

# AUSTIN MSA IOS BUSINESS PARK

1069 CR-264 | BERTRAM, TEXAS 78604



**COMMERCIAL**  
MARKET EXCHANGE



**MATT DELAHOUSSEY** // Broker

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**CMEATX.COM** // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

## INVESTMENT SALE OFFERING

**B E T R A M , T E X A S**



# EXECUTIVE SUMMARY

1069 CR-264 | BERTRAM, TEXAS 78605

## SUMMARY

**NOI:** \$542,396

**Occupancy:** 100% Leased

**Current Tenants:** 15

**WALT:** 2.22 Years

**Avg Gross**

**Rental Rate:** \$14.73

**Lot Size:** 10.33 Acres (41,450 RSF)

**County:** Burnet

**Zoning:** Outside of City Limits & Jurisdiction

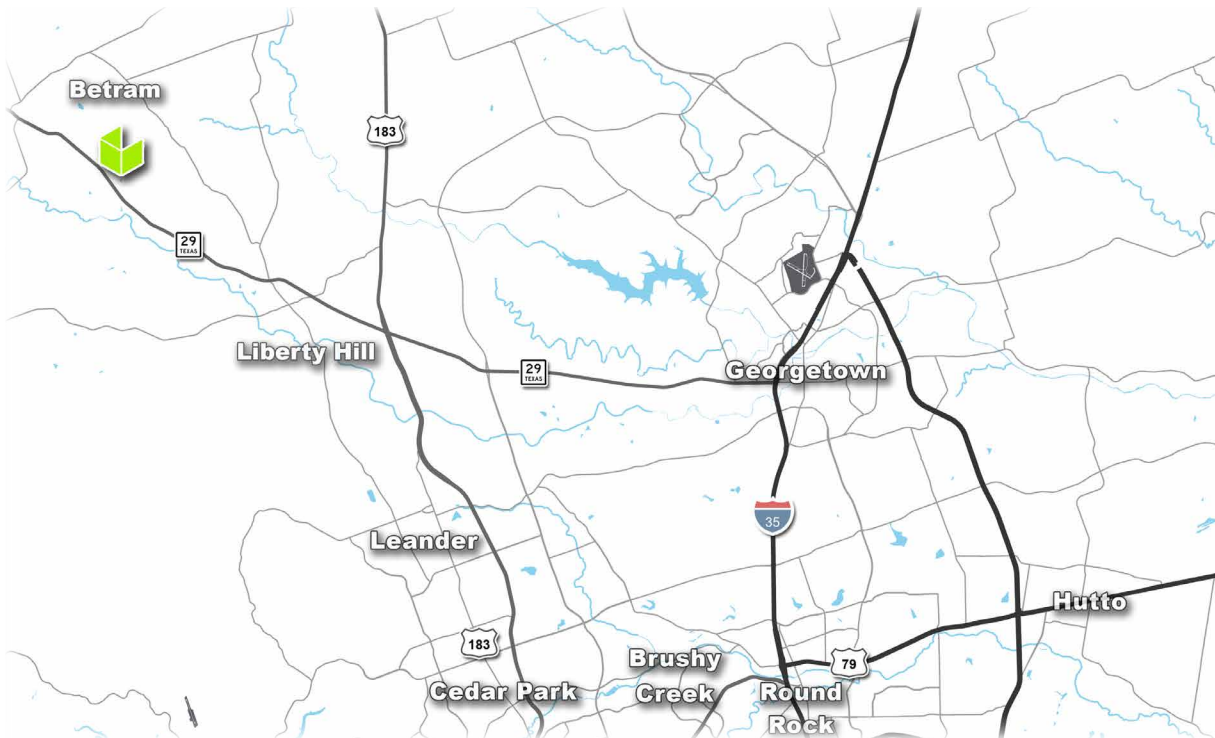
**Sales Price:** Contact Broker

## PROPERTY OVERVIEW

Linkenn Business Park is a multi-tenant industrial outdoor storage business park located in the Northwest Austin MSA. With 15 companies in the park, the park has a diverse tenant base with businesses occupying spaces from 2,000 SF to 4,950 SF with their own yard spaces.

## PROPERTY HIGHLIGHTS

- Fully Leased IOS Business Park
- Diverse Tenant Base
- Value-Add Opportunity
  - Below Market Rents
  - 3 Buildable Pad Sites
  - Convert to NNN



# TENANT PROFILES

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## TEMP POWER OF TEXAS

Founded over two decades ago, Temp Power of Texas is a leading provider of temporary electrical power solutions serving the construction, restoration, and disaster recovery industries across the state. Originally established as Ricky Lee Electric more than 20 years ago, the company evolved in 2012 to focus on providing reliable temporary power services, officially rebranding as Temp Power of Texas in 2016.

[www.temppowertexas.com](http://www.temppowertexas.com)



## CROSSTECH AUTOMOTIVE

CrossTech Automotive is a family-owned full-service repair and maintenance shop founded in 2021 by Will and Amanda Crossland. The company emphasizes integrity, highquality workmanship, and customer-centric service, pledging to treat every vehicle "as if it were our own." CrossTech provides a broad array of garage services for both gasoline and diesel vehicles, backed by a 3-year / 36,000-mile nationwide warranty.

[www.crosstechauto.com](http://www.crosstechauto.com)



## ADG ELECTRICAL SERVICES

ADG Electrical Services is a family-owned and operated electrical contracting firm built on a multigenerational legacy of craftsmanship, integrity, and technical skill. The company delivers both residential and commercial electrical solutions backed by a strong focus on safety, quality, and client relationships.

[www.adgelectricalservices.com](http://www.adgelectricalservices.com)



## TEXTERRA SOLUTIONS

TexTerra Solutions is a land-services and earthworks company specializing in excavation, site preparation, trenching, land clearing, erosion control, and utility infrastructure work. The company serves both residential and commercial clients in Central Texas, bringing technical expertise and responsiveness to local development projects.

[www.texterrasolutions.com](http://www.texterrasolutions.com)

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## UNLIMITED TOWING & RECOVERY

Unlimited Towing & Recovery is a full-service, 24/7 towing and roadside assistance provider serving Central Texas. The company handles light, medium, and heavy-duty towing, vehicle recovery, equipment hauling, and related services such as jump starts and vehicle auctions. They operate with certified tow operators and emphasize damage-free service, reliability, and broad coverage in the region..

[www.unlimitedtowingctx.com](http://www.unlimitedtowingctx.com)



## MR. G'S CLASSIC TRUCKS

Mr. G's Classics is a specialty automotive customization shop dedicated to restoring, modifying, and personalizing classic vehicles, trucks, and performance builds. Their mission is to realize clients' automotive visions with craftsmanship, creativity, and close client engagement. The shop integrates design, fabrication, parts sourcing, and finishing— managing projects through every phase from concept to delivery.

[www.mrgsclasssics.com](http://www.mrgsclasssics.com)



## AXYS ORBITAL SERVICES

Axys Orbital Services LLC is a specialized provider of ultra-high purity (UHP) orbital welding solutions, catering to the semiconductor, aerospace, pharmaceutical, and oil & gas industries. The company focuses on delivering precision welding services for critical applications, including the fabrication of replacement gas lines and manifolds to exact customer specifications.

[www.axysorbital.com](http://www.axysorbital.com)



## TETON TRADE CLOTH

Teton Trade Cloth by Lenape is a 100% Native-owned business operated by the Delaware Tribe of Indians. Led by a Lenape woman as CEO, the company specializes in high-quality reproduction trade cloth and accessories, celebrating Indigenous art and culture. Their mission is to provide authentic materials that honor Native traditions while serving a diverse clientele.

[www.tetontradecloth.com](http://www.tetontradecloth.com)

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## CEN-TEX POWERHOUSE

Cen-Tex Powerhouse is a 501(c)(3) nonprofit organization dedicated to empowering young athletes through the sport of softball. The organization focuses on skill development, teamwork, and fostering a love for the game within the Central Texas area. Their coaching staff emphasizes building game IQ, confidence, and resilience in young athletes.

[www.cen-texpowerhouse.com](http://www.cen-texpowerhouse.com)



## CROSSCUT MULCHING & EXCAVATION

Crosscut Land Clearing is a locally owned and operated land clearing service based in Bertram, Texas, specializing in forestry mulching and brush clearing. With over 15 years of experience, the company focuses exclusively on land clearing, ensuring efficiency and expertise in transforming properties for various uses.

[www.crosscutlandclearing.com](http://www.crosscutlandclearing.com)



## PUMPS OF HOUSTON

Founded in 1960 by Elmer Cook, Pumps of Houston, Inc. is a leading distributor and service provider of water and wastewater pumping equipment in Texas. With over 65 years of experience, the company specializes in supplying, installing, and servicing a wide range of pump systems, including centrifugal, grinder, and booster pumps, as well as custom control panels. Their commitment to exceptional customer service and technical expertise has established them as a trusted partner in the industry..

[www.pumpsofhouston.com](http://www.pumpsofhouston.com)

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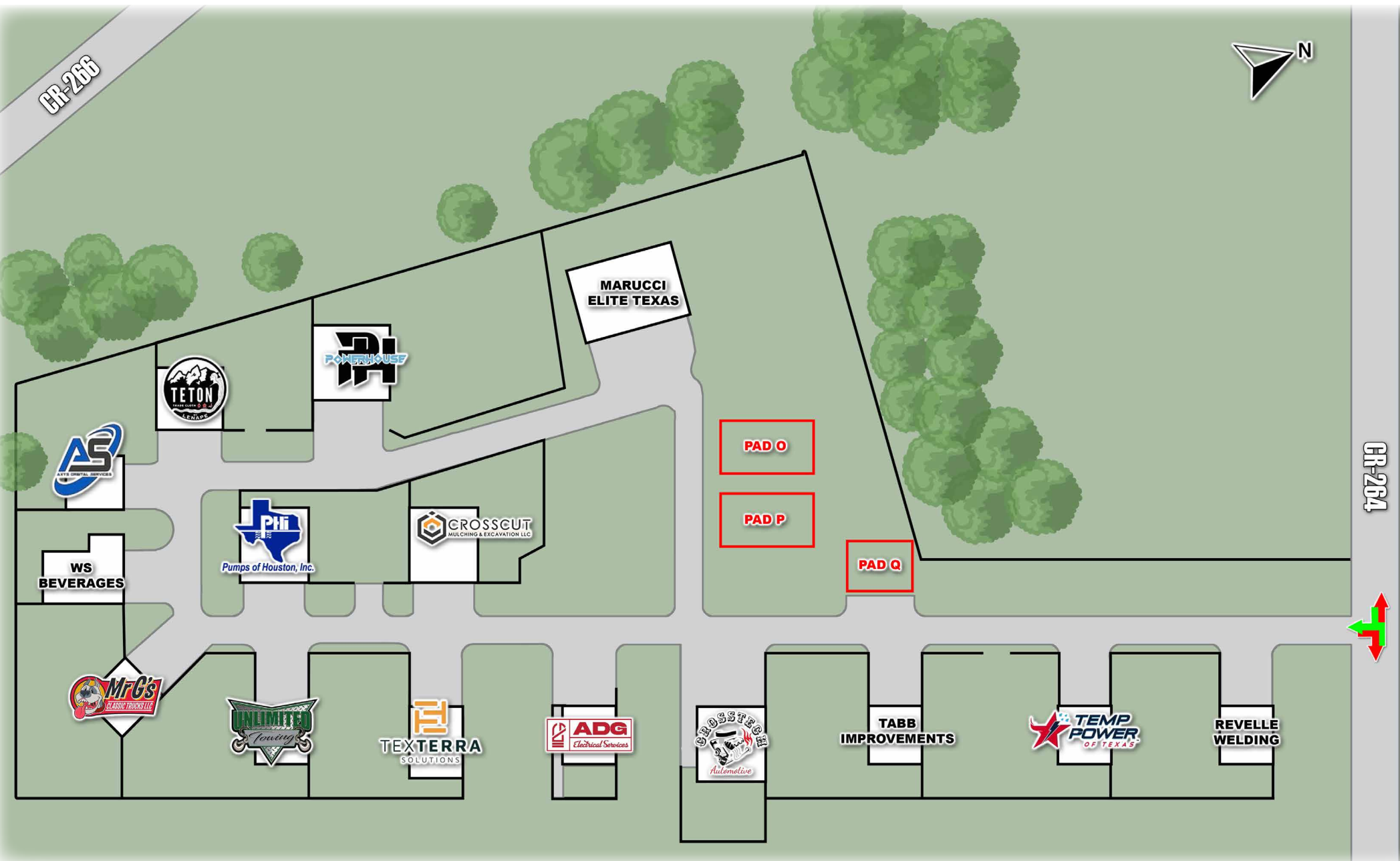
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# SITE PLAN

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# PROPERTY PHOTOS

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# NEIGHBORING PROPERTY PHOTOS

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## ADDITIONAL LAND AVAILABLE

- Additional Development Land Neighboring Site
- 13.5 AC Total
- Located directly southwest of site



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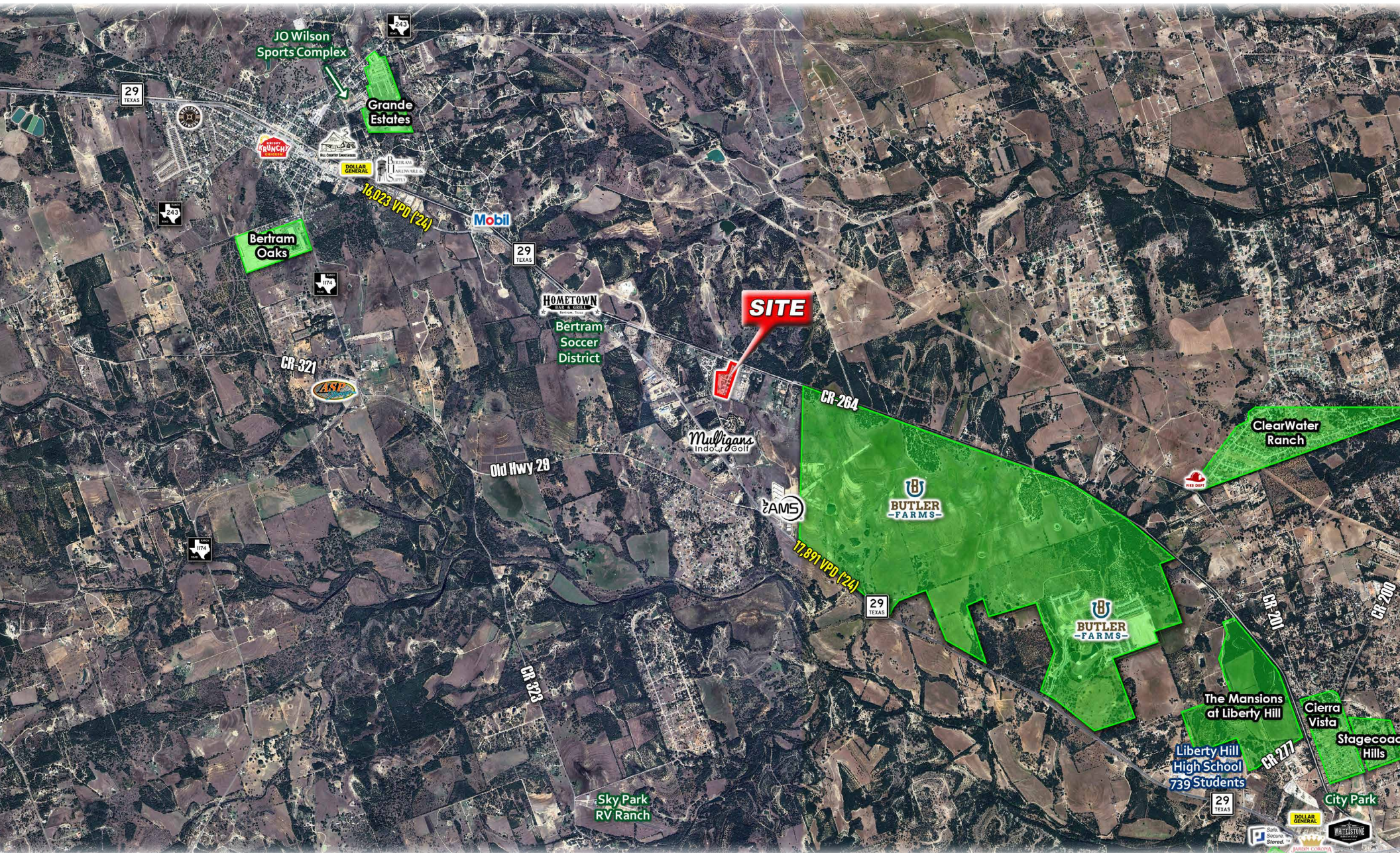
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# NEIGHBORHOOD AERIAL

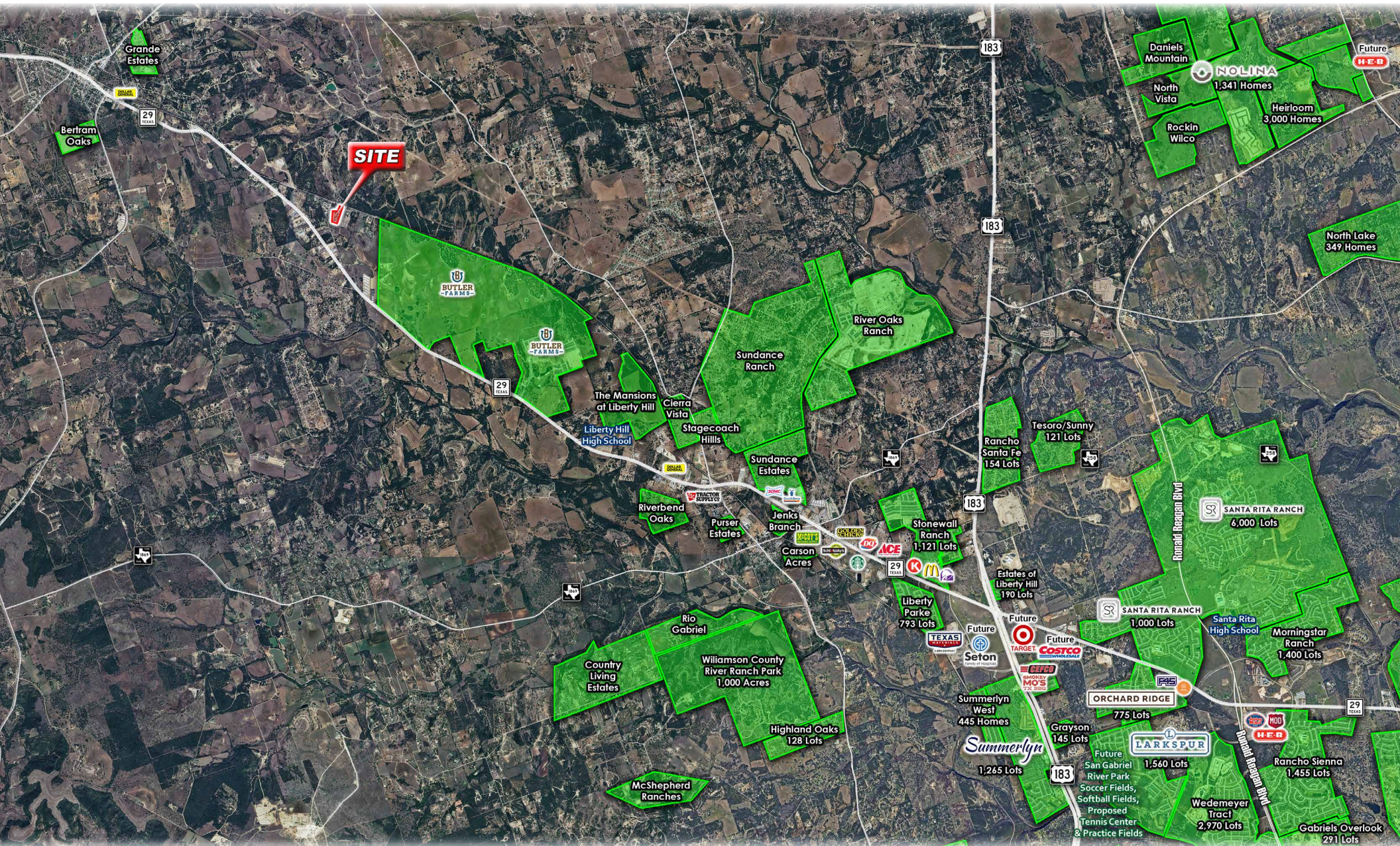
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# MARKET AERIAL

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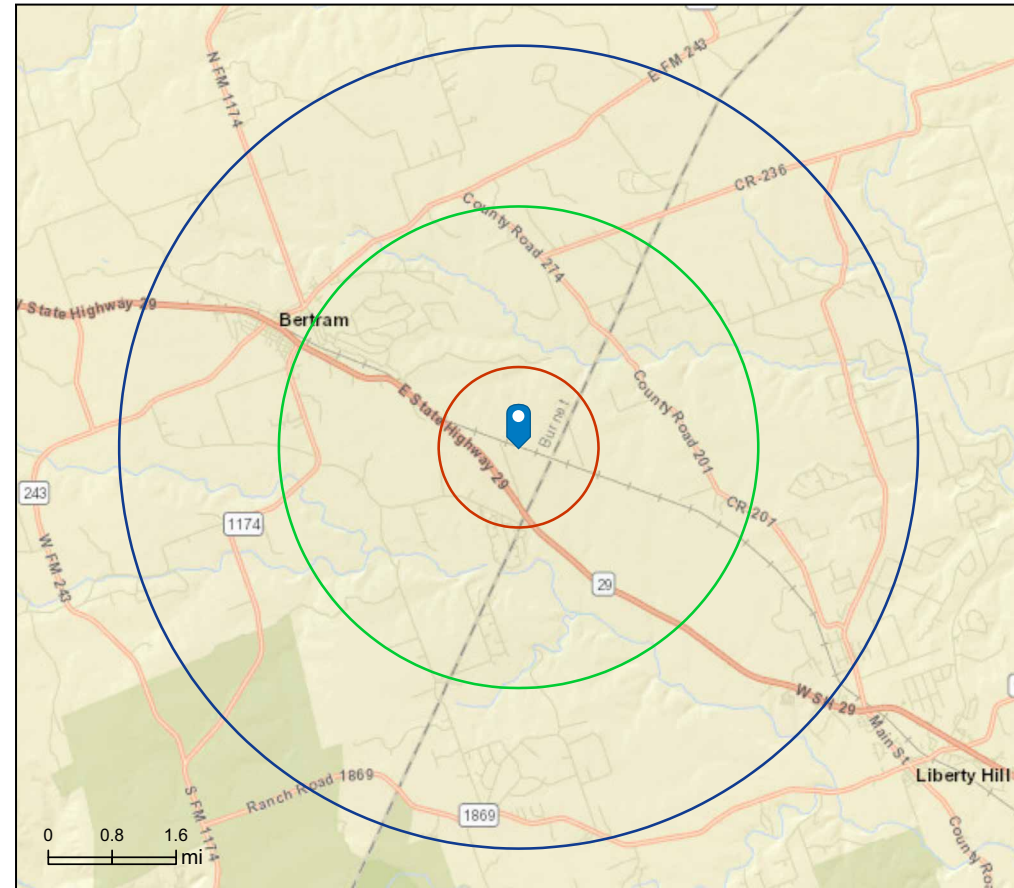


# AREA DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	155	1,956	5,894
2020 Total Population	208	2,495	8,461
2020 Group Quarters	5	28	71
2025 Total Population	210	3,443	10,265
2025 Group Quarters	5	33	77
2030 Total Population	222	4,162	12,005
2025-2030 Annual Rate	1.12%	3.87%	3.18%
2025 Total Daytime Population	154	2,166	7,044
Workers	48	591	2,214
Residents	106	1,575	4,830
<b>Household Summary</b>			
2010 Households	45	667	2,050
2010 Average Household Size	3.36	2.90	2.85
2020 Total Households	57	882	2,876
2020 Average Household Size	3.56	2.80	2.92
2025 Households	63	1,227	3,563
2025 Average Household Size	3.25	2.78	2.86
2030 Households	66	1,489	4,200
2030 Average Household Size	3.29	2.77	2.84
2025-2030 Annual Rate	0.93%	3.95%	3.34%
2010 Families	33	518	1,618
2010 Average Family Size	3.94	3.29	3.21
2025 Families	47	912	2,749
2025 Average Family Size	3.87	3.30	3.33
2030 Families	49	1,104	3,226
2030 Average Family Size	3.92	3.29	3.32
2025-2030 Annual Rate	0.84%	3.90%	3.25%
<b>Housing Unit Summary</b>			
2000 Housing Units	41	532	1,534
Owner Occupied Housing Units	63.4%	78.6%	78.9%
Renter Occupied Housing Units	12.2%	11.8%	12.5%
Vacant Housing Units	24.4%	9.6%	8.5%
2010 Housing Units	59	739	2,261
Owner Occupied Housing Units	57.6%	71.4%	74.6%
Renter Occupied Housing Units	16.9%	18.7%	16.1%
Vacant Housing Units	23.7%	9.7%	9.3%
2020 Housing Units	74	958	3,091
Owner Occupied Housing Units	63.5%	73.6%	78.1%
Renter Occupied Housing Units	13.5%	18.5%	14.9%
Vacant Housing Units	9.5%	8.1%	7.7%
2025 Housing Units	83	1,310	3,785
Owner Occupied Housing Units	62.7%	77.3%	81.3%
Renter Occupied Housing Units	13.3%	16.4%	12.8%
Vacant Housing Units	24.1%	6.3%	5.9%
2030 Housing Units	87	1,638	4,500
Owner Occupied Housing Units	64.4%	78.0%	82.4%
Renter Occupied Housing Units	11.5%	12.9%	10.9%
Vacant Housing Units	24.1%	9.1%	6.7%
<b>Median Household Income</b>			
2025	\$101,229	\$82,140	\$97,487
2030	\$110,966	\$98,168	\$109,748
<b>Median Home Value</b>			
2025	\$400,000	\$436,500	\$560,437
2030	\$487,500	\$509,337	\$596,358
<b>2025 Households by Income</b>			
Household Income Base	63	1,227	3,563
<\$15,000	3.2%	2.9%	3.8%
\$15,000 - \$24,999	3.2%	2.4%	2.8%
\$25,000 - \$34,999	3.2%	2.8%	3.3%
\$35,000 - \$49,999	7.9%	11.5%	8.2%
\$50,000 - \$74,999	19.0%	26.9%	20.2%
\$75,000 - \$99,999	12.7%	10.4%	12.7%
\$100,000 - \$149,999	23.8%	19.3%	19.2%
\$150,000 - \$199,999	9.5%	8.3%	9.7%
\$200,000+	17.5%	15.4%	20.1%
Average Household Income	\$129,770	\$118,023	\$137,106



<b>2025 Population 25+ by Educational Attainment</b>			
Total	146	2,346	6,985
Less than 9th Grade	5.5%	13.6%	7.5%
9th - 12th Grade, No Diploma	4.8%	3.2%	3.9%
High School Graduate	32.2%	27.8%	23.8%
GED/Alternative Credential	4.8%	3.5%	3.9%
Some College, No Degree	23.3%	16.4%	20.8%
Associate Degree	6.2%	6.4%	7.8%
Bachelor's Degree	15.8%	19.7%	22.0%
Graduate/Professional Degree	7.5%	9.4%	10.3%
<b>2025 Population 15+ by Marital Status</b>			
Total	171	2,784	8,328
Never Married	29.2%	18.9%	23.5%
Married	56.1%	69.4%	64.6%
Widowed	9.4%	5.6%	5.9%
Divorced	5.3%	6.1%	6.0%





# 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.

<u>Commercial Market Exchange</u>	<u>9003840</u>	<u>info@cmeatx.com</u>	<u>(512) 912-1070</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512) 535-5313</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jennifer Bernstein</u>	<u>605537</u>	<u>jennifer@cmeatx.com</u>	<u>(512) 774-9520</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Anthony Gonzales</u>	<u>738482</u>	<u>anthony@cmeatx.com</u>	<u>(512) 786-1482</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**