeds 2.6 million residents. Travis County holds more than half of the metro's population and is home to the city of Austin, the capital of Texas, with a population of 980,000 people. Employment gains in the tech sector have significantly contributed to the metro's recent population and median household income growth. Austin is the host of the Tesla Gigafactory Texas, America's second-largest factory, which employs 20,000 people. The area is distinguished from other Texas markets by its "hill country" topography. Lady Bird Lake, near Austin's center, has been made famous by its iconic Ann W. Richards Congress Avenue Bridge, home to a bat colony that has become a popular photo opportunity for tourists.



MAJOR
TECHNOLOGY
PRESENCE



STRONG
POPULATION
GAINS



EMPLOYMENT
GROWTH

METROPLEX GROWTH

ECONOMY

Housed in a border state, Austin benefits from international trade through channels of foreign direct investment projects, as well as industries engaged in trade over the US-Mexico border. The government is a significant driver in the local economy. 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



16%
TRADE, TRANSPORTATION
AND UTILITIES



15%
GOVERNMENT



11%
EDUCATION AND
HEALTH SERVICES



6%
FINANCIAL
ACTIVITIES



21%
PROFESSIONAL AND
BUSINESS SERVICES



6%
CONSTRUCTION



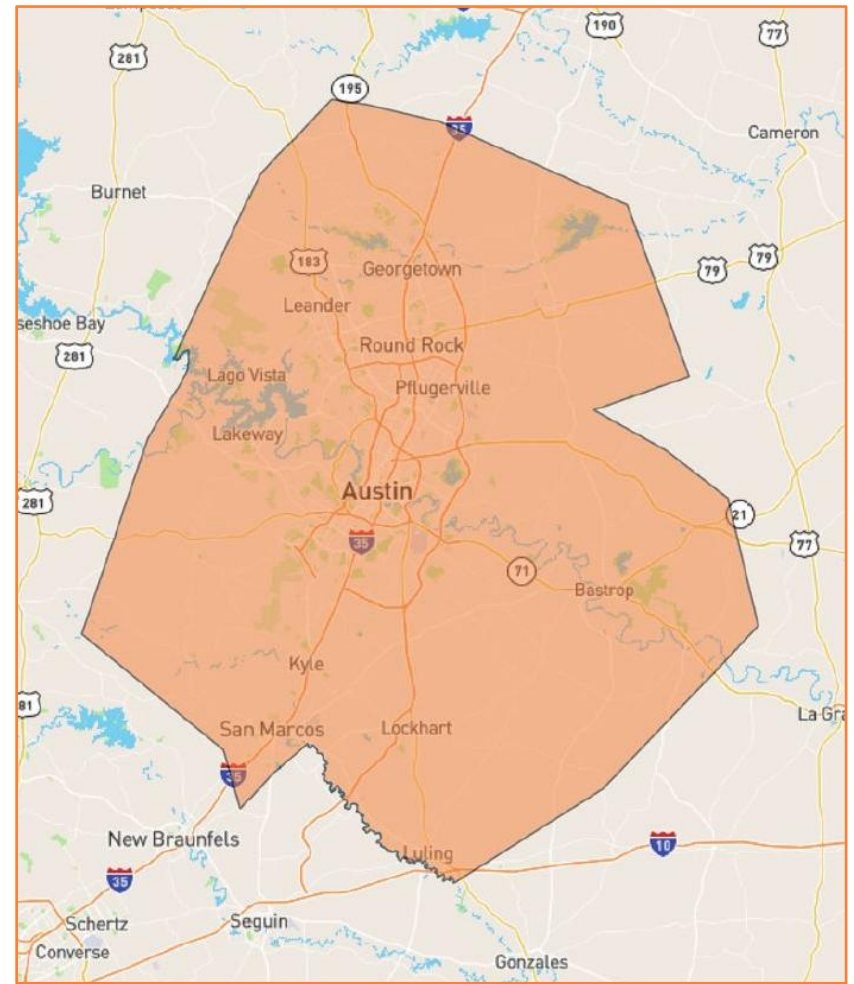
11%
LEISURE AND
HOSPITALITY



4%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

The metro is expected to add nearly 253,000 people through 2029, resulting in the formation of roughly 108,000 households and generating housing demand. A homeownership rate close to 57 percent reflects a sizable consumer base for multifamily housing. The local population of ages 25 and older includes 49 percent with bachelor's degrees and close to 18 percent with a graduate or professional degree.



POPULATION
2.6M
2025-2029* Growth
9.9%



HOUSEHOLDS
1M
2025-2029* Growth
10.5%



MEDIAN AGE
37
U.S. Median
39

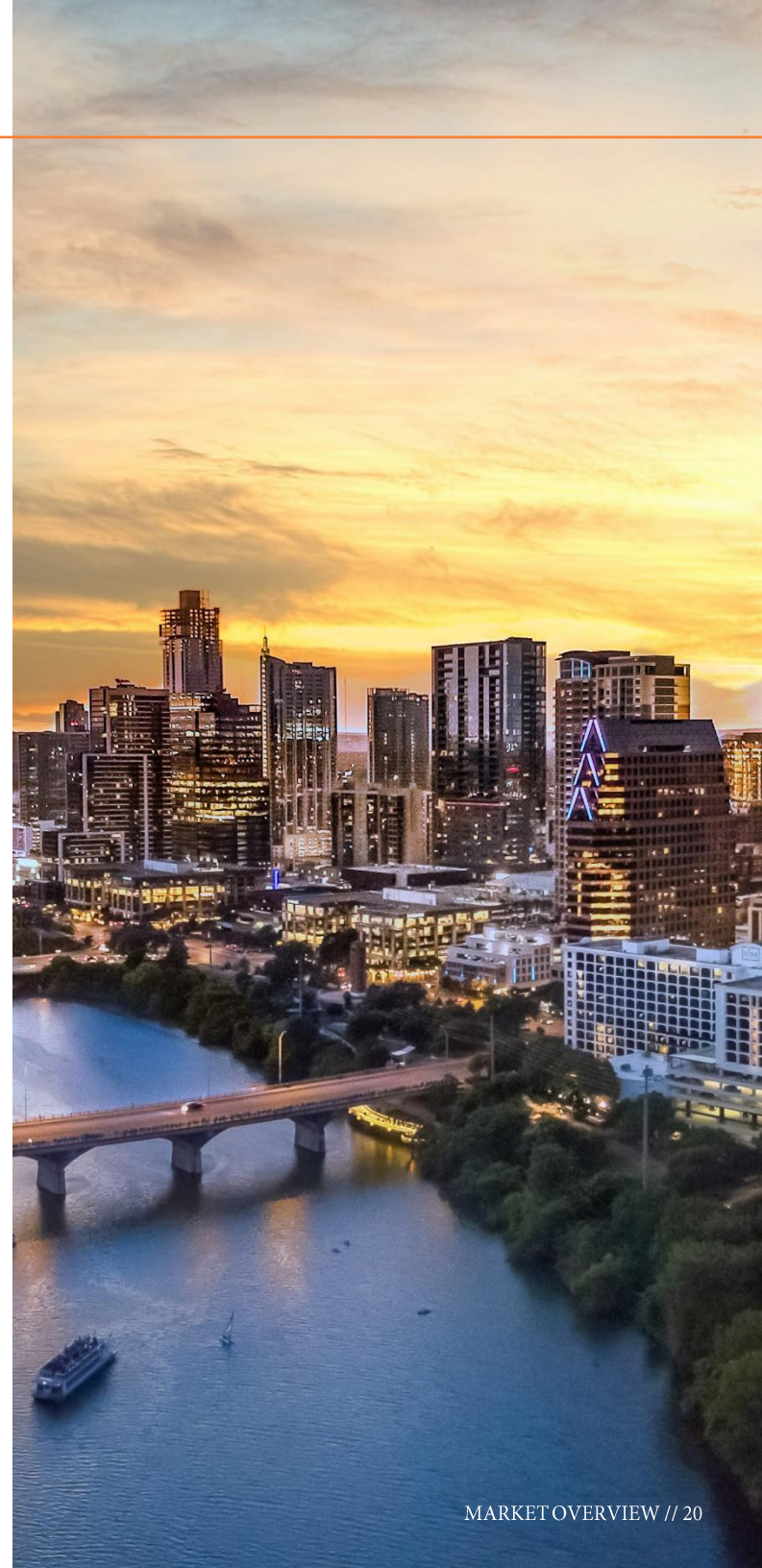


MEDIAN HOUSEHOLD INCOME
\$107,000
U.S. Median
\$76,000

QUALITY OF LIFE

Austin has 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. Additionally, 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.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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