

Redemption Mill Business Park

New Industrial Warehouse

606 Mill Run | Kerrville, TX 78028



Property Highlights

- 27,200 SF warehouse development
- Located on 5.15 acres
- 5 warehouse buildings
- Starting at 3,000 SF
- Single user building 6,000 SF
- Grade and dock loading
- Drive through warehouse capability
- 3 phase power / LED lighting
- Private yard areas
- Concrete pad parking and court area
- Large truck accessibility
- SPEC office warehouse units MOVE-IN READY

FOR LEASING INFORMATION

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PROPERTY SUMMARY

Redemption Mill Business Park
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Property Summary

Building SF:	27,200
Lease Rate:	\$14.00 - \$16.00 NNN - \$2.50
Lot Size:	5.15 acres
Parking:	Generous, Concrete Pad
TI Allowance:	Office/Restroom
Power:	3 Phase
Clear Height:	17' to 21'
O/H Doors:	14' x 14'
Suite Sizes:	Starting at 3K SF
Building Sizes:	6K SF
Yard Areas:	Behind buildings
Year Built:	2024
Zoning:	ETJ

Property Overview

Project consists of 5 warehouse buildings totaling 27,200 SF on 5.15 acres. Concrete pad parking with large truck accessibility. Buildings have 3 phase power, yard areas with ability to customize office area.

Flex warehouse space starting at 3,000 SF. Two single user buildings available for immediate move-in. Spec offices built out with private restrooms in both office and warehouse areas.

- Building 4 - 6,000 SF (divisible to 3,000 SF)
- Building 5 - 3,200 SF

Total SF Available - 9,200 SF

Location Overview

Kerrville's newest option for quality warehouse space located just off Junction Hwy with easy access to IH-10.

PROPERTY PHOTOS - BUILDING 4

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PROPERTY PHOTOS - BUILDING 4

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PROPERTY PHOTOS - BUILDING 5

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PROPERTY PHOTOS BUILDING 5

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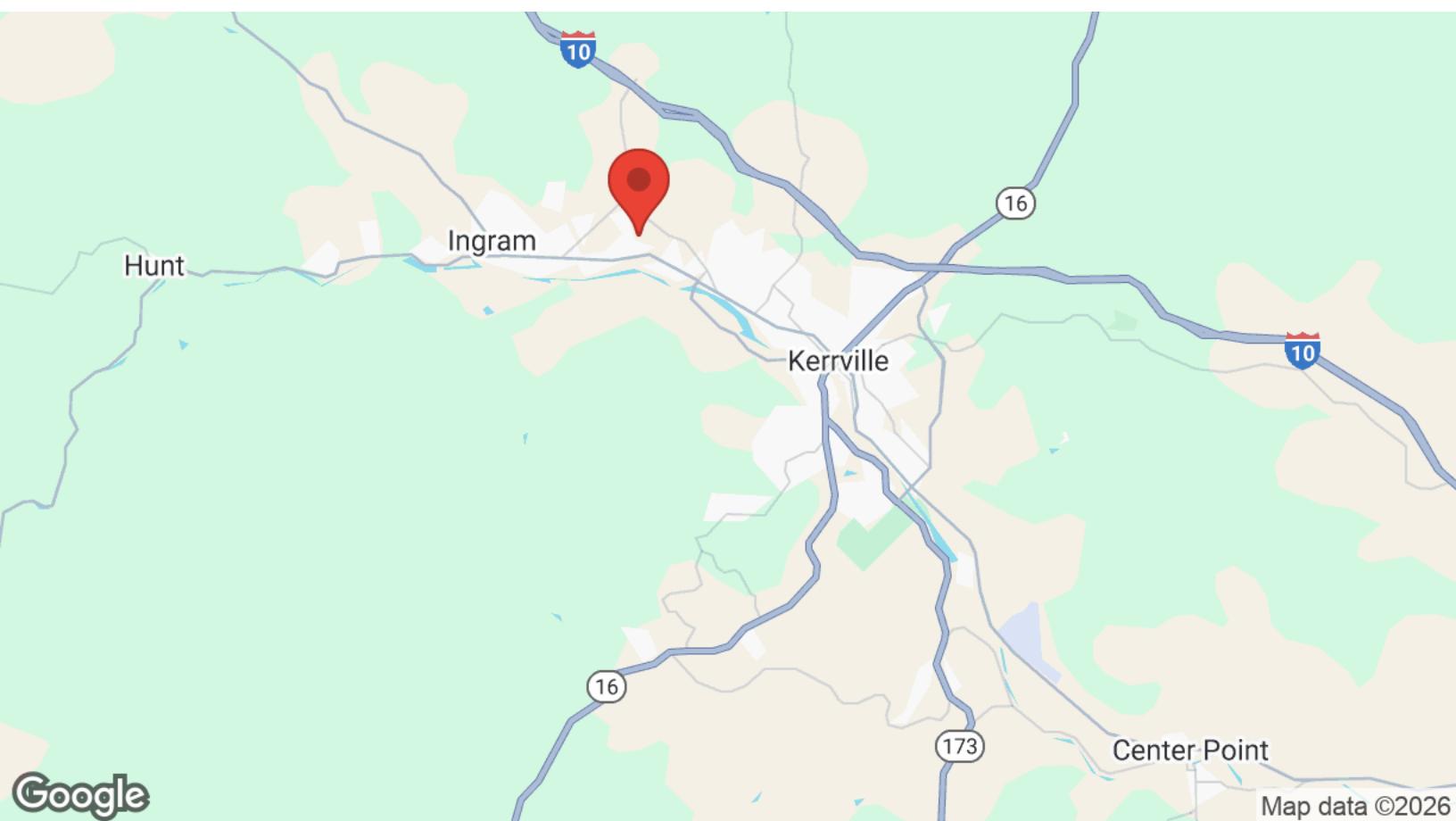
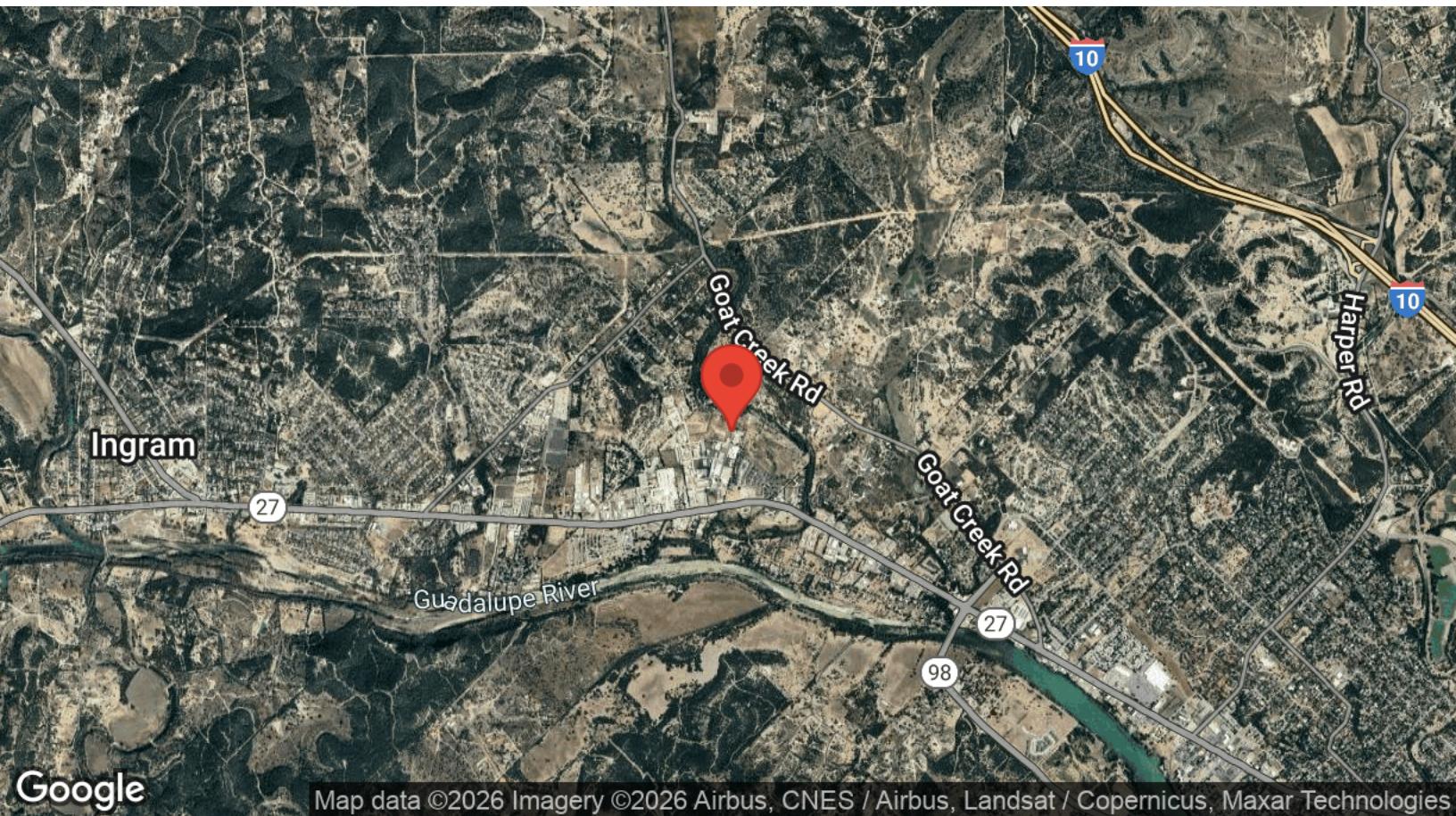
PROPERTY PHOTOS - 3K SF UNIT W/H (IN 6K SF BLDG)

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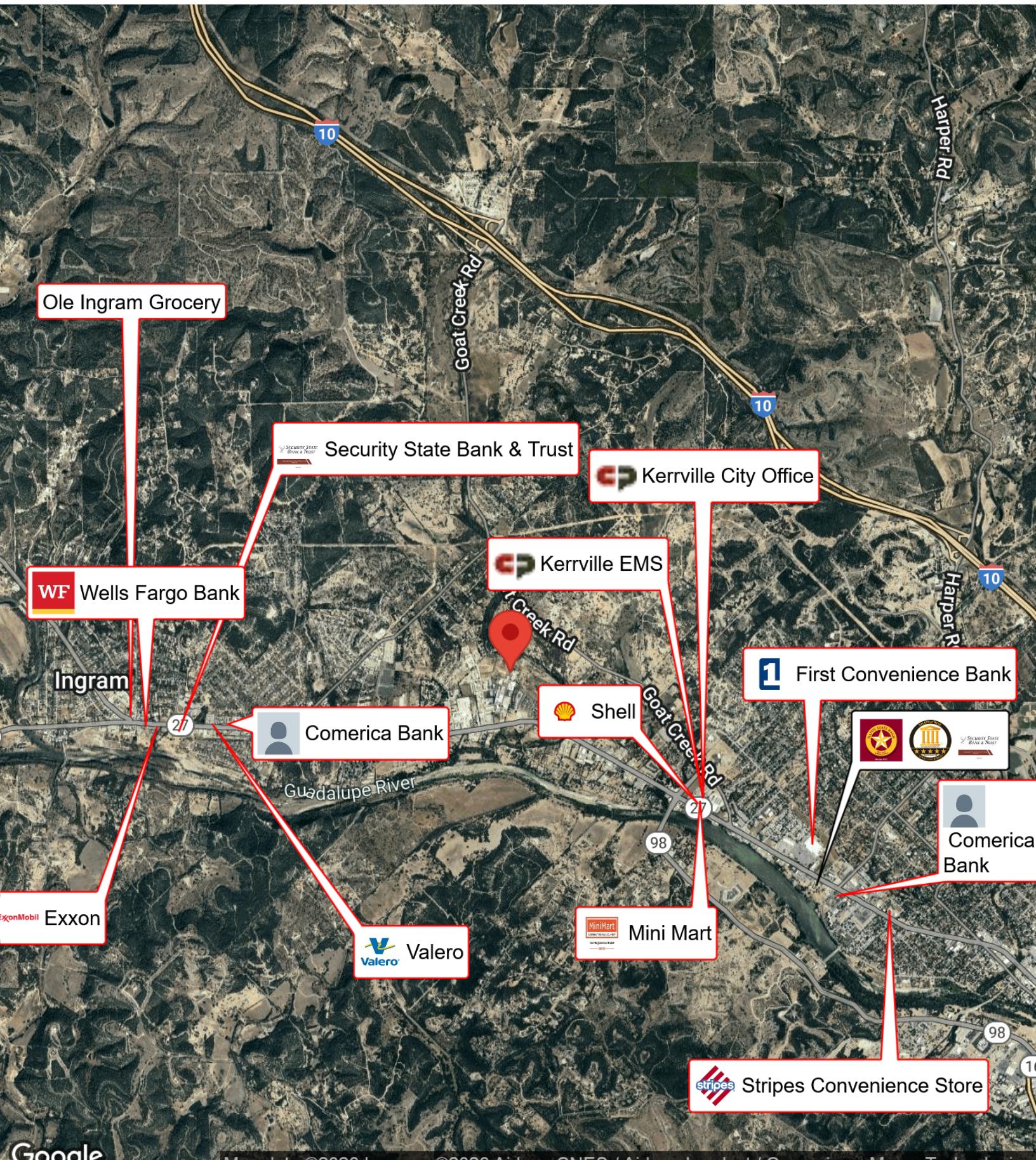
LOCATION MAPS

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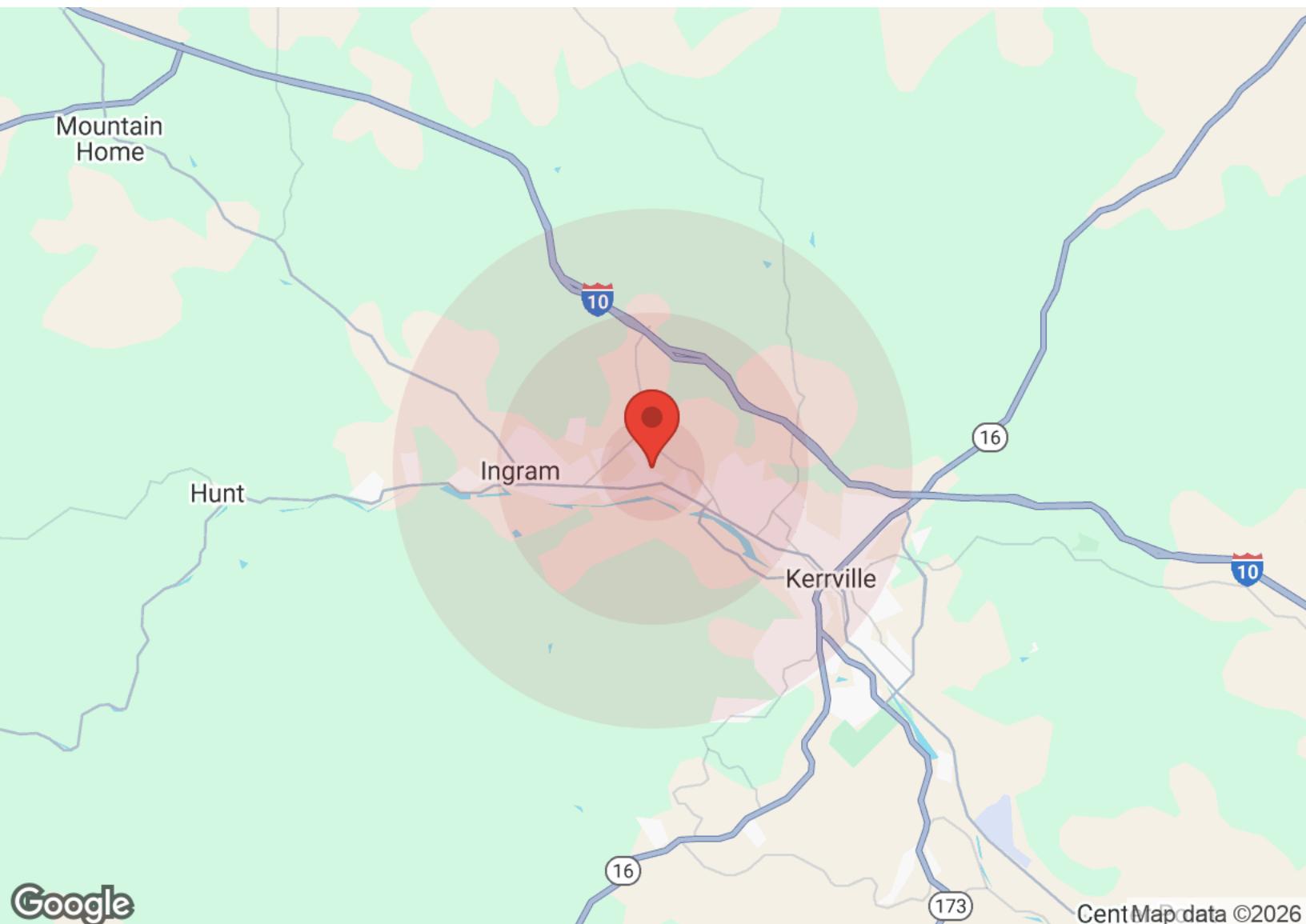
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	710	6,496	14,173
Female	763	6,958	14,431
Total Population	1,473	13,454	28,604
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	217	2,039	4,264
Ages 15-24	144	1,258	3,044
Ages 25-54	397	4,034	8,962
Ages 55-64	177	1,828	3,816
Ages 65+	536	4,296	8,518
Race	1 Mile	3 Miles	5 Miles
White	1,008	9,395	19,188
Black	27	205	692
Am In/AK Nat	3	20	49
Hawaiian	N/A	7	14
Hispanic	393	3,421	7,780
Asian	17	171	406
Multi-Racial	22	219	435
Other	2	16	43

Income	1 Mile	3 Miles	5 Miles
Median	\$56,544	\$72,058	\$67,032
< \$15,000	30	482	833
\$15,000-\$24,999	70	446	1,089
\$25,000-\$34,999	66	402	935
\$35,000-\$49,999	122	804	1,701
\$50,000-\$74,999	147	869	2,194
\$75,000-\$99,999	73	738	1,508
\$100,000-\$149,999	107	1,201	2,424
\$150,000-\$199,999	12	490	748
> \$200,000	40	391	789

Housing	1 Mile	3 Miles	5 Miles
Total Units	769	6,742	14,135
Occupied	666	5,821	12,220
Owner Occupied	442	4,158	8,201
Renter Occupied	224	1,663	4,019
Vacant	103	922	1,915



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. 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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
ELIZE PRUSKE	367619	epruske@epcommercialrealestate.com	210-416-3491
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

DISCLAIMER / DISCLOSURES

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DISCLAIMER AND DISCLOSURES

GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.