



OFFERING MEMORANDUM | GEORGETOWN | FOR SALE / LEASE

8480 N IH-35 & 450 PR 917

Georgetown, Texas 78626

DON QUICK
& ASSOCIATES, INC.

Shelly Morgan

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EXECUTIVE SUMMARY

Income producing industrial with approved expansion on the IH-35 corridor

Don Quick & Associates offers the Vanguard Warehouse Complex, a 5.69 acre, two lot industrial property fronting the northbound IH-35 frontage road between Georgetown and Jarrell in northern Williamson County, offered together with the owner controlled South Tract, approximately 3.5 acres with a 50' x 100' building (seller reported) and access to Windy Hill School Road, for a combined site of about 9.26 acres. Five metal warehouse buildings total approximately 18,316 SF. The architect site exhibit shows two approved 5,000 SF buildings (06 and 07), and with the South Tract building the project reaches 33,316 SF at full build-out.

Seller reports 1,400 amps of 3-phase power serving both lots, Jarrell Water Supply Corporation service plus an on-site well with holding tanks, and a stabilized yard. In-place income from Building 01 and the owner's use of Buildings 02 and 05 provides day-one cash flow. Buildings 03 and 04 are vacant and offered for lease at \$14.00/SF/YR plus NNN, with up to about 6 acres of yard available at \$1,000 per acre per month.

Investment Highlights:

- Income and upside in one basis: anchor lease and owner-user income in place, two buildings ready for lease-up, 15,000 SF of approved and drawn expansion
- Infrastructure that is hard to replicate: heavy 3-phase power (seller reported), dual water sources, stabilized yard, three access points on two public roads
- IH-35 frontage in the growth path: Samsung Taylor, Williamson County data center activity, and Jarrell corridor zoning pull demand north

SALE PRICE	LEASE RATE	YARD
\$5,850,000	\$14.00/SF/YR	\$1,000/AC/MO
9.26 AC with the South Tract	Plus NNN, Bldgs 03 and 04 now	Up to +/-6 acres included



Offering Summary

Sale Price	\$5,850,000
Cap Rate	7.6% on stabilized NOI of \$443,834
Lease Rate	\$14.00/SF/YR + NNN
Yard	Up to +/-6 AC at \$1,000/AC/MO
Address	8480 N IH-35 & 450 PR 917, Georgetown, TX 78626
Site	About 9.26 AC: Lots 6-A and 6-B (5.69 AC) plus the South Tract (approx. 3.5 AC)
Existing	5 buildings, +/-18,316 SF
Full Build-Out	28,316 SF approved; 33,316 SF with the South Tract building
Power	1,400A 3-phase, both lots (seller reported)
Water / Sewer	Jarrell WSC + well with holding tanks; septic
Price / Existing SF	\$319/SF
Price / Acre	\$632K/AC (about 9.26 AC)

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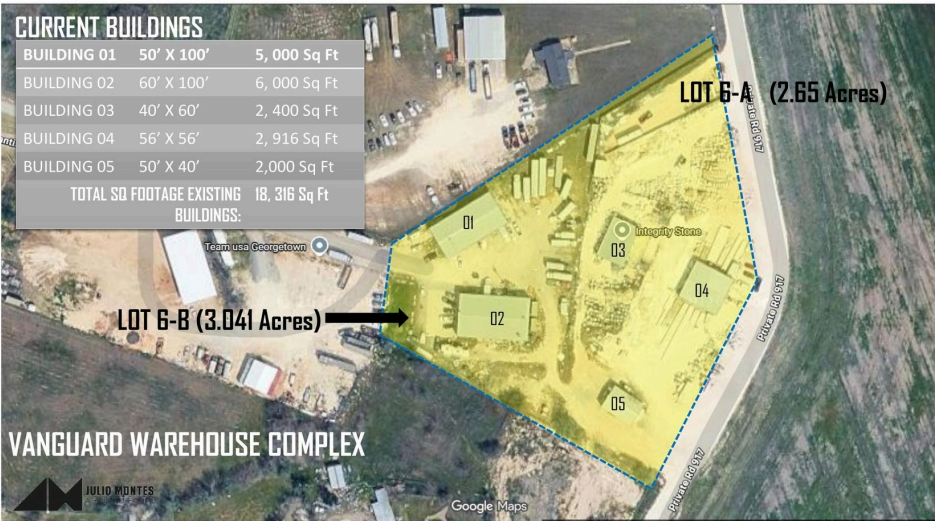
PROPERTY OVERVIEW

BLDG	DIMENSIONS	SF	LOT	STATUS
01	50' x 100'	5,000	6-B	Leased, Muller Diesel Center
02	60' x 100'	6,000	6-B	Owner occupied, Alliance Collision
03	40' x 60'	2,400	6-A	Available for lease
04	56' x 56'	2,916	6-A	Available for lease
05	50' x 40'	2,000	6-A	Owner occupied, Alliance Collision
Existing Total		18,316		
06	50' x 100'	5,000	6-B	Approved, not yet built
07	50' x 100'	5,000	6-B	Approved, not yet built
Total at Full Build-Out		28,316		
ST	50' x 100'	5,000	South Tract	Building, seller reported
Total with South Tract		33,316		

Per the architect site exhibit, Julio Montes Arquitecto; 06 and 07 approved, South Tract building seller reported. Buyer and tenant to verify.

Infrastructure & Utilities

Electrical	1,400 amps, 3-phase, both lots (seller reported)
Water / Sewer	Jarrell WSC plus on-site well with holding tanks; septic
Parcels	WCAD R512245 (Lot 6-B), R512244 (Lot 6-A); South Tract parcel to be confirmed
Access	IH-35 NB frontage via 50 ft strip; PR 917 east; Windy Hill School Rd via 1.19 AC easement
Jurisdiction	City of Jarrell per survey exhibits; buyer to verify



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PROPOSED BUILDINGS

BUILDING 01	50' X 100'	5,000 Sq Ft
BUILDING 02	60' X 100'	6,000 Sq Ft
BUILDING 03	40' X 60'	2,400 Sq Ft
BUILDING 04	56' X 56'	2,916 Sq Ft
BUILDING 05	50' X 40'	2,000 Sq Ft
BUILDING 06	50' X 100'	5,000 Sq Ft
BUILDING 07	50' X 100'	5,000 Sq Ft
TOTAL SQ FOOTAGE WITH APPROVED ADDITIONAL BUILDINGS:		28,316 Sq Ft



APPROVED EXPANSION

10,000 SF approved on Lot 6-B plus the South Tract building

The architect site exhibit shows two additional 50' x 100' buildings, 06 and 07, as approved additional buildings on Lot 6-B, with plans by Julio Montes Arquitecto. The South Tract carries a third 50' x 100' building (seller reported; size and condition to be confirmed). A buyer steps into a package that takes the project from 18,316 SF to 33,316 SF without land assembly, rezoning or utility extension.

The expansion pads sit behind the existing income, so construction proceeds without disturbing tenants in place. At the broker target rate of \$1.20/SF/MO NNN, each new building adds approximately \$72,000 in annual gross income at stabilization.

Expansion Snapshot

Approved Buildings	2 x 5,000 SF (50' x 100')
Location	Lot 6-B (3.041 AC)
Plans	Architect drawings complete
South Tract Building	50' x 100'; seller reported
Incremental Gross Income*	+/- \$216,000/YR at \$1.20/SF/MO NNN
Total at Full Build-Out	33,316 SF with the South Tract building

*Pro forma illustration at broker target rents; not a representation of future performance. Buyer to verify permit status, plan approvals and construction costs.

18,316
SF EXISTING

+15,000
SF APPROVED
AND DRAWN

33,316
SF FULL BUILD-
OUT

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LEASE OFFERING

\$14.00/SF/YR plus NNN | Yard up to +/-6 acres at \$1,000 per acre per month

Buildings 03 and 04 on Lot 6-A are available for lease now. Both are metal buildings with grade level roll-up doors and direct access to the stabilized yard. Yard can be added to either building or leased on its own, up to about 6 acres, 3.5 of them on the owner controlled South Tract with its own Windy Hill School Road access, so a yard user can operate without crossing the building tenants. See the following page.

Owner occupied Buildings 02 (6,000 SF) and 05 (2,000 SF) can be made available for a larger user by arrangement with the owner.

SPACES	SIZE	LEASE RATE	AVAILABILITY
Building 03	2,400 SF (40' x 60')	\$14.00/SF/YR + NNN	Now
Building 04	2,916 SF (56' x 56')	\$14.00/SF/YR + NNN	Now
Yard	Up to +/-6 AC	\$1,000/AC/MO	Now
Building 02	6,000 SF (60' x 100')	Negotiable	By arrangement
Building 05	2,000 SF (50' x 40')	Negotiable	By arrangement

NNN estimate to be provided. 2026 property taxes total \$56,629 across both lots.

Tenant Highlights:

- Seller reports 1,400 amps of 3-phase power serving both lots
- Jarrell Water Supply Corporation plus on-site well with holding tanks; septic
- Stabilized yard for equipment, trucks and outside storage
- IH-35 frontage road visibility with PR 917 rear access
- Owner on site; flexible on demising and yard configuration

5,316

SF AVAILABLE
NOW

\$14.00

PER SF PER YEAR
+ NNN

6 AC

YARD AVAILABLE

1,400A

3-PHASE, SELLER
REPORTED



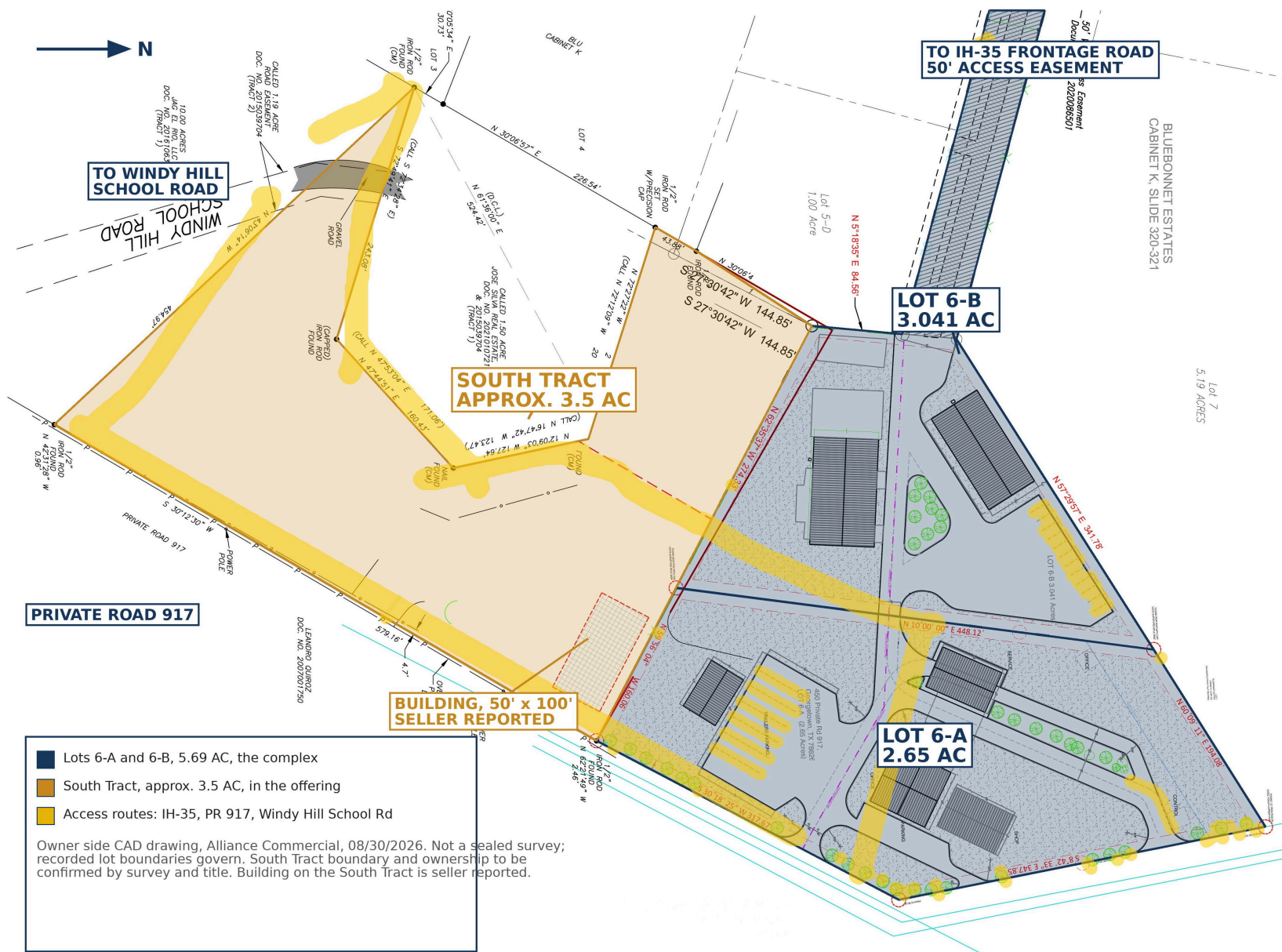
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Yard & Adjacent Land

Lots 6-A and 6-B with the owner controlled South Tract, about 9.26 acres in all. Yellow routes trace access to IH-35, Private Road 917 and Windy Hill School Road.

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FINANCIAL OVERVIEW

Rent roll, in-place income and pricing basis

BLDG	SF	TENANT / STATUS	MONTHLY	ANNUAL
01	5,000	Muller Diesel Center (intro rate, steps to market)	\$4,000	\$48,000
02	6,000	Alliance Collision (owner occupied)	\$7,500	\$90,000
03	2,400	Available for lease	Vacant	Vacant
04	2,916	Available for lease	Vacant	Vacant
05	2,000	Alliance Collision (owner occupied)	\$2,500	\$30,000
Total	18,316	In-Place Gross Income	\$14,000	\$168,000

Owner occupied space can be delivered vacant, leased back or re-tenanted at the buyer's election. Muller lease begins at an introductory rate with contractual step-ups toward market.

Pricing Basis

Asking Price	\$5,850,000, complex plus South Tract, about 9.26 AC
Cap Rate	7.6% on stabilized NOI of \$443,834 at full build-out; 6.5% on the approved 28,316 SF build-out
Price / Existing SF	\$319 (18,316 SF)
Price / Acre	\$632,000 (about 9.26 AC)
Target Rent (Broker)	\$1.20/SF/MO NNN (\$14.40/SF/YR), 3% annual escalations
Yard	\$1,000 per acre per month, up to +/-6 AC
Taxes (2026) / Insurance	\$56,629 (both lots, South Tract TBD) / \$18,000 est.

STABILIZED PRO FORMA

At \$1.20/SF/MO NNN, 100% occupancy, yard at \$1,000/AC/MO

	EXISTING 18,316 SF + 6 AC YARD	FULL BUILD-OUT 28,316 SF + 6 AC YARD	WITH SOUTH TRACT BLDG 33,316 SF + 5.5 AC YARD
Building Rent	\$263,750	\$407,750	\$479,750
Yard Income	\$72,000	\$72,000	\$66,000
Gross Income	\$335,750	\$479,750	\$545,750
Taxes, Ins., 5% Mgmt	(\$91,417)	(\$98,617)	(\$101,917)
Net Operating Income	\$244,334	\$381,134	\$443,834
Value at 7.0% Cap	\$3.49M	\$5.44M	\$6.34M

Conservative presentation charges taxes and insurance against income even where NNN recovery applies. Taxes held at 2026 levels; expect reassessment after new construction and add South Tract taxes once the parcel is confirmed. Pro forma illustrations, not projections.

The Buyer's Path

1. Day One	\$168,000 in-place gross income
2. Lease-Up	Fill Buildings 03 and 04 and the yard at market
3. Mark to Market	Muller steps up; re-set owner space
4. Build	Deliver approved 06 and 07, then the South Tract building
Stabilized	33,316 SF, \$443,834 NOI, 7.6% on the ask

SCENARIO ANALYSIS

Value at stabilization: rent and cap rate sensitivity

WITH SOUTH TRACT BLDG, 33,316 SF + 5.5 AC YARD	\$1.20/SF/MO	\$1.40/SF/MO	\$1.65/SF/MO
Gross Income incl. yard	\$545,750	\$625,709	\$725,657
Expenses (taxes, ins., 5% mgmt)	(\$101,917)	(\$105,914)	(\$110,912)
Net Operating Income	\$443,834	\$519,794	\$614,745
Implied Value @ 7.0% Cap	\$6.34M	\$7.43M	\$8.78M
Implied Value @ 6.5% Cap	\$6.83M	\$8.00M	\$9.46M
Implied Value @ 6.0% Cap	\$7.40M	\$8.66M	\$10.25M

APPROVED BUILD-OUT, 28,316 SF + 6 AC YARD	\$1.20/SF/MO	\$1.40/SF/MO	\$1.65/SF/MO
Gross Income incl. yard	\$479,750	\$547,709	\$632,657
Expenses (taxes, ins., 5% mgmt)	(\$98,617)	(\$102,014)	(\$106,262)
Net Operating Income	\$381,134	\$445,694	\$526,395
Implied Value @ 7.0% Cap	\$5.44M	\$6.37M	\$7.52M
Implied Value @ 6.5% Cap	\$5.86M	\$6.86M	\$8.10M
Implied Value @ 6.0% Cap	\$6.35M	\$7.43M	\$8.77M

Pro forma illustrations at 100% occupancy, not projections. Expenses held at 2026 taxes plus estimated insurance and 5% management; taxes will be reassessed after new construction and South Tract taxes are to be added once the parcel is confirmed.

HOW TO READ THIS

At the broker target rent of \$1.20/SF/MO NNN, the \$5,850,000 ask is a 7.6% cap on stabilized NOI with the South Tract building in service, and a 6.5% cap on the approved 28,316 SF build-out alone. The buyer is buying below stabilized value in every scenario shown at the target rent, and earns the spread between the going-in basis and an estimated 11% to 13% yield on cost for the entitled building area.

Income is one leg. The offering also carries about 9.26 acres with three access points on two public roads, seller reported 1,400 amps of 3-phase power, a completed entitlement package on Lot 6-B and a building on the South Tract, components that trade at a premium independent of in-place rents.

\$5.85M

ASKING PRICE

7.6%

CAP ON STABILIZED NOI
OF \$443,834

MARKET COMPS

Georgetown / Williamson County industrial, mid-2026

Lease Comps, \$/SF/YR NNN

COMP	RATE	NOTES
In-place: Muller Diesel lease (this property)	\$11.37 to \$14.93	60 mo from 4/2026; blended approx. \$13.12
181 Market St, Georgetown	\$17.00	New construction small-bay flex
1802 Aviation Dr, Georgetown	\$14.00	Direct size-class comp
4651 FM 3405, Georgetown	\$12 to \$18	Flex and industrial with yard
Georgetown submarket blended (Partners, Q1 2026)	\$13.60	Flex segment \$18.92
Austin W/D average (Cushman, Q1 2026)	\$11.51	Metro warehouse average

Market band for this size class (2,000 to 6,000 SF metal buildings, IH-35 corridor): \$12.00 to \$17.00 NNN, centering on \$14.00 to \$15.00. The \$14.00 headline rate sits inside the band; yard is a premium add-on.

Sale Comps

LoopNet Georgetown industrial for-sale set	\$226/SF avg	Range \$99 to \$511/SF
New-construction shells, Georgetown	\$210 to \$265/SF	Workspace USA and comparable
IH-35 corridor industrial land, Jarrell	\$74K to \$150K/AC	Raw to service-road sites

PRICING SUPPORT

At \$5,850,000 the offering prices at \$319 per existing SF against a \$226/SF Georgetown average and \$210 to \$265/SF new-shell replacement cost, with the difference carried by about 9.26 acres of land, the entitled building area, the South Tract and three access points on two public roads. No small-bay Georgetown comp offers IH-35 corridor visibility and a rear yard on a second public road.

Georgetown submarket vacancy above 27% is concentrated in new big-box deliveries. The 2,000 to 6,000 SF small-bay niche this property serves is largely insulated from that supply.

Demising Option

Lot 6-B alone	IH-35 frontage, Buildings 01 and 02 plus approved pads
Lot 6-A alone	Yard and small-bay play on PR 917 with gated trailer parking
South Tract	Yard and building with Windy Hill School Road access

The lots can be demised and each appeals to a different buyer pool; inquire with broker for split pricing. Comp data compiled 8/2026 from published listings and quarterly market reports; rates and availability change without notice. Buyer and tenant to verify all figures independently.

LOCATION & MARKET DRIVERS

Front row on the IH-35 growth path

The property fronts the northbound IH-35 frontage road between Georgetown and Jarrell, in the middle of the semiconductor and data center corridor reshaping northern Williamson County. Samsung's Taylor fab, one of the largest private investments in Texas history, is roughly 20 miles south and sits at the center of a supplier and services cluster that continues to draw industrial users north.

Data infrastructure is following the same path. Roughly 30 data centers are operating or planned across Williamson County, pulling demand for powered, entitled land along IH-35 and Ronald Reagan Blvd. The City of Jarrell adopted a Unified Development Code in 2024 that places the IH-35 corridor in commercial and light industrial districts, and Williamson County has studied a Ronald Reagan Blvd extension (Corridor D) that would route through the area east of the property.

Jarrell has been among the fastest growing cities in Texas, growing at double digit annual rates on the strength of affordable land and IH-35 access. For a property with heavy power, dual water sources and entitlements, this is the right corridor at the right time.



Drive Times & Anchors

Jarrell city center	+/-5 min
Georgetown	+/-12 min
Samsung Taylor fab	+/-25 min
Round Rock data center cluster	+/-25 min
Austin CBD	+/-40 min

Ronald Reagan Extension preliminary alignment map, Half Associates, 8/11/2021, for interim review only.

\$45B

SAMSUNG TAYLOR INVESTMENT

30

WILLIAMSON COUNTY DATA CENTERS, OPERATING OR PLANNED

1.6x to 2.5x

NATIONAL PREMIUM FOR POWERED LAND VS. CONVENTIONAL INDUSTRIAL

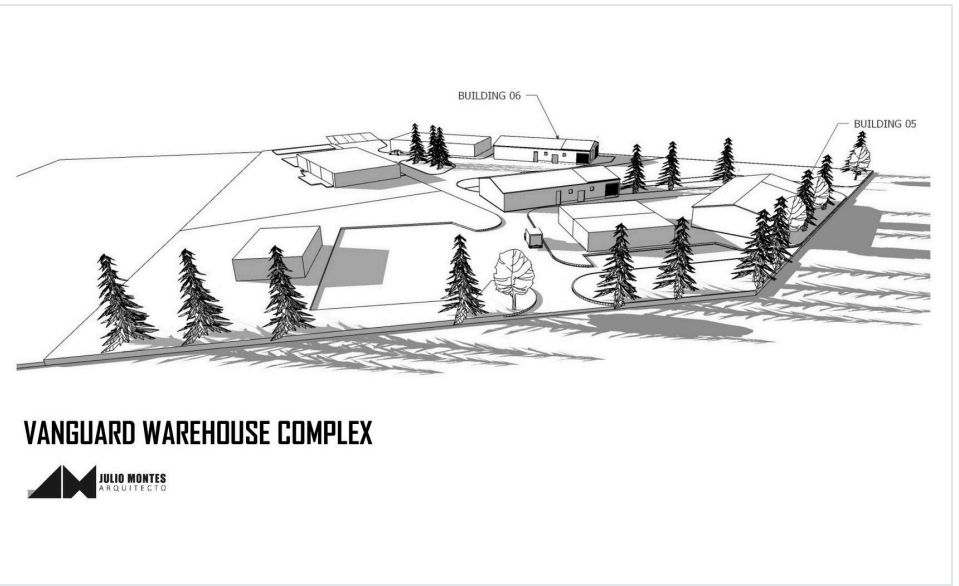
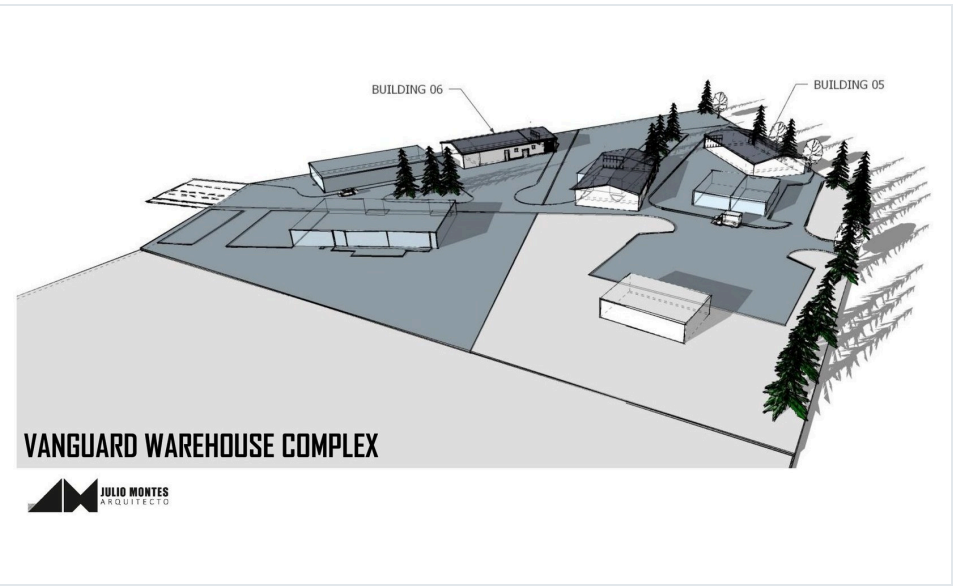
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Photos & Renderings

Renderings of the full build-out with Buildings 06 and 07, Julio Montes Arquitecto.

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AERIAL & BOUNDARY

Lot lines on current satellite imagery

Lots 6-A and 6-B, 5.69 AC

The complex, plotted from the Williamson County parcels (WCAD R512244 and R512245). Lot 6-B is the flag lot; its 50 foot strip runs west to the IH-35 frontage road.

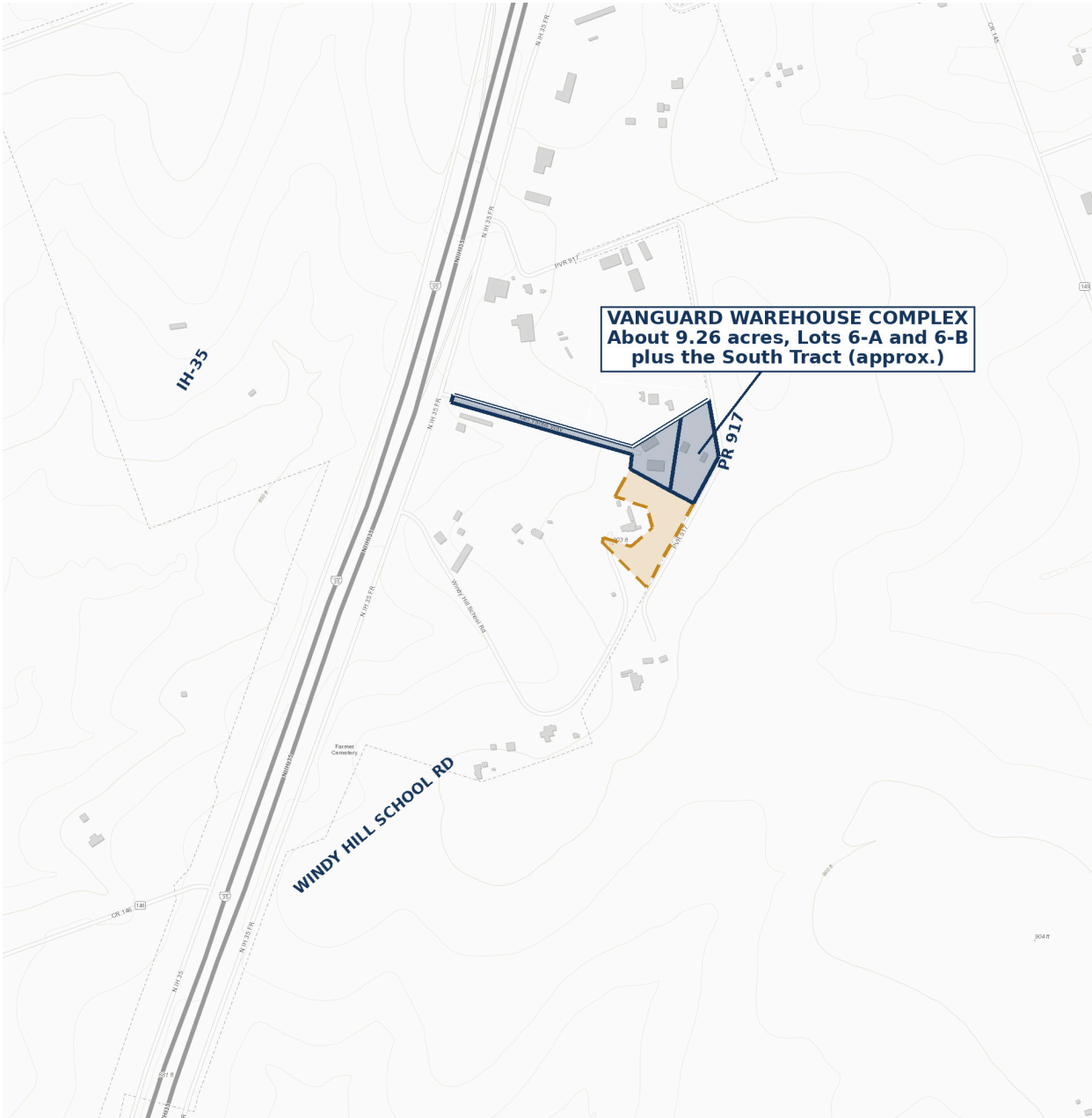
South Tract, approx. 3.5 AC

Owner controlled ground south of Lot 6-A, shown dashed. Boundary and ownership are approximate, to be confirmed by survey and title.



Exhibit Notes

Base imagery: Esri World Imagery. Lot 6-A and Lot 6-B boundaries drawn from the recorded Williamson County Appraisal District parcel geometry (Bluebonnet Estates, Partition of Lot 6). The South Tract outline is approximate and follows the parcel fabric south of Lot 6-A; it is not a surveyed sale boundary. Acreage, boundaries and ownership to be confirmed by survey and title.



SITE & TERRAIN

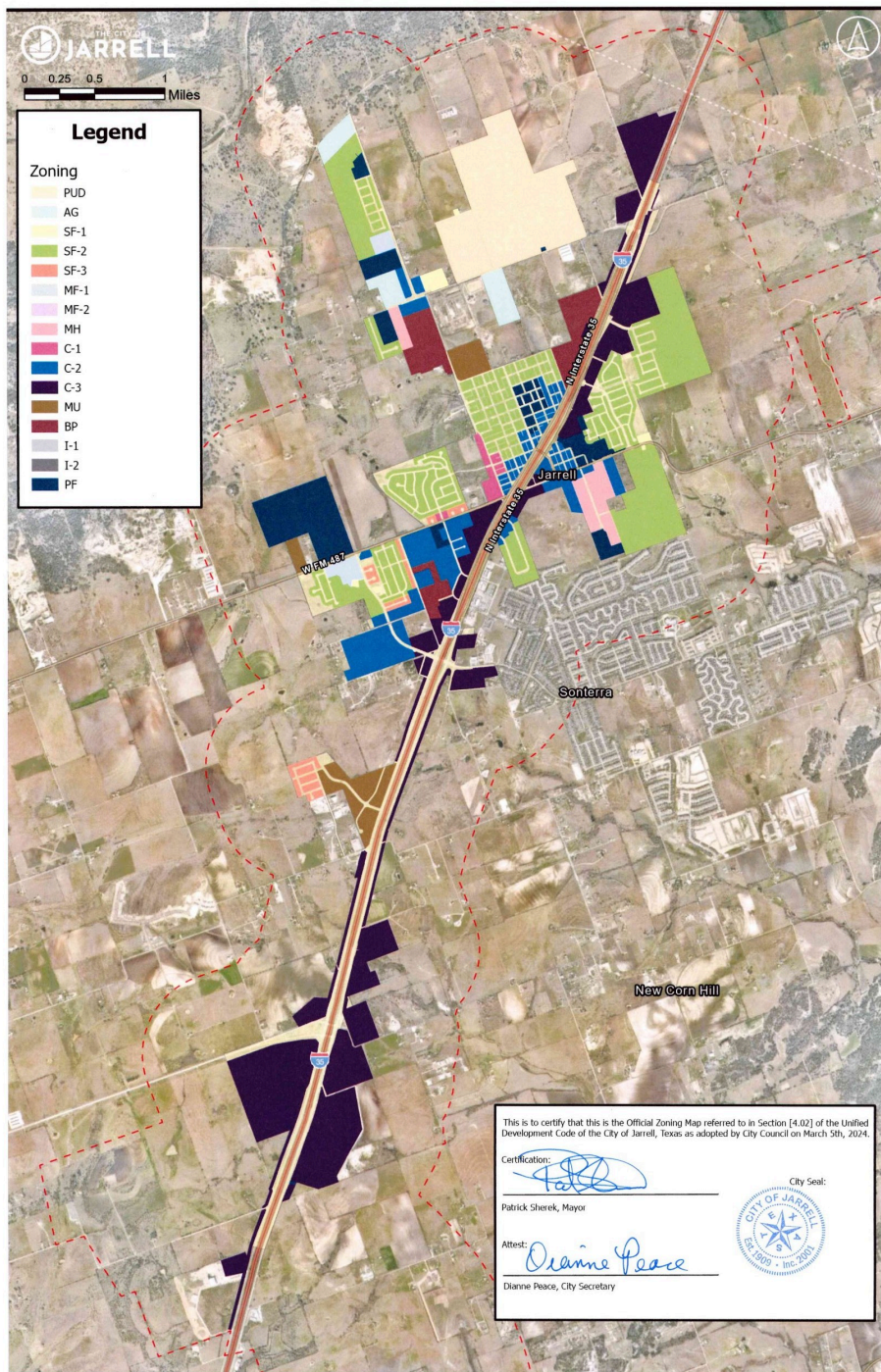
The site on the IH-35 corridor, three access points

The assembled site fronts the northbound IH-35 frontage road, with Private Road 917 along the east boundary and Windy Hill School Road reached to the southwest through a recorded road easement. Terrain across the site and the surrounding parcels is gently rolling; the yard is stabilized.

Frontage	IH-35 northbound frontage road, west side
East	Private Road 917
Southwest	Windy Hill School Road via 1.19 AC road easement
Site	About 9.26 acres, Lots 6-A and 6-B plus the South Tract

Exhibit Notes

Base map: Esri World Topographic with contour lines. Boundaries as on the Aerial & Boundary page; South Tract approximate. For orientation only.



ACCESS & ZONING

Three access points on two public roads

Lot 6-B is a flag lot. A 50 foot wide strip runs N 74 56 29 W, 1,122.87 feet from the buildings to the northbound IH-35 frontage road, under Access Easement Doc. No. 2020086501. Private Road 917, a 50 foot private right of way recorded in Volume 1701, Page 703, serves the east boundary of Lot 6-A. At the southwest, the South Tract reaches Windy Hill School Road through a called 1.19 acre road easement (Doc. No. 2015039704, Tract 2), giving the assembled site a third access point and a second public road.

The property lies in the City of Jarrell planning area. The city adopted a Unified Development Code in 2024 that places the IH-35 corridor in commercial and light industrial districts. The adopted zoning map is shown at left. Zoning, permitted uses and any required site plan approval are to be verified by buyer and tenant with the City of Jarrell.

Access & Jurisdiction

Frontage Access	50' strip on Lot 6-B to the IH-35 NB frontage road, Doc. No. 2020086501
Secondary Access	Private Road 917, 50' private ROW, Volume 1701, Page 703
Southwest Access	Windy Hill School Road via 1.19 AC road easement, Doc. No. 2015039704, Tract 2
Access Diligence	Private road access easement is an open item; see Contact page
Flood	Zone X per FEMA Map 48491C0125F, effective 12/20/2019, per the Lot 6-B survey
Jurisdiction	City of Jarrell zoning map adopted 03/05/2024; buyer to verify

Zoning map published by the City of Jarrell. Reproduced for orientation only.



Ronald Reagan Extension

Corridor D preliminary alignment, Williamson County planning and preservation study, Half Associates. Interim review only, not for construction.

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SITE PLAN & BOUNDARY EXHIBIT

Lot 6-A, 450 Private Road 917, 2.65 AC

Buildings 03, 04 and 05, drives, parking and the trailer parking pad. Calls per the sheet: N 60 09 11 E 194.08, S 8 42 33 E 347.85, S 30 18 25 W 317.67 along PR 917, N 59 56 04 W 160.06, N 10 00 00 E 448.12 on the partition line.

Lot 6-B, 8480 N IH-35, 3.041 AC

Buildings 01 and 02 with the 50 foot access strip west to the IH-35 frontage road (Access Easement Doc. No. 2020086501).

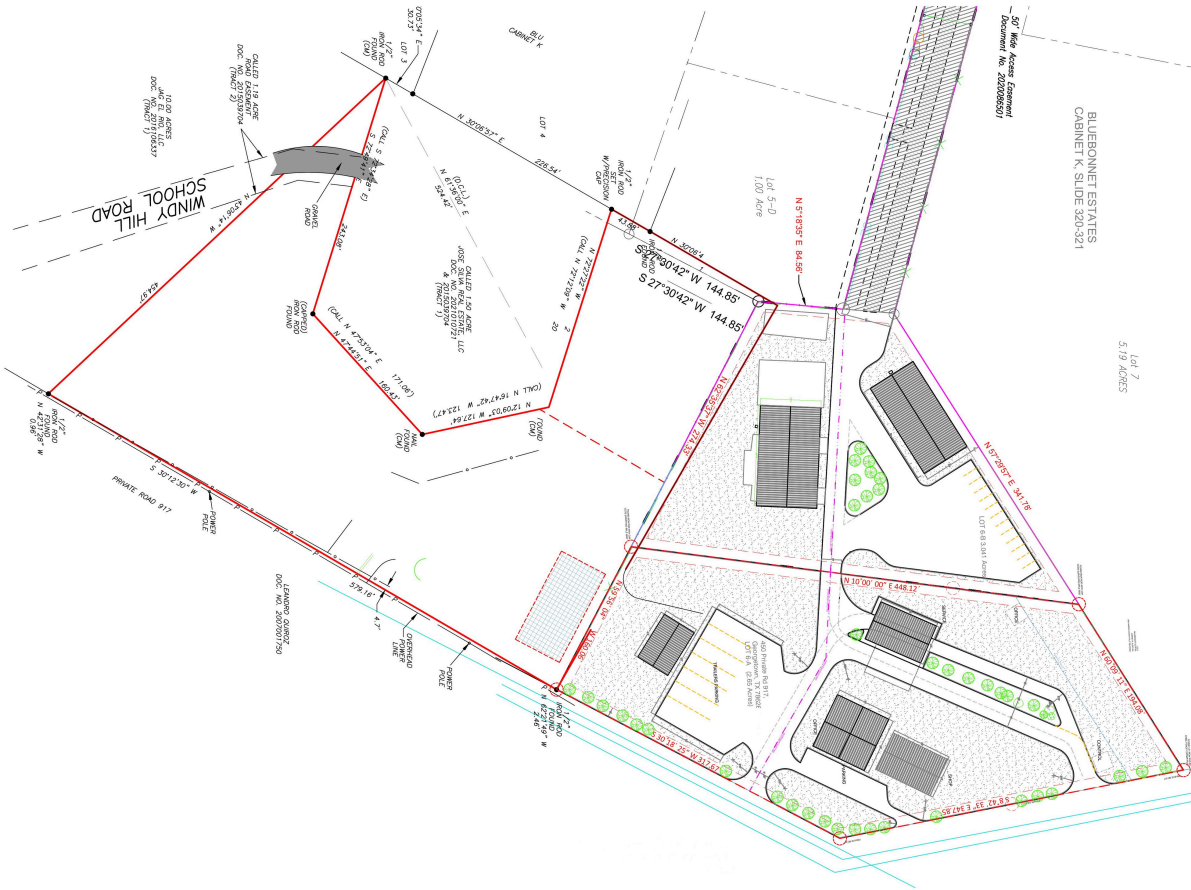
South Tract, approx. 3.5 AC

Owner controlled land south of Lot 6-A with about 581 feet on Private Road 917 and a 50' x 100' building (seller reported), connecting west to Windy Hill School Road through a called 1.19 acre road easement (Doc. No. 2015039704, Tract 2). Available with the property as yard, see the following page.

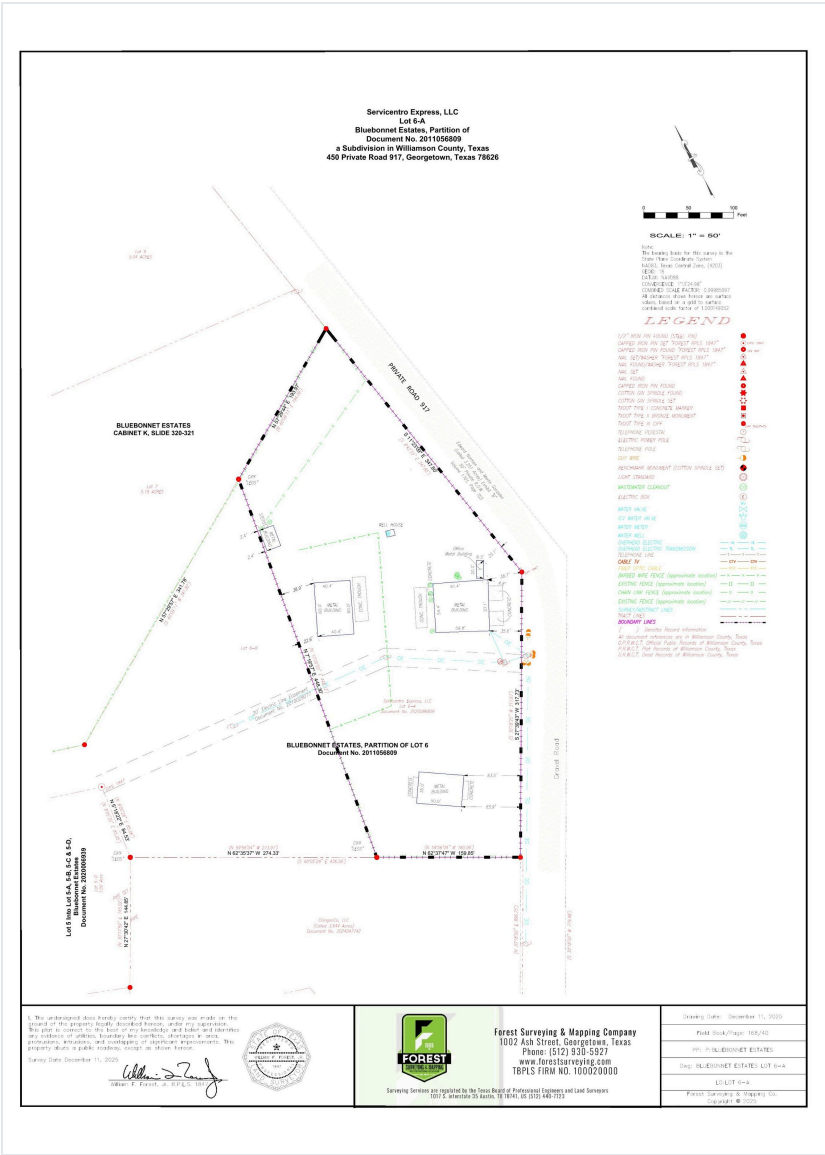
Access

Three points: IH-35 northbound frontage road via the 50 foot strip, Private Road 917 at the east boundary, and Windy Hill School Road at the southwest through the road easement.

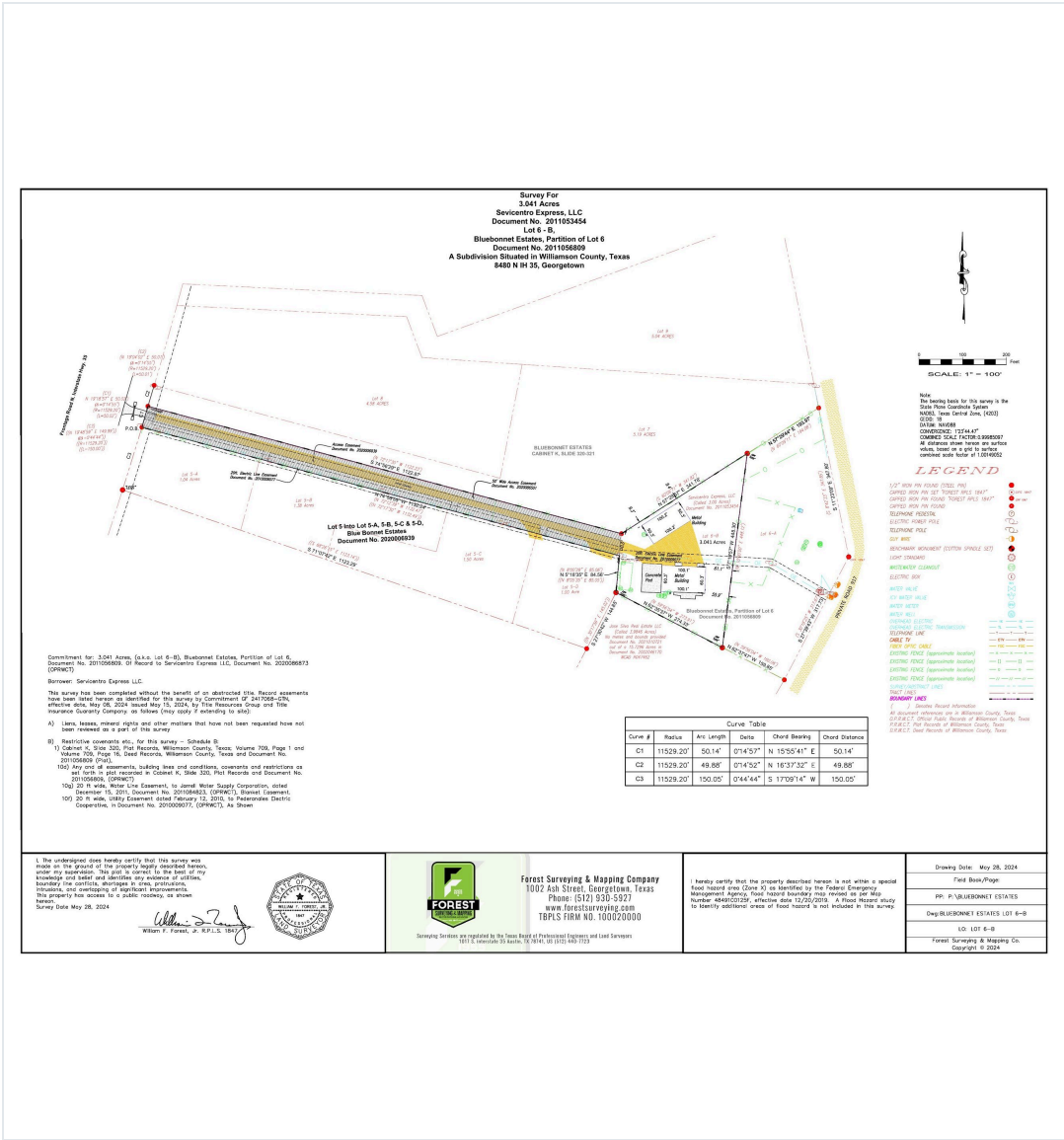
Owner site drawing, plotted 08/30/2026, north to the right. Not a survey. Recorded plat, Bluebonnet Estates Cabinet K Slides 320-321 and Doc. No. 2011056809, governs lot boundaries. Building shown dashed on the owner drawing; buyer and tenant to verify all improvements, acreage and easements.



LOT 6-A | 2.65 ACRES



LOT 6-B | 3.041 ACRES



Surveys

Bluebonnet Estates, Partition of Lot 6, Doc. No. 2011056809, Forest Surveying & Mapping Company. Recorded lot boundaries govern.

INDUSTRIAL | GEORGETOWN | FOR SALE / LEASE

8480 N IH-35 & 450 PR 917 | Georgetown, TX 78626

DON QUICK
& ASSOCIATES, INC.

Shelly Morgan
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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to its accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

EXCLUSIVELY OFFERED BY

Shelly Morgan

Broker Associate | TREC #509529-B | Don Quick & Associates, Inc.

shelly@donquick.com

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Offers, tours and due diligence materials by appointment. Please contact broker before visiting the property; portions are occupied and operating.

Vanguard Warehouse Complex | \$5,850,000 | About 9.26 acres with the South Tract | 18,316 SF existing, 33,316 SF at full build-out

CONFIDENTIALITY & DISCLAIMER

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Don Quick & Associates, Inc.</u>	<u>347889-BB</u>	<u>darren@donquick.com</u>	<u>(512)255-3000</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Darren Quick</u>	<u>443913-B</u>	<u>darren@donquick.com</u>	<u>(512)255-3000</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Darren Quick</u>	<u>443913-B</u>	<u>darren@donquick.com</u>	<u>(512)255-3000</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Shelly Morgan</u>	<u>509529-B</u>	<u>Shelly@donquick.com</u>	<u>(512)814-1825</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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