

BECK-REIT

PRESENTS

SALE



TEXAS

FOR
LEASE

2 BUILDINGS

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

BRIEF- On Target Warehouses is a modern, owner-operated flex business park at 4272 FM 2484, Salado, TX—minutes from I-35 and directly across from the new \$263M high school & athletic complex delivering next year. Building 1 delivered in 2024 1 space coming available February 2026 . Building 2 is under construction for a March 2026 delivery. Next, we'll redevelop the on-site Rock House into a neighborhood coffee shop + small restaurant, creating a daily-activity hub for tenants, visitors, + community.



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



TAYLOR | SAMSUNG



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



**B
L
D
G
1**

SUITE B

**OFFICE
FLOOR
PLAN**

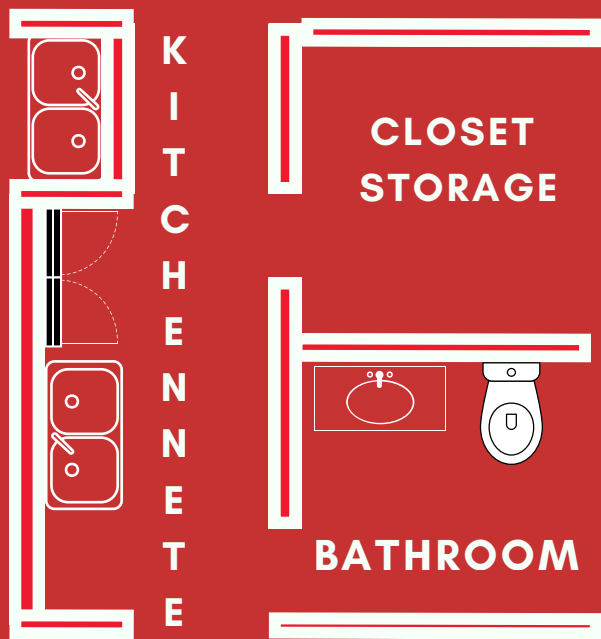


ESTABLISH EARLY **GROW** WITH THE MARKET



BLDG 2: ON TARGET COMPLETION Q1 2026

UNITS B - C - D



UNIT SPECS

RENT : \$20/SF + NNN

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

B
L
D
G
2

ALL UNITS

DIMENSIONS: 30' X 50'

BATHROOM + KITCHENETTE

STORE FRONT DOOR + WINDOWS

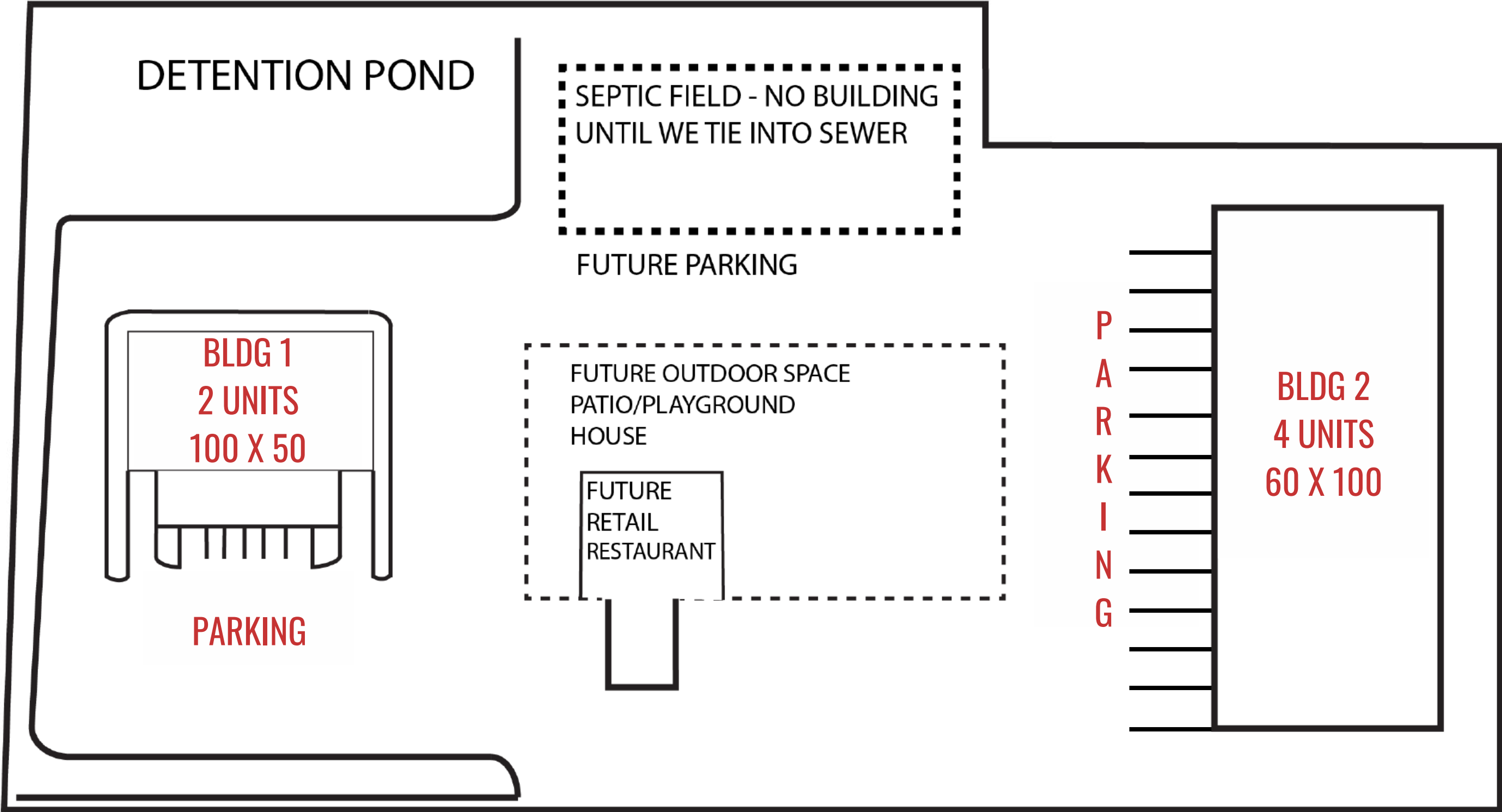
- UNIT A**
- CEILING HEIGHT 12'-16'
 - LARGE STORE FRONT WINDOW
 - NO ROLL UP DOOR

- 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. RECOGNILED ANNUALLY

TENANT PAYS

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

(IF REQUIRE ADDITIONAL DUMPSTERS)

1 PROPERTY TAXES

2 PROPERTY INSURANCE

3 LANDSCAPING

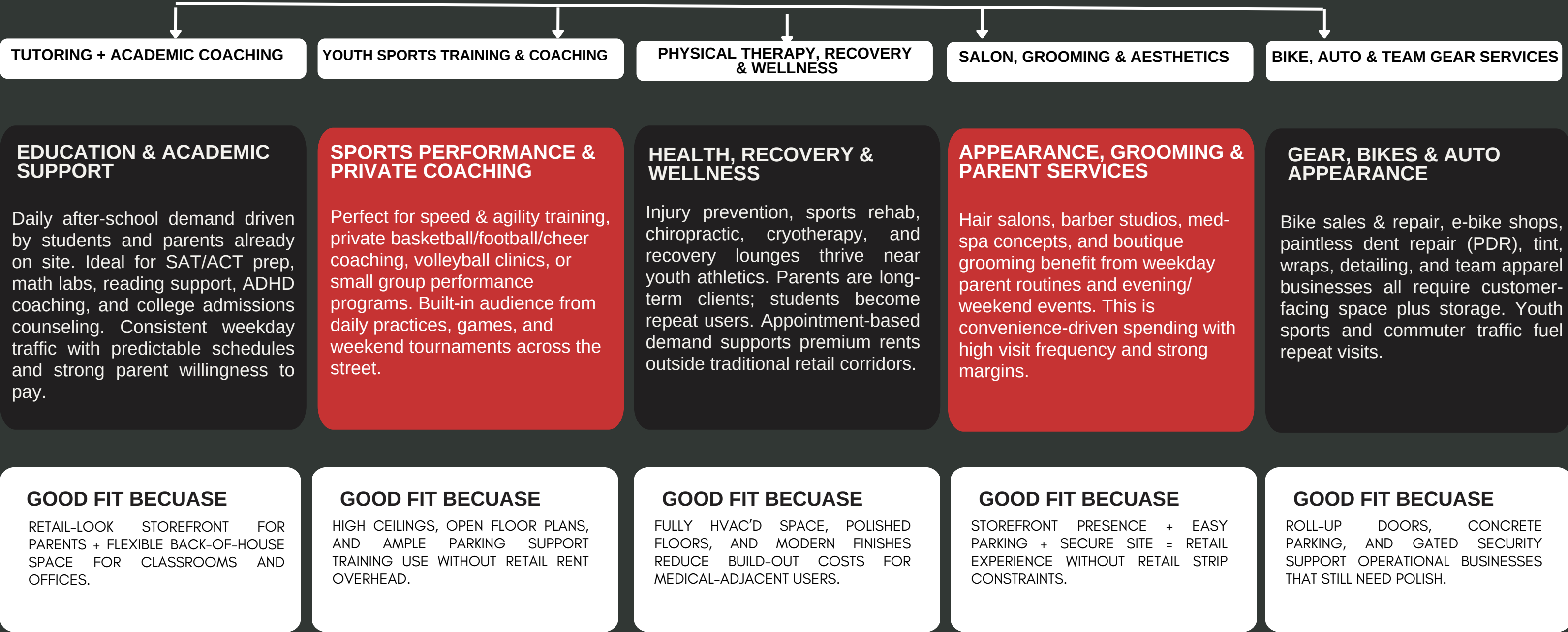
4 WATER + WASTE WATER

5 PEST CONTROL

6 TRASH / DUMPSTER

10 TENANT TYPES THAT WIN HERE

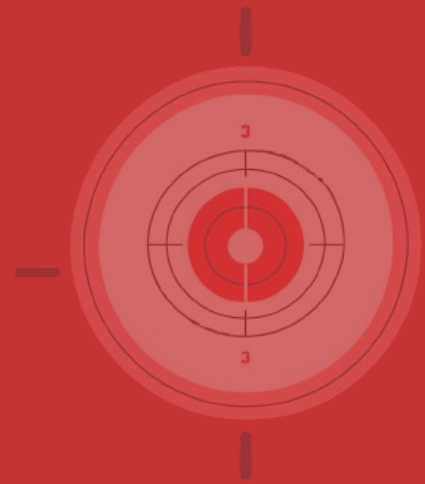
THIS IS RETAIL-FLEX — NOT TRADITIONAL RETAIL.



CONNECTIVITY

4272 FM 2484 | Salado, TX

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



ON TARGET WAREHOUSE



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

SALADO TEXAS | CITY LIMITS + ETJ

+ PROXIMITY TO BELTON, KILLEEN, JARREL

NEW SALADO ISD SCHOOL

\$263 MILLION

NEW
CAMPUS

MUTLI-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.

SUNCITY BUT TWICE THE SIZE

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

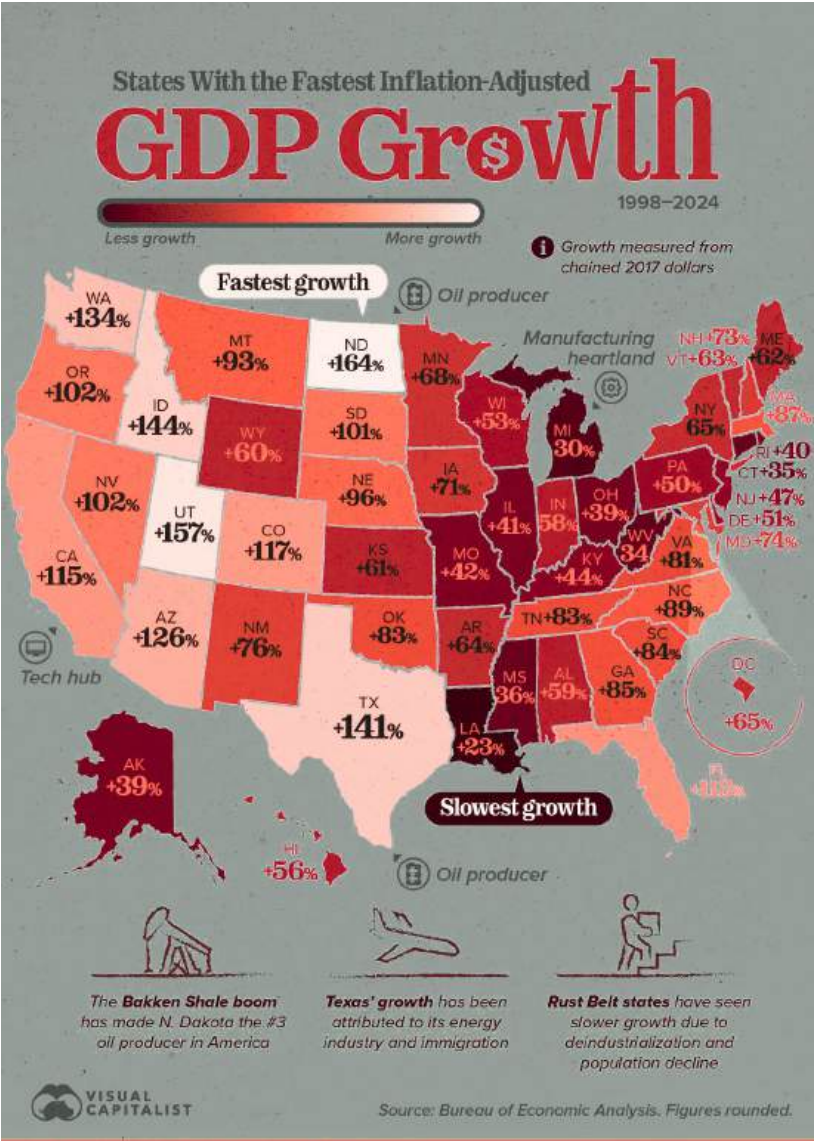
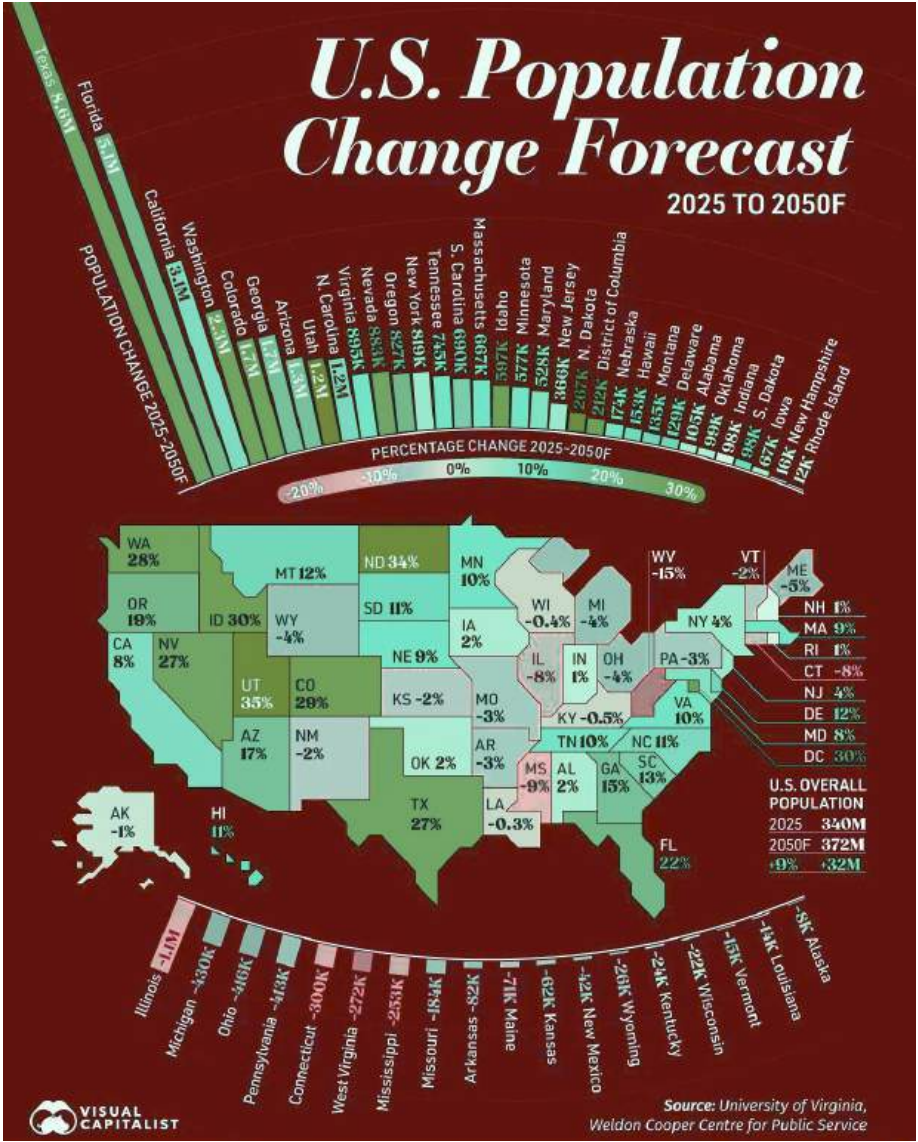
GROWTH CATALYST
A 9,000-ACRE ACQUISITION ESTABLISHES A MULTI-DECADE DEVELOPMENT RUNWAY DRIVING POPULATION AND COMMERCIAL DEMAND.

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





INSPIRATION



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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