

9417 Circle Dr
AUSTIN, TX 78736



OFFERING MEMORANDUM



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PROPERTY HIGHLIGHTS

NEW CONSTRUCTION - VACANT OR SALE LEASEBACK

Take advantage of this sale-leaseback opportunity with a 5 year NNN lease commencing at the close of escrow, including annual escalations. Building can also be delivered vacant for an owner/user.

SINGLE TENANT NET LEASED INDUSTRIAL

Rare opportunity for new industrial in Southwest Austin.

BOOMING LUXURY FURNITURE TENANT

A furniture store established in 2004, that has two locations backed by a thriving e-commerce component. Seller willing to personally guarantee.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that currently do not impose a state income or investment tax.

UNPARALLELED MARKET GROWTH

According to NeighborhoodScout, the Austin MSA has seen a real estate appreciation of 67% over the last 10 years. Likely fueled by the numerous corporate relocations, the Austin MSA has maintained a steady population growth of approximately 2.5% annually and 29% over the last 10 years, ranking #3 according to the U.S. Census Bureau for percentage growth.

CONSTRUCTION HIGHLIGHTS

POWER 3 Phase / 208 V

CLEAR HEIGHT 24 FT

ROOF TYPE TPO

FIRE SPRINKLERED Yes

DOCK HIGH DOORS 6 (2 Each Building)

ROOF INSULATION Yes

AIR/HEATING HVAC for Office
2 Heaters for Warehouse

LANDSCAPE Completion End of May 2021

FINANCIAL SUMMARY

PROPERTY ADDRESS	9417 Circle Dr Austin, TX 78736
PRICE	\$7,000,000
CAP RATE	6.00%
NOI	\$420,000
# OF BUILDINGS	3
BUILDING SIZE	Total: 27,900 SF (8,100 SF, 9,900 SF, 9,900 SF)
LOT SIZE	5.00 Acres
YEAR BUILT	2020
SUBMARKET	Southwest



RENT ROLL

RENTABLE SF	TERM	LEASE COMMENCEMENT	LEASE STRUCTURE	MONTHLY BASE RENT PSF	ANNUAL BASE RENT PSF	MONTHLY BASE RENT	ANNUALIZED RENT	INCREASES	OPTIONS
27,900	5 Year	COE	NNN	\$1.25	\$15.06	\$35,000.00	\$420,000.00	2% annual	2, 5 Year



TENANT PROFILE

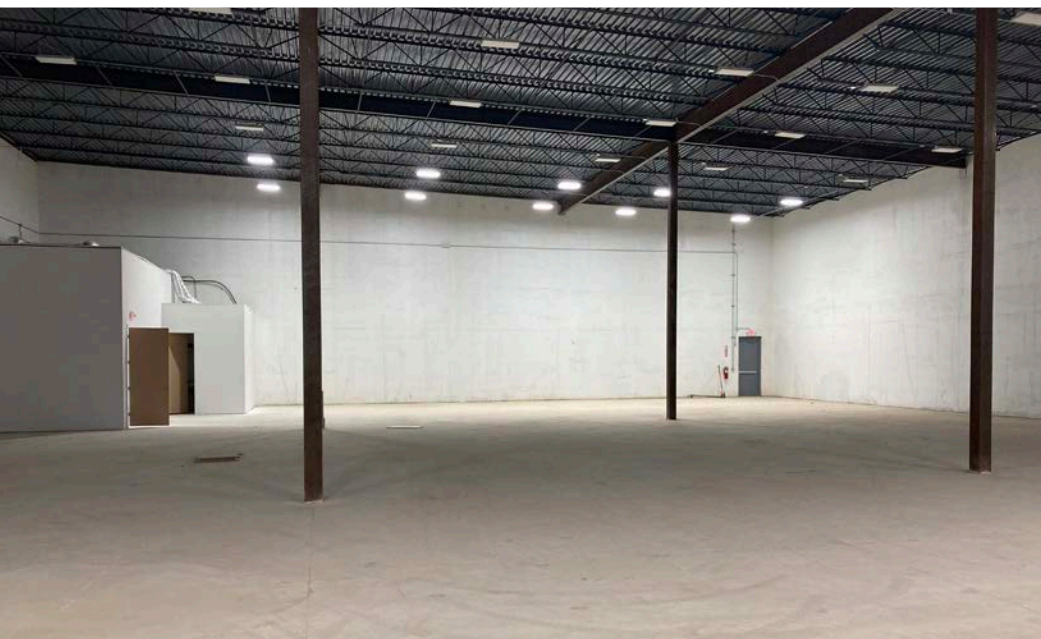
THE KHAZANA EST. 2004

Global Craftsmanship Brought To Your Doorstep

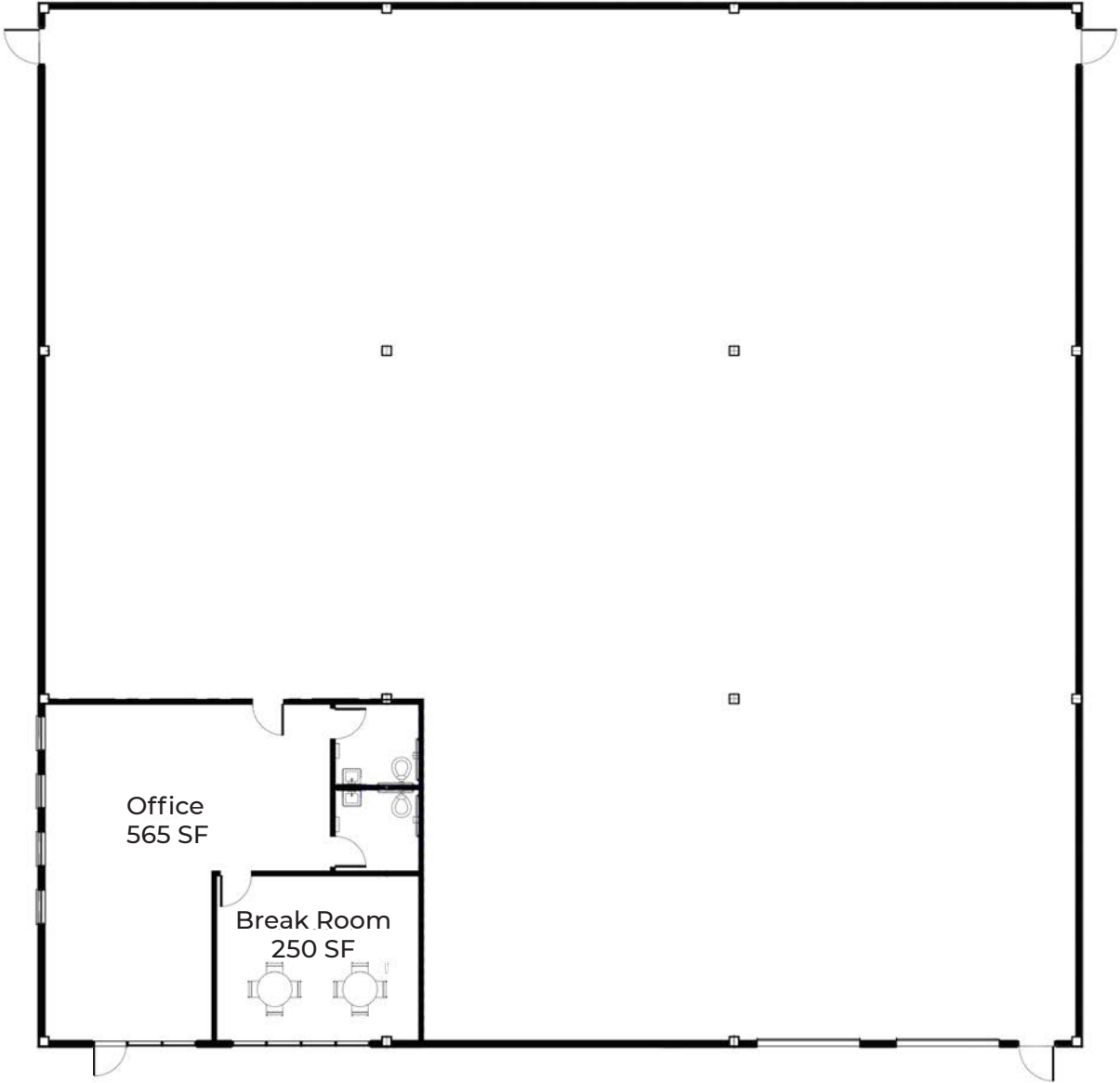
The Khazana is a family owned furniture store, located in Austin, Texas. Meaning “Treasure” in Hindi, The Khazana offers a wide array of eclectic home furnishings. We travel for months at a time to India, Pakistan, Tibet, Mongolia, and Morocco in search of the original “makers” passed down through generations. We are also partnered with Four Hands Furniture, Arteriors, and a few other distributors who reflect our view of the craftsmanship, eco-friendly, and uniqueness we look for in our products. We bring together a variety of furniture, rugs, textiles, lamps, and accessories to help bring inspiration to our customers and provide the best service. We are always excited to help you design your future home with our Treasures!



PROPERTY PHOTOS

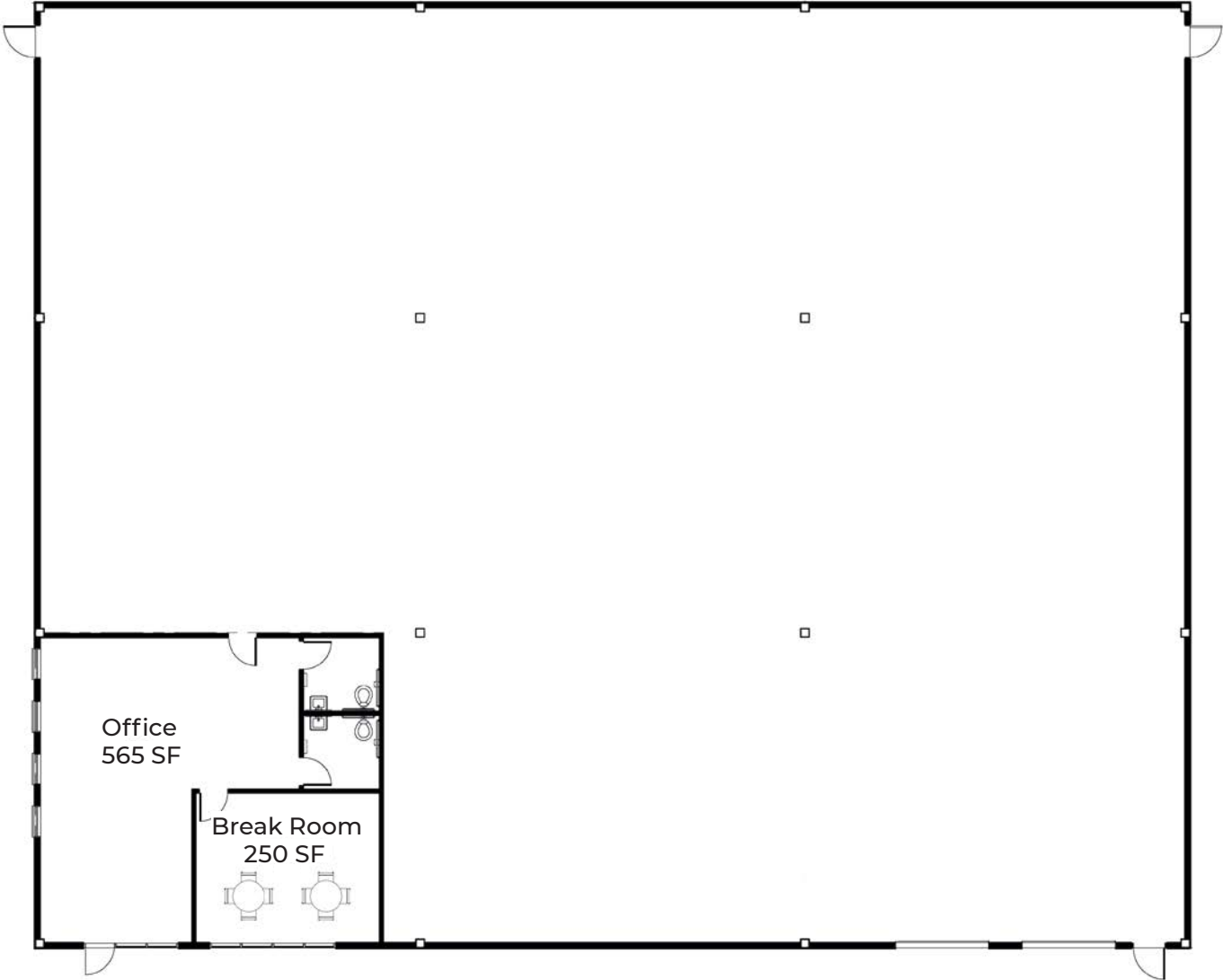


BUILDING 1 FLOOR PLAN



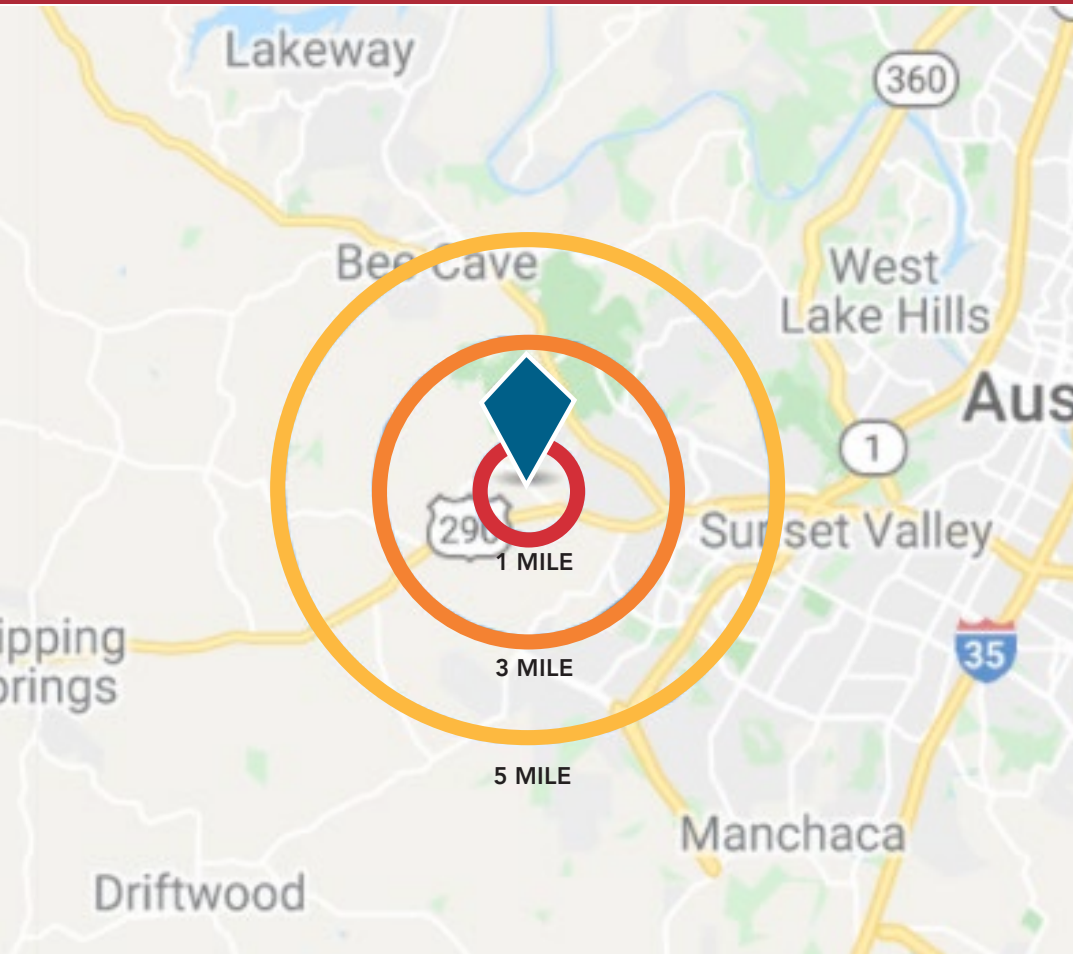
Total Size: 8,100 SF

BUILDING 2 & 3 FLOOR PLAN



Total Size: 9,900 SF

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	2,771	24,010	85,216
2025 Population	3,035	26,008	92,636
2010-2020 Population Growth	4.2%	2.8%	2.5%
HOUSEHOLDS			
2020 Households	1,045	9,153	32,080
2010-2020 Household Growth	4.1%	2.6%	2.4%
HOUSEHOLD INCOME			
2020 Average Household Income	\$149,230	\$148,056	\$151,756
DAYTIME EMPLOYMENT			
2020 Businesses	134	736	3,000
2020 Employees	1,082	5,561	27,101



AERIAL MAP



SITE



CEDARS MONTESSORI SCHOOL



290



AUSTIN WALDORF SCHOOL

71 TEXAS



290

GORZYCKI MIDDLE SCHOOL



71 TEXAS



Escarpment Blvd



LOOP 1

10

to Market Road 1826

Southwest Pkwy

Thomas Springs Rd

William Carr

Beckett Rd

WHY AUSTIN IS THE #1 CITY OF THE FUTURE

POPULATION GROWTH OF 2.5% ANNUALLY

- Austin has been #1 in population growth for 8 years in a row, according to CBS Austin.
- The City of Austin is home to nearly 965,000 residents with almost 2.2 million residing in the Austin-Round Rock metropolitan area.
- Population in Austin increased by 32.7% between 2009 and 2018.
- Austin remains one of the top destinations for migrating talent, with 6.7% of Austin residents having lived somewhere elsewhere just one year earlier.
- The Austin metropolitan area is predicted to experience a population growth rate of 31.6% between 2020 and 2030.

INCREASING JOB OPPORTUNITY

- The GDP of the Austin-Round Rock metropolitan area is more than \$146.7 billion, according to the Federal Reserve Bank of St. Louis, and has grown by more than 64% since 2010.
- Job growth in Austin last year was 3.3%.
- Kiplinger projects job growth in Texas will 1.6% in 2020, with Austin having employing growth of around 2% after eight solid years of "red hot" gains.
- Unemployment rate in the Austin Metro area is 2.4%.

CORPORATE DESIRABILITY



NAI PARTNERS CONTACTS:

LEAD AGENTS



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