

Bldg. 1 front main building (CenTex Drilling)- 7,200 sqft (2,400 sqft is office 4,800 sqft is warehouse). 3 phase power

Bldg. 2- 2,100 sqft (600 sqft is office 1,500 sqft is warehouse)

Bldg. 3- 4,000 sqft

Business Park (back 10 acres):

- Three (3) 4,000 sqft buildings, one (1) 6,000 sqft bldg., and one (1) 9,000 sqft bldg.
- Four (4) homes within business park: 2 double wides (have own septics), one single wide, one 1/1. One well services all four (4) homes.
- Within ETJ room to add additional 10k of flex space
- Access to back 10 acres is through recorded easement
- Three (3) engineered retention ponds being installed
- Owner does utilize quite a bit of footage and is not maximizing on the rent
- Projected rents higher than \$70,000 per month with market rates

Misc.

- Infill tract in Dripping ETJ. Adjacent to city tracts so can be annexed into the city
- City water at street, all bldgs. on rain or well water and septic. Sewer coming in the future through city of Dripping Springs
- 24.07 Acres
- 156+/- feet of Hwy 290 frontage

### Rent- Warehouses:

- Main Bldg.- \$0/month, owner occupied
  - Bldg. 2- \$0/month
  - Bldg. 3- \$0/month
  - 4,000 sqft bldg. 1- ½ rented at \$2,000/month, other half owner occupied
  - 4,000 sqft bldgs. 2 & 3- \$7,000 total
  - 6,000 sqft bldg.- \$4,500
  - 9,000 sqft bldg.- \$8,000
- Total: \$21,500/month

### Rent- Residential:

- Double wide 1- \$1,500
  - Double wide 2- \$1,050
  - Single wide- \$800
  - 1/1- \$1,250
- Total: \$4,600/month

### Totals:

- Total warehouse sqft: 37,300 sqft
- Total office sqft: 3,000 sqft
- Total building sqft (warehouse + office): 40,300 sqft
- Total rent (warehouse + residential): \$26,100/month