

LONGHORN BIZ PARK

4701 Priem Ln
Pflugerville, TX 78660

RESOLUT



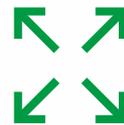
SOLED



100%
OCCUPANCY



CONTACT BROKER
FOR PRICING



60,232 SF
GLA

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RESOLUT



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LONGHORN BIZ PARK

- Located in the Northeast Industrial submarket
- Great accessibility to Highway 130 and State Highway 45
- Low turnover tenancy
- Located in high-growth area
- Grade-level and dock-high loading
- Parking ratio: 1:500

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Huntington Trails



Priem Ln

AREA TRAFFIC GENERATORS





**100%
OCCUPANCY**



**60,232 SF
GLA**

INVESTMENT SUMMARY

GLA (Six Buildings)

- Building 1: 7,250 SF
- Building 2: 8,105 SF
- Building 3: 8,140 SF
- Building 4: 12,000 SF
- Building 5: 12,000 SF
- Building 6: 12,737 SF

Land

+/- 5 Acres

PROPERTY INFORMATION

Location	NWQ OF HWY 130 & HWY 44
County	Travis
Total GLA	60,232 SF
Occupancy	100%
Construction Type	Pre-engineered Metal
Year Built	Phase 1 - 2010 Phase 2 - 2012 Phase 3 - 2019
Number of Tenants	20
Parking	1:500 SF



**BUILDING
1**

**BUILDING
2**

**BUILDING
3**

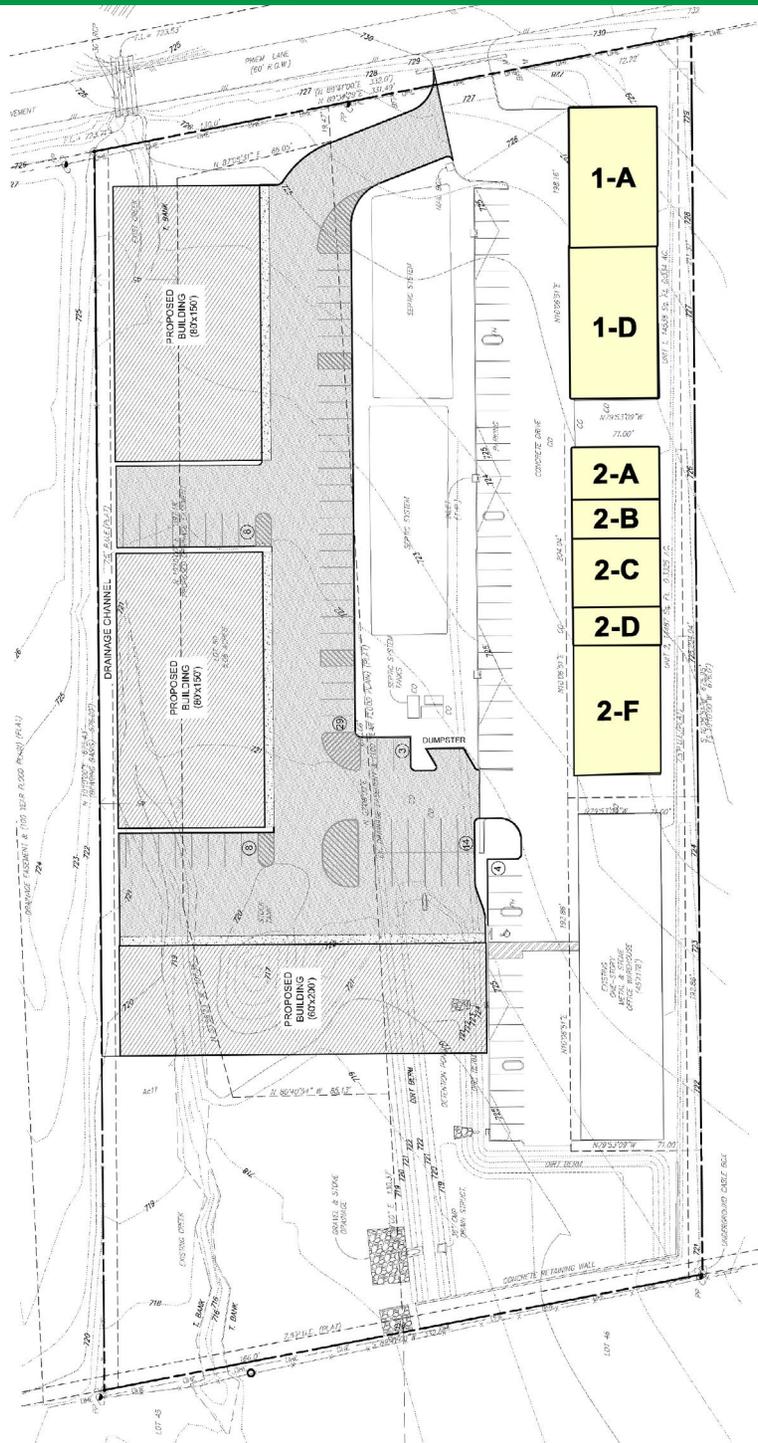
**BUILDING
6**

**BUILDING
4**

**BUILDING
5**



BUILDINGS 1 AND 2



1-A:
United Euro: Distributor of a wide range of aftermarket parts for all European and American cars.

1-D:
KTonic Kombucha: Texas's first single-fermented, all-tea, low-sugar kombucha that is 100% organic.

2-A:
Austin Commercial Cleaning: Specializing in janitorial services, construction make-ready, floor care and carpet cleaning.

2-B:
GearHeads AutoFab: Offers top quality fabrication, welding and dyno tuning services.

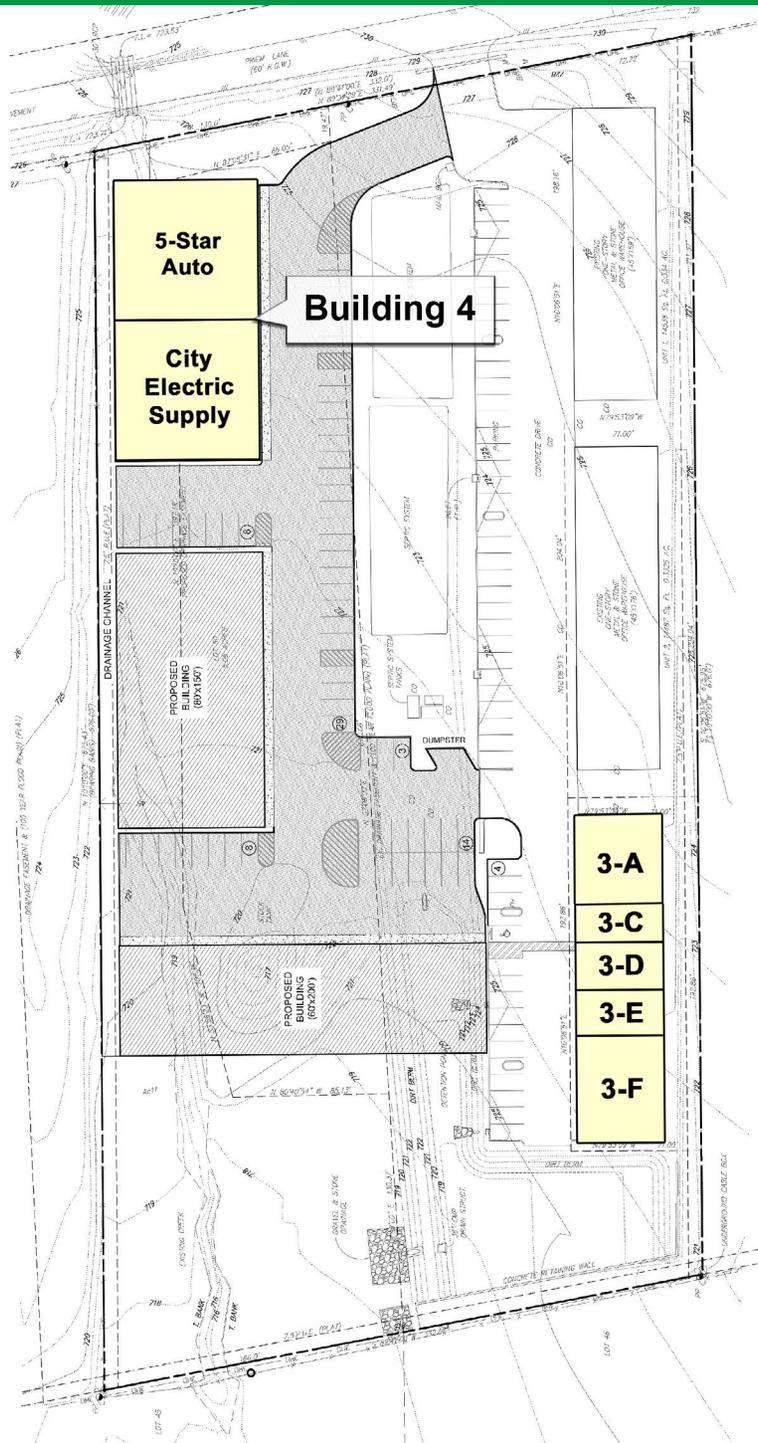
2-C:
ATEK Services: General construction company who specializes in manufactured housing.

2-D:
The Armory Lock & Key: Residential and commercial locksmith helping people with lockouts, new keys, and more.

2-F:
Transform Fitness: Offering fitness training, nutritional programs, meal and competition preparation by world class fitness gurus and figure-pros.

Suite	Tenant	SF
1-A	United Euro	3,645
1-D	KTonic	3,605
2-A	Austin Commercial Cleaning	1,421
2-B	GearHeads Auto Fab	1,014
2-C	ATEK Services	1,260
2-D	The Armory Lock & Key	2,452
2-F	Transform Fitness	1,958

BUILDINGS 3 AND 4



3-A

Sangiovanni Distillery: Local Texas distillery that produces “ATX Vodka” which is locally made in small batches from a private spring water source in Austin.

3-C

Austin Steam It: Carpets, tile, air duct cleaning, and grout color sealing.

3-D

Precision Werks: One stop shop for all car and motorcycle needs. Wheels, tires, paint, tune-ups and performance.

3-F

MonTech Service Inc: Developing, producing, distributing and servicing high quality testing machines for elastomeric materials and component testing

4-A

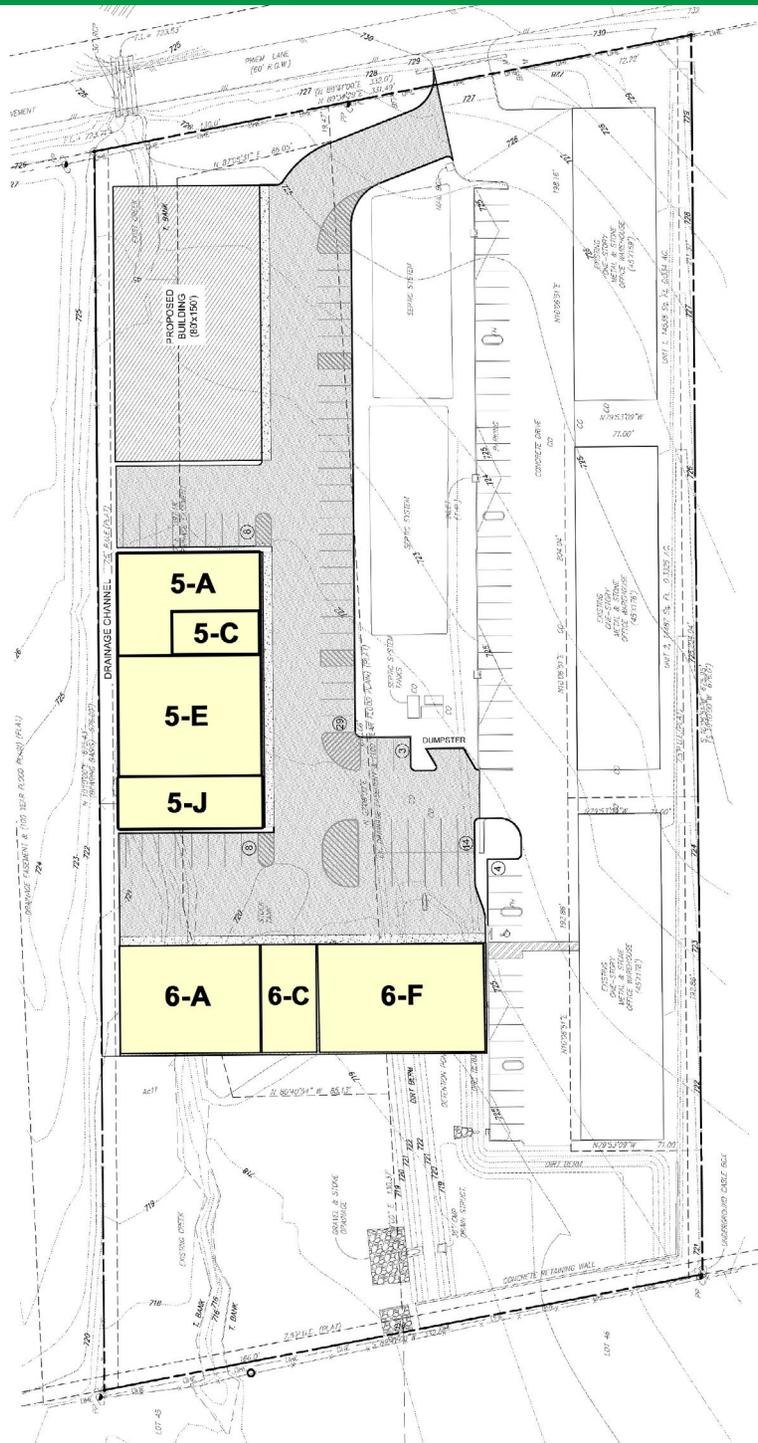
5-Star Auto: Family-owned and operated car and auto repair shop.

4-F

City Electric Supply: National credit, family-owned electrical wholesale business.

Suite	Tenant	SF
3-A	Sangiovanni Distillery	2,330
3-C	Steam It	1,175
3-D	Biddle Motorsports	1,305
3-E	Precision Works	2,610
3-F	Montech Service Inc	2,025
4-A	5-Star Auto	6,238
4-F	City Electric Supply	5,762

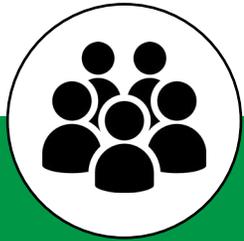
BUILDINGS 5 AND 6



- 5-A:**
Big Star Backyards: Spa Dealer providing certified Jacuzzi sales and service all over Texas.
- 5-C:**
Sprinkler Medics: Affordable sprinkler and irrigation services for the Austin MSA.
- 5-E:**
1A Soccer: Private soccer training facility and junior select club.
- 5-J:**
Farmhouse77 Custom Woodworking: Specialize in building high end sliding barn doors, built-ins, accent walls, furniture and baby gates.
- 6-A:**
All Stars Unlimited Gymnastics: Offers competitive gymnastics, cheer, and a variety of gymnastics and tumbling classes for boys and girls of all ages.
- 6-D:**
Petit Vour: Cruelty-free & vegan beauty accessories and e-boutique.
- 6-F:**
Heritage Auto Haus: Dealer-alternative auto repair shop specializing in VW Audi repair, BMW, and domestic services.

Suite	Tenant	SF
5-A	Big Star Backyards	3,246
5-C	Sprinkler Medics	1,254
5-E	1A Soccer	5,000
5-J	Farmhouse77 Woodworks	2,500
6-A	All Stars Unlimited Gymnastics	5,657
6-C	Petit Vour	1,560
6-F	Heritage Auto Haus	5,520

DEMOGRAPHICS



2021 Population

3 Mile
80,576

5 Mile
190,680

10 Mile
468,577

Total Units In Structure (2021)



3 Mile
14,492

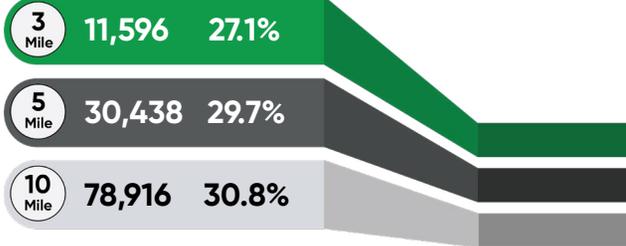


5 Mile
41,709

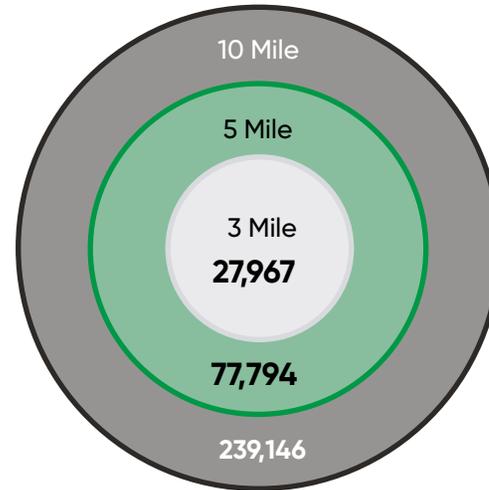


10 Mile
122,278

Blue Collar Workers



Adj. Daytime Demographics Age 16 Years or Over



Projected Population (2026)

3 Mile
99,722

5 Mile
232,099

10 Mile
553,127



ESTIMATED HOUSEHOLDS

3 Mile
26,265

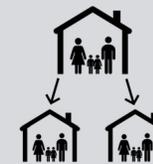
5 Mile
64,357

10 Mile
172,211



Household Income

■ Median Estimated Income (2021)
■ Projected Median Income (2026)



PROJECTED HOUSEHOLDS (2025)

3 Mile
29,173

5 Mile
70,534

10 Mile
185,822

RETAIL AERIAL MAP



Star Ranch
1,926 Lots

Parks at
Brushy Creek
438 Lots
Riverwalk
1,110 Lots

The Golf Club
at Star Ranch

Sonoma
1,014 Lots

Forest Creek
1,282 Lots

Walgreens
unleashed
ZAXBY'S
Jack
SONIC
SUBWAY
BBVA Compass
POSTNET
HSR BLOCK
Gattis

Orangetheory
Natural
& Pawz
DECA
CareNow

Lakeside
Estates
556 Lots

Village at
Lake Forest
618 Lots

Silverleaf
196 Lots

Proposed
McDonald's
Texas
MedClinic

H-E-B
plus

H-E-B
Optical
Banfield
PET HOSPITAL
at&t
Sprint
PACIFIC
DENTAL SERVICES
TWIN
LIQUORS
Nexgen
Nail Salon
JACK & BROWN
CLEANERS
Little Caesars

H-E-B

Gattis School Rd

SITE

Steed's Crossing
468 Lots

Exit to
Gattis School Rd

45
TOLL
Target
BEALLS
CINEMARK
Office
DEPOT
five
BELW
DICK'S
24 FITNESS
Panera
IHOP
at home
Firestone
THE CHILDREN'S
PLACE
PETCO
ROSS
IN-N-OUT
ANDY'S
Coke
Coke

Hutto

Rowe Ln

The Meadows of
Blackhawk
668 Lots

The Park at
Blackhawk
567 Lots

Royal Pointe
163 Lots

Spring Trails
417 Lots

Highland Park
North
602 Lots

Falcon
Pointe
1,630 Lots

Lakeside
at Blackhawk
361 Lots

Pflugerville

Highland Park
South
1,129 Lots

Est. Visitors
for Super Target
1.35 M* Annually
(*Source: Placer.ai)

SUPER TARGET

Fairways at
Blackhawk
471 Lots

Kelly Ln

Hendrickson
High School
2,406 Students

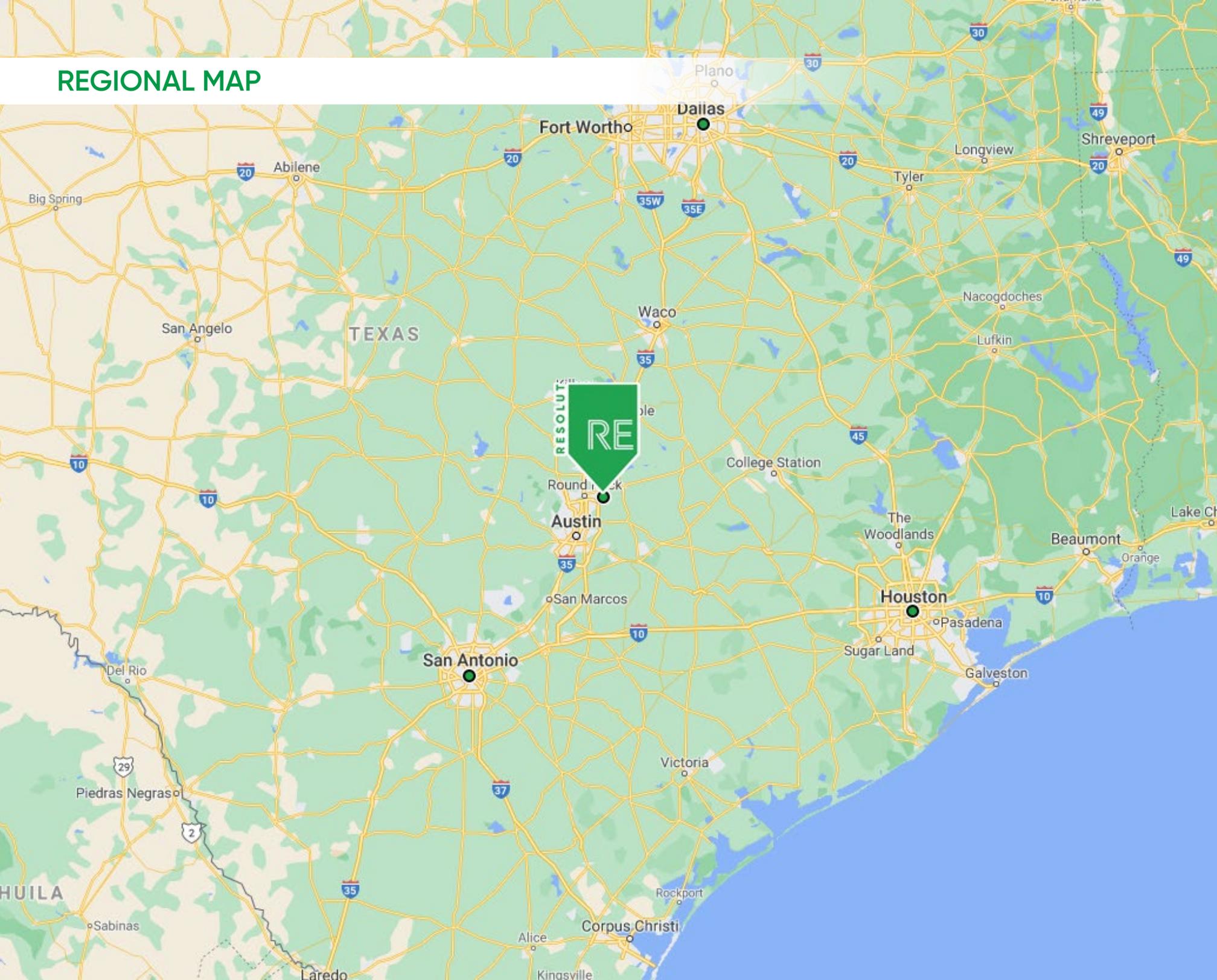
Falcon Pointe
1,685 Lots

Avalon
1,429 Lots

Park IV at
Blackhawk
452 Lots

LOCATION OVERVIEW

REGIONAL MAP



DEMOGRAPHICS

Austin has experienced steady population and economic growth over the past two decades. The total population of the Austin-Round Rock-San Marcos Core Based Statistical Area (CBSA), as of 2018 estimates, is 2,163,711 with 969,733 of that within the city of Austin, itself. Growth within the Austin-Round Rock-San Marcos CBSA has been strong, with a net gain of 913,948 residents since 2000, and an additional 309,746 residents are anticipated through 2023.

ECONOMY

The Austin-Round Rock CBSA is known as an attractive alternative to high-priced areas like California's Silicon Valley, and has attracted the attention of many large hi-tech companies that continue to contribute to Austin's tremendous growth. Some examples include the future Apple campus expansion and other hi-tech companies including Dell, HP, IBM, Cisco Systems, Xerox, Oracle, Intel, Google, and 3M.

Austin directly benefits from the fact that the State of Texas has no personal or corporate income tax. Overall, the state has one of the lowest state and local tax burdens in the nation, ranking 47th in taxes paid per \$1,000 of personal income.

The top 10 real estate markets for 2021

- | | |
|----------------------------|------------------------------|
| ① Raleigh/Durham, N.C. | ⑥ Tampa/St. Petersburg, Fla. |
| ★ ② Austin, Texas | ⑦ Salt Lake City, Utah |
| ③ Nashville, Tenn. | ⑧ Washington D.C./North Va. |
| ④ Dallas/Fort Worth, Texas | ⑨ Boston, Mass. |
| ⑤ Charlotte, N.C. | ⑩ Long Island, N.Y. |

AUSTIN MAJOR EMPLOYERS

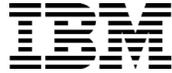


Ascension Seton

Headquarters



Headquarters



Austin
Semiconductor
Headquarters

accenture



charles SCHWAB

Headquarters
of Tx Ops



Innovation
Center

indeed

Headquarters



Headquarters



Headquarters



TESLA



Headquarters



CIRRUS LOGIC

Headquarters

U.S. Army
Futures
Command



Google



Headquarters



EMERSON

Headquarters



FARMERS

Regional
Headquarters

legalzoom

Regional
Headquarters



Headquarters

YETI

Headquarters



Headquarters

TESLA GIGAFACTORY



TESLA

Electric carmaker Tesla's highly anticipated Travis County manufacturing plant is **slated for completion before the end of 2021**, with some operations potentially coming online as soon as May. CEO Elon Musk has previously confirmed that the gigafactory will produce the company's new Cybertruck as well as the Tesla Model Y and Tesla Semi.

The \$1 billion, 4 million-5 million-square-foot plant, referred to by Musk as Giga Texas, should finish construction by the fourth quarter of this year, Musk said in an annual shareholders meeting in October. But local presentations by Tesla representatives last fall indicated May 1, 2021, as the "first substantial completion date"—the time at which construction will be complete enough to sustain some level of operations, per American Institute of Architect standards.

Giga Texas is expected to create 5,000-plus jobs over the next four years. Tesla is already hiring a number of manufacturing positions for the factory as well as engineers. One recent job posting seeks a manufacturing engineering manager to lead battery production. Musk outlined a broad shift toward in-house battery production for Tesla's electric cars at the October shareholders meeting, including plans to focus on battery production at a gigafactory under construction in Berlin. He has not announced whether the Texas facility will have a significant focus on battery production.

SOURCE: www.communityimpact.com

\$1 BILLION APPLE CAMPUS COMING TO AUSTIN



Revised Apple campus site plan in Northwest Austin includes new 6-story hotel

(Community Impact Newsletter, 05/21/2020)

A revised site plan submitted earlier this year by Apple Inc. includes a new 6-story hotel at the technology giant's upcoming Northwest Austin campus.

The new plan, approved by the city on April 29, includes a map that shows the new 75,500-square-foot hotel at the intersection of Dallas Drive and West Parmer Lane. According to the revised site plan, this new hotel will feature 192 rooms.

No hotel brand is listed on the new site plan documents.

Apple originally unveiled its plans in December 2018 for its newest campus, located at 6900 W. Parmer Lane on a 133-acre tract of land in the Williamson County portion of Northwest Austin on the roughly 8,000-acre Robinson Ranch property. At that time, Kristina Raspe, Apple's vice president of local real estate, said the first buildings at this campus will begin operations sometime in 2021.

On Nov. 20 of last year, Apple announced it broke ground on its new \$1 billion campus and updated its timeline for opening the first buildings to 2022.

The company has previously stated it will immediately employ 5,000 new workers at the new campus off Parmer. Ultimately, the company has stated this new site can house up to 15,000 workers. Approximately 7,000 Apple employees currently work in Austin, including at its existing Americas Operations Campus located less than 1 mile away at 5501-5505 W. Parmer Lane, Austin.

The site plan shows Apple intends to build more than 2.3 million square feet of office space to house workers at the new campus site.

The international technology brand already has a manufacturing presence in Northwest Austin, where the company makes its Mac Pro computers.

In a September news release, Apple reported that it and its manufacturing partners invested more than \$200 million in the 244,000-square-foot Mac Pro facility for a complex assembly line. The first shipment of the Mac Pro computers built at the Northwest Austin facility were shipped out in December, according to the news release.



SOURCE



VISITING HUTTO

Known as one of the fastest growing cities in Texas, Hutto offers small-town charm with a convenient location in Central Texas. This Eastern-Williamson County community is just a short 27-mile drive northeast of downtown Austin and offers many attractions for the entire family.

OLD TOWN

Stroll through Old Town, the original boundaries for the City of Hutto. Many historic homes have been restored and are excellent examples of the small Swedish farming community that established the town in 1911. Old Town also has a great collection of unique restaurants and shops within the Hutto Commercial Historic District. Everything is close by and easily accessed on foot or by car.

SOURCE

ABOUT PFLUGERVILLE



PFLUGERVILLE, TEXAS Located about fifteen miles north of the Colorado River on the eastern edge of the blackland prairies, Pflugerville was founded in 1860 when William Bohls established a general store and post office in his residence, and named the town in honor of Henry Pfluger. Pfluger first arrived in the area in 1849, leaving his German homeland to escape the Prussian War. He first purchased 160 acres of land two miles east of Austin from John Liese, a brother-in-law who had immigrated before him.

Pflugerville began to grow slowly again in the 1960's and was incorporated in 1965. The population rose to 452 by 1968 and to 662 by 1980. The Pflugerville Pflag began publication in 1980. From 1980 through 1988, new development in Pflugerville made it the fastest growing community in the state. After a slight slowdown during the recession of the late 1980's, the tremendous growth resumed again during the 1990's, as the population nearly quadrupled in size from 4,444 residents in 1990 to 16,335 in 2000.

Pflugerville has experienced a growth rate of 192% over the past 16 years, with a 2000 population of 19,484 growing to a population of 48,356 during the 2010 census and currently at a population of 56,893 (April 2016).

ABOUT TRAVIS COUNTY



Travis County, TX

Travis County is the 5th most populous county in the state of Texas and is anchored by the city of Austin. As of 2017, the population was 1,226,698. The median household income in the county is roughly \$54,000 per year. The largest cities in the county are Austin and Pflugerville. Austin is the fourth most populous city in the state of Texas, and the second most populous state capital, behind Phoenix, AZ.

The Austin CBD is the epicenter of the county, and the home of much of the high rise, Class A office space in the MSA, however the largest supply of office space in the market is located in the suburban Northwest/Far Northwest portion of town. The latter of which is sometimes referred to as Austin's "second downtown," and is adjacent to the Travis County portion of Round Rock, which primarily falls within the border of the neighboring Williamson County.

Southeast Austin also boasts a dynamic commercial real estate market, anchored by the Rollingwood Center – 214,000 square foot of Class A suburban office space.

Economy

The economy of Travis County is anchored primarily by state and federal government because it is anchored by Austin, the state capital. In addition, several institutions of higher education are located in the county including the University of Texas at Austin, St. Edward's University, Huston-Tillotson University, Concordia University Texas and Austin Community College. The engineering and computer science graduates from UT Austin and other universities have fueled the significant growth and expansion of technology and defense firms in the county and greater Austin MSA. Professional, scientific and tech services are the largest industry cluster in the county at 13% of the workforce per the U.S. Census Bureau.

SOURCE: www.crexi.com

LISTING AGENT



MICHAEL NOTEBOOM

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Michael Noteboom joined RESOLUT RE as a Research Associate in 2018. During that time, he gained valuable experience performing market research and assisting in day-to-day brokerage responsibilities. As a Research Associate, he began negotiating deals for tenants and landlords and earned his way into full-time brokerage 7 months later.

Born and raised in Austin, Michael uses his extensive knowledge of the city to educate his clients on the market, to fulfill their real estate needs. He represents various Landlords including HEB, Washington Prime, Encore Enterprises, MFB Real Estate Services, and Pebb Enterprises.

Michael graduated with a B.A. in Economics and minor in Business from The University of Texas at Austin, where he also worked, helping students find apartments and houses to lease for the school year. He is a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

9432 Katy Freeway
Suite 300
Houston, Texas 77055

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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.

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:
 - 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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Buyer/Tenant/Seller/Landlord Initials _____

Date _____