

BECK- REIT

PRESENTS

FOR  
LEASE  
2 BUILDINGS  
SAVANNAH  
TEXAS



BLDG 1: 5000 SF DIVIDED INTO 2 SPACES.

SUITE B 2500 SF AVAILABLE FEBRUARY 2026

BLDG 2: 6000 SF DIVIDED INTO 4 SPACES.

SUITE A-D 1500 SF AVAILABLE MARCH 2026

# DEVELOPMENT INTRODUCTION.



## WHERE

- Salado ETJ, ~1.2 miles west of I-35 (Austin ↔ Waco corridor)
- High-visibility frontage across from the new school & athletic center
- Secure, fully fenced /Gated with clean circulation and easy parking

## WHY

- New, efficient flex: storefront presence + roll-up doors
- Temperature-controlled offices; spray-foam envelopes; combine suites as needed
- Owner-developer-operator committed to long-term quality and on-site management

## WHEN

- BLDG 1: Suite B 2500 SF - Available February 2026
- BLDG 2 (Suite A-D: pre-leasing underway for March 2026
- Next: Rock House → coffee shop + small restaurant to serve tenants and the neighborhood

# PROPERTY OVERVIEW

- SALADO ETJ
- 2 NEW BUILDINGS : 5000 SF + 6000 SF
- ROCK HOUSE CONVERSION TO COFFEE SHOP - COMING 2026
- ROLL UP OVERHEAD DOORS IN ALL UNITS -
  - EXCEPT BLDG 2 SUITE A
- ACROSS FROM NEW HIGH SCHOOL + ATHLETIC + PERFORMANCE CENTER \$263 MILLION
- 9 MILES NORTH OF DISNEY 9000 ACRE DEVELOPMENT
- MINUTES TO SALADO, TEMPLE & BELTON
- STRONG VISIBILITY & EASY INGRESS/EGRESS
- SEPTIC (NOT SEWAR)

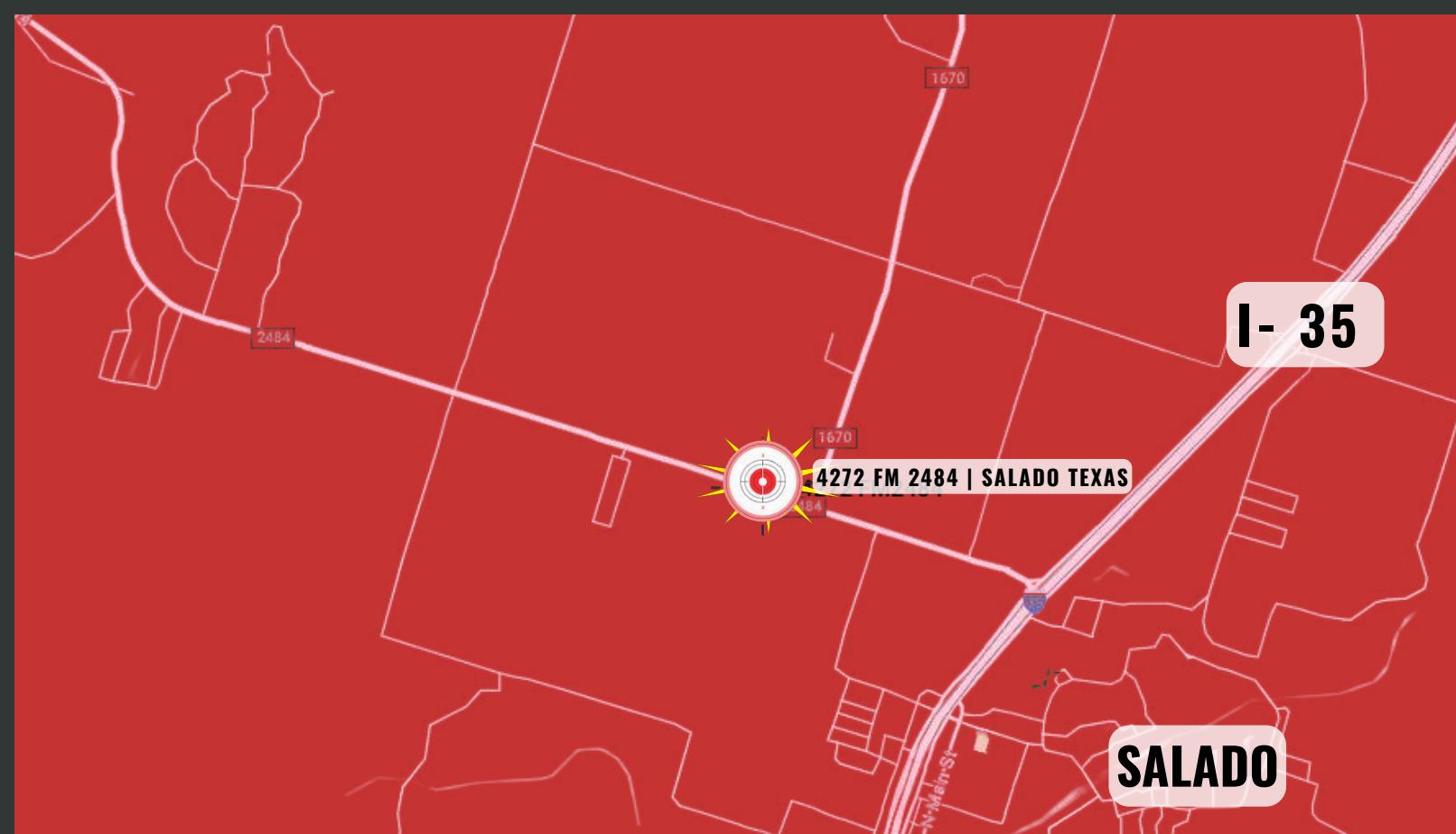
IDEAL FOR SERVICE BUSINESSES, FLEX USERS  
LIGHT INDUSTRIAL, + SHOWROOM.

## FLEX

# WAREHOUSE OVERVIEW

- ALL UNITS HAVE GRADE-LEVEL ROLL-UP DOORS
  - BLDG 1 - 14" WIDE
  - BLDG 2 - 12" WIDE
- STOREFRONT GLASS ENTRY DOORS
- OPEN, CLEAR-SPAN LAYOUTS
- PRIVATE RESTROOM & KITCHENETTE IN EACH UNIT
- METAL BUILDING / SPRAY FOAM INSULATION
- FENCED AND GATED
- ON-SITE PARKING
- DESIGNED FOR OFFICE, RETAIL, OR LIGHT INDUSTRIAL USE

# STRATEGIC LOCATION



Limited new construction in Salado — first modern flex delivered in this corridor



# UNIT SPECS

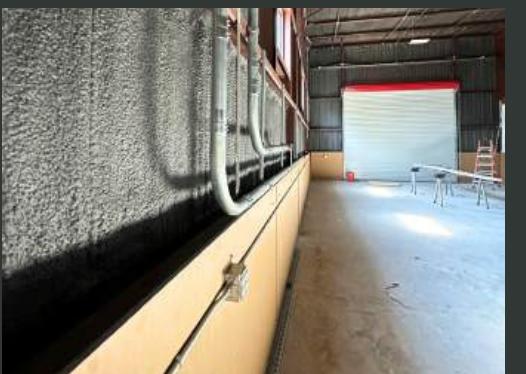
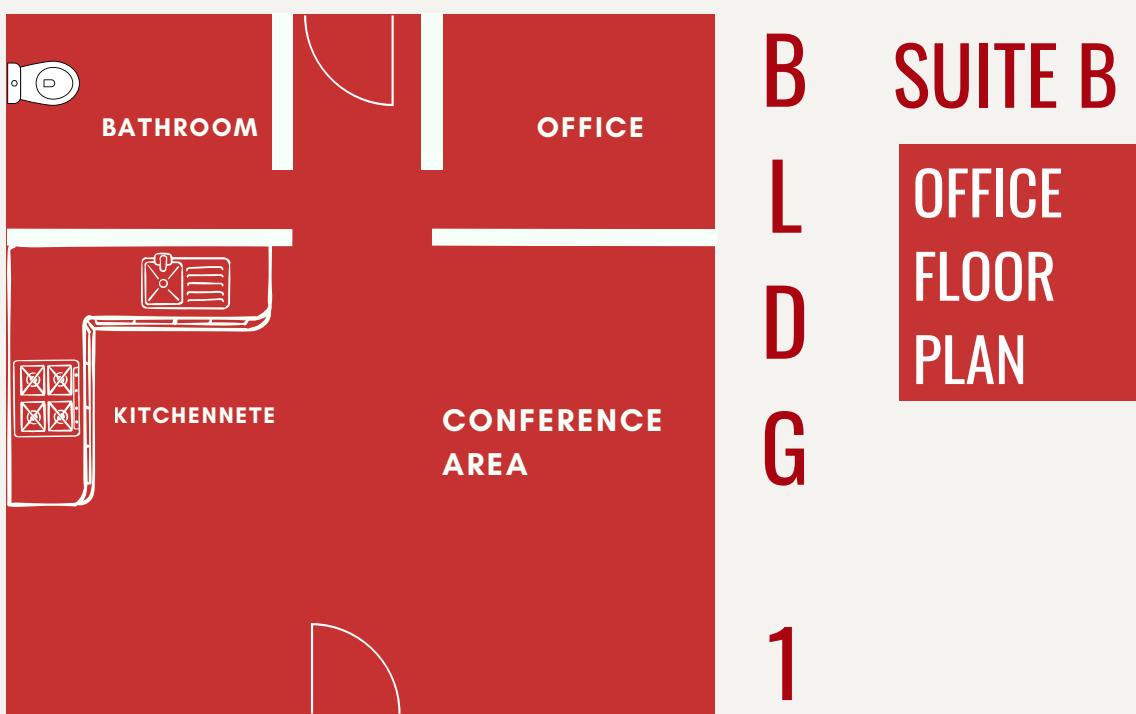
**RENT : \$18/SF + NNN**  
PROFESSIONAL OFFICE UP FRONT. OPERATIONAL WAREHOUSE IN BACK.

**750 AIR-CONDITIONED OFFICE**

- BATHROOM, KITCHENETTE, OFFICE, CONFERENCE AREA
- 10 FT CEILINGS

**1750 SF HOT WAREHOUSE**

- 24 FT CEILINGS
- STOREFRONT DOOR SYSTEM
- ROLL UP GRADE LEVEL DOOR



ESTABLISH EARLY  
GROW  
WITH THE MARKET



BLDG 2: ON TARGET COMPLETION Q1 2026

**UNITS B - C - D****B  
L  
D  
G  
2**

# UNIT SPECS

**RENT : \$20/SF + NNN**

RETAIL-GRADE FLEX SPACE WITH FULL HVAC, MODERN FINISHES, AND SECURED PARKING.

**ALL UNITS**

DIMENSIONS: 30' X 50'  
BATHROOM + KITCHENETTE  
STORE FRONT DOOR + WINDOWS

**UNIT A**

- CEILING HEIGHT 12'-16'
- LARGE STORE FRONT WINDOW
- NO ROLL UP DOOR

**UNIT B**

- CEILING HEIGHT 12'-16'
- 12' WIDE ROLL UP DOOR
- ROLL UP DOOR CAN BE  
REPLACED WITH GLASS

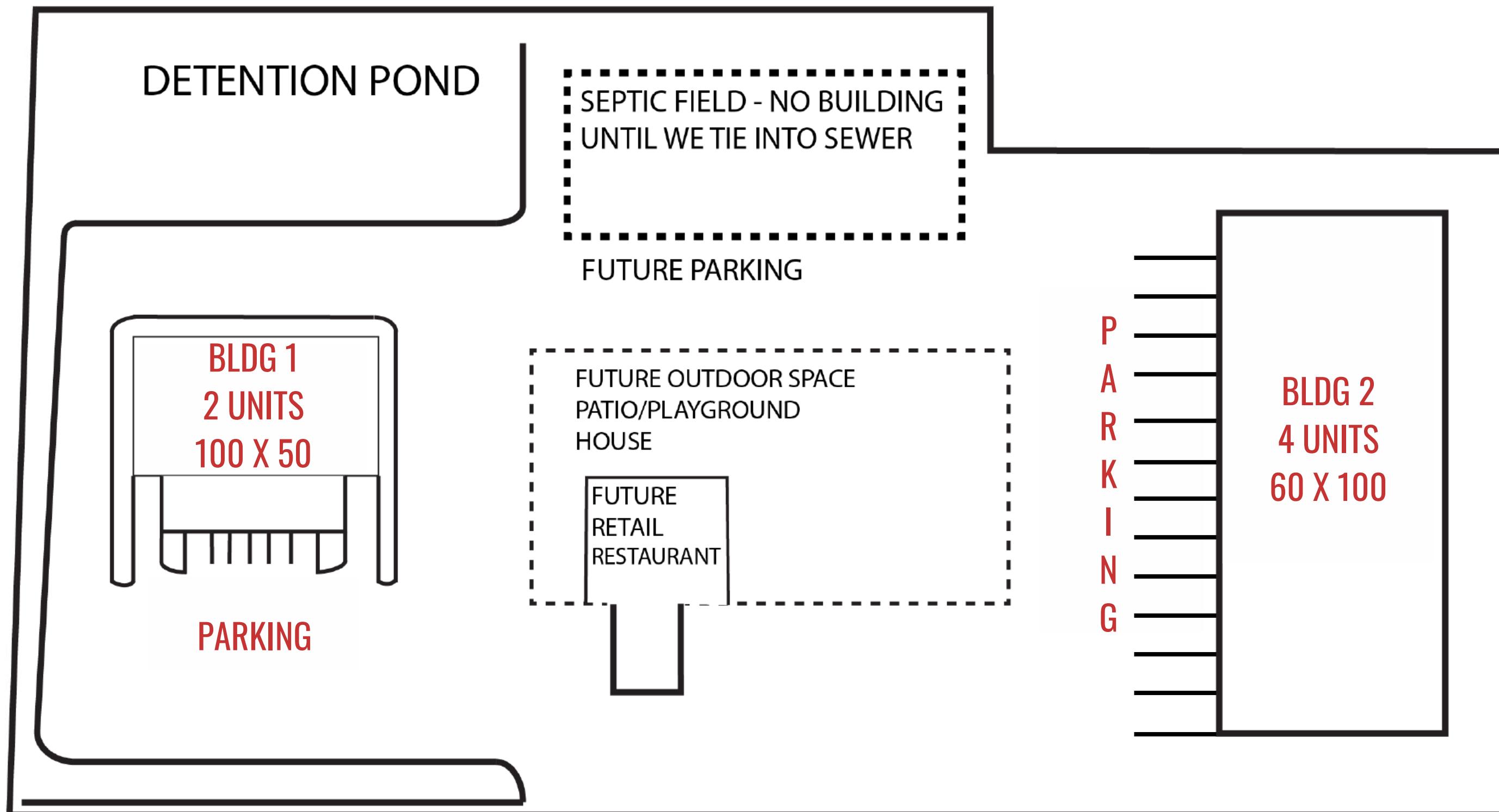
**UNIT C**

- CEILING HEIGHT 14' - 18'
- 12' WIDE ROLL UP DOOR

**UNIT D**

- CEILING HEIGHT 14' - 18'
- 12' WIDE ROLL UP DOOR

# SITE PLAN



HUGE BRANDING

# NNN COVERS

TENANT PAYS BASE RENT + NNN ESTIMATE MONTHLY. RECOGNIZED ANNUALLY

## TENANT PAYS

- TENANT INS
  - LIABILITY + PERSONAL PROPERTY
- ELECTRIC
- INTERNET
- PHONE
- DUMPSTER

(IF REQUIRE ADDITIONAL DUMPSTERS)

1

PROPERTY TAXES

2

PROPERTY INSURANCE

3

LANDSCAPING

4

WATER + WASTE WATER

5

PEST CONTROL

6

TRASH / DUMPSTER

# 10 TENANT TYPES THAT WIN HERE

THIS IS RETAIL-FLEX — NOT TRADITIONAL RETAIL.



## EDUCATION & ACADEMIC SUPPORT

Daily after-school demand driven by students and parents already on site. Ideal for SAT/ACT prep, math labs, reading support, ADHD coaching, and college admissions counseling. Consistent weekday traffic with predictable schedules and strong parent willingness to pay.

## SPORTS PERFORMANCE & PRIVATE COACHING

Perfect for speed & agility training, private basketball/football/cheer coaching, volleyball clinics, or small group performance programs. Built-in audience from daily practices, games, and weekend tournaments across the street.

## HEALTH, RECOVERY & WELLNESS

Injury prevention, sports rehab, chiropractic, cryotherapy, and recovery lounges thrive near youth athletics. Parents are long-term clients; students become repeat users. Appointment-based demand supports premium rents outside traditional retail corridors.

## APPEARANCE, GROOMING & PARENT SERVICES

Hair salons, barber studios, med-spa concepts, and boutique grooming benefit from weekday parent routines and evening/weekend events. This is convenience-driven spending with high visit frequency and strong margins.

## GEAR, BIKES & AUTO APPEARANCE

Bike sales & repair, e-bike shops, paintless dent repair (PDR), tint, wraps, detailing, and team apparel businesses all require customer-facing space plus storage. Youth sports and commuter traffic fuel repeat visits.

## GOOD FIT BECUASE

RETAIL-LOOK STOREFRONT FOR PARENTS + FLEXIBLE BACK-OF-HOUSE SPACE FOR CLASSROOMS AND OFFICES.

## GOOD FIT BECUASE

HIGH CEILINGS, OPEN FLOOR PLANS, AND AMPLE PARKING SUPPORT TRAINING USE WITHOUT RETAIL RENT OVERHEAD.

## GOOD FIT BECUASE

FULLY HVAC'D SPACE, POLISHED FLOORS, AND MODERN FINISHES REDUCE BUILD-OUT COSTS FOR MEDICAL-ADJACENT USERS.

## GOOD FIT BECUASE

STOREFRONT PRESENCE + EASY PARKING + SECURE SITE = RETAIL EXPERIENCE WITHOUT RETAIL STRIP CONSTRAINTS.

## GOOD FIT BECUASE

ROLL-UP DOORS, CONCRETE PARKING, AND GATED SECURITY SUPPORT OPERATIONAL BUSINESSES THAT STILL NEED POLISH.

# CONNECTIVITY



**SALADO TEXAS | CITY LIMITS + ETJ**

+ PROXIMITY TO BELTON, KILLEEN, JARREL

## 4272 FM 2484 | Salado, TX

- 20 min – Temple
- 25 min – Georgetown
- 50 min – Austin
- 55 min – Waco
- 2 hrs – Dallas–Fort Worth



## Highway Access

- Direct access via FM 2484
- Minutes to Interstate 35
- Strong north–south connectivity through Central TX
- Efficient access for commuters, service users, and delivery routes

## Airports

- Austin-Bergstrom International Airport (AUS) – ~50 minutes
- Killeen–Fort Cavazos Regional Airport (GRK) – ~30 minutes

## Regional Advantage

- Central Texas location between Austin and DFW
- Access to a large regional workforce
- Ideal for service, retail, flex, education-adjacent, and community uses
- Positioned along a proven growth corridor

# NEW SALADO ISD SCHOOL

**\$263 MILLION**

NEW CAMPUS

MULTI-DECADE  
DEVELOPMENT  
PLAY

**DISNEY  
+ 9000  
ACRE  
RANCH**

## WHY THIS BENEFITS THE ON TARGET BUSINESS PARK

### BUILT-IN DAILY TRAFFIC

STUDENTS, PARENTS, FACULTY, AND SCHOOL EVENTS GENERATE CONSISTENT WEEKDAY ACTIVITY AND STRONG VISIBILITY.

### LONG-TERM STABILITY

SCHOOLS ARE PERMANENT INFRASTRUCTURE, ANCHORING SURROUNDING LAND USES AND SUPPORTING SUSTAINED DEMAND OVER TIME.

### GROWTH INDICATOR

NEW SCHOOL CONSTRUCTION SIGNALS POPULATION GROWTH, RESIDENTIAL EXPANSION, AND FUTURE COMMERCIAL DEMAND IN THE AREA.

### TENANT & USE APPEAL

PROXIMITY SUPPORTS DEMAND FROM SERVICE RETAIL, MEDICAL AND WELLNESS USERS, EDUCATION AND TUTORING, FOOD, AND COMMUNITY-ORIENTED BUSINESSES.

### COMMUNITY VALUE

ADJACENCY TO A NEW ISD CAMPUS ENHANCES LONG-TERM DESIRABILITY FOR INVESTORS, OWNER-USERS, AND SERVICE TENANTS.

REGIONAL GRAVITY  
INSTITUTIONAL-SCALE LAND CONTROL SIGNALS CONFIDENCE IN SALADO AND PULLS CAPITAL, TALENT, AND INFRASTRUCTURE TOWARD THE AREA.

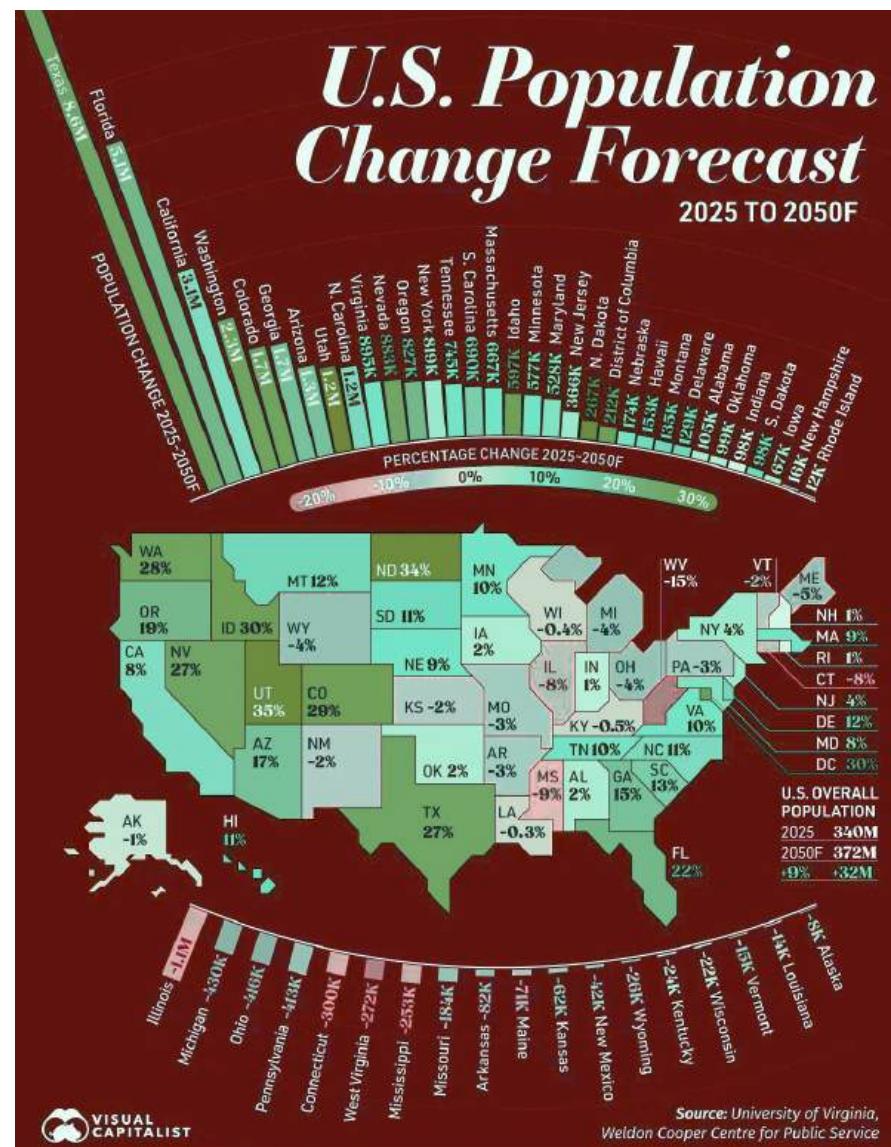
GROWTH CATALYST  
A 9,000-ACRE ACQUISITION ESTABLISHES A MULTI-DECADE DEVELOPMENT RUNWAY DRIVING POPULATION AND COMMERCIAL DEMAND.

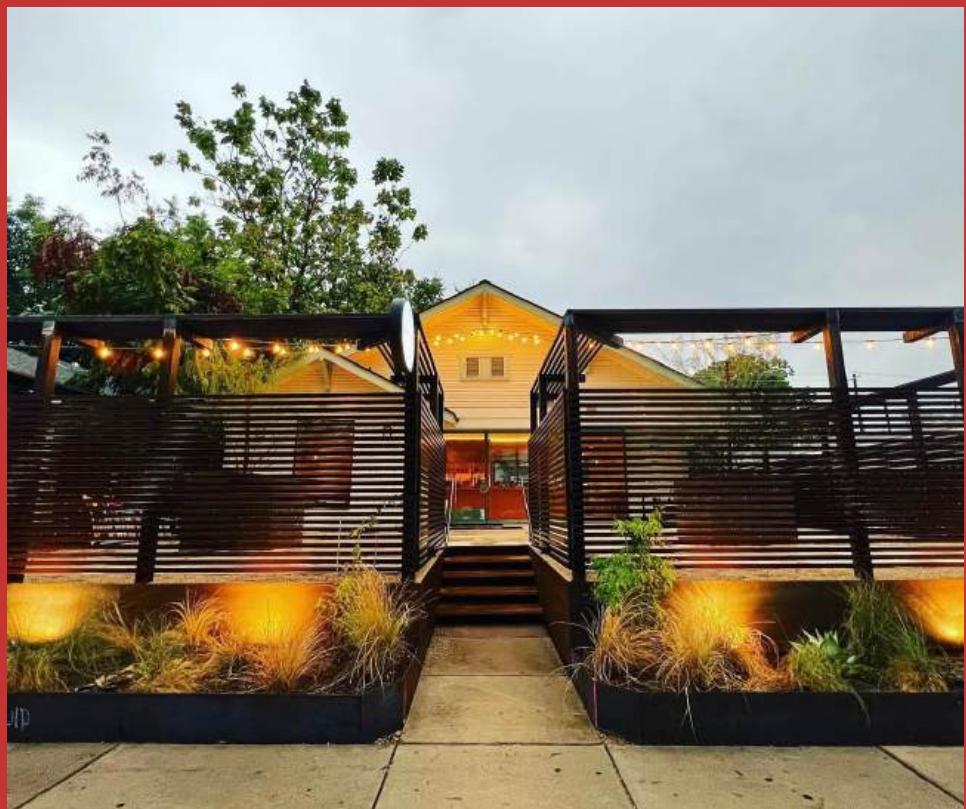
INFRASTRUCTURE MOMENTUM  
LARGE LAND ASSEMBLIES ACCELERATE ROAD AND UTILITY INVESTMENT, IMPROVING ACCESS AND CAPACITY FOR NEARBY BUSINESS PARKS.

EMPLOYMENT & SPINOFF DEMAND  
DEVELOPMENT ACTIVITY CREATES JOBS AND SERVICE NEEDS, BOOSTING DEMAND FOR FLEX, OFFICE, AND LIGHT INDUSTRIAL SPACE.

LONG-TERM VALUE SIGNAL  
PATIENT CAPITAL AT THIS SCALE SUPPORTS RISING LAND VALUES, STRONGER LEASING VELOCITY, AND SUSTAINED INVESTOR INTEREST.

# TEXAS GROWTH FORECAST





WHEN THE ON TARGET DEVELOPMENT PROPERTY WAS ACQUIRED, A CHARMING OLD STONE HOUSE STOOD AS A PIECE OF SALADO'S HISTORY. TOO SPECIAL TO REMOVE, AN IDEA SPARKED: THIS RELIC COULD BE THE HEART OF OUR NEW COMMUNITY. INSTEAD OF JUST BUILDING, WE CHOSE TO INTEGRATE. "THE OLD HOUSE" IS NOW TRANSFORMING INTO A VIBRANT COFFEE SHOP / BITES. IT WILL SERVE AS A CENTRAL HUB FOR MORNING COFFEE, DAYTIME MEETINGS, AND EVENING UNWINDING - PRESERVING LOCAL HERITAGE WHILE CREATING AN INVALUABLE AMENITY FOR THE ENTIRE DEVELOPMENT + THE SALADO COMMUNITY.



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