

WAREHOUSE FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
INTERACTIVE LEASING BROCHURE



SALADO
AIRPORT STORAGE

15741 INTERSTATE 35 FRONTAGE RD
SALADO, TX 76571



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BROKER OF RECORD

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LEASING HIGHLIGHTS

- Asking Rent - \$10.75/NNN (Op Ex \$1.25)
- Year Built - 1997
- $\pm 5,000$ total SF with 2 grade-level doors for drive-in access and ± 300 SF office containing 1 bathroom and a window air conditioning unit
- Warehouse has visibility and frontage off I-35 with traffic counts of 68,000+ (via LandVision)
- Located in front of the Salado Airport and Salado Airport Storage facility containing $\pm 18,600$ NRSF
- Situated in a central location just an hour north of Austin, 30 minutes south of Temple and 40 minutes from Samsung's Taylor Semiconductor plant





INTERIOR PHOTOS



WOLFF
CONSTRUCTION

TEAM
TARGET SOLUTIONS

BOBCAT
CRANE L.L.C.



HIDDEN GLEN
50 UNITS



SALADO HIGH SCHOOL
676 STUDENTS



SALADO MIDDLE SCHOOL
544 STUDENTS

FAIRWAY
SPORTS VEHICLES



Rustic Acres
EVENT CENTER

SONIC



THOMAS ARNOLD ELEMENTARY SCHOOL
1,017 STUDENTS



Brookshire Brothers
FOOD & PHARMACY



OMEGA
BUILDERS



SANCTUARY BY CASTLE ROCK COMMUNITIES

TEXAS BUILT
FOOD TRAILERS INC.

NIS
NATIONAL TRAILER SOURCE

SALADO
GLASSWORKS

± 68,000 VPD

SUBJECT PROPERTY



DEMOGRAPHIC ANALYSIS



POPULATION

	1-MILE	3-MILE	5-MILE
2020 Population	960	4,259	6,234
2024 Estimate	1,130	4,947	7,098
2029 Population Projection	1,243	5,435	7,779
Annual Growth 2020-2024	1.4%	1.2%	1.1%
Annual Growth 2024-2029	2.0%	2.0%	1.9%



HOUSEHOLD

	1-MILE	3-MILE	5-MILE
2020 Households	389	1,704	2,462
2024 Households	450	1,953	2,774
2029 Household Projection	495	2,147	3,043
Annual Growth 2020-2024	0.9%	0.9%	0.8%
Annual Growth 2024-2029	2.0%	2.0%	1.9%
Owner Occupied Households	410	1,801	2,563
Renter Occupied Households	85	346	480



INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$118,000	\$130,415	\$131,395
Median Household Income	\$88,636	\$98,665	\$102,178

AREA OVERVIEW

SALADO, TX

Salado, Texas, is a charming village located in Bell County, approximately 50 miles north of Austin. Nestled along the scenic Interstate 35 corridor, Salado is renowned for its historic ambiance and artistic community. The village is known for its preserved 19th-century architecture, including well-preserved homes and buildings that reflect its rich history. Visitors can explore the picturesque downtown area, filled with boutique shops, art galleries, and unique eateries. The Salado Creek runs through the village, providing a serene backdrop for outdoor activities and events. Additionally, Salado is famous for its annual arts festivals, cultural events, and the Salado Sculpture Garden, attracting both locals and tourists seeking a blend of history, art, and a relaxed atmosphere in this small Texas gem.

ECONOMY

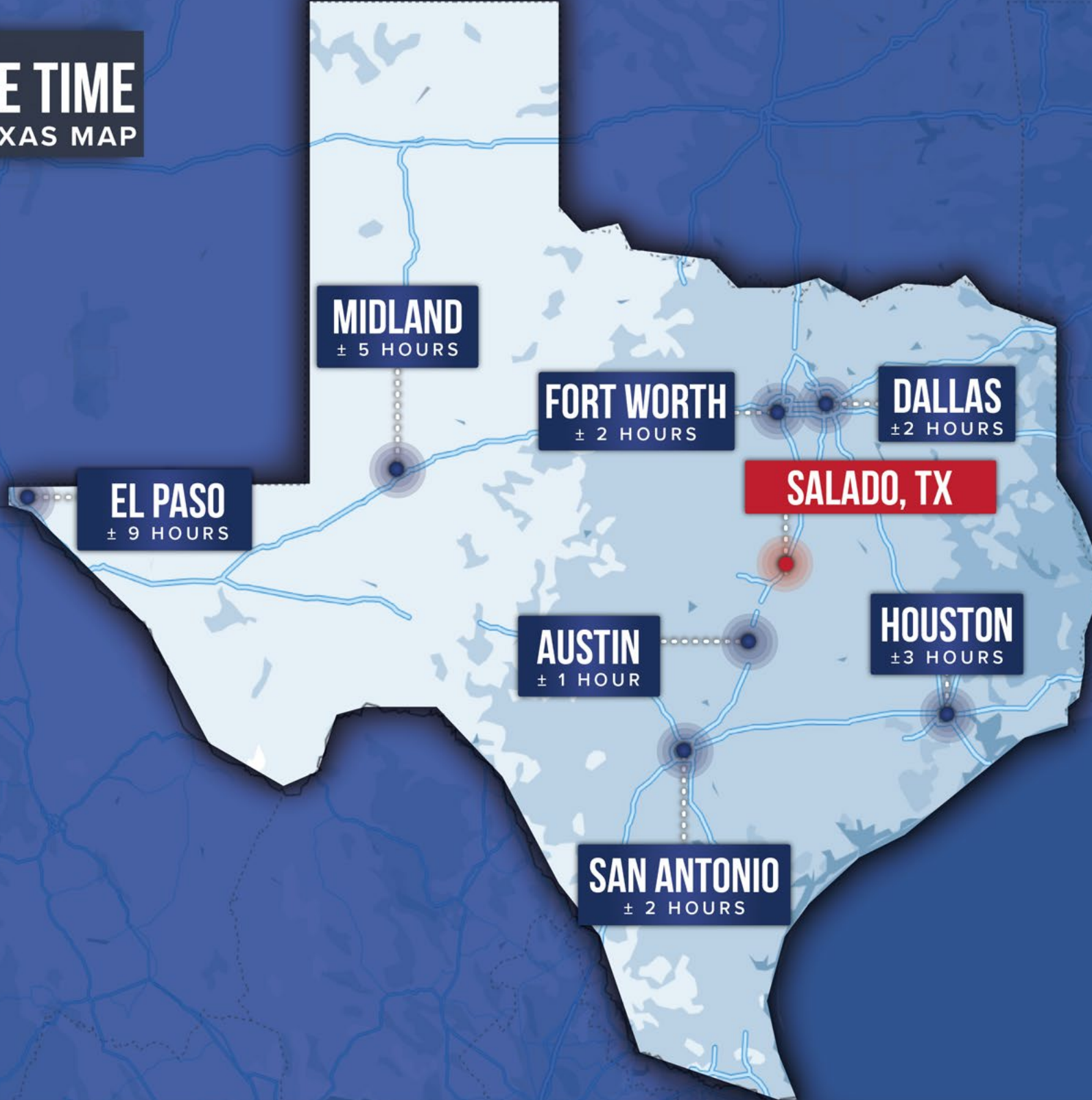
Salado, Texas, boasts a diverse and resilient local economy that harmoniously blends historical charm with modern economic activities. The village's economic landscape is shaped by a combination of factors, including tourism, small businesses, and a burgeoning arts community. As a popular tourist destination, Salado attracts visitors seeking a unique blend of history and culture. The historic downtown area is adorned with boutique shops, art galleries, and distinctive eateries, creating a vibrant atmosphere that appeals to both residents and tourists. The annual arts festivals and events contribute significantly to the local economy, providing opportunities for artists and fostering a creative economy.

In addition to its reliance on tourism, Salado benefits from a network of small businesses that contribute to the economic vitality of the community. From locally-owned shops to service providers, these enterprises play a crucial role in shaping the character of the village. The strategic location of Salado along Interstate 35 facilitates trade and commerce, supporting the growth of businesses in the region. While the village maintains its historical roots, the economy has adapted and diversified, making Salado a resilient and thriving community with a unique blend of cultural heritage and economic dynamism.



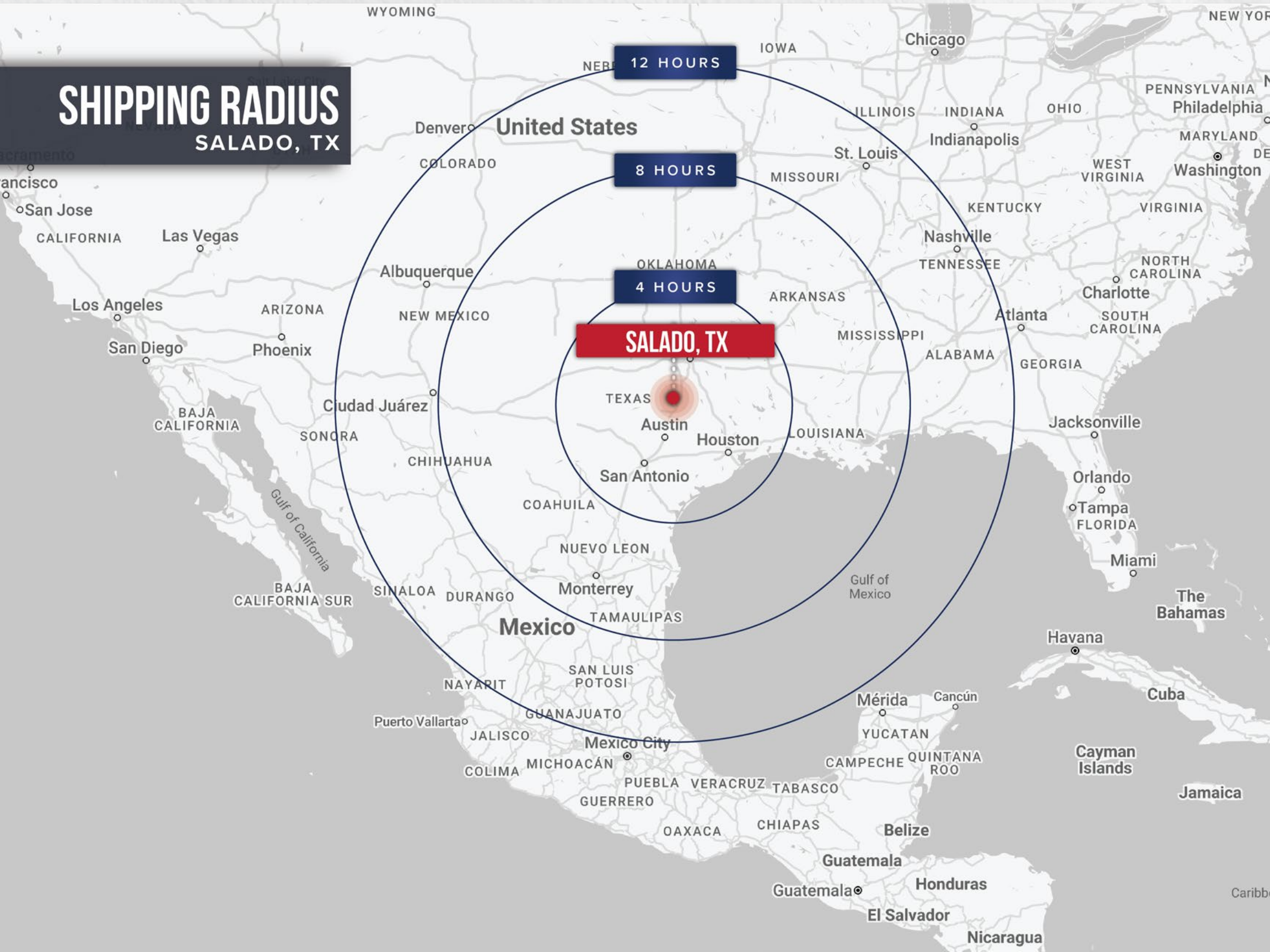
DRIVE TIME

TEXAS MAP



SHIPPING RADIUS

SALADO, TX



AUSTIN, TX

As the capital of Texas, Austin has the big personality and vibrant culture expected from the heart of the Lone Star State. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas, boasting a metro population of 2.25 million. The current official slogan promotes Austin as the Live Music Capital of the World, a reference to the many musicians and live music venues within the area. Its eclectic live-music scene is centered around country, blues, and rock. South by Southwest is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around downtown Austin every March. The event has grown into a 10-day festival celebrating film, music, and digital media. The motto “Keep Austin Weird” has been used to promote Austin’s eccentricity and diversity, as well as bolster support for local independent businesses. South Congress is a shopping district that prides itself on keeping the motto alive by being filled with unique local businesses and hosting festivals. The area is also comprised of many parks and lakes, which are popular for hiking, biking, and boating, making the city a year-round outdoor enthusiasts' playground. Overall, Austin is a great place to work, live, and play.

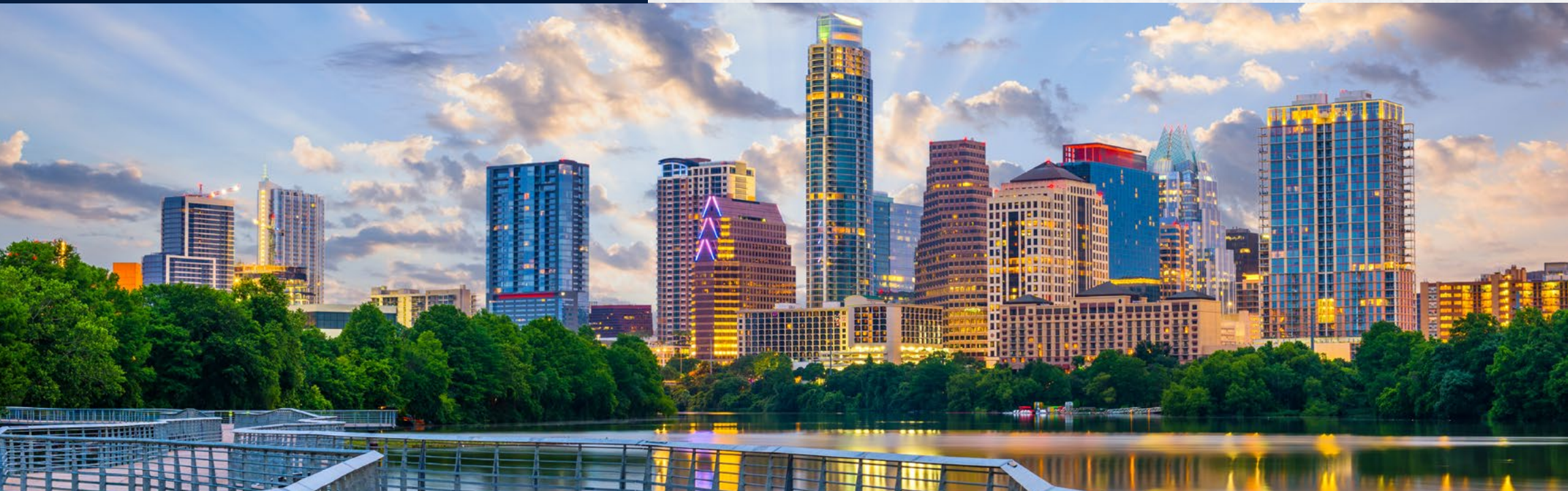
ATTRACTIONS

Downtown Austin is comprised of a skyline of skyscrapers. Its skyline forms a backdrop of glass and steel, while funky, brightly-painted shops line the streets. Live music is an integral element of the city, and nowhere is this more apparent than downtown, where stages and venues host concerts every night of the week. Downtown Austin also comes with the benefit of some of the best selections of food, such as exceptional local favorites like eclectic food trucks and exotic international fare. From a more practical standpoint, Downtown Austin is the heart of the city’s thriving business and government centers, meaning that many locals live near enough to walk or bike to work.

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,602	94,106	260,651
2023 Population	12,480	91,126	252,907
2010 Population	12,409	84,440	234,740
Annual Growth 2010-2023	0%	0.6%	0.6%
Annual Growth 2023-2028	0.2%	0.6%	0.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	6,577	47,329	120,045
2023 Households	6,494	45,648	115,862
2010 Households	6,418	41,017	104,589
Annual Growth 2010-2023	0.3%	1.7%	1.5%
Annual Growth 2023-2028	0.3%	0.7%	0.7%
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg HH Income	\$114,153	\$112,038	\$104,789



ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname “Silicon Hills”. A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin's thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.



UNIVERSITY OF TEXAS

With regard to education, the University of Texas resides in Austin: the flagship institution of the University of Texas System. It is one of the largest universities in the U.S. with over 51,000 students. This institute has a prestigious reputation providing a first-class education. The University of Texas also generates critical tax revenue and jobs for the Austin area. According to an Institute for Economic Impact study, UT Austin generates annually \$8.2 billion in business activity and \$2.4 billion in personal income. Students attending the university provide an annual economic boost of \$823 million into the local economy. Student spending leads local businesses and their employees to spend another \$5.8 billion across the state.

LEASING DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **15741 Interstate 35 Frontage Rd, Salado, TX 76571** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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