



FOR SALE: 88,585 SF Light Industrial Buildings On 10.19 AC

1885 FM 448 ROAD, GIDDINGS, TX 78942



OFFERING MEMORANDUM

PRESENTED BY:

CROSSLEY COMMERCIAL RE GROUP

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1003 S. Austin Avenue
Georgetown, TX 78626

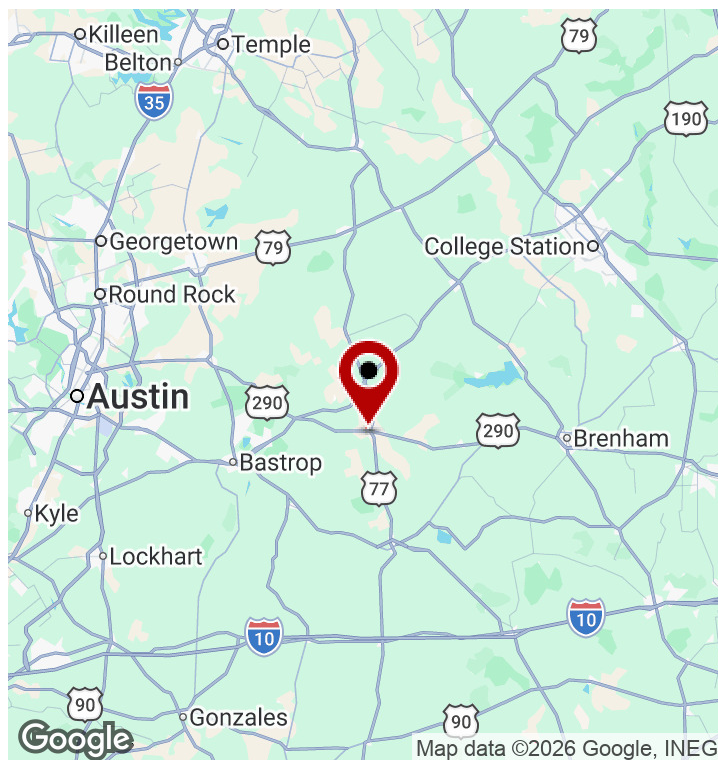
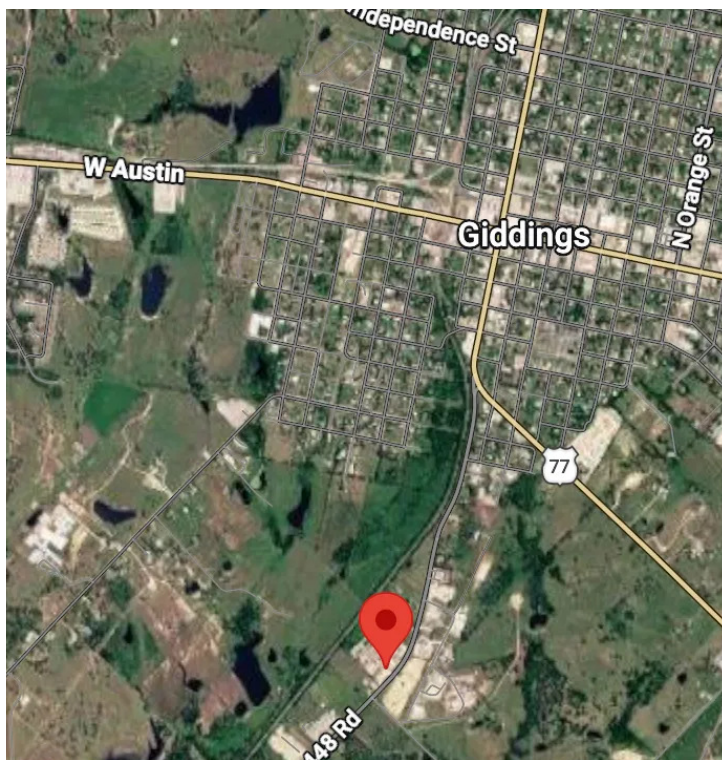
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Property Summary



PROPERTY DESCRIPTION

We are excited to announce the availability of an exceptional property that has just entered the market: a sprawling 10.19 acres featuring 88,585 square feet of versatile light industrial buildings. This unique offering presents a remarkable opportunity for business owners and investors alike, capitalizing on the potential for growth and development tailored to meet your specific needs.

This owner-occupied industrial facility is situated on approximately 10.19 acres along FM 448, just south of highway 77 in Giddings. The property consists of nine (9) buildings originally constructed in 1963, with recent 2025 office renovations completed in buildings 2 and 3. The improvements include a combination of office, warehouse, manufacturing, and office suite space, with an overall office finish of approximately 10%.

A small portion of the property is currently occupied by a month-to-month tenant operating from a tenant-owned modular office. Because the structure is tenant-owned and the lease is month-to-month, this income has not been factored into the property valuation.

PROPERTY HIGHLIGHTS

- Total of 88,585 SF Industrial Facility
- 10.19 Acres
- Nine (9) Light Industrial Buildings
- Total of 19 grade-level loading doors
- Clear heights ranging from 10' to 14'
- Recent office improvements completed in 2025
- Flexible warehouse, manufacturing, and office configurations
- Located outside the floodplain

OFFERING SUMMARY

Sale Price:	Call For Pricing
Number of Bldgs:	9
Total Building Size:	88,585 SF
Total Land:	10.19 Acres



Property Description



LOCATION DESCRIPTION

This owner-occupied industrial facility is situated on approximately 10.19 acres along FM 448, just south of highway 77 in Giddings. Situated within a growing suburban area of Austin with close proximity to Highway 77 and US Highway 290. Located off Highway 290, a short drive from Tesla, the Boring Company, SpaceX, and 204 Texas Film Studio. Property is in the geographical center of the Texas Business Triangle with easy access to Austin, San Antonio, Houston, and Dallas.

SITE DESCRIPTION

The property includes 9 Industrial Buildings ranging from small 720 sq.ft. office/retail units up to large 26,600 sq.ft. contiguous warehouse and production spaces.

BUILDING INFORMATION

Year Built:	1963
Year Last Renovated:	2025



Additional Photos



Front Main Building Floor Plan



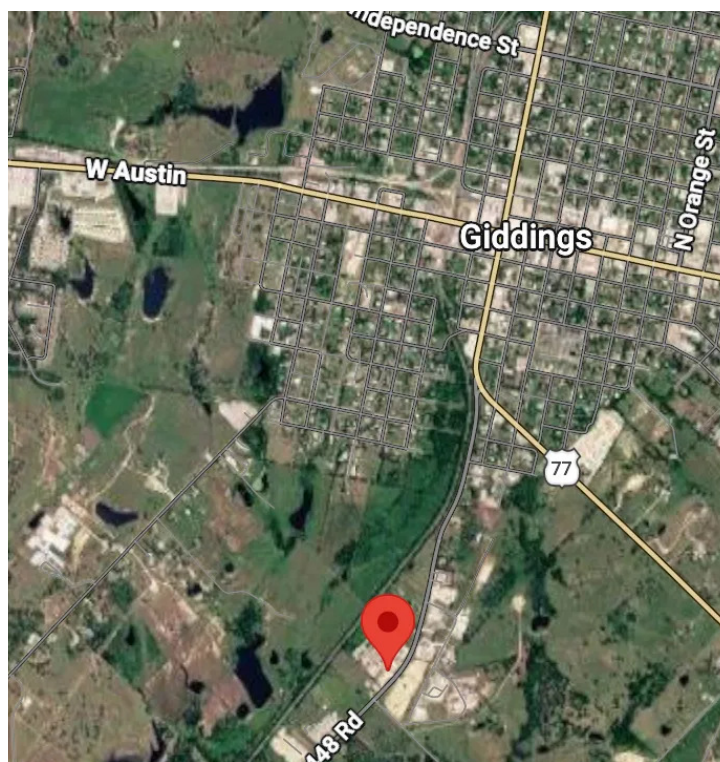
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Additional Photos



City Information



LOCATION DESCRIPTION

City of Giddings: Giddings is the county seat of Lee County and occupies a strategic Central Texas position between Austin and Houston. The city combines a skilled regional workforce, established industrial activity and access to major transportation corridors—making it a strong location for industrial owner-users, manufacturers and investors.

Key Market Facts:

- **2025 estimated population:** 5,425
- **Population growth since 2020:** 8.7%
- **Median household income:** \$72,913
- **Civilian labor-force participation:** 66.5%
- **Regional workforce:** Approximately 100,000 potential workers within 30 miles
- **Location:** Intersection of US Highway 290 and US Highway 77
- **Austin-Bergstrom International Airport:** Approximately 50 minutes away
- **Market reach:** More than 10 million potential customers within two hours, according to the Giddings EDC

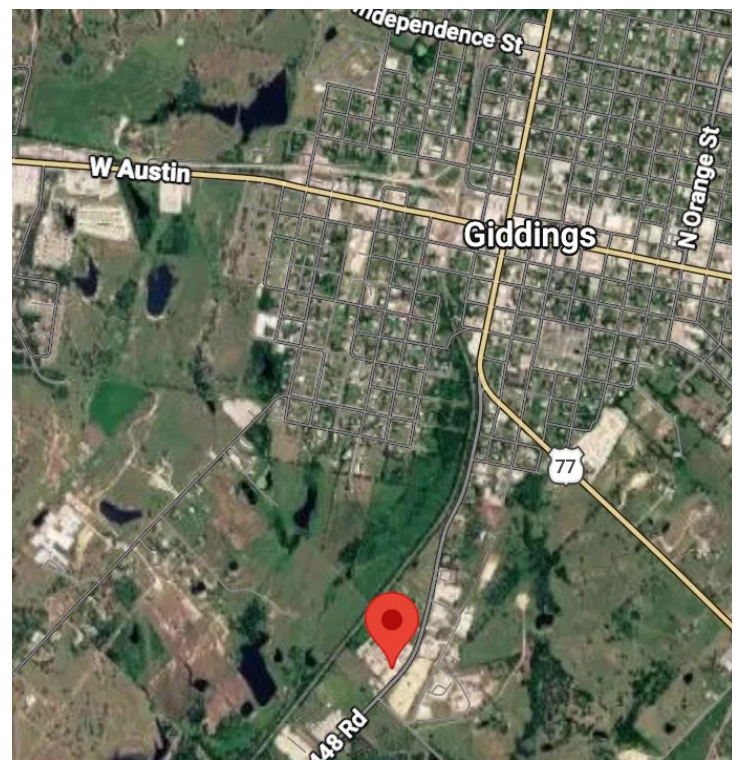
Sources: [U.S. Census Bureau](https://www.census.gov) and [Giddings Economic Development Corporation](https://www.giddingsedc.com).

Transportation Advantages:

- **US 290** provides an east-west connection between Austin and Houston.
- **US 77** is a major north-south corridor extending through Central Texas.
- The **Austin Western Railroad** operates freight service into Giddings and interchanges with Union Pacific.
- The community is served by the **Giddings-Lee County Airport**.
- Giddings provides access to the **Port of Houston** for companies shipping products internationally.



City Information



ECONOMIC AND INDUSTRIAL BASE:

These connections support manufacturing, regional distribution, equipment service, raw-material movement and other transportation-dependent businesses.

Economic and Industrial Base:

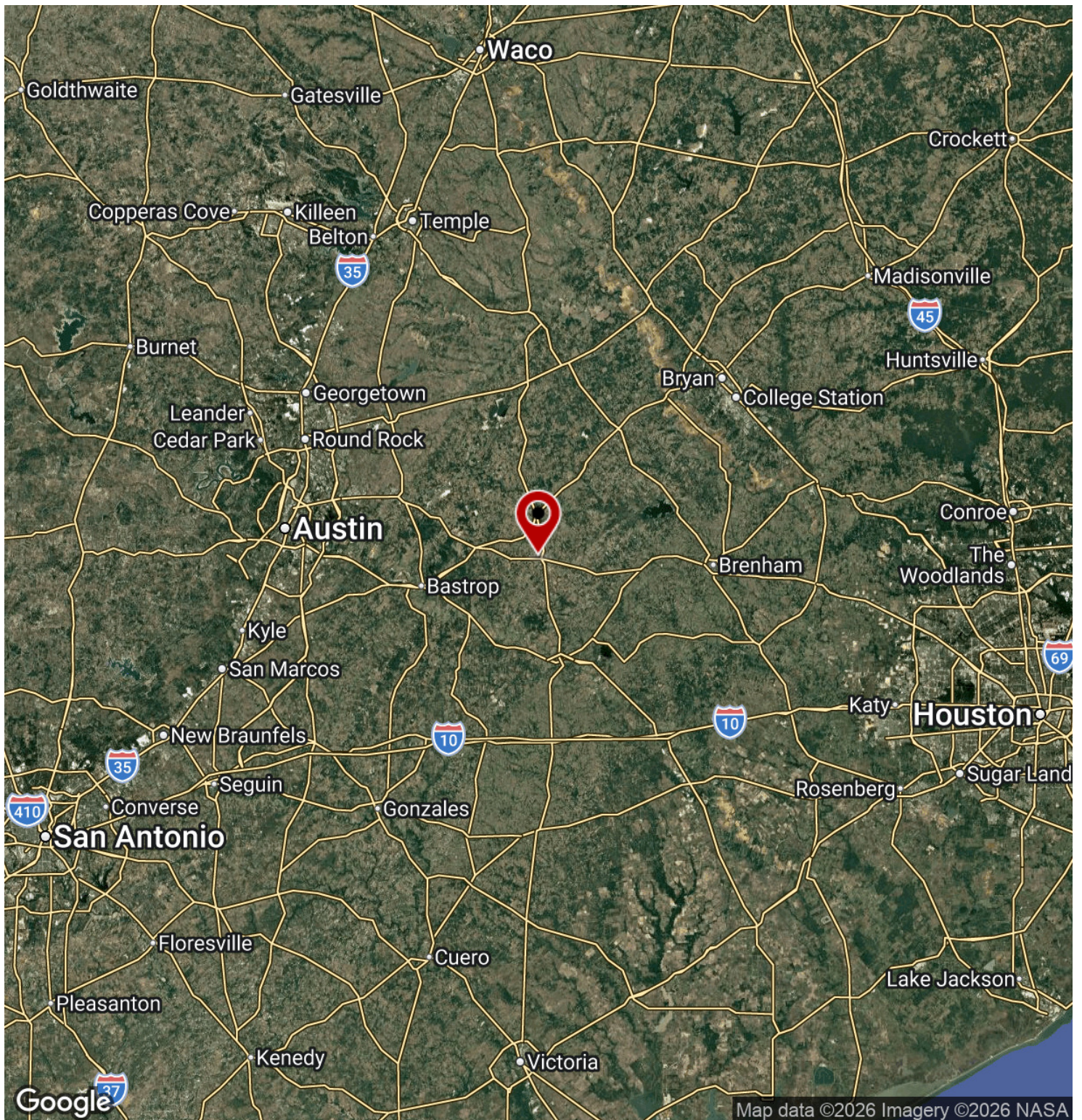
The Giddings EDC identifies several industries with an established or growing presence in Giddings and Lee County:

- Oil and gas extraction and field services
- Manufacturing and fabrication
- Wholesale trade
- Transportation, warehousing and logistics
- Agriculture and agribusiness
- Construction and specialty trades
- Professional and technical services
- Biotechnology and biosciences

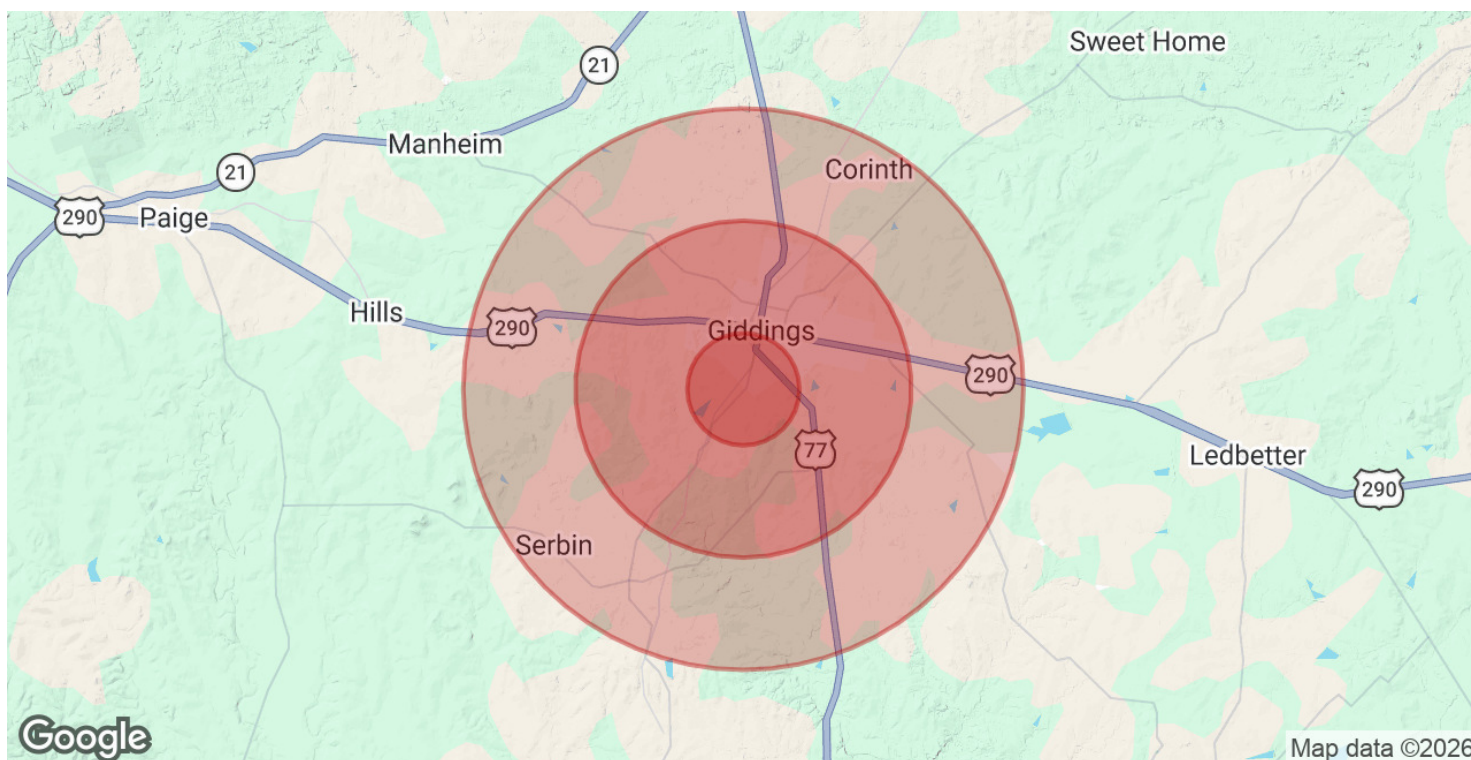
Giddings and Lee County are also situated within the northeastern portion of the Eagle Ford Shale region and the Austin Chalk formation, supporting continued demand from energy producers, equipment suppliers and oilfield-service companies. [Giddings EDC industry profile](#) and [oil and gas overview](#)



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	899	5,068	7,909
Average Age	35.5	37.3	39.0
Average Age (Male)	35.9	37.5	39.7
Average Age (Female)	34.0	39.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	286	1,790	2,907
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$71,469	\$68,535	\$69,051
Average House Value	\$267,230	\$258,996	\$242,126

2023 American Community Survey (ACS)



Meet The Team



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date