

BECK-REIT
PRESENTS

**FOR
SALE
+
LEASE**



WAREHOUSE

12955 WRIGHT RD

20,000 SF INCLUDING 1500 SF OFFICE

18-22'
CLEAR HEIGHT
CLEAR SPAN

LOADING DOCK
GRADE LEVEL
DOCK HIGH

LEASE IT OR OWN IT



PROPERTY OVERVIEW

20,000 SF WAREHOUSE - LEASE OR PURCHASE

- BUILT 2022
- 1.8 ACRE SITE
- THE PROPERTY HAS EASY ACCESS OFF WRIGHT ROAD
- SH-45 VISIBILITY
- SHOR DRIVET TO IH-35, SH-45, HWY 183
- CLOSE PROXIMITY TO FORMULA 1, TESLA + AUSTIN AIRPORT (ABIA)

THIS LOCATION MAKES IT EASY TO GET ANYWHERE IN THE AUSTIN, TEXAS METRO AREA.

WAREHOUSE OVERVIEW

- FORMER HOT TUB DISTRIBUTION FACILITY – SET UP FOR BULKY INVENTORY AND PALLETIZED FREIGHT
- GRADE-LEVEL AND DOCK-HIGH LOADING (16' FT. HEIGHT)
- 3-PHASE, 400 AMP ELECTRIC SERVICE
- 18-22' CLEAR HEIGHT, CLEAR-SPAN
- SKYLIGHTS THROUGHOUT
- INSULATED
- 1,500 SF OFFICE WI
 - 3 PRIVATE OFFICES
 - 2 ADA RESTROOMS

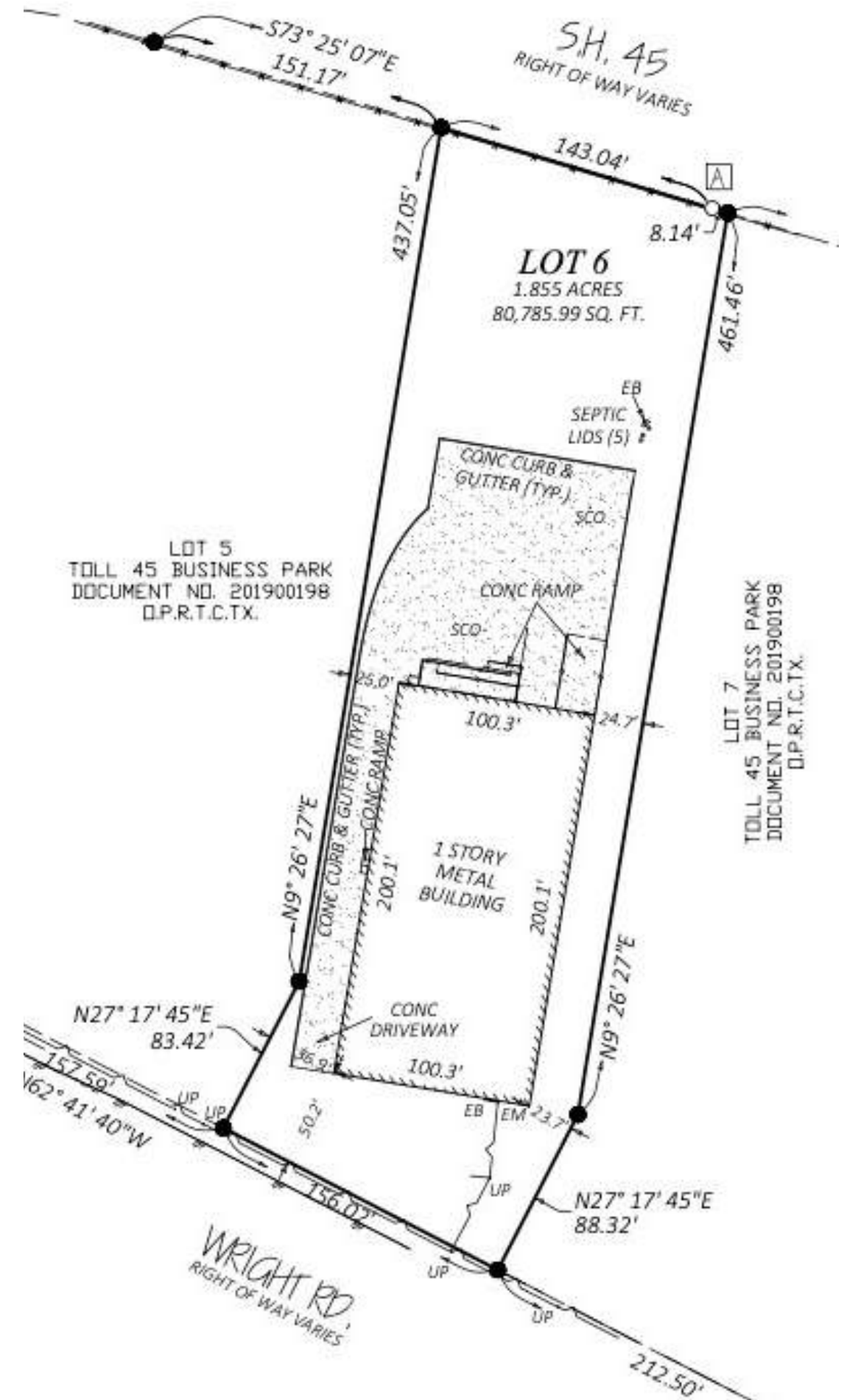


ACCESS. FLEX. OPERATIONS

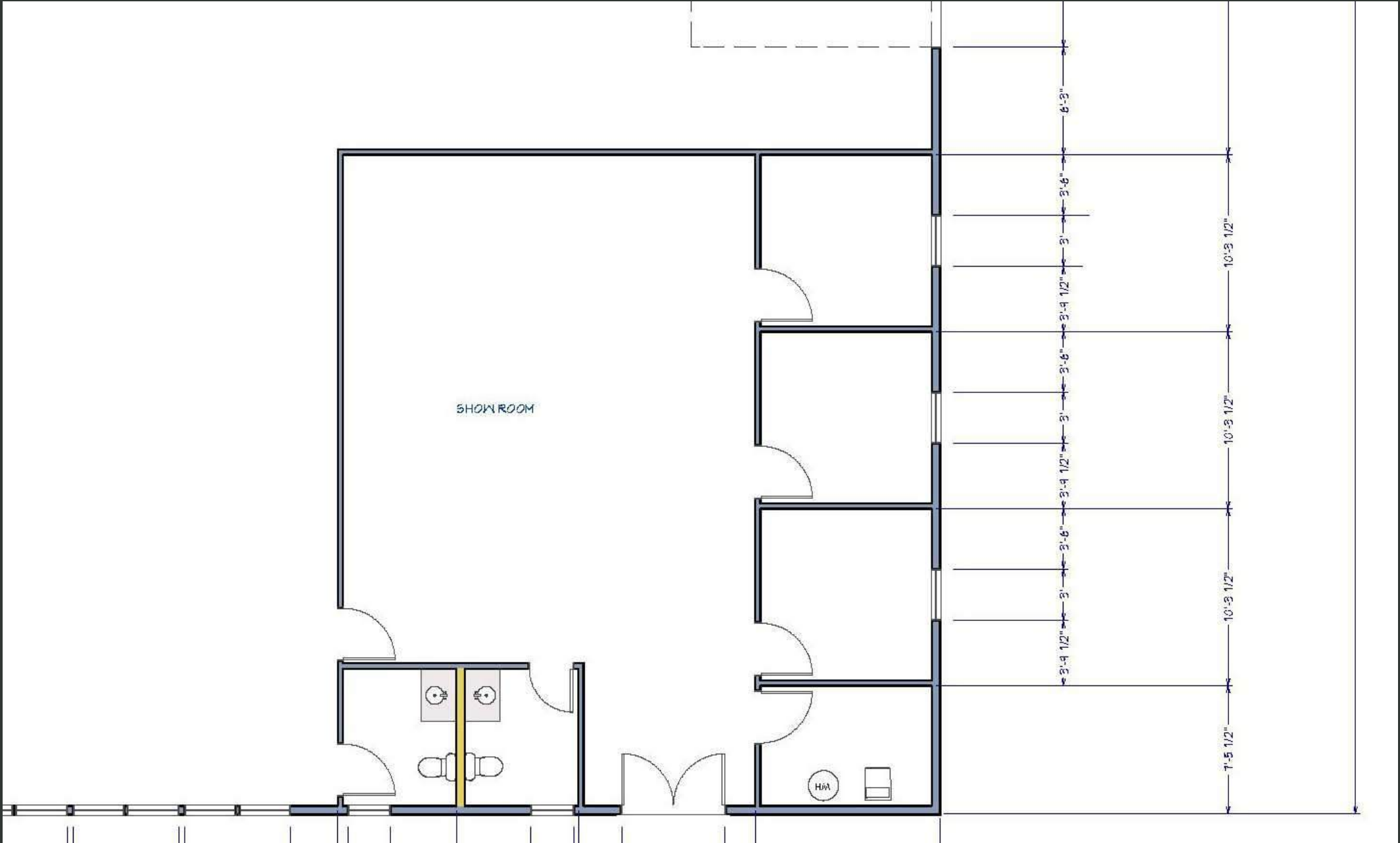
CLEAN, BRIGHT, PRIVATE OFFICES BUILT INSIDE A 3 YEAR OLD 20,000 SF INDUSTRIAL WAREHOUSE. FULLY INSULATED, SKYLIGHT-LIT, AND POWERED WITH 3-PHASE/600 AMPS. PERFECT COMMAND CENTER RIGHT IN THE HEART OF AUSTIN'S SOUTHEAST INDUSTRIAL CORRIDOR. YARD ACCESS, DOCK-HIGH + GRADE-LEVEL LOADING, AND ZERO DOWNTOWN NONSENSE. STRAIGHT-UP, HIGH-EFFICIENCY WORKSPACE FOR CONTRACTORS, OPERATORS, LOGISTICS CREWS, MANUFACTURING, DISTRIBUTION, AND BUSINESSES THAT ACTUALLY MOVE THE NEEDLE. THIS IS REAL OFFICE/WAREHOUSE SPACE FOR REAL WORK — TOUGH, TURNKEY, AND READY TODAY.




LEASE SUMMARY	
LEASE RATE:	\$10.50 SF/yr (NNN)
NNN:	\$5.52 SF/yr
LOT SIZE:	1.855 Acres
BUILDING SIZE:	20,000 SF

[illegible]


FLOOR PLAN




MARKET OVERVIEW - TEXAS




POPULATION
32,256,958



#1 FASTEST GROWING ECONOMY IN THE U.S.
\$2.7 TRILLION GDP 2024




TOP STATE FOR JOB GROWTH
230,000 JOBS CREATED IN 2024




LARGEST CIVILIAN LABOR WORKFORCE:
14.2+ MILLION WORKERS

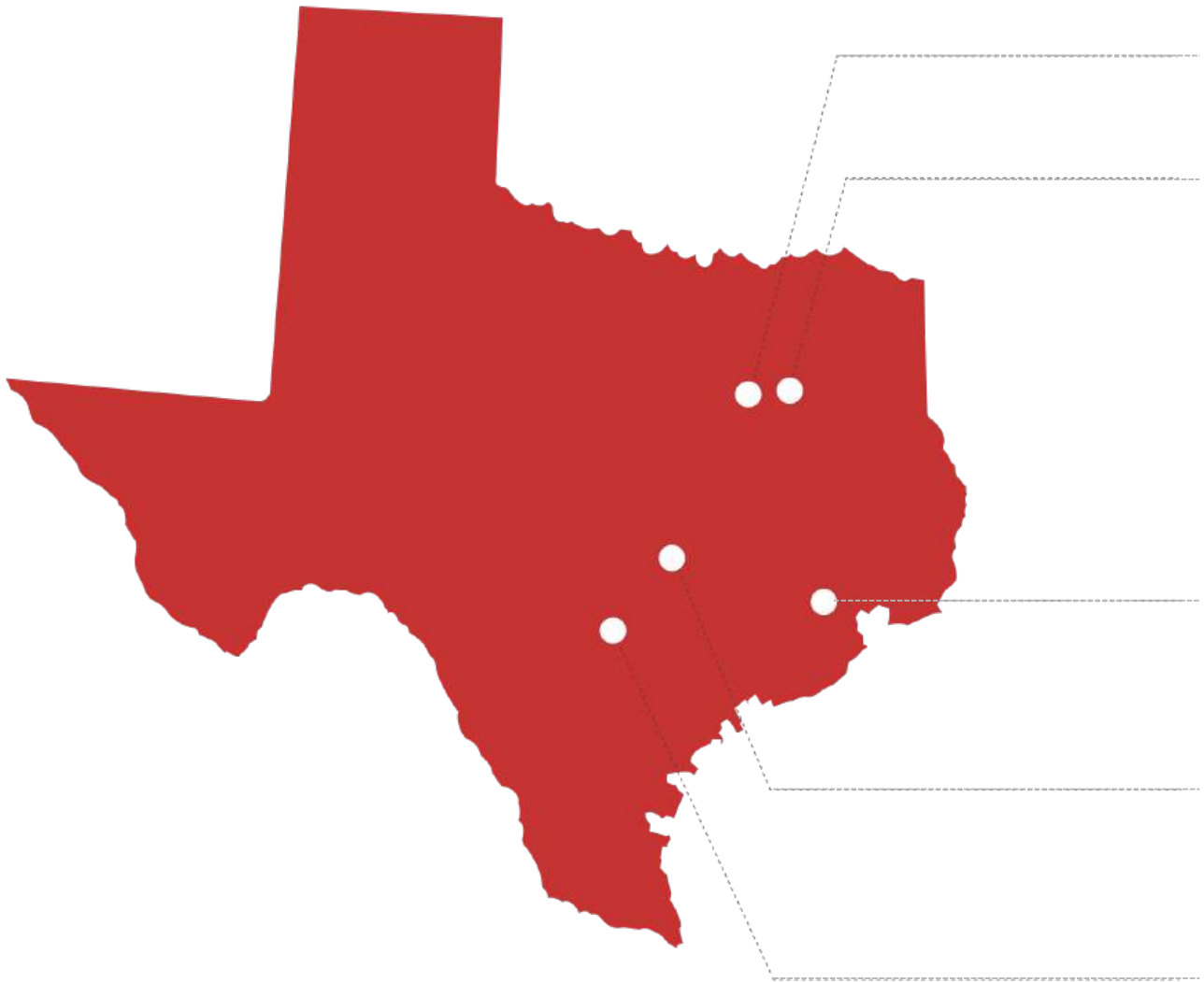
52

FORTUNE 500 COMPANIES CALL TEXAS HOME





BEST STATE FOR BUSINESS
FOR THE 21 YEARS RUNNING BY CHIEF EXECUTIVE MAGAZINE



FORT WORTH

LANDLMAN BILLY BOB THORNTON RECENTLY CALLED FORT WORTH ONE OF HIS FAVORITE CITIES IN AMERICA :A MARKET THAT’S BOOMING IN GROWTH, BUSINESS INVESTMENT, & CULTURAL MOMENTUM.

DALLAS

#14 AMERICA'S BEST CITIES - FOX NEWS
TOP 20 BEST LARGE CITIES TO START A BUSINESS

HOUSTON

#1 FASTEST GROWING CITY 2015 #7
TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#1 CITY IN USA TO START A BUSINESS
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

TOP 10 BEST PLACES TO LIVE - VALUE AND QUALITY OF LIFE
#15 TOP 20 BUSINESS-FRIENDLY CITY



TEXAS LEADS NATION FOR CORPORTATE PROJECTS **13** YEARS IN A ROW



LARGEST MEDICAL CENTER
Texas Medical Center, Houston

#1 CANCER HOSPITAL
MD Anderson, Houston



AWARDED 2024 GOVERNOR’S CUP FOR THE MOST NEW & EXPANDED CORPORATE FACILITIES: **1368**



NO STATE INCOME TAX



10TH MOST
POPULOUS
CITY IN THE U.S.

EMPLOYMENT
1,375,900

		
13,000 EMPLOYEES	12,000 EMPLOYEES	11,000 EMPLOYEES
		
7,000 EMPLOYEES	5,000 EMPLOYEES	6,000 EMPLOYEES
		
3,500 EMPLOYEES	3,000 EMPLOYEES	2,000 EMPLOYEES

ECONOMY +
JOB MARKET

UNEMPLOYMENT RATE: 3.7%
JOB GROWTH: 1.4%

SILICONE PRAIRIE

8K
HIGH
TECH
FIRMS

177K
TECH JOBS IN AUSTIN

136K/YR
AVERAGE TECH JOB
SALARY IN AUSTIN

#7 TOP PUBLIC UNIVERSITY
IN THE U.S. (2025)

\$8.8B ANNUAL ECONOMIC IMPACT
TO TEXAS ECONOMY

POPULATION AND
GROWTH

2.55 MILLION

RANKED #18 U.S. CITIES ON
THE RISE FOR JOB GROWTH
& OPPORTUNITY IN 2025

REAL ESTATE

MEDIAN HOME PRICE: \$439,000
OFFICE VACANCY RATE: 24.8%
INDUSTRIAL VACANCY RATE: 18.4%

30M
ANNUAL
VISITORS



9B
ANNUAL ECONOMIC
IMPACT FROM
VISITOR SPENDING



ENTERTAINMENT + MUSIC

\$1.8B LIVE
MUSIC
INDUSTRY

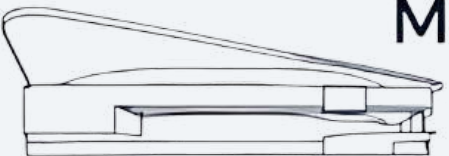
100 K JOBS CREATED
EVERY YEAR

\$20 B+ TOTAL ECONOMIC
BENEFIT TO AUSTIN
OVER LAST 10YEARS

AUSTIN
CITY
LIMITS

450,000+
ATTENDEES IN 2024

\$534M
ECONOMIC IMPACT 2023




MOODY
CENTER

\$126.4M+
GROSS TICKET SALES IN 2024

995,000+
ATTENDEES IN 2024

#8 HIGHEST
GROSSING VENUE
WORLDWIDE IN
2024 (BILLBOARD)

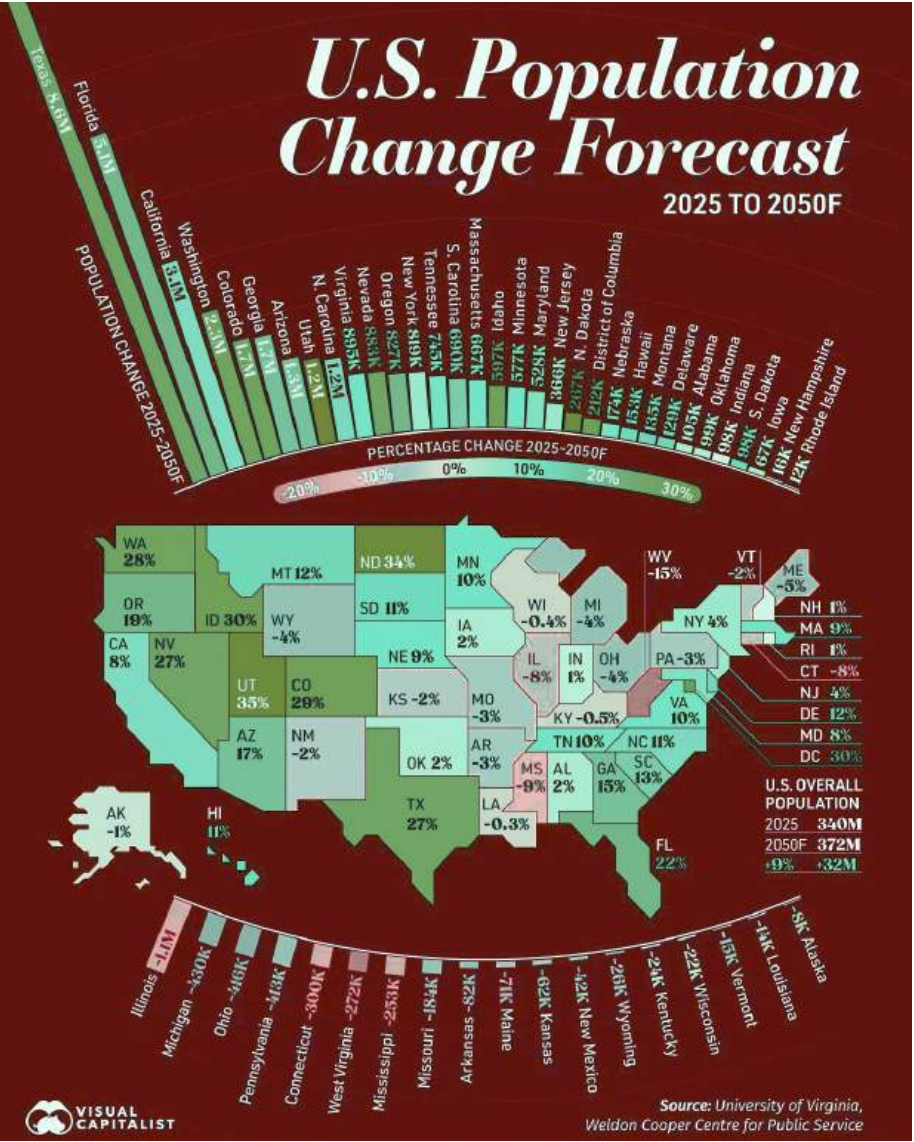
HIGHEST AVERAGE
ATTENDANCE IN
MLS



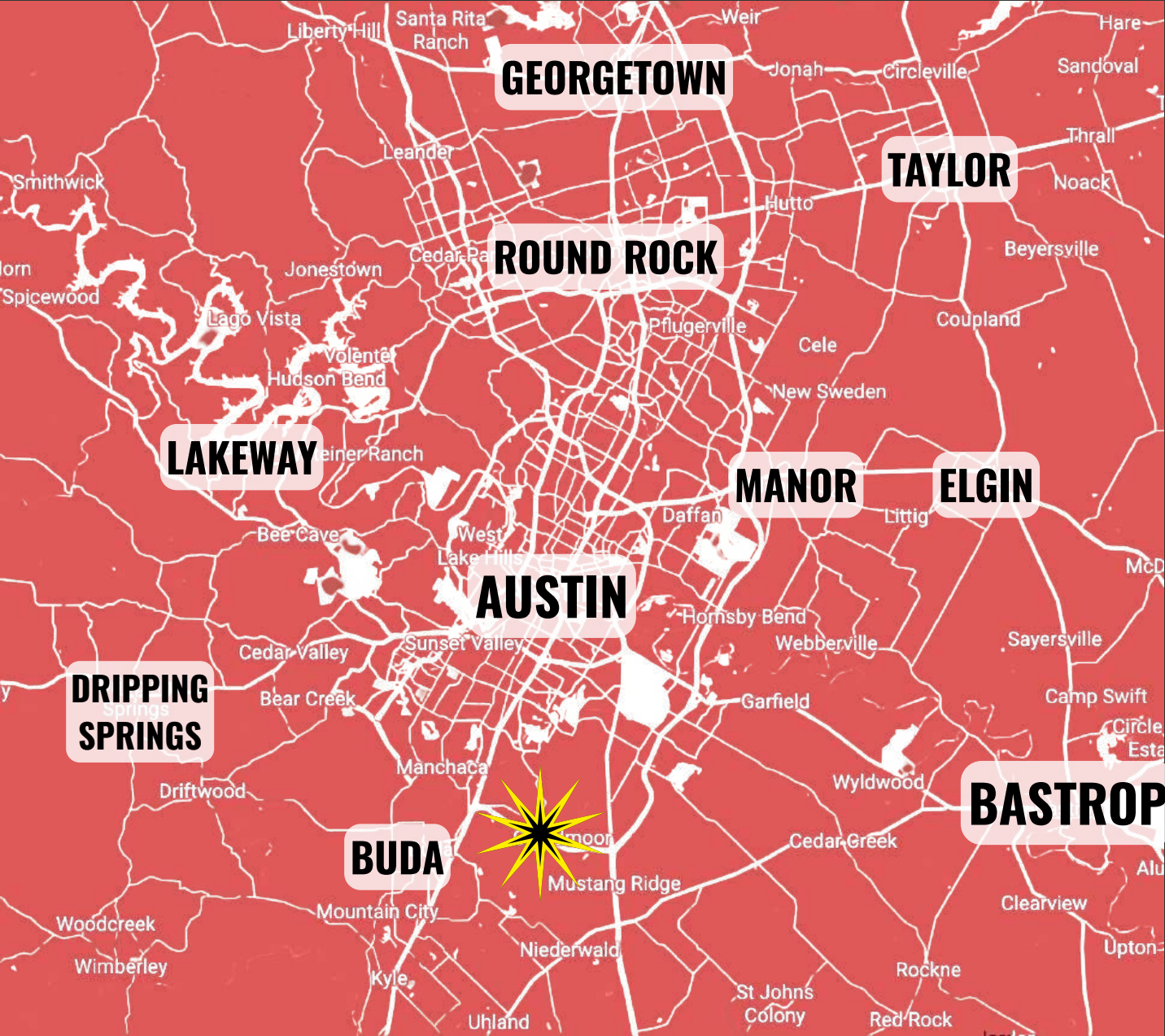
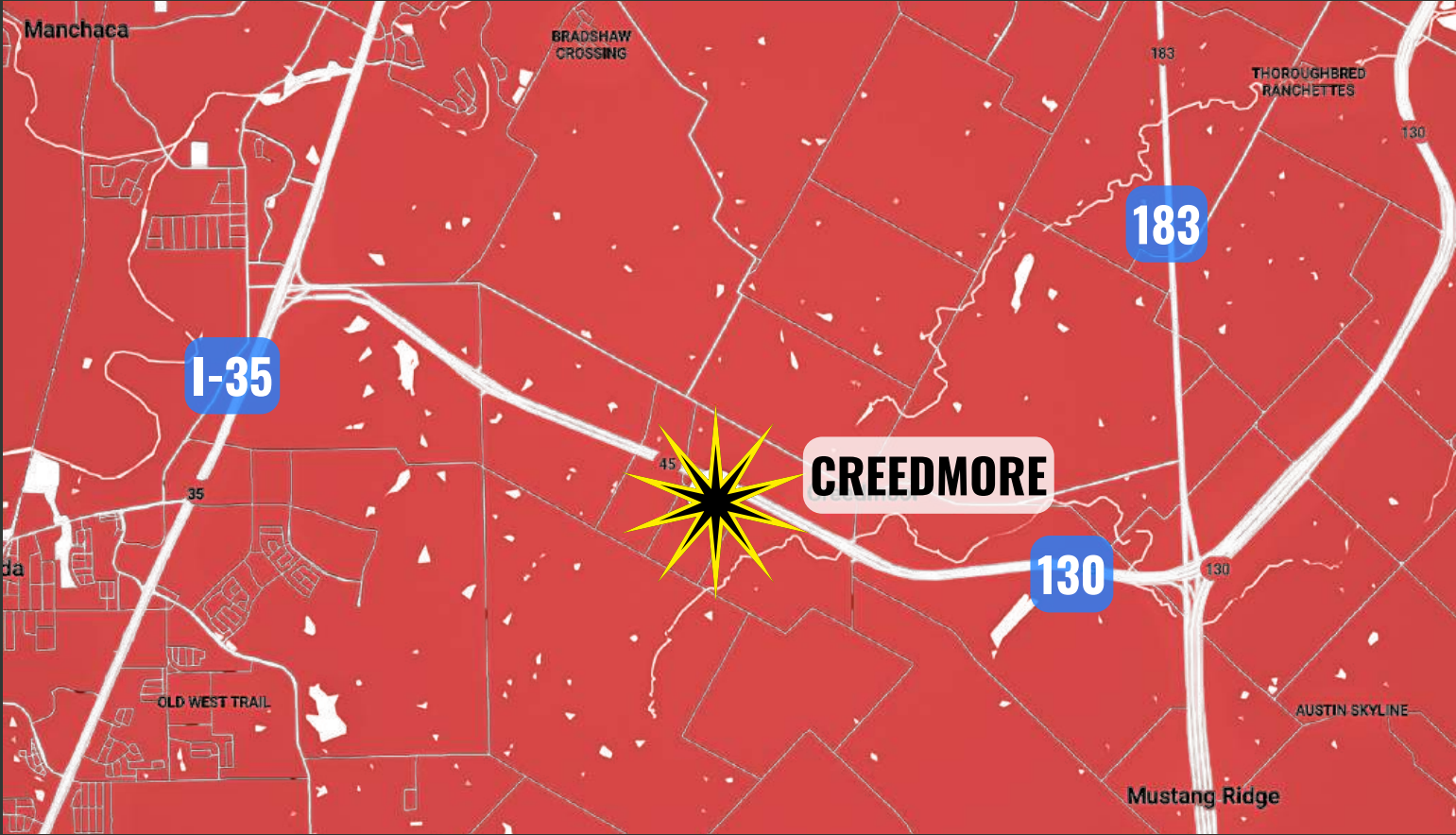
12TH



TEXAS GROWTH FORECAST



STRATEGIC LOCATION



PLANES TRAINS TRUCKS PORTS

Planes — Austin Airport (AUS)

- 20–25 minutes to AUS Cargo & International Terminal
- Rapid air-freight access for high-value goods and overnight shipments

Trucks — I-35 , SH-130, HWY 183

- Immediate tollway access—no I-35 congestion
- Reach Austin, Round Rock, Pflugerville & Georgetown in minutes
- Fast connection to I-10, SH-71, & US-290 for statewide distribution

Ports — Houston & Gulf Coast

- 2.5 hours to the Port of Houston, one of the largest in the U.S.
- Deep-water global freight routes for imports & exports

Trains — Texas Class I Rail Network

- Near the Union Pacific mainline in East Austin
- Quick access to intermodal hubs in Austin, San Antonio, DFW & Houston

Central Texas Logistics Advantage

- Strategic midpoint for shipping east/west/north/south
- Direct corridors to Mexico border crossings for cross-border trade

SPENDING PUBLIC DOLLARS

MONEY SPENDING \$26 BILLION

- I-35 Expansion – \$5.2B | Drop Hwy + Reconnect East & West
- Project Connect – \$7.1B | Rail & Transit Overhaul
- Convention Center – \$1.8B | Downtown
- Airport Overhaul – \$6.5B | New Terminal & Runway
- Waterloo Greenway – \$265M | 35-Acre Urban Park
- UT Med District – \$2.5B | Life Sciences Hub
- Housing Bonds – \$350M | Infill & Affordability Focus
- The Y at Oak Hill – \$674M | Highway Convergence Fix
- 183 North Mobility – \$612M | Lanes, Express, Transit
- 183 South Project – \$743M | Corridor Redesign/Access
- SH 71 East Corridor Upgrades – \$225M | Austin to Houston

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