



NOW LEASING - 2500 HWY 183

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NOW LEASING - 2500 HWY 183

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*Example Office shown above with upgrade option (glass wall), standard option is sheetrock.



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PROPERTY HIGHLIGHTS

- 275 feet of Hwy 183 frontage
- Zoning: CS-CO-NP
- Less than 7 miles from Austin CBD



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AVAILABLE SPACE - 103,057 SF

SITEPLAN



AVAILABLE SPACE - 103,057 SF

SUITE SIZE OPTIONS

| Mar. 2021 |
|------------|
| Building 1 |
| 2,446 SF |
| 4,892 SF |

| Mar. 2021 |
|------------|
| Building 2 |
| 1,535 SF |
| 3,070 SF |
| 4,605 SF |
| 6,140 SF |
| 7,675 SF |


| Mar. 2021 |
|------------|
| Building 3 |
| 2,440 SF |
| 4,880 SF |
| 7,320 SF |
| 9,760 SF |
| 12,200 SF |
| 14,640 SF |
| 17,080 SF |


| Apr. 2021 |
|------------|
| Building 4 |
| 5,460 SF |
| 10,920 SF |
| 16,380 SF |
| 21,840 SF |
| 27,300 SF |


| Mar. 2021 |
|------------|
| Building 5 |
| 1,842 SF |
| 3,684 SF |
| 5,526 SF |

| Apr. 2021 |
|------------|
| Building 6 |
| 3,643 SF |
| 7,286 SF |
| 10,929 SF |
| 14,572 SF |
| 18,215 SF |
| 21,858 SF |
| 25,501 SF |
| 29,144 SF |

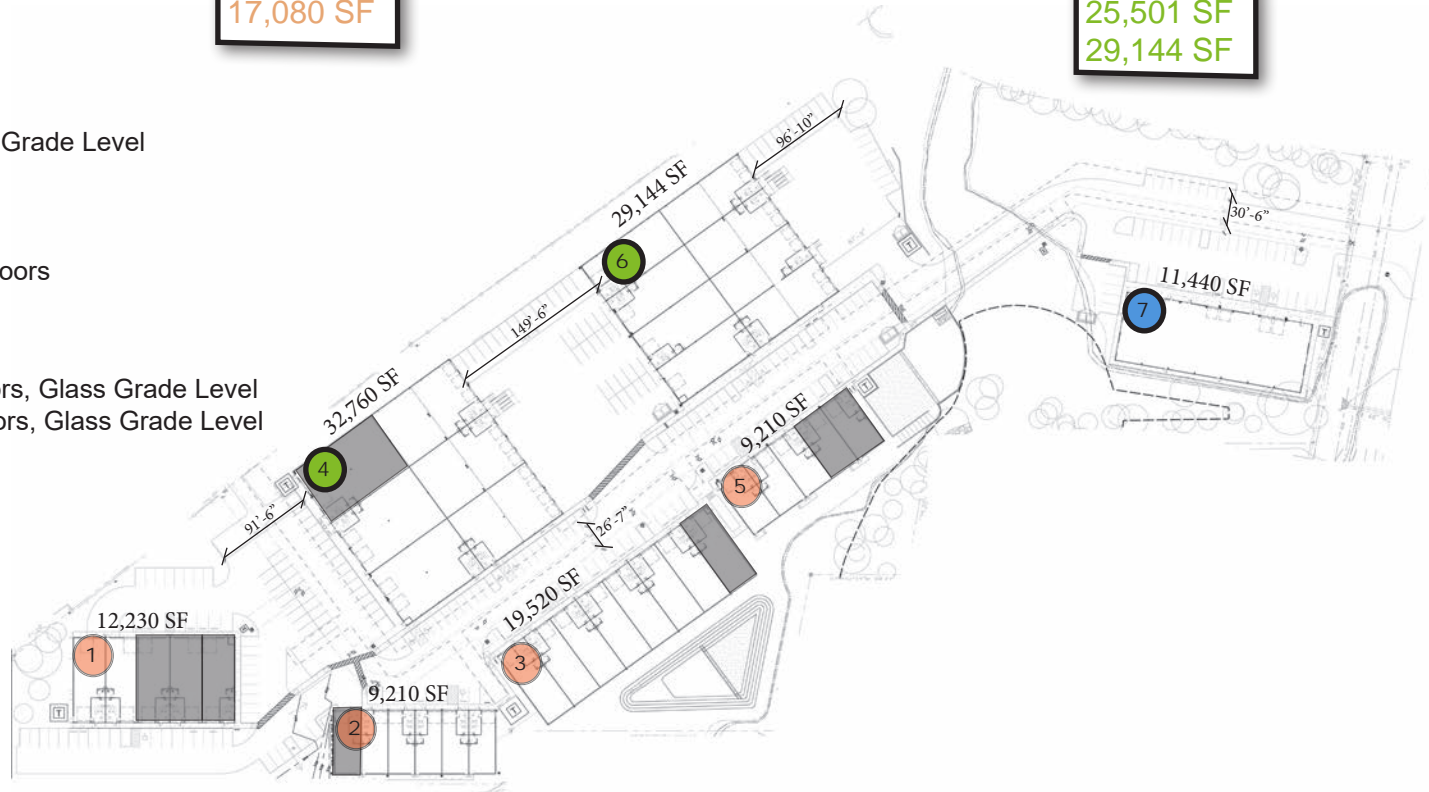
| Nov. 2020 |
|-----------------|
| Building 7 |
| Shell Condition |

 12' x 14' Dock Doors, Grade Level
18'-21' Clear Height

 10' x 10' Dock High Doors
24' - 25' Clear Height

 (3) 10' x 14' Dock Doors, Glass Grade Level
(2) 10' x 10' Dock Doors, Glass Grade Level
18' Clear Height

 Leased



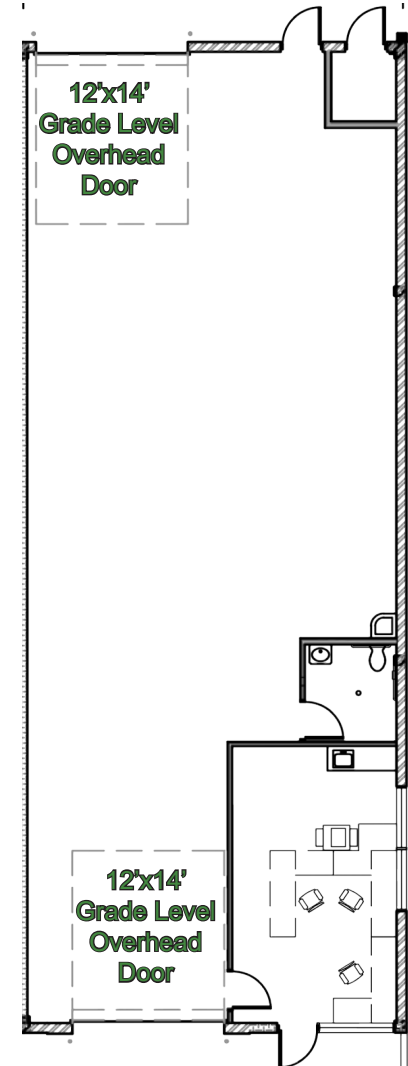
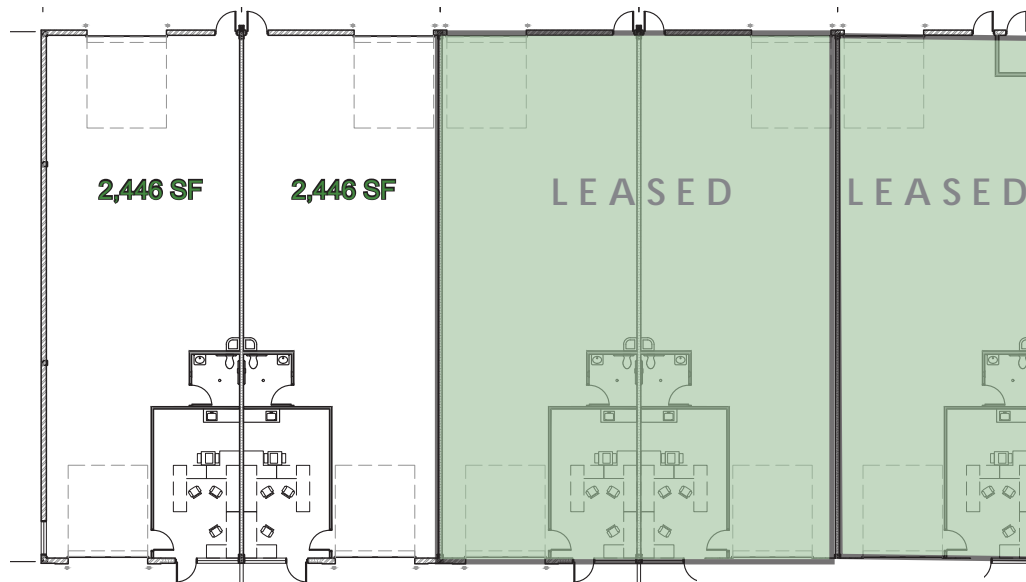
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BUILDING ONE - 5 MOVE IN READY SUITES - Occupancy March 2021 (Move In Ready)

- Building Size:** 12,230 SF
- Suite Options:** 2,446 SF or 4,892 SF
- Door Size:** Cross dock w/ two (2) oversize 12'x14' grade level overhead doors per suite
- Insulation:** R30 insulated warehouse and LED warehouse lighting
- Clear Height:** 18' clear height & sprinklered
- Electrical:** 200 amp 3 phase per suite
- Offices:** Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid, LED lighting - 353 SF Office, Breakroom Counter, Bathroom & Mop Sink
- Rates:** \$16.75 + \$2.64 (NNN's) = \$1.62 psf/month or \$3,962 per unit



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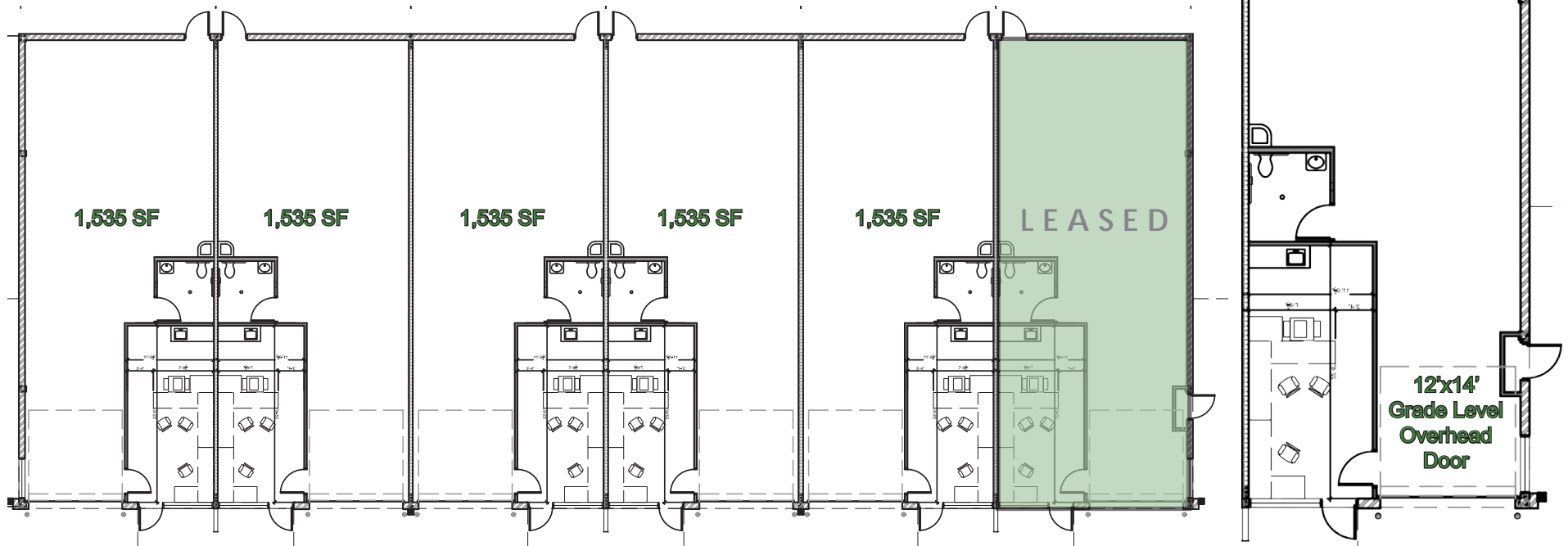
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BUILDING TWO - 6 MOVE IN READY SUITES - Occupancy March 2021 (Move In Ready)

- Building Size:** 9,210 SF
- Suite Options:** 1,535 SF or 3,070 SF or 4,605 SF or 6,140 SF or 7,675 SF
- Door Size:** Oversize 12'x14' grade level overhead door
- Insulation:** R30 insulated warehouse and LED warehouse lighting
- Clear Height:** 18' clear height & sprinklered
- Electrical:** 200 amp 3 phase per suite
- Offices:** Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid, LED lighting - 308 SF Office, Breakroom Counter, Bathroom & Mop Sink
- Rates:** \$16.75 + \$2.64 (NNN's) = \$1.62 psf/month or \$2,486 per unit



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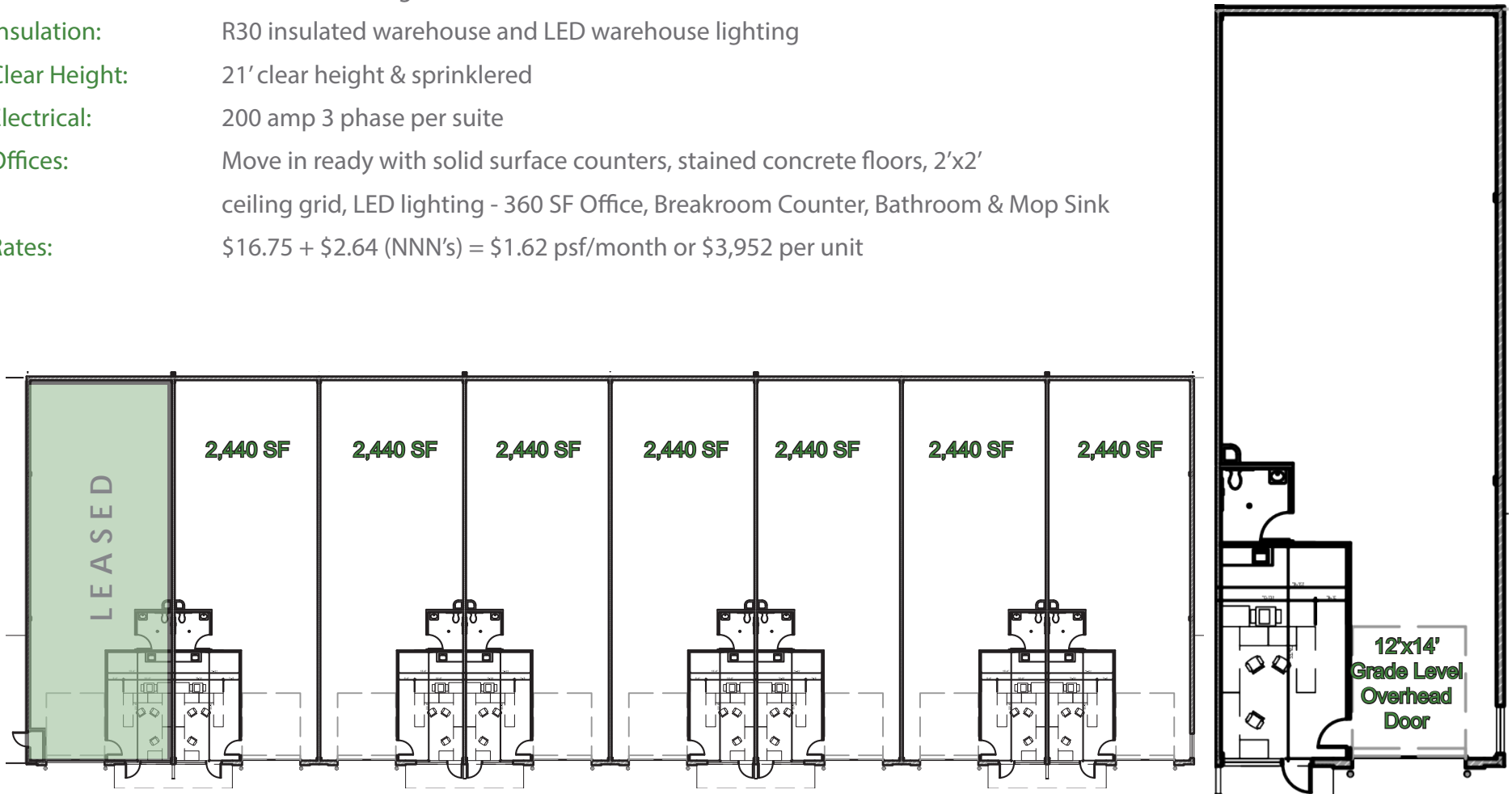
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BUILDING THREE - 8 MOVE IN READY SUITES - Occupancy March 2021 (Move In Ready)

- Building Size:** 19,520 SF
- Suite Options:** 2,440 SF or 4,880 SF or 9,760 SF
- Door Size:** Oversize 12'x14' grade level overhead door
- Insulation:** R30 insulated warehouse and LED warehouse lighting
- Clear Height:** 21' clear height & sprinklered
- Electrical:** 200 amp 3 phase per suite
- Offices:** Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid, LED lighting - 360 SF Office, Breakroom Counter, Bathroom & Mop Sink
- Rates:** \$16.75 + \$2.64 (NNN's) = \$1.62 psf/month or \$3,952 per unit



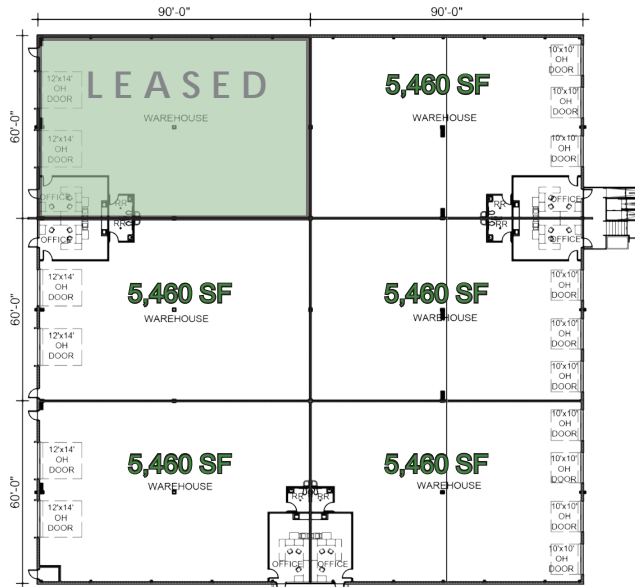
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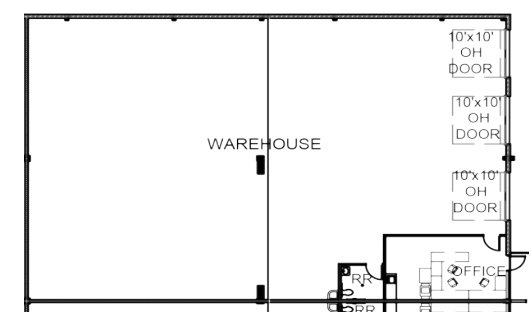
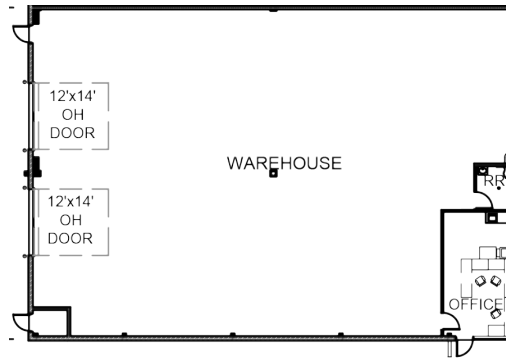
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BUILDING FOUR - 6 MOVE IN READY SUITES - Occupancy April 2021 (Move In Ready)

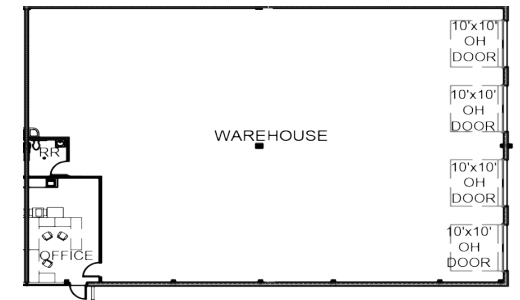


Building Size: 32,760 SF
Suite Options: 5,460 SF or 10,920 SF dock high loading
Door Options:

- 1) Two oversized 12'x14' grade level overhead doors
- 2a) Three 10'x10' dock high doors



- 2b) Four 10'x10' dock high doors



Insulation: R30 insulated warehouse and LED warehouse lighting
Clear Height: 25' clear height & ESRF compatible sprinkler system
Electrical: 200 amp 3 phase per suite
Offices: Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid, LED lighting - 360 SF Office, Breakroom Counter, Bathroom & Mop Sink
Rates: \$12.50 + \$2.64 (NNN's) = \$1.26 psf/month or \$6,879 per unit



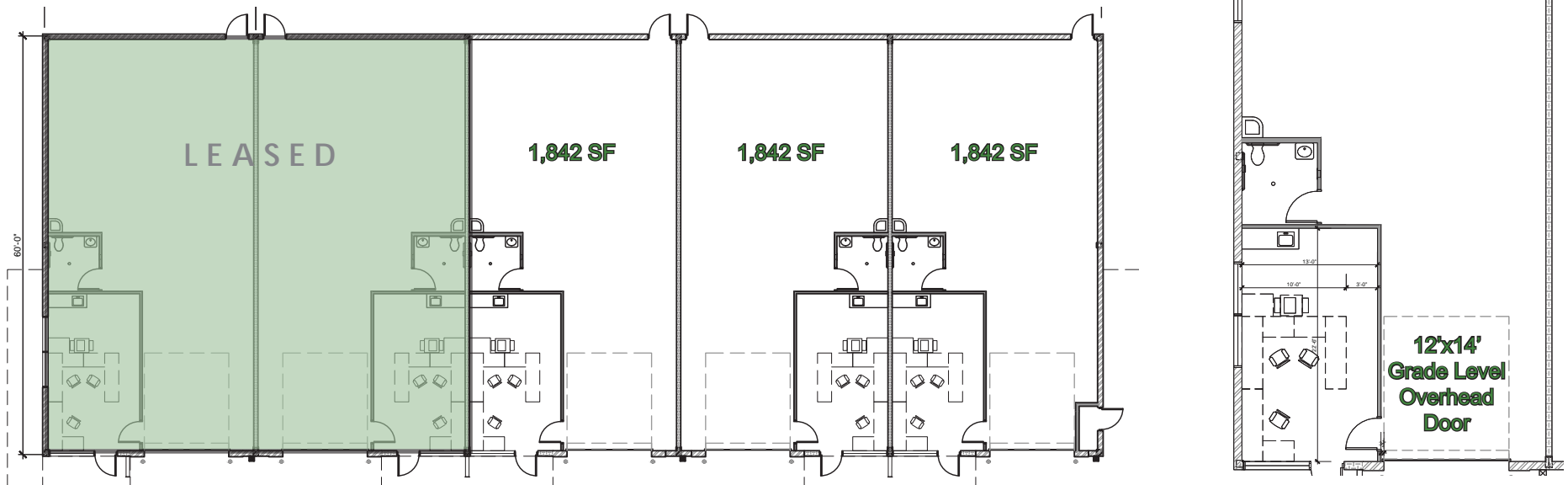
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BUILDING FIVE - 5 MOVE IN READY SUITES - Occupancy March 2021 (Move In Ready)

- Building Size:** 9,210 SF
- Suite Options:** 1,842 SF or 3,684 SF or 5,526 SF
- Door Size:** Oversize 12'x14' grade level overhead door
- Insulation:** R30 insulated warehouse and LED warehouse lighting
- Clear Height:** 18' clear height & sprinklered
- Electrical:** 200 amp 3 phase per suite
- Offices:** Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid, LED lighting -- 353 SF Office, Breakroom Counter, Bathroom & Mop Sink
- Rates:** \$16.75 + \$2.64 (NNN's) = \$1.62 psf/month or \$2,984 per unit



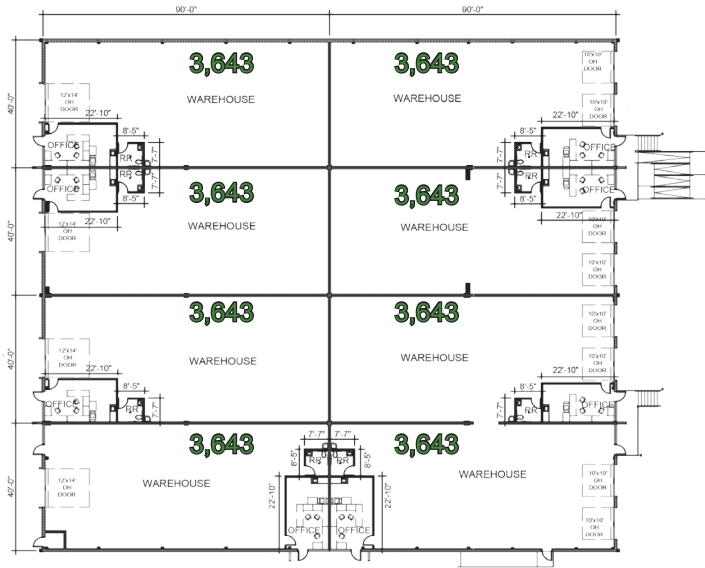
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BUILDING SIX - 8 MOVE IN READY SUITES - Occupancy April 2021 (Move In Ready)



Building Size:

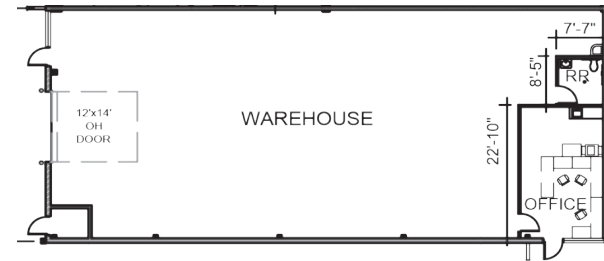
29,144 SF

Suite Options:

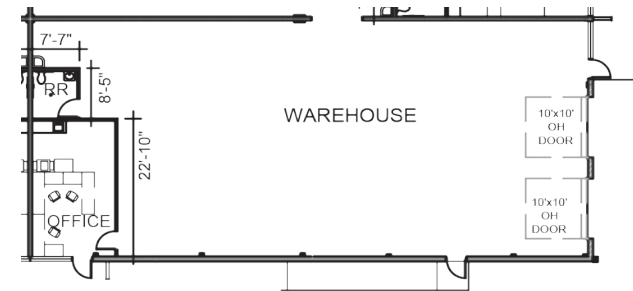
3,643 SF or 7,286 SF or 10,929 SF

Door Options:

1) One oversize 12'x14' grade level overhead door



(2) Two 10'x10' dock high doors



Insulation:

R30 insulated warehouse and LED warehouse lighting

Clear Height:

24' clear height & sprinklered

Electrical:

200 amp 3 phase per suite

Offices:

Move in ready with solid surface counters, stained concrete floors, 2'x2' ceiling grid,
LED lighting -- 360 SF Office, Breakroom Counter, Bathroom & Mop Sink

Rates:

\$14.00 + \$2.64 (NNN's) = \$1.39 psf/month or \$5,063 per unit



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BUILDING SEVEN - SHELL CONDITION - Shell Delivers November 2020 ready for TI's

Building Size: 11,440 SF

Highlights: Shell condition – ready for TI's – 11,440 SF

Retail/Service Overhead-

-Door Options: Total of (5) grade level glass doors:
(3) 10'x14' grade level glass doors and (2) 10' x 10' grade level glass doors

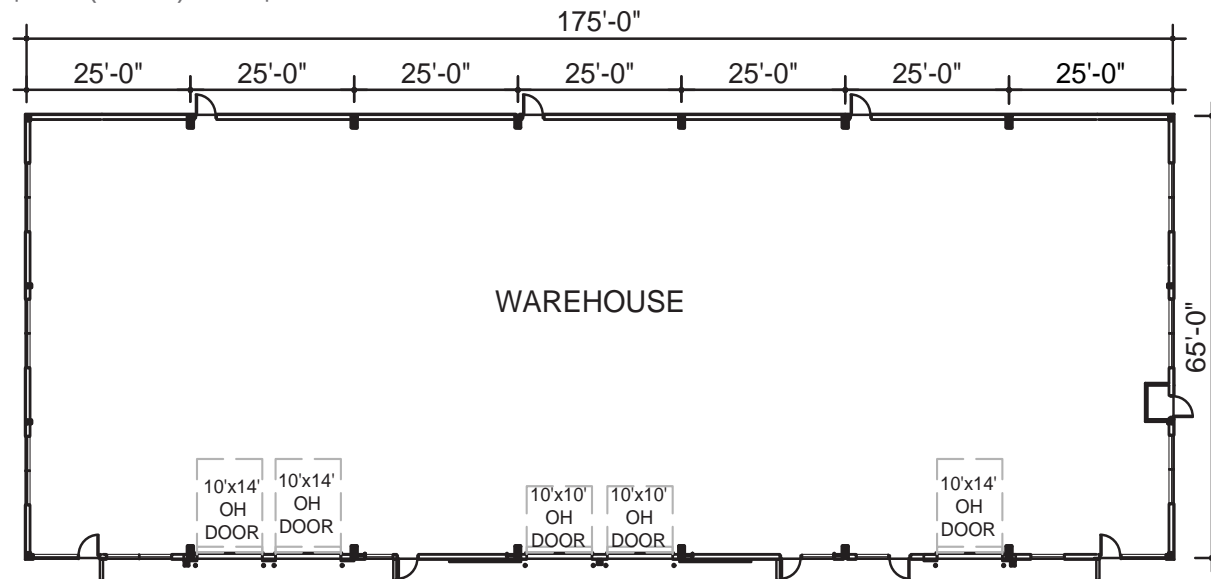
Insulation: R30 insulated warehouse and LED warehouse lighting

Clear Height: 18' clear height

Sprinklers: NFPA 13 fire protection sprinklers

Electrical: 800 amp 3 phase power for building

Rates: \$21.00 + \$2.64 (NNN's) with \$40 PSF in TI from shell



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OFFICE FINISHES

ACCENT WALL PAINT:
SHERWIN WILLIAMS
SW 6235 FOGGY DAY
EG-SHEL

WALL PAINT:
SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE
WHITE EG-SHEL

ACCENT PAINT

COUNTERS
WILSONART
ENCHANTED ROCK
Q4041
BLDG. 2,4,6

COUNTERS
WILSONART
HALD1
Q4032
BLDG. 1,3,5

FLOORS:
AMERIPOLISH
DYE-N-SEAL
WALNUT

CABINET
WILSONART
WHITE SAND
LINEARITY
D403-18

CEILING

OFFICE
111

COUNTER

SW 7757 High Reflective White
Interior
Locator Number: 256-C1

SW 6235 Foggy Day
Interior
Locator Number: 222-C1

WALL TILES:
DAL TILE
LINDEN POINT
GRIGIO

WALL PAINT:
SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE
EG-SHEL

FLOORS:
AMERIPOLISH
DYE-N-SEAL
WALNUT

SW 7757 High Reflective White
Interior
Locator Number: 256-C1

RESTROOM FINISHES

WALL TILES

FLOORS:
AMERIPOLISH
DYE-N-SEAL
WALNUT

WALL TILES:
DAL TILE
LINDEN POINT
GRIGIO

WALL PAINT:
SHERWIN WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE
EG-SHEL

SW 7757 High Reflective White
Interior
Locator Number: 256-C1

SITE LOCATION AERIAL



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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:
 - 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.

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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 Primary Assumed Business Name

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 Licensed Supervisor of Sales Agent/
 Associate

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Buyer/Tenant/Seller/Landlord Initials Date