

AUSTIN, TEXAS ACQUISITION OPPORTUNITY

CALL FOR OFFERS: SEPTEMBER 21ST



EXECUTIVE SUMMARY



78,033
SQUARE FEET



93%
LEASED



1.4 YEARS
WALT



1986-1988
CONSTRUCTION



NORTH
SUBMARKET



SPRINGWOODS BUSINESS CENTER

13581 POND SPRINGS RD, AUSTIN, TX 78729



Executive Summary

Stream Realty Partners is pleased to exclusively present the opportunity to acquire 13581 Pond Springs Road, a four-building, multi-tenant flex park strategically located in North Austin. Totalling approximately 78,000 square feet, the property features a highly functional mix of small-bay industrial suites ranging from approximately 1,500 to 10,500 square feet. The property benefits from immediate access to US-183 and SH-45, providing exceptional connectivity throughout the Austin metropolitan area and to the region's major employment and population centers. With approximately 93% in-place occupancy and a WALT of 1.4 years, investors have the opportunity to benefit from existing cash flow while capturing significant near-term upside through the lease-up of existing vacancy and a mark-to-market leasing strategy as leases roll.

Contact Stream to receive full Offering Memorandum

Property Highlights

SUBMARKET	North Austin
BUILDINGS	4
SQUARE FEET	78,033
SUITES	22
OCCUPANCY	93%
% BELOW MARKET	17.5%
WALT	1.4 Years

Investment Highlights

Premier Northwest Austin Infill Location with Unmatched Connectivity

13581 Pond Springs Road is strategically located in North Austin, offering a premier infill location with immediate access to US-183 and SH-45, providing seamless connectivity throughout the Austin metropolitan area. The property benefits from its proximity to some of the region's most established residential communities, major employment centers, and rapidly growing suburban markets, including Cedar Park, Round Rock, and Leander. Surrounded by dense development and increasingly limited industrial land availability, the property is well positioned to benefit from continued demand for infill industrial space in one of Austin's most supply-constrained submarkets.

Value Creation Through Lease Rollover & Vacancy Lease-Up

With a current WALT of approximately 1.4 years, the four-building portfolio offers investors the opportunity to capture meaningful upside through near-term lease rollover and the lease-up of existing vacancy. The portfolio is approximately 93% occupied, providing durable in-place cash flow while maintaining the ability to mark existing tenants to market as leases expire. The combination of near-term rollover, existing vacancy, and an established tenant base creates multiple avenues for NOI growth and value creation while mitigating the lease-up risk associated with a more heavily vacant asset.

Ideal Small-Bay Suite Configuration

13581 Pond Springs Road offers a highly functional mix of small-bay industrial suites across four buildings totaling approximately 78,000 square feet. Suite sizes range from approximately 1,500 to 10,500 square feet, catering to a diverse tenant base seeking flexible, well-located industrial space in North Austin. This smaller suite configuration appeals to local and regional service providers, contractors, distributors, and other users that often have limited options for infill industrial space of this size. The property's flexible configuration, diversified rent roll, and infill location position it to attract a broad tenant pool and support long-term leasing demand.



Portfolio Summary

Building	1	2	3	4	TOTALS
Total Building Area	29,174	13,408	24,876	10,575	78,033
Occupancy	80.97%	100.00%	100.00%	100.00%	92.89%
Year Built	1986	1986	1986	1988	1986-1988
Suite Count	8	2	11	1	22
Tenant Count	5	2	10	1	15
Loading	Rear-Load	Rear-Load	Rear-Load	N/A	Rear-Load
Clear Height	18'	18'	18'	18'	18'
Dock-high Doors	N/A	N/A	N/A	N/A	N/A
Drive-In Doors	5	N/A	4	N/A	9
Semi-dock Doors	N/A	1	1	N/A	2
Total Doors	5	1	5	N/A	11
Approx. Car Parking	75 Spaces	34 Spaces	65 Spaces	27 Spaces	2.6/1,000
Roof Type	TPO	TPO	TPO	TPO	TPO
Roof Age	15 Years	15 Years	15 Years	15 Years	15 Years
Electrical Supply (Volts/Amps)	Varies	Varies	Varies	Varies	Varies
Lighting	LED	LED	LED	LED	LED
Walt	1.06 Years	1.58 Years	1.04 Years	1.8 Years	1.4 Years



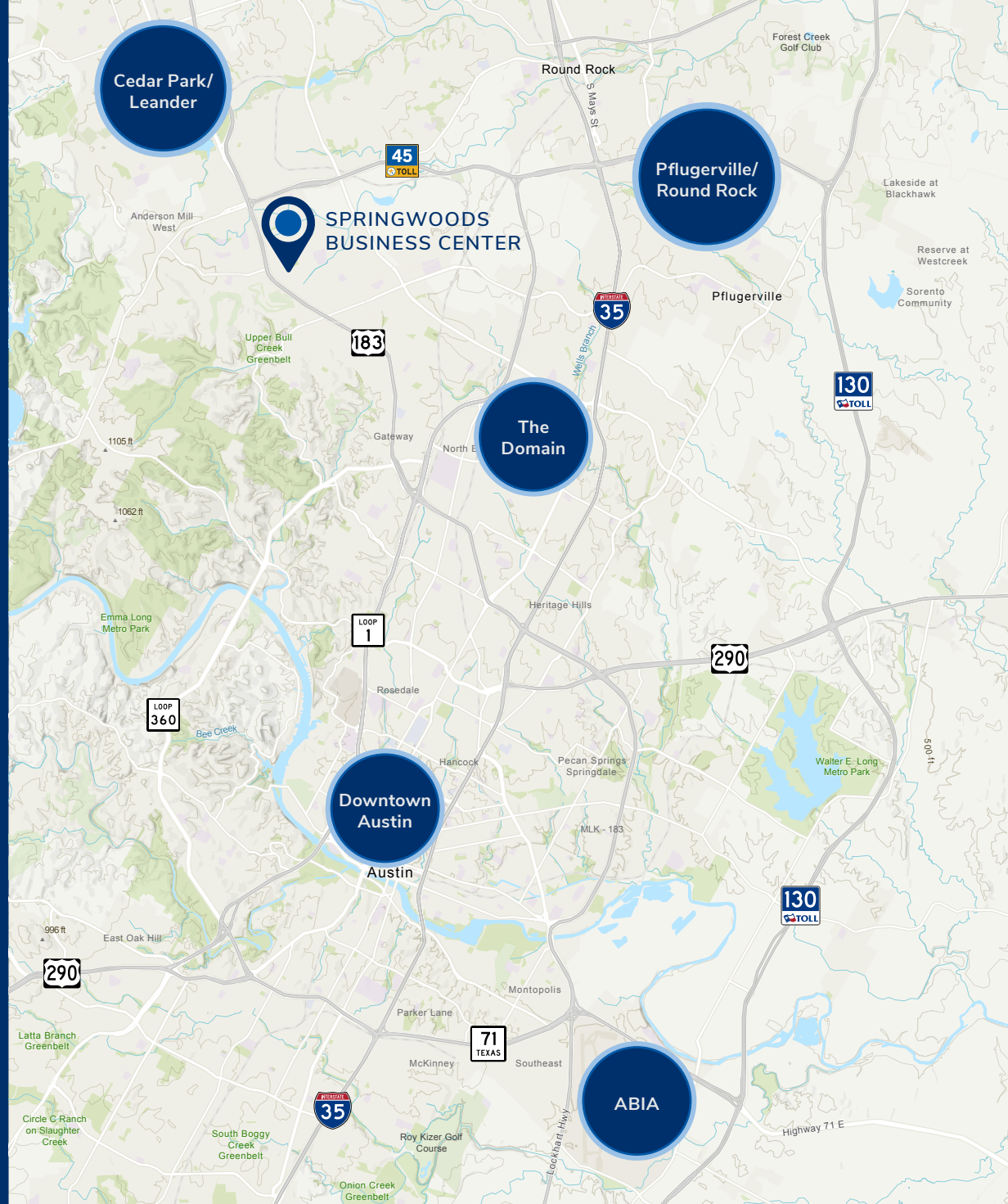
Location



SPRINGWOODS BUSINESS CENTER

Drive Times

The Domain:	12 Minutes
Cedar Park / Leander:	15 Minutes
Pflugerville / Round Rock:	20 Minutes
Downtown Austin:	25 Minutes
Austin-Bergstrom International Airport:	30 Minutes

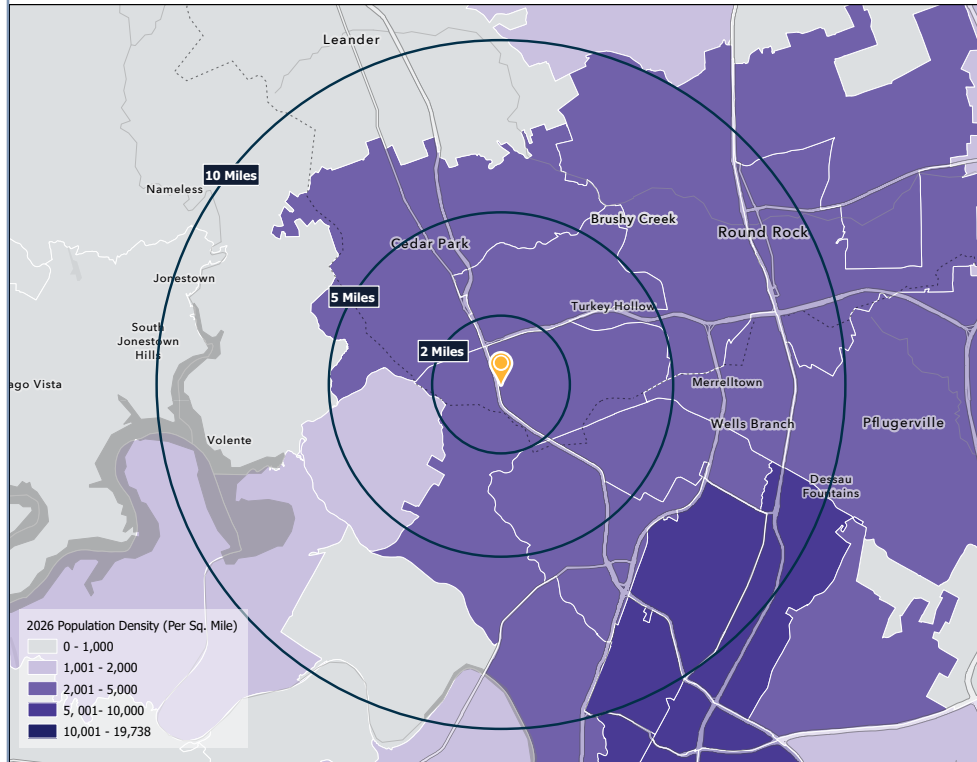




Location Aerial

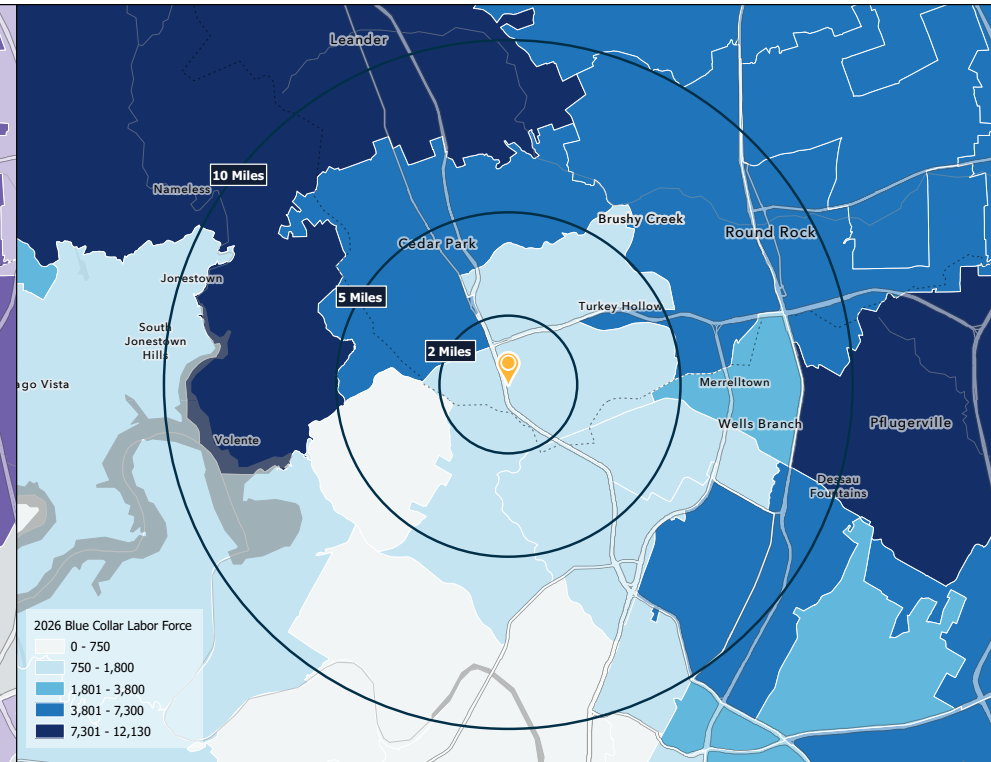


Demographic Profile



POPULATION DENSITY

- The North Austin growth corridor of Cedar Park, Brushy Creek, Round Rock, Wells Branch, and Pflugerville contains some of the densest residential blocks in the metro, with the heaviest tracts exceeding 10,000 residents per square mile.
- Within a 10-mile radius of the Property, the population totals more than 807,900 residents, with 229,489 inside 5 miles and 58,459 inside 2 miles.
- Households within a 5-mile radius grew +/- 6.5% between 2020 and 2026 to 96,515, and are projected to add another 8,200 households by 2031.



BLUE COLLAR LABOR

- Springwoods Business Center pulls from concentrated blue collar labor in Leander, Cedar Park, Round Rock, Wells Branch, and Pflugerville, all well within a 10-mile radius.
- Nearly 24% of the population within 10 miles holds blue collar or service industry occupations, supplying the contractors, distributors, and service providers that fill small-bay space.
- With immediate access to US-183, SH-45, RM 620, MoPac, and I-35, the majority of the region's workforce sits within a 30-minute drivetime.



Demographic Profile

RADIUS

2

MILE RING

5

MILE RING

10

MILE RING

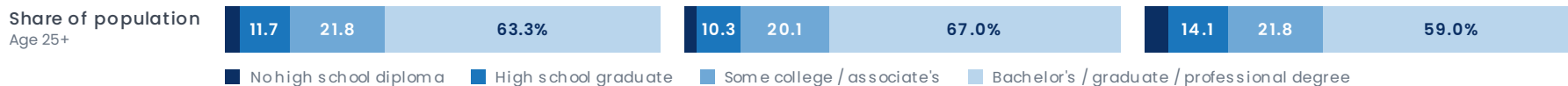
KEY FACTS

Population	58,459	229,489	807,911
Households	26,854	96,515	338,400
Median Age	35.8	37.3	36.5

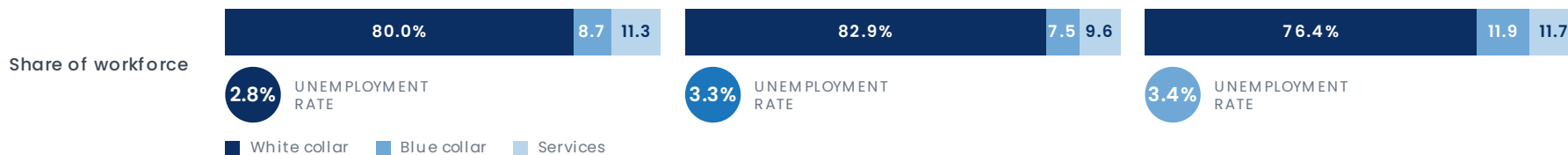
INCOME & WEALTH

Median Household Income	\$105,004	\$127,701	\$109,529
Median Disposable Income	\$88,204	\$105,693	\$92,532
Per Capita Income	\$69,228	\$72,557	\$65,634
Median Net Worth	\$160,371	\$302,080	\$253,877

EDUCATIONAL ATTAINMENT



EMPLOYMENT MIX



SPRINGWOODS BUSINESS CENTER

13581 POND SPRINGS RD, AUSTIN, TX 78729



Let's Connect

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Stream Locations

Atlanta

Austin

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Denver

Florida

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Houston

Nashville

Northern Virginia

Phoenix

San Antonio

San Diego

Southern California

Washington, DC

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