



VALUE-ADD INDUSTRIAL/OFFICE | OWNER-USER OPPORTUNITY

1606 Headway Circle - Austin, TX 78754

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 27,500 SF Headway Professional Building With an Open Floor Plan at 1606 Headway Circle in Austin, TX. This Property is Located in the Walnut Creek Business Park and is Ideal For an Owner/User or as a Value-Add Industrial/ Office Acquisition.

Sale Price	\$5,200,000
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OFFERING SUMMARY

NOI:	\$300,000
Price / SF:	\$189.00

BUILDING INFORMATION

Street Address:	1606 Headway Circle
City, State, Zip:	Austin, TX 78754
County:	Travis
Building Size:	27,500 SF
Lot Size:	1.55 Acres
Year Built:	1983



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

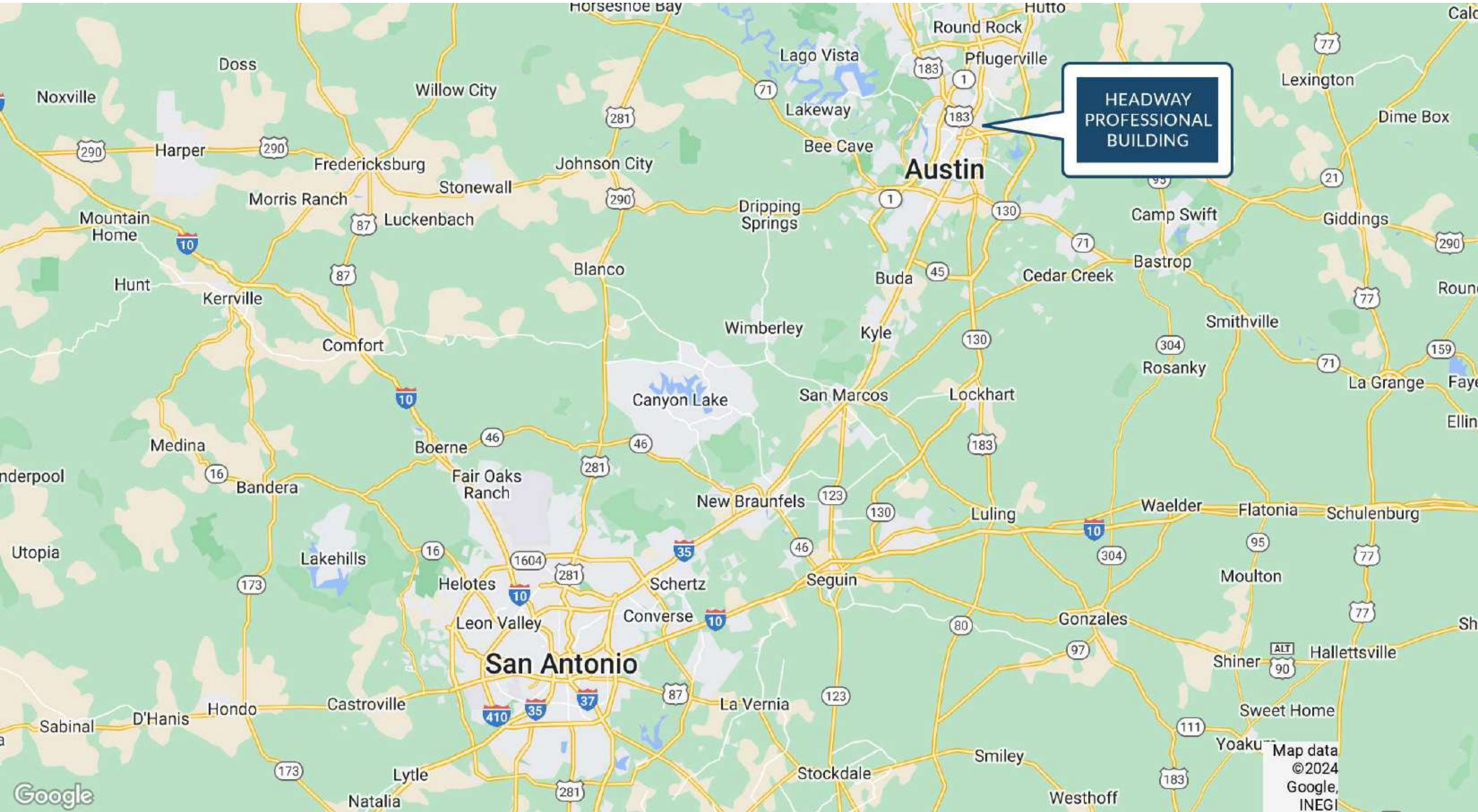
- Rare Value-Add Industrial Opportunity in Austin, Texas
- New Exterior Paint 2024 | New Roof and Resurfaced Parking Lot in 2019
- Below Replacement Cost at \$189/SF
- Durable Tilt-Wall Construction and Open Floor Plan
- Immediate Access to Hwy 183 and Hwy I35
- Ideal For Owner/User and Current MTM Lease Allows Flexibility For New Tenant
- Located in Highly Desirable Walnut Creek Business Park
- Strong Demographics: 135K 3-Mile Population With \$94K Average Household Income



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL IMAGE



AERIAL MAP



AERIAL MAP

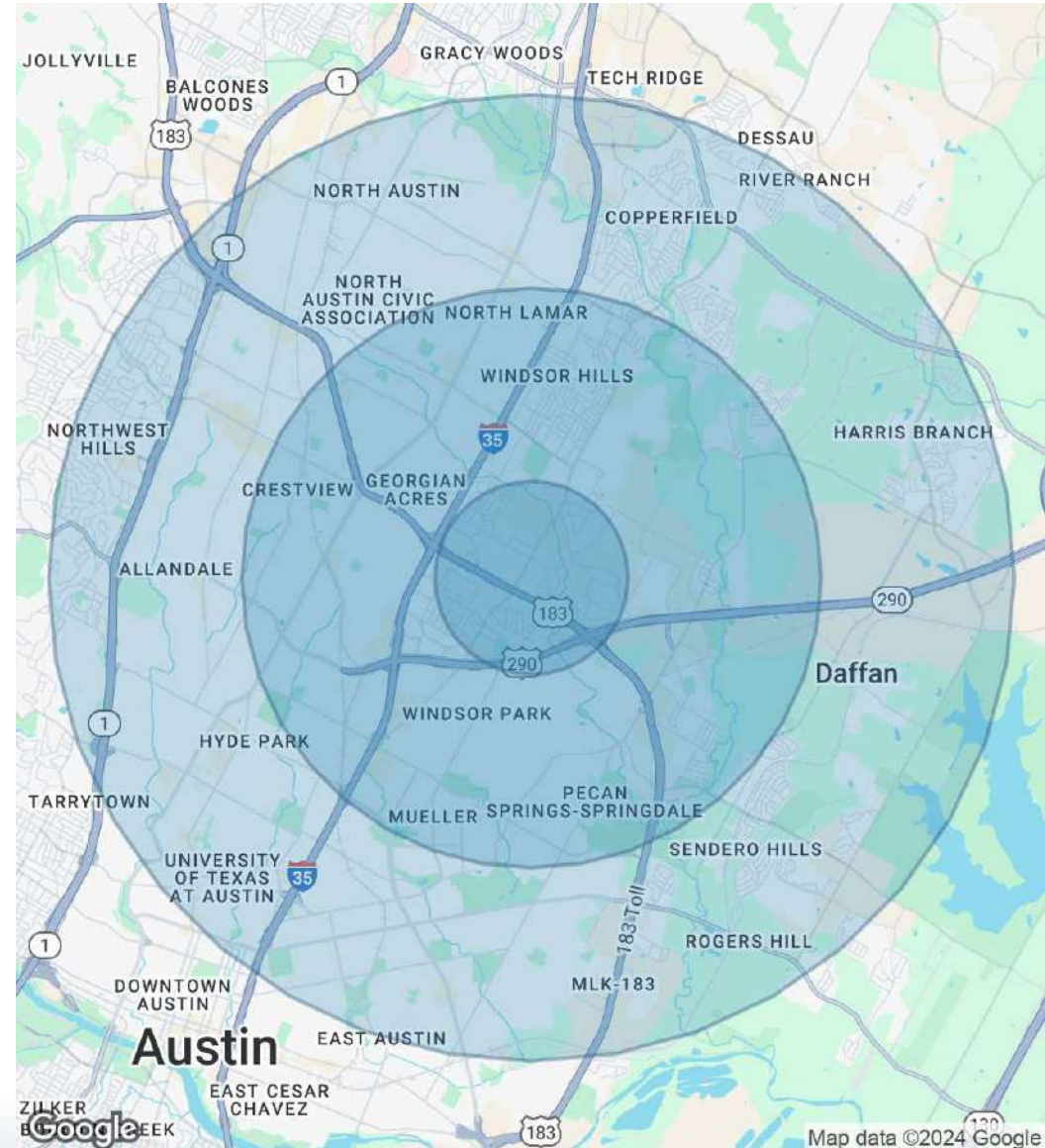


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,784	135,525	343,524
Average Age	34	36	35
Average Age (Male)	34	35	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,634	55,383	143,428
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$69,332	\$94,648	\$101,910
Average House Value	\$340,364	\$482,538	\$558,263

TRAFFIC COUNTS	
U.S Hwy 183	142,897 VPD
Cameroon Rd	32,003 VPD
I-35	219,730 VPD
U.S Hwy 290	69,819 VPD

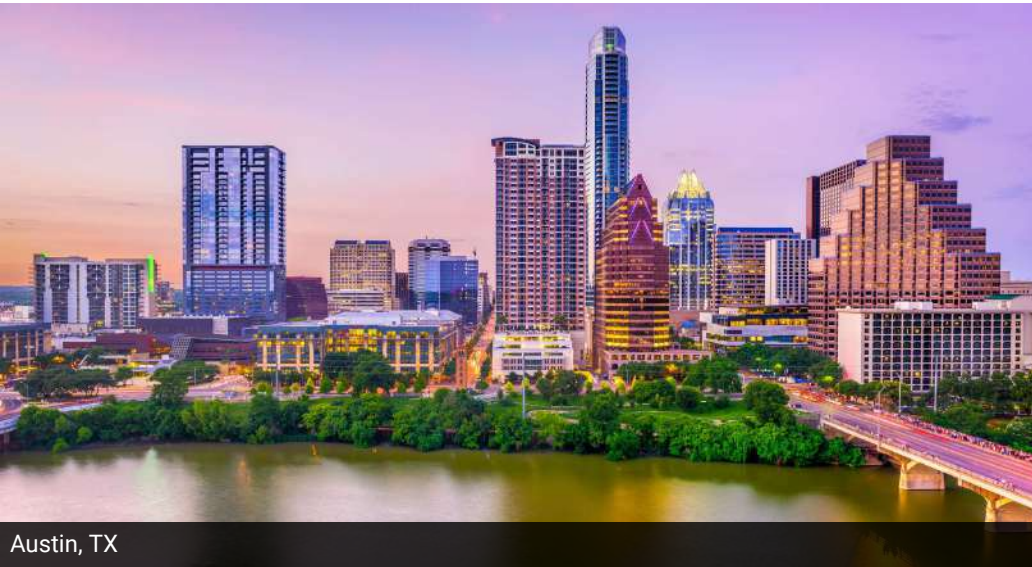




SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Austin, TX



University of Texas at Austin

AUSTIN, TX

Austin is the capital of the state of Texas and the county seat of Travis County. It is also the fastest growing large city in the U.S. and the second most populous state capital. Austin, the capital of Texas, is the fourth most populous city in the state (behind Houston, San Antonio, and Dallas) and the eleventh largest in the nation with a September 2021 population of 975,321 according to the City's estimates. The city is the cultural and economic center of the Austin-Round Rock metropolitan statistical area. The City of Austin is the 4th largest city in Texas with a population of 1,017,100 as of July 1, 2024. Geographically, Austin consists of approximately 327 square miles. For quality of life, Austin ranked 4th in the US and 8th worldwide in a quality-of-life index based in part on purchasing power, safety, health care, and pollution and climate. In the Business Facilities 2021 report, the Austin metro ranked first for fastest-growing metros, and the Austin-Round Rock MSA maintained its third-place ranking in Milken Institute's Best Performing Cities 2021 report.

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Companies such as Hospira, Pharmaceutical Product Development, and ArthroCare Corporation are located there. Other companies based in Austin include NXP Semiconductors, GoodPop, Temple-Inland, Sweet Leaf Tea Company, Keller Williams Realty, National Western Life, GSD&M, Dimensional Fund Advisors, Golfsmith, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed, Speak Social, and YETI. Major employers State Government, The University of Texas at Austin, H-E-B, Ascension Seton and Federal Government.

Austin is home to the Zilker Metropolitan Park which is a 350 acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark and is a remarkable building. The city also includes the Bullock Texas State History Museum which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture worthy murals located all around the city.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

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 the 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.