

REDEMPTION MILL BUSINESS PARK

Brand New Industrial Warehouse

606 Mill Run, Kerrville, TX 78028



Property Highlights

- 27,200 SF warehouse development on 5.15 acres.
- 5 warehouse buildings
- Space options begin at 3K SF, single user buildings 6K SF, up to entire project 27,200 SF
- Grade and dock loading available
- Drive through warehouse capability
- 3 phase power / LED lighting
- Private yard areas
- Concrete pad parking with large truck accessibility
- Custom office, w/ office and warehouse restrooms
- Adjacent gated/fenced 6.1 acres w/ 4K SF storage

ELIZE PRUSKE, CCIM

Broker / Principal

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PROPERTY SUMMARY

Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028



Property Summary

| | |
|-----------------|---------------------------|
| Building SF: | 27,200 |
| Lease Rate: | \$12.90 - \$14.00 NNN |
| Triple Nets: | \$2.25 |
| Lot Size: | 5.15 acres |
| Parking: | Generous, Concrete Pad |
| TI Allowance: | Office/Restroom |
| Power: | 3 Phase |
| Clear Height: | 17' to 21' |
| O/H Doors: | 14' x 14' |
| Suite Sizes: | Starting at 3K SF |
| Building Sizes: | 6K SF |
| Yard Areas: | Behind buildings |
| Year Built: | 2024 |
| Zoning: | ETJ |

Property Overview

Project consists of 5 warehouse buildings totaling 27,200 SF on 5.15 acres. Concrete pad parking with large truck accessibility. Each building has 3 phase power, private yard areas, ability to customize office and private restrooms.

- WAREHOUSE SPACE starting at 3,000 SF (all 3K SF units have 2 oversized warehouse doors); SINGLE USER BUILDINGS are 6,000 SF

- MULTIPLE BUILDINGS available or Entire Project (27,200 SF) with ability for additional BTS

-LAND LEASE: Adjacent 6.1 Acre site, fenced and gated, with 4,000 SF storage structure (partially enclosed with canopy)

Location Overview

Kerrville's newest option for quality warehouse space located just off Junction Hwy with easy access to IH-10.

PROPERTY PHOTOS

Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028



PROPERTY PHOTOS

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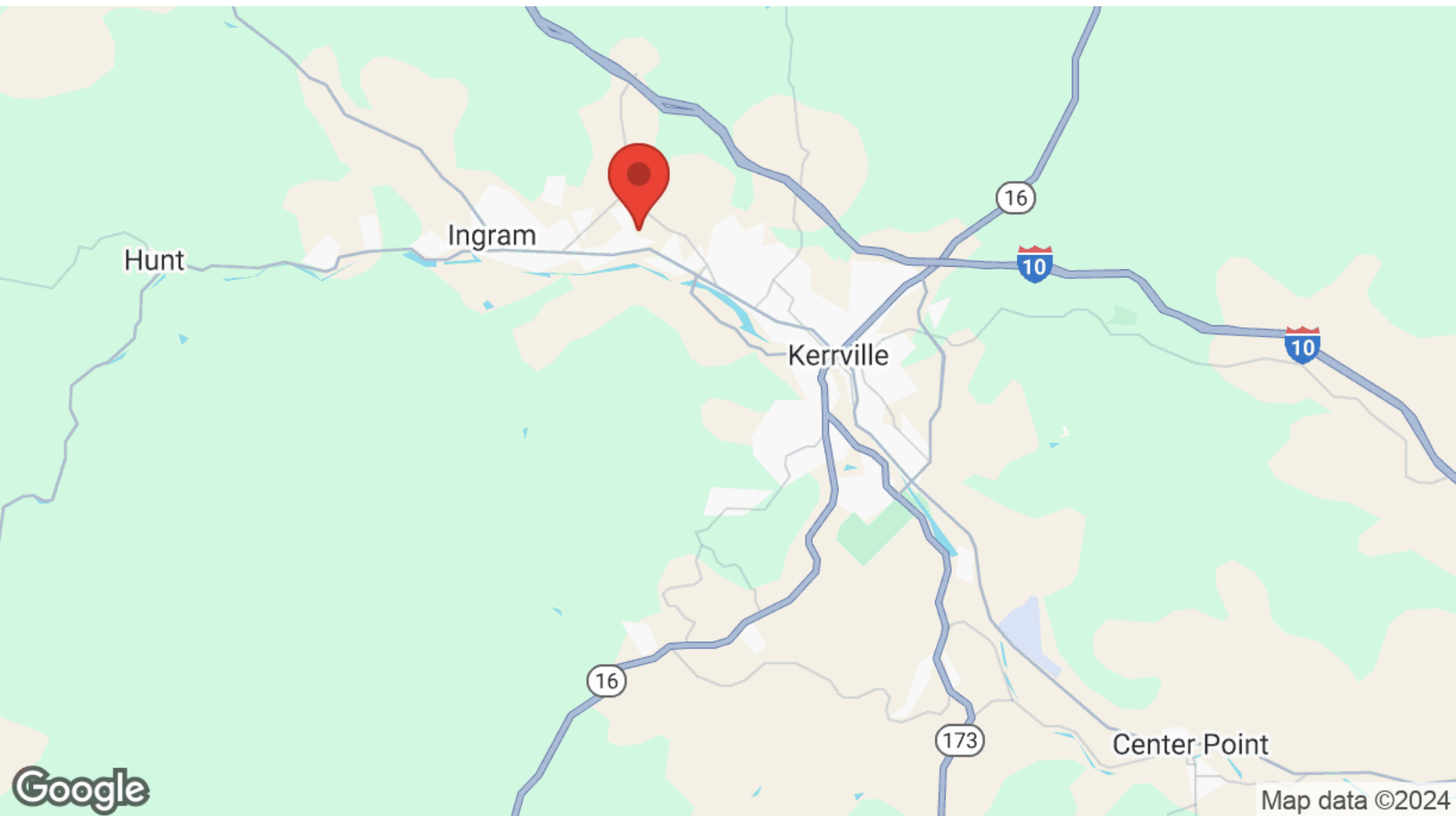
PROPERTY PHOTOS

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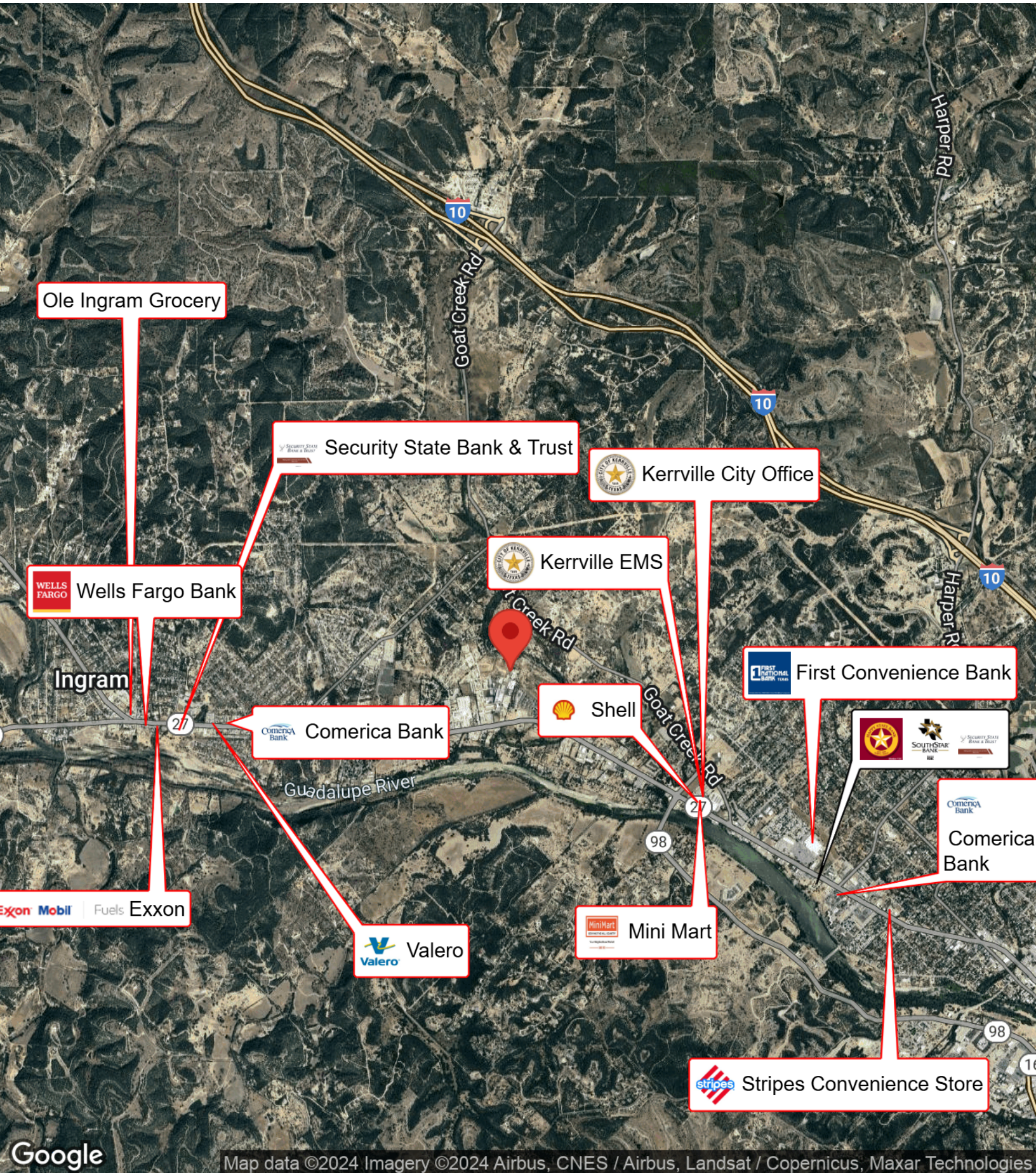
LOCATION MAPS

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BUSINESS MAP

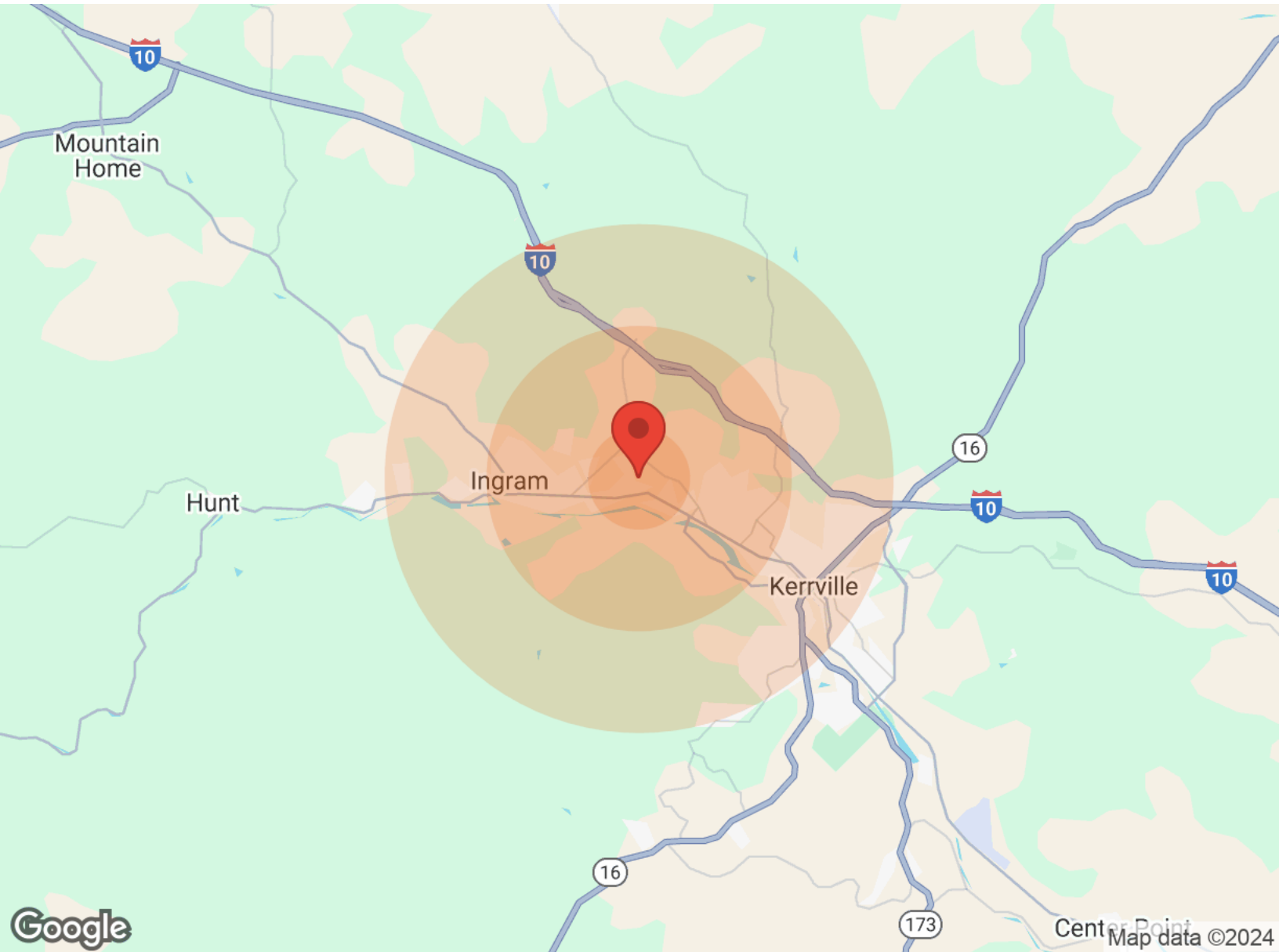
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS

Redemption Mill Business Park
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| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Male | N/A | 4,662 | 11,377 | Median | N/A | \$58,074 | \$38,954 |
| Female | N/A | 5,573 | 12,885 | < \$15,000 | N/A | 483 | 1,300 |
| Total Population | N/A | 10,235 | 24,262 | \$15,000-\$24,999 | N/A | 475 | 1,511 |
| | | | | \$25,000-\$34,999 | N/A | 598 | 1,323 |
| | | | | \$35,000-\$49,999 | N/A | 807 | 1,917 |
| | | | | \$50,000-\$74,999 | N/A | 885 | 1,850 |
| | | | | \$75,000-\$99,999 | N/A | 518 | 922 |
| | | | | \$100,000-\$149,999 | N/A | 463 | 835 |
| | | | | \$150,000-\$199,999 | N/A | 214 | 478 |
| | | | | > \$200,000 | N/A | 96 | 218 |
| | | | | | | | |
| Race | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| White | N/A | 9,711 | 21,904 | Total Units | N/A | 5,069 | 11,302 |
| Black | N/A | 14 | 388 | Occupied | N/A | 4,571 | 10,137 |
| Am In/AK Nat | N/A | 27 | 44 | Owner Occupied | N/A | 3,422 | 7,009 |
| Hawaiian | N/A | N/A | N/A | Renter Occupied | N/A | 1,149 | 3,128 |
| Hispanic | N/A | 1,475 | 5,481 | Vacant | N/A | 498 | 1,165 |
| Multi-Racial | N/A | 924 | 3,700 | | | | |

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Elize Pruske | 0367619 | epruske@epcommercialrealestate.com | (210)416-3491 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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GENERAL DISCLAIMER

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DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.