

SINGLE TENANT INVESTMENT OPPORTUNITY


TRANSWESTERN
REAL ESTATE
SERVICES



±67,165 SF | MANUFACTURING DISTRIBUTION FACILITY
200 HOLDSWORTH DRIVE, KERRVILLE, TX

THE OPPORTUNITY

Transwestern, as exclusive advisor, is pleased to present the opportunity to acquire 200 Holdsworth, a 67,165 +/- SF, single tenant manufacturing/distribution building in the dynamic Hill Country community of Kerrville, Texas. The property benefits from exceptional access to Interstate 10 and vital thoroughfares in Kerrville. All-Plastics occupies 100% of the property at current market rates with annual escalations in rent.



PROPERTY INFORMATION

Address:	200 Holdsworth Kerrville, Texas 78028
Size:	±67,165 SF - 100% HVAC
Current Occupancy:	100%
Land Size:	±16.740 AC
Year Built:	1981 and 1996 (expansion)
Parking:	Abundant employee parking
Construction:	Masonry
Zoning:	"IM" Industrial and Manufacturing District
Projected NOI:	\$407,290.92

TENANT OVERVIEW

Tenant Name:	All Plastics. LLC
Website:	all-plastics.com
Specialty:	Plastic injection molding
Lease Expiration:	11/10/2028

INVESTMENT HIGHLIGHTS



100% LEASED SINGLE TENANT

- Stabilized cash flow
- Net Lease structure



EXCELLENT ACCESS AND EXPOSURE

- Excellent access to Highway 16 (Sidney Baker Street), FM 783 (Harper Road) and Interstate 10
- High visibility site off Holdsworth Drive



MISSION CRITICAL LOCATION FOR TENANT

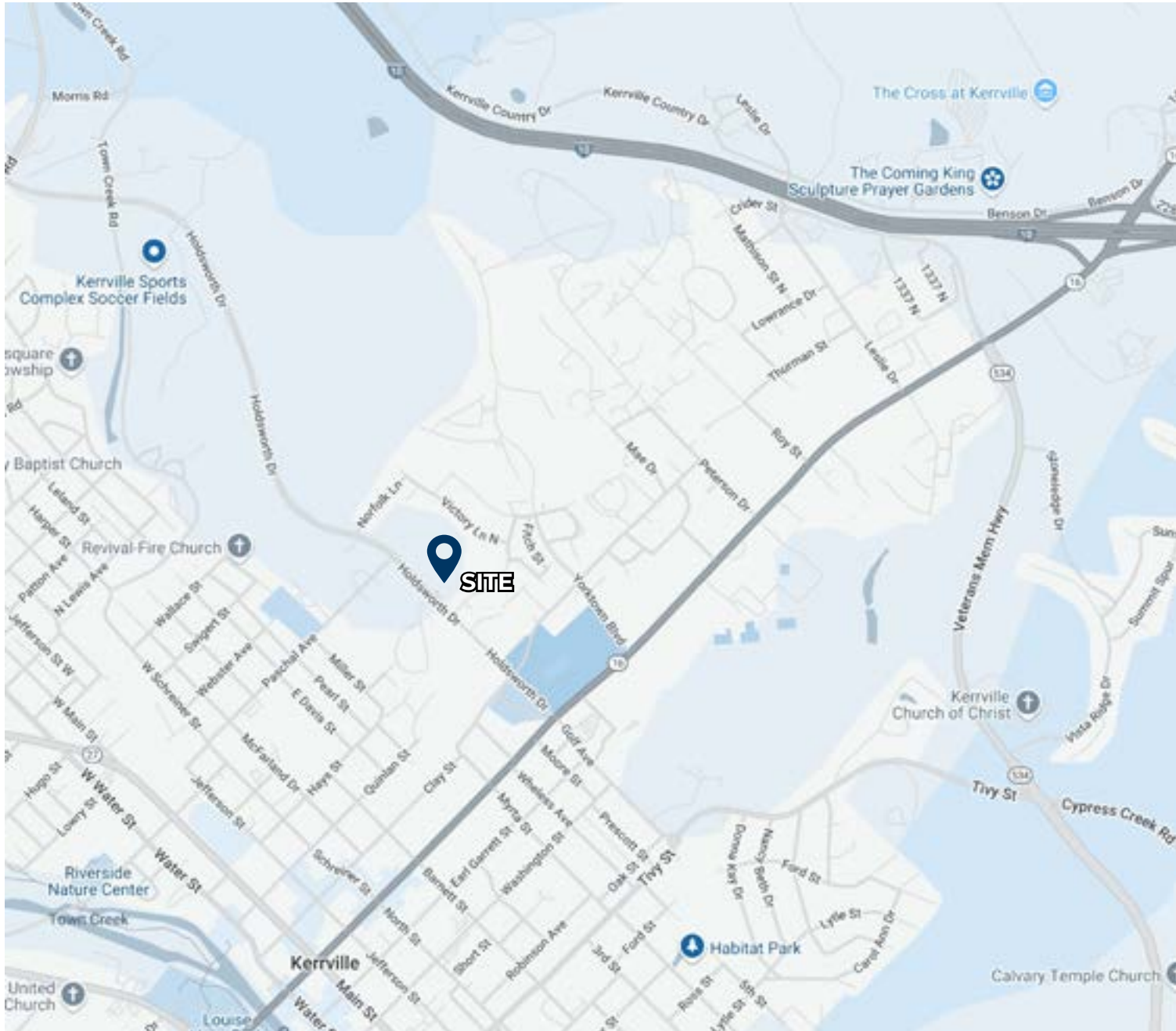
- All-Plastics serves all its client base from this single location
- Building Infrastructure has evolved to meet All Plastics' growing business
- Loyal employee base



SITE PLAN



OVERVIEW MAP



EXTERIOR



OFFICE



WAREHOUSE/MANUFACTURING



TENANT OVERVIEW

All-Plastics, LLC, is cutting edge leader in technology driven manufacturing, injection molding and project management. All-Plastics pairs proven quality and efficiencies with an expert team of engineers and sales leaders to bring an accomplished, dependable experience to each customer transaction in the industries they serve.

All-Plastics focuses on markets that align with over five decades of experience and dependable service. Their scientific molding techniques make them a great partner with markets who require precision injection molding solution, on-time delivery, traceability and consistent quality. Current markets served are pharmaceuticals, medical, industrial, packaging and consumer industries.



ECONOMIC OVERVIEW

Kerrville sits along the Guadalupe River in the heart of the Texas Hill Country. Kerrville is home to Schreiner University, H-E-B, and the Kerrville Municipal Airport. The City of Kerrville is continuing to grow at a steady rate, where the area has been diversified economically through health care, business, education, transportation services and more service lines.



A 30-year community driven initiative to implement the new goals for Kerrville's community and residents based on their visions and perspectives. The City of Kerrville, and the Greater Kerrville area, Kerr County, is expected to reach 70,000 people by 2050. Over 45,000 are projected to be living in present-day Kerrville and the two-mile ETJ.

VISION STATEMENT

Kerrville will be a vibrant, welcoming and inclusive community that:

- Respects and protects the natural environment that surrounds it;
- Seeks to attract economic growth and development;
- Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and
- Does so while preserving the small-town charm, heritage, arts and culture of the community.

PARKS/OPEN SPACES/THE RIVER CORRIDOR

The Guadalupe River is considered the heart of the community where a multitude of Kerrville's recreational assets surround it. Within the Kerrville city limits there are six trails, River, Kerrville-Schreiner Park, Singing Wind Park, Boardwalk Pavilion, Elm Creek Park, and Galbraith/Culberson. Roughly six percent of Kerrville and its ETJ are parks/open spaces or scenic areas that are all publicly owned. Tourists from around the world visit Kerrville not only for the Guadalupe River, but to experience the Texas Hill Country and the historical sites around it. Kerrville 2050 is focusing on enhancing these areas for the community to continue to enjoy.

TARGETED INDUSTRIES AND CLUSTERS

- Hotel and Convention
- Life Science and Healthcare
- Advanced Manufacturing
- Information, Analytics & Security
- Craft Agriculture
- Energy
- Avionics/Aerospace
- Food Processing & Storage

COMMERCIAL AREAS

- Downtown Kerrville
- Along Highways 16 & 27
- Around River Hills Mall

The Kerrville 2050 will be focusing on improving and reinvesting in the three areas above. Highways 16 & 27 are known as the primary commercial corridors, where Kerrville will establish overlay districts so the community can have a guide for future development & redevelopment.

DISCLOSURES

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real Estate licensee asks that you acknowledge receipt of this information about Brokerage services for the licensee's records.

Buyer

Date

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.



For more information, contact:

Kelly Ralston

Senior Vice President

210.253.2928

kelly.ralston@transwestern.com

Russel T. Noll, CCIM, CPM

Executive Managing Director

210.253.2945

russell.noll@transwestern.com



Information About Brokerage Services

11-2-2015

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.

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.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

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