

Houston-based Third Coast Bancshares will acquire Austin, Texas-based Keystone Bank in a roughly \$123 million deal set to close in the first quarter of 2026, the banks announced on October 22, 2025. Once the transaction is completed, the combined company will have pro forma total assets in excess of \$6B.



Keystone Bank HQ

\$13,093,000 | 6.60% CAP

13715 East Ladera Blvd, Bee Cave, Travis County, Texas 78738 (Austin)

- ✓ **Class A Bank Headquarters.** Refined Interior Buildout w/ Stunning Finishes
- ✓ **New, Single Tenant,** 12-Year Absolute NNN w/ 2% Annual Bumps
- ✓ **Directly Across from Home Depot & Target Entrance** along RM 620 (46K VPD)
- ✓ **Near Lake Travis High School (3,666 students),** Baylor Scott Medical (106 Beds), and The Galleria (210 Acres) w/ Whole Foods, Dick's, H.E.B., Cinemark
- ✓ **Third Coast Bank Currently has 19 Locations** and Along with Keystone Bank's 3 Locations, Bringing the Total to 22 Locations

This offering represents a **rare opportunity** for an investor to own generational real estate in one the most **sought-after markets** in the country. Keystone Bank has invested a significant amount in interior finishes demonstrating their **long-term commitment** to this location.

THE BACKYARD
(OPENING 2024)



BEE CAVE
ELEMENTARY SCHOOL
(808 STUDENTS)



FALCONHEAD
GOLF CLUB



(46,907 VPD)

CAVA
COMING SOON



LADERA BOULEVARD
(3,056 VPD)

INVESTMENT OVERVIEW

KEYSTONE BANK HQ AUSTIN, TX



Subject Property

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\$13,093,000

6.60% CAP

NOI

\$864,117.02

Building Area

±22,662 SF

Land Area

± 2.57 AC

Year Built

2024

Lease Type

NNN

Occupancy

100%

- ✓ **Rent Commencement:** December 2023
- ✓ **12-Year Corporate NNN Lease** with 2% Rental Increases Every Year, Plus (3) 5-Year Options to Renew. This site is Keystone Bank's headquarter branch location that was recently built and opened in December 2023.
- ✓ **Subject Property is Located on the Corner of Ladera Blvd and RM-620 (46,907+ VPD)**, around 12 miles from Downtown Austin. The site is about a mile away From Lake Travis High School (3,660+ Students) and Bee Cave Elementary (805+ Students), and around 2 miles from Bee Cave Middle School (830+ Students).
- ✓ **Half a Mile from Hill Country Galleria and Shops at The Galleria with Over 210 Acres of Retail.** Hill Country Galleria includes anchor tenants Dick's Sporting Goods, Whole Foods, H.E.B and Cinemark. Shops At The Galleria consists of anchor tenants Lowes, Best Buy, Office Depot & Marshalls.
- ✓ **Near Two Huge Developments: The Village at Spanish Oaks (88 Acres) and The Backyard (35 Acres).** The Village at Spanish Oaks is in the final stage of development, made to feel like a walkable village with 800 apartments, 75,000 S/F of restaurant space, and over 500,000 s/f of office. The Backyard is opening in 2024 and will contain a 3,700-seat amphitheater, a dance hall, restaurants and office space.
- ✓ **Bee Cave's Population has Increased by 84% since 2010 and is the Fastest Growing Town in the Lake Travis Area.** The site has a 5-mile population of 65,046 and an average household income of \$239,660. The Austin Metro has been the fastest growing metro for the last 12 years and has gained the corporate headquarters of Tesla, Oracle, & Dell.
- ✓ **Keystone Bank is One of the Fastest Growing Banks in Texas.** They opened their doors in 2018 and they currently handle over \$1B in assets. Their headquarters are located in Bee Cave, TX and they credit their success to the support of the local Austin metro community and their expert banking leadership.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX

Keystone Bank

Lessee: Keystone Bank, SSB

Guarantor: Keystone Bank, SSB

Keystone Bank opened its doors in Central Texas on October 15, 2018 with an entrepreneurial approach to community banking that truly puts the client first.

LOCATIONS

3



keystone.bank.com

They are proud to be one of the **fastest-growing banks** in Texas, founded on the principles of integrity, honesty, and resilience. Their headquarters are in Bee Cave, Texas and they have other branch locations in Downtown Austin and Ballinger, Texas. Over the course of their **career in banking**, Keystone has learned that **good banking** is about one thing: serving you by making connections, which is one reason their name is so important to them. In a similar way that a Keystone is the **central connection** point for an arch, they want to help you make the connection between where you are now and where you want to go financially. That starts with a team of experienced bankers, who both live and make decisions locally, connecting with you to learn more about your unique needs. Then they do the most non-banking thing they can: build a custom plan to serve you. Community banking is about **solving problems** – not for customers – but for neighbors.

Everything about the Keystone operation puts the **client first** – from the way they **build relationships** to why and how they use technology. They are in the trenches with their clients, keeping a constant ear out for how they can best help them **overcome challenges**.

Subject Property



IN THE NEWS

— KEYSTONE BANK HQ AUSTIN, TX

Third Coast Bancshares to acquire Keystone Bancshares in \$123M transaction

OCTOBER 23, 2025 (MSN)

Third Coast Bancshares (TCBX) and Keystone Bancshares jointly announced the signing of a definitive merger agreement pursuant to which Third Coast will acquire Keystone in a stock and cash transaction valued at approximately \$123M based on Third Coast's closing stock price as of October 21.

Pursuant to the terms of the merger agreement, the combined company will **operate under the Third Coast name** and brand. Keystone Bank, headquartered in Austin, Texas, operates two branches in the Austin market, one branch in Ballinger, Texas, and one loan production office in Bastrop, Texas.

Once the transaction is completed, the combined company will have pro forma total assets in excess of \$6B.

Under the terms of the merger agreement, at the closing of the transaction, **Keystone's shareholders** will receive, for each outstanding share of Keystone common stock, either 0.45925 shares of Third Coast common stock or an amount of cash equal to 0.45925 multiplied by the volume-weighted average price per share of Third Coast common stock for the 20 trading day period set forth in the merger agreement, at the election of Keystone's shareholders. The exchange ratio is subject to a possible downward adjustment in the event Keystone's adjusted shareholders' equity is less than \$94,576,000 as of the calculation date, as defined in the merger agreement. Keystone's shareholders will be permitted to elect the form of consideration, provided that the aggregate cash consideration will not exceed \$20M. In the event that Keystone's shareholders elect to receive aggregate cash consideration in an amount greater than \$20M, the distribution of the cash consideration will be prorated among such shareholders. Based upon the closing price of Third Coast common stock of \$39.17 on October 21 and assuming that the aggregate cash consideration is \$20M, the transaction is **valued at approximately \$123M** or \$17.99 per Keystone common share. The transaction has been approved unanimously by each company's board of directors and is expected to close during **the first quarter of 2026**, and is subject to customary closing conditions, including the receipt of required regulatory approvals, the approval of Keystone's shareholders of the merger agreement and the merger, and the approval of Third Coast's shareholders of the issuance of Third Coast common stock pursuant to the **merger agreement**.

EXPLORE ARTICLE

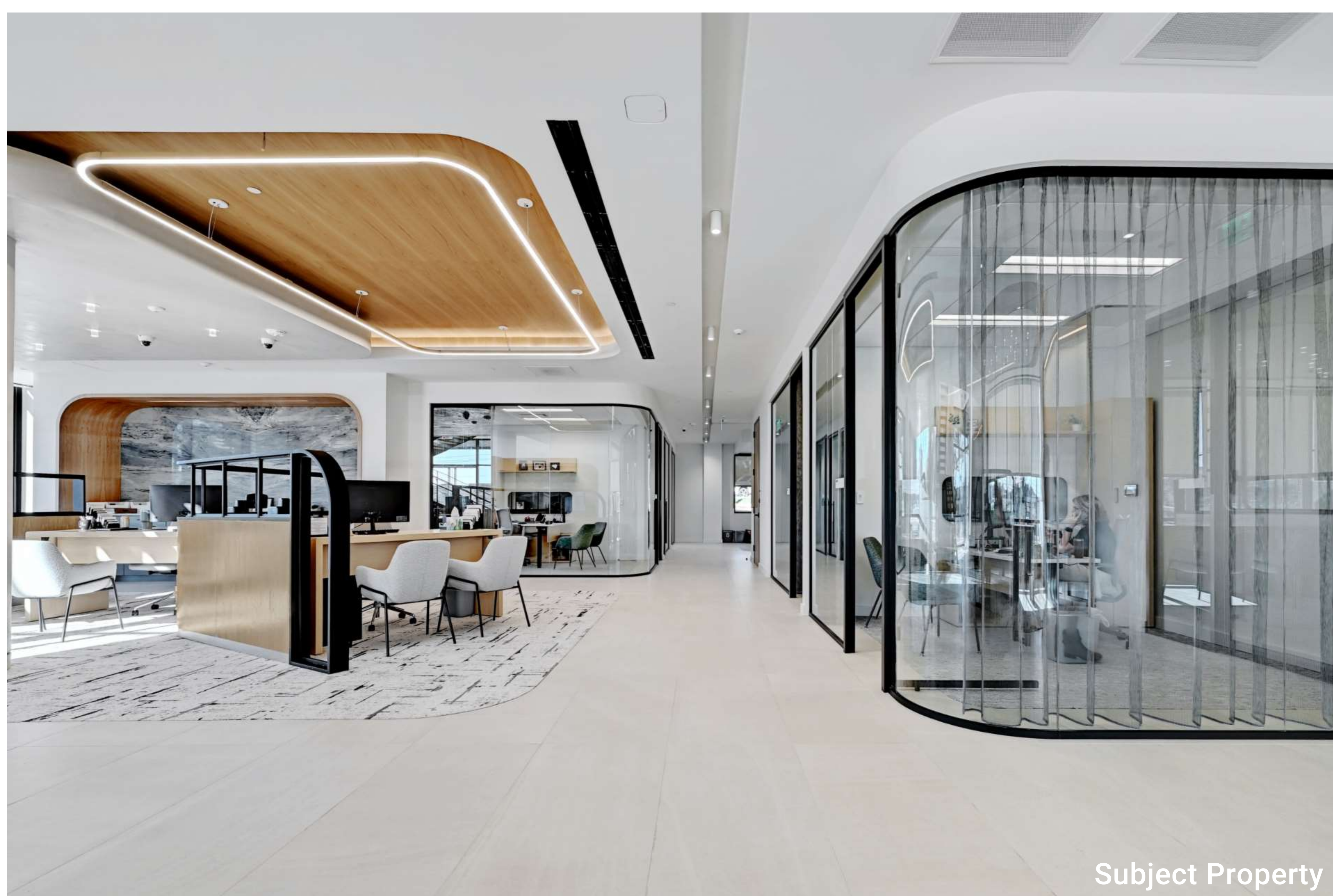


IN THE NEWS

KEYSTONE BANK HQ AUSTIN, TX



Subject Property



Subject Property

Keystone Bank Raises \$18 Million to Fuel More Growth Austin-area community

NOVEMBER 09, 2022 (CISION PR WEB)

Keystone Bank raised \$18 million in its latest round of funding – with an industry expert noting its growth makes it one of the fastest growing banks in the country.

With the latest round, Keystone Bank has raised a total of **\$78 million** in four rounds of funding since its launch in the fall of 2018. The most recent round attracted **113 investors**, about **60%** of which were new to the bank.

The fresh funds will be used to expand its team, enhance its banking technology and put the four-year-old community bank on track to handle over \$1 billion in assets in the coming two years. It also plans to keep an open eye for additional acquisition targets.

It has also amassed **\$745 million** in total assets in just four years - and is projected to reach **\$1 billion** in total assets within the next 24 months. The company credits its success to a grassroots movement of support from the local community, while an industry expert notes the bank's leadership plays a critical role.

"We're growing by getting our name out there, one customer and meeting at a time, and by allowing people to have direct access to us," said Jeff Wilkinson, Keystone Bank's chairman and CEO. "People in Austin and Central Texas love the community bank model. Word has been getting out about what we're doing – and people want to be a part of it."

The funding will go towards **hiring more bankers**, focusing on skilled loan officers and people with proven **relationship-building experience**, to help the company continue to expand. Keystone will also enhance technology for customers and increase its digital presence.

EXPLORE ARTICLE

LEASE OVERVIEW

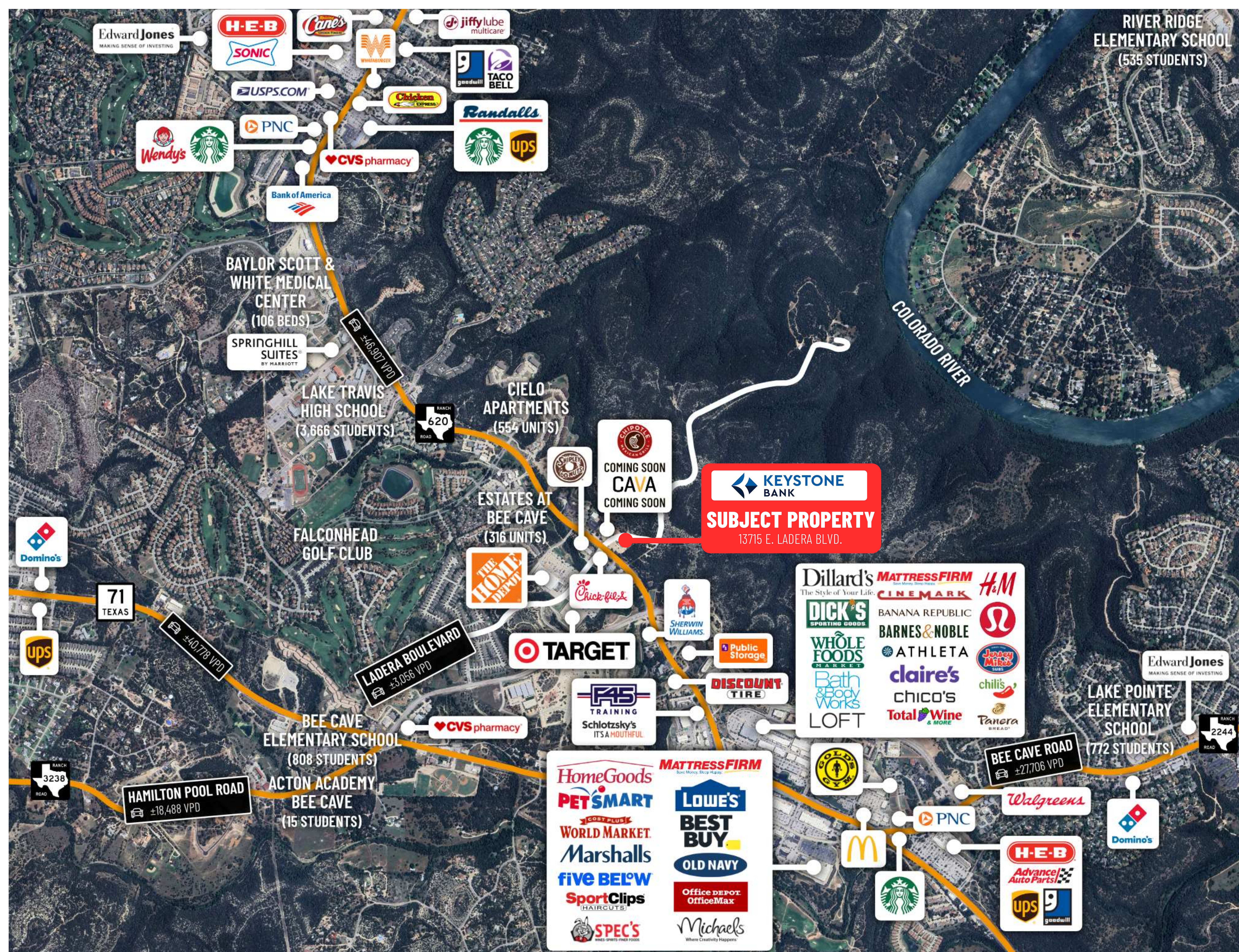
KEYSTONE BANK HQ AUSTIN, TX

Initial Lease Term	12 Years, Plus (3) 5 year Options to Renew
Rent Commencement	December 2023
Lease Expiration	December 2035
Lease Type	NNN
Rent Increases	2% Every Year
Annual Rent YR 1	\$830,562.30
Annual Rent YR 2	\$847,173.55
Annual Rent YR 3 (Dec 2025)	\$864,117.02
Annual Rent YR 4	\$881,399.36
Annual Rent YR 5	\$899,027.34
Annual Rent YR 6	\$917,007.89
Annual Rent YR 7	\$935,348.05
Annual Rent YR 8	\$954,055.01
Annual Rent YR 9	\$973,136.11
Annual Rent YR 10	\$992,598.83
Annual Rent YR 11	\$1,012,450.81
Annual Rent YR 12	\$1,032,699.83
Option 1	5 Year Option 2% Every Year
Option 2	5 Year Option 2% Every Year
Option 3	5 Year Option 2% Every Year

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Subject Property





BEE CAVE
ELEMENTARY SCHOOL
(808 STUDENTS)

BEE CAVE
MIDDLE SCHOOL
(838 STUDENTS)

CHRYSLER
Jeep
DODGE
RAM
GMC
BUICK

Edward Jones
MAKING SENSE OF INVESTING
ups

TARGET

THE HOME
DEPOT

BERKSHIRE LAKEWAY
APARTMENTS
(350 UNITS)

FALCONHEAD
GOLF CLUB

ESTATES AT
BEE CAVE
(316 UNITS)

LAKE TRAVIS
HIGH SCHOOL
(3,666 STUDENTS)

SPRINGHILL
SUITES®
BY MARRIOTT

BAYLOR SCOTT & WHITE
MEDICAL CENTER
(106 BEDS)

LAKE TRAVIS
MOUNTAIN STAR
LODGE & HOTEL

CIELO
APARTMENTS
(554 UNITS)

LADERA BOULEVARD
(3,056 VPD)

A+ Federal
Credit
Union

SHIPLEY
DONUTS

vitality
BOWLS
SUPERFOOD CAFE

CAVA
COMING SOON

CHIPOTLE
MEXICAN GRILL
COMING SOON

amh

Chick-fil-A

RANCH
620
ROAD

(46,907 VPD)

KEYSTONE
BANK



HILL COUNTRY GALLERIA
(1.3M SF)

- Dillard's
- MATTRESS FIRM
- H&M
- CINEMARK
- BANANA REPUBLIC
- BARNES & NOBLE
- ATHLETA
- claire's
- chico's
- Total Wine & More
- chili's
- Panera Bread
- DICK'S Sporting Goods
- WHOLE FOODS MARKET
- Bath & Body Works
- LOFT

THE VILLAGE AT SPANISH OAKS
(FINAL STAGE OF DEVELOPMENT)

SPANISH OAKS GOLF CLUB

SHOPS AT THE GALLERIA
(500K SF)

- HomeGoods
- MATTRESS FIRM
- PET SMART
- LOWE'S
- BEST BUY
- OLD NAVY
- Office DEPOT
- OfficeMax
- Michael's
- WORLD MARKET
- Marshall's
- FIVE BELOW
- Sport Clips
- SPEC'S

CESIUMASTRO HEADQUARTERS
(EXPANDING)

F5 TRAINING
Schlotzsky's
IT'S A MOUTHFUL

THE BACKYARD
(OPENING 2024)

TARGET



THE HOME DEPOT

LADERA BOULEVARD
(3,056 VPD)

Chick-fil-A

SHIPLEY DONUTS

vitality BOWLS

KEYSTONE BANK

CHIPOTLE MEXICAN GRILL
COMING SOON

CAVA
COMING SOON

amh

(46,907 VPD)



SITE OVERVIEW

KEYSTONE BANK HQ AUSTIN, TX

	Year Built	2024
	Building Area	± 22,662 SF
	Land Area	± 2.57 AC

NEIGHBORING RETAILERS



12 SECURE NET LEASE



INTERIOR PHOTOS

— KEYSTONE BANK HQ AUSTIN, TX



PROPERTY PHOTOS

KEYSTONE BANK HQ AUSTIN, TX



LOCATION OVERVIEW: ECONOMIC DRIVERS

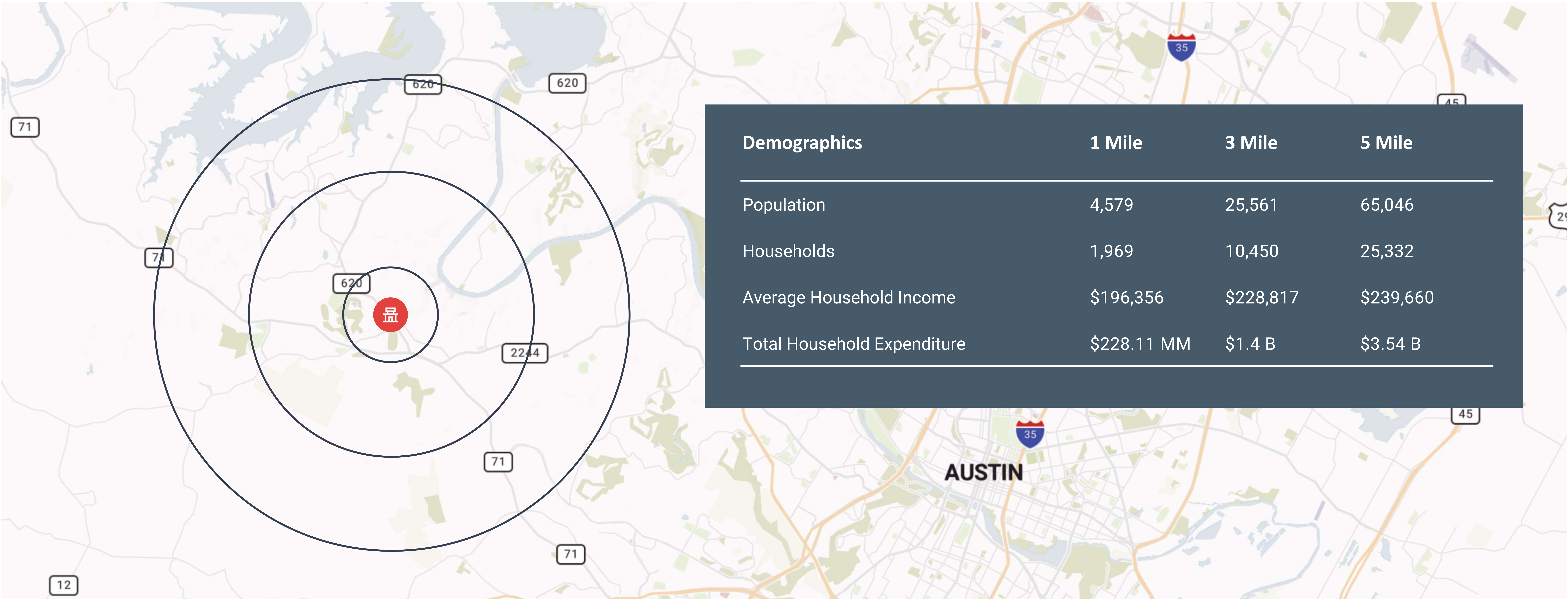
— KEYSTONE BANK HQ AUSTIN, TX

Baylor Scott & White Medical Center	This 106-bed, full-service hospital has achieved Magnet recognition for its nursing program, teamwork, & superiority in patient care.
Lake Travis High School	This public high school has an enrollment of 3,660+ and more then 200 acaademic courses including several AP and Honors courses. They are accredited by the Texas Education Agency and rated as an exemplary secondary by TEA standards.
CesiumAstro Headquarters (Expanding)	They design and manufacture high-throughput, plug-and-play APA communication payloads and satellites for space and airborne platforms. They are expanding to a new state-of-the-art, 29k SF space in Bee Cave. With an employee growth rate of 250% since 2020, they plan to continue expanding their headcount in Austin and Colorado.
Hill Country Galleria	This 1.3M SF mixed-use complex features 713k SF of retail, 285k SF of Class A office space, 300k SF of apartments, 100k SF of condos, & 50 acres of green space. It is anchored by Dillard’s, Barnes & Noble, Dick’s, Cinemark, & Whole Foods.
Shops at the Galleria	This 500k SF retail center is shadow anchored by Lowe’s, and the center benefits from a strong tenant mix including Marshall’s, Best Buy, and World Market.
Bee Cave Middle School	This is a is a highly rated public school that has 838 students in grades 6-8 with a student-teacher ratio of 16 to 1. It is ranked in the top 15 middle schools in the Austin area.
Falconhead Golf Club	Falconhead is an 18-hole, public club with a tour-quality championship layout that was designed by a team from the PGA Tour Design Center.
Bee Cave Elementary School	This is a public school, which is in a fringe rural setting. The student population is 808 and the school serves PK-5. Their student-teacher ratio is 16:1 and they are ranked in the top 5 elementaries in the area.
Spanish Oaks Golf Club	The private, 18-hole, Bobby Weed-designed course is among the best in Texas and is currently ranked #6 in the state by Golf Digest and #3 by Golfweek. It features Clubhouse Dining, PGA Teaching Professionals, and is located in the private housing community of Spanish Oaks.
The Backyard (Opening 2024)	Opening in 2024, this mixed-use development will contain a 3,700-seat amphitheater, a dance hall, 12 restaurants, private event space, hotels, and office space across 35 acres.
The Village at Spanish Oaks (Final Stage of Development)	This is the final phase of development in the Spanish Oaks master-planned community. Comprising approximately 80 acres between State Highway 71 and Little Barton Creek, The Village is planned to provide residential housing as well as new amenities for the area, including boutique retail shops, restaurants, service-oriented retail, recreational trails, Class A office space and the Inn & Spa at Spanish Oaks.



LOCATION OVERVIEW: DEMOGRAPHICS AND ECONOMIC DRIVERS

— KEYSTONE BANK HQ AUSTIN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

State Government (39,306)
2.

The University of Texas at Austin (29,597)
3.

H-E-B (20,749)
4.

City of Austin (15,548)
5.

Federal Government (15,000)
6.

Dell Computer Corporation (13,000)
7.

Ascension Seton (12,086)
8.

Amazon.com LLC (11,000)
9.

St. David's Healthcare Partnership (10,854)
10.

Austin Independent School District (10,854)
11.

IBM Corporation (10,565)

LOCATION OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX

Austin
Texas



2.23 M

Population



\$86,556

Median Household Income



Austin, TX is the 10th
Largest City in the U.S.)

10th

Austin is the Capital City
of Texas

CAPITAL CITY

Austin is the capital city of Texas and is the economic heart of Central Texas. It is the 10th most populous city in the United States and the 4th most populous city in Texas.

Because of its draw as a destination for migrating talent, Austin is the fastest-growing metro in the U.S. for the last 12 years running. Metro Austin's population surpassed 2.0 million in 2015.

Austin was recently named the No. 1 place to live in America for the third year in a row by Forbes, based on affordability, job prospects and quality of life.

The decade ending 2020 saw a 33.7% increase in population, and growth was 3.0% for the year ending July 2020. Census Bureau estimates show that Austin remains one of the top destinations for migrating talent. Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2019.

Census Bureau estimates show that Austin remains one of the top destinations for migrating talent. Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2019. In addition, 6.6% of Austin residents in 2019 lived elsewhere one year earlier. That is the second largest rate among the top 50 U.S. metros. Austin, Texas is a hotbed for technology, startups, and innovation. There are so many tech companies that Austin has been nicknamed "Silicon Hills." Apple recently announced that it is creating a \$1 billion campus with the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. Several Fortune 500 companies have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M, and Whole Foods Market. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music, and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There is no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

LOCATION OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX

Bee Cave Texas



8,853

Population



\$104,949

Median Household Income



Bee Cave is only 12 Miles
from Downtown Austin,
TX

Austin MSA

Bee Cave Ranks in The
Top 10 Best Suburbs in
the Austin MSA

Top 10

Just 12 miles west of Austin, the City of Bee Cave is an ideal destination when it comes to relaxation and entertainment.

Bee Cave Is a family-oriented, thriving community at the gateway to the Hill Country between downtown Austin and the lakes.

Bee Cave offers a healthy balance of retail and office business with great residential neighborhoods and outdoor recreation.

The “buzz” started way back in the 1850s when Dietrich Bohls moved his family from Austin to the confluence of Barton Creek and Little Barton Creek and founded the area of Bee Cave. The town was named for a nearby limestone cave where Mexican honeybees swarmed. A hundred and sixty years later, the buzz is about much more.

Once a dot on the map on the way to other places, Bee Cave has become a destination itself — a Texas gem that offers an abundance of year-round, family-oriented activities and attractions, including shopping, dining, golfing, water sports, hiking and inimitable Hill Country vistas and southern hospitality.

Bee Cave offers a range of activities for those seeking pure relaxation or the buzz of adventure. Loads of options abound for families to swim, explore innovative playscapes and picnic in the park. Want to slow down and get away from hectic city life? Come to Bee Cave and lounge by the pool, or enjoy a pampering spa day. Thrill seekers and the more adventurous can hike, wakeboard, zip line or rock climb. And still others may prefer soaking up the sun on the golf course or browsing a bevy of boutique shops.

Bee Cave, TX is home to The Hill Country Galleria and Farmers Market. This 1.3M SF mixed-use complex features 713,000+ SF of retail, 285,000+ SF of Class A office space, 300,000+ SF of apartments, 100,000+ SF of condos, & 50 acres of green space. It is anchored by Dillard’s, Barnes & Noble, Dick’s, Cinemark, & Whole Foods. This complex is a high-traffic, sought-out shopping, dining, and entertainment destination for all of the Austin MSA and millions of tourists every year.

IN THE NEWS

— KEYSTONE BANK HQ AUSTIN, TX

Austin metro area claims fastest-growing population for 12th straight year

RYAN MAXIN, DECEMBER 13, 2023 (AUSTIN AMERICAN-STATESMAN)

The Austin metropolitan area was the fastest-growing area in the U.S. for a 12th consecutive year in 2022, according to an extensive report from City Demographer Lila Valencia delivered to the City Council at its work session Tuesday.

The Raleigh-Cary, North Carolina, region and the Jacksonville, Florida, region finished **second and third**, respectively, in terms of **metropolitan growth**. The Dallas-Fort Worth-Arlington area and the **San Antonio-New Braunfels** area placed fourth and fifth, respectively, with the Houston-The Woodlands-Sugar Land area placing ninth.

The Austin-Round Rock-Georgetown area added nearly 138,000 residents in 2022, bringing its total population to more than 2.4 million, according to the report. That represents a 6% increase between 2020 and 2022.

Austin suburbs like Georgetown, Kyle and Leander fueled the **most population growth for the area**. Each city placed within the **top 4** of the country's **fastest-growing cities**, and Georgetown took **first with a 14.4% increase between 2021 and 2022**.

Population **increases for more than a decade** have helped Austin become the **10th most populous city in the U.S.**, according to the report. The **city's population** has **doubled every 20 to 25 years**, although **recent growth has started to stagnate**.

Valencia used data from the **2020 census and 2022 population** estimates for the report.

EXPLORE ARTICLE

Report: Austin’s population could hit 22 million by 2100, third-largest metro in the US

CHRISTOPHER ADAMS, JULY 10, 2023 (KXAN)

Austin is one of the fastest-growing cities in the country, but a new report suggests explosive growth is only just beginning. The city recently climbed into the top 10 largest cities in the U.S., with a 2022 population estimate of about 975,000.

A new report by moving company MoveBuddha predicts that by the **end of the century**, the Austin metro will jump to the **third-largest in the country**, behind only Dallas/Fort Worth and Houston. That means **all three** would surpass the **current largest metro areas, like New York, Los Angeles and Chicago**.

In the 2020 census, the Austin metro as a whole had more than 2.2 million residents. The metro is defined by the U.S. Census Bureau as Bastrop, Caldwell, Hays, Travis and Williamson counties.

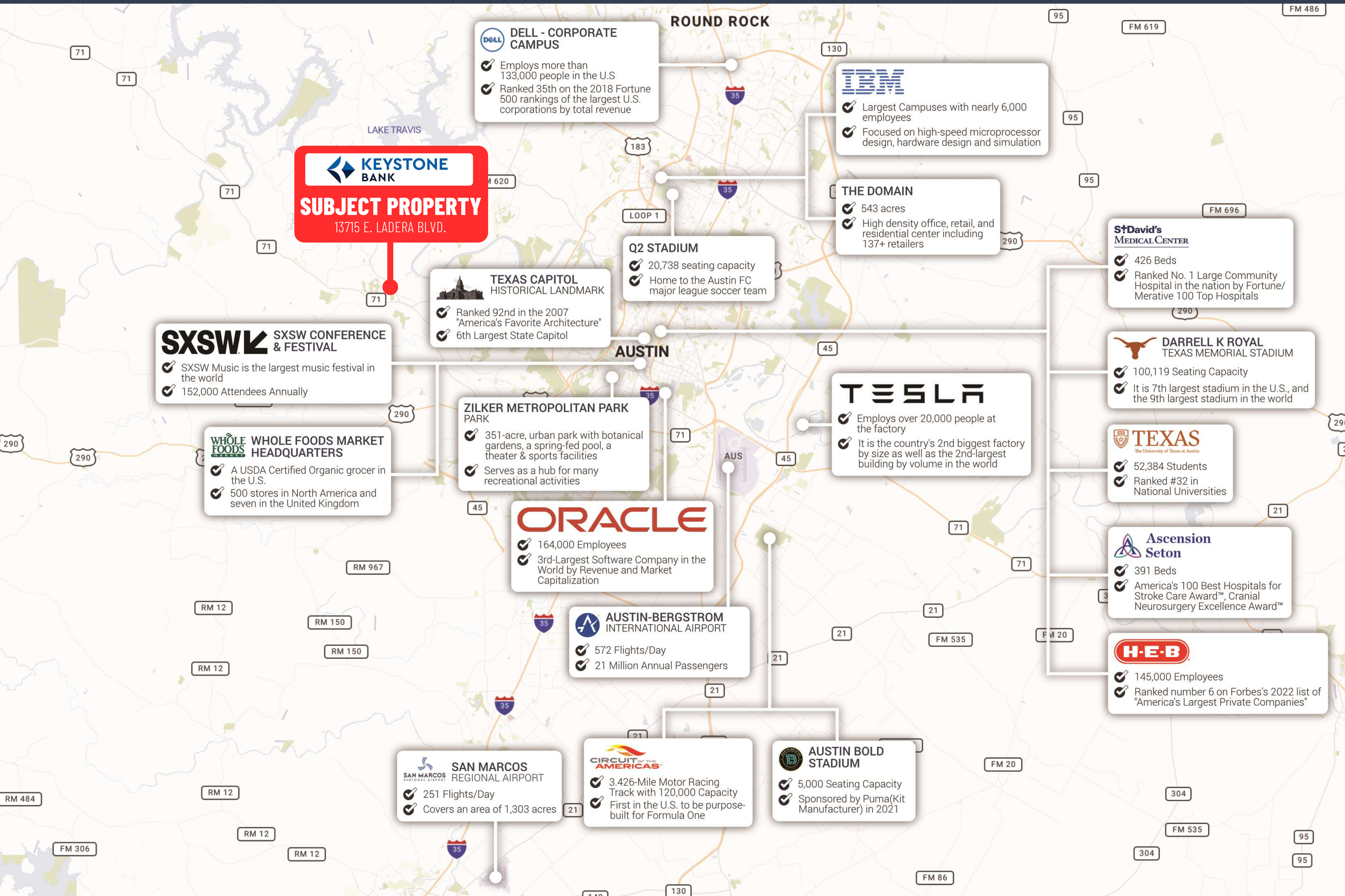
The report suggests the Austin metro’s population would skyrocket, **from 2.2 million in 2020 to more than 22 million by 2100**. The Dallas/Fort Worth and Houston metros would have **more than 30 million people each**.

But those **numbers are far greater** than what Austin city **demographers are forecasting**. Projections from the city suggest the metro’s population **will hit 4.3 million in 2060**, well below the **7.2 million forecast** by **MoveBuddha’s report**.

EXPLORE ARTICLE

METRO AREA

KEYSTONE BANK HQ AUSTIN, TX



KEYSTONE BANK

SUBJECT PROPERTY

13715 E. LADERA BLVD.

DELL - CORPORATE CAMPUS

- ✓ Employs more than 133,000 people in the U.S.
- ✓ Ranked 35th on the 2018 Fortune 500 rankings of the largest U.S. corporations by total revenue

IBM

- ✓ Largest Campuses with nearly 6,000 employees
- ✓ Focused on high-speed microprocessor design, hardware design and simulation

THE DOMAIN

- ✓ 543 acres
- ✓ High density office, retail, and residential center including 137+ retailers

Q2 STADIUM

- ✓ 20,738 seating capacity
- ✓ Home to the Austin FC major league soccer team

TEXAS CAPITOL
HISTORICAL LANDMARK

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ 6th Largest State Capitol

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ SXSW Music is the largest music festival in the world
- ✓ 152,000 Attendees Annually

WHOLE FOODS MARKET
HEADQUARTERS

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 stores in North America and seven in the United Kingdom

ZILKER METROPOLITAN PARK

- ✓ 351-acre, urban park with botanical gardens, a spring-fed pool, a theater & sports facilities
- ✓ Serves as a hub for many recreational activities

TESLA

- ✓ Employs over 20,000 people at the factory
- ✓ It is the country's 2nd biggest factory by size as well as the 2nd-largest building by volume in the world

StDavid's MEDICAL CENTER

- ✓ 426 Beds
- ✓ Ranked No. 1 Large Community Hospital in the nation by Fortune/Merative 100 Top Hospitals

DARRELL K ROYAL
TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ It is 7th largest stadium in the U.S., and the 9th largest stadium in the world

TEXAS
The University of Texas at Austin

- ✓ 52,384 Students
- ✓ Ranked #32 in National Universities

Ascension Seton

- ✓ 391 Beds
- ✓ America's 100 Best Hospitals for Stroke Care Award™, Cranial Neurosurgery Excellence Award™

H-E-B

- ✓ 145,000 Employees
- ✓ Ranked number 6 on Forbes's 2022 list of "America's Largest Private Companies"

ORACLE

- ✓ 164,000 Employees
- ✓ 3rd-Largest Software Company in the World by Revenue and Market Capitalization

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

- ✓ 572 Flights/Day
- ✓ 21 Million Annual Passengers

SAN MARCOS
REGIONAL AIRPORT

- ✓ 251 Flights/Day
- ✓ Covers an area of 1,303 acres

CIRCUIT OF THE AMERICAS

- ✓ 3.426-Mile Motor Racing Track with 120,000 Capacity
- ✓ First in the U.S. to be purpose-built for Formula One

AUSTIN BOLD STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Sponsored by Puma(Kit Manufacturer) in 2021

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

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TEXAS DISCLAIMER

KEYSTONE BANK HQ AUSTIN, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information 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 subagency 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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions.