

FREEMPORT TECH CENTER SOUTH



Am
HPI
REAL ESTATE SERVICES
&
INVESTMENTS



DAVIS BASS
LEASING AGENT

(512) 538-1030 | bass@hpitx.com

JORDAN WALKER
LEASING AGENT

(512) 538-0061 | walker@hpitx.com

ANDY THOMAS
INDUSTRIAL PARTNER

(512) 538-0058 | thomas@hpitx.com



HPI REAL ESTATE SERVICES & INVESTMENTS

3600 N Capital of Texas Highway | Building B, Suite 250 | Austin, TX - 78746

O (512) 835-4455 | F (512) 835-1222 | www.hpitx.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.

| | |
|----------------------------|-----------|
| FUNCTIONAL DESIGN | 03 |
| IDEAL LOCATION | 05 |
| BUILDING SCHEMATICS | 06 |
| AREA AMENITIES | 08 |

FREEPORT TECH CENTER SOUTH

Located in Austin's airport industrial sector, Freeport Tech Center South is a rare opportunity for manufacturers and distributors to increase efficiency and lower their operational cost. The combination of its functional design and prominent location, make Freeport Tech Center South the ideal location to operate.

Freeport Tech Center South's functional design will allow companies to maximize their inventory capacity through an unmatched clear-height allowance of 32 feet. This rarity in Austin's industrial market will allow companies to utilize more vertical space while reducing their required rentable square footage. Additionally, both bulk buildings will feature a speed bay allowing for quicker transit of inventory and materials. This design feature will help companies take advantage of the tax exemptions in the area.



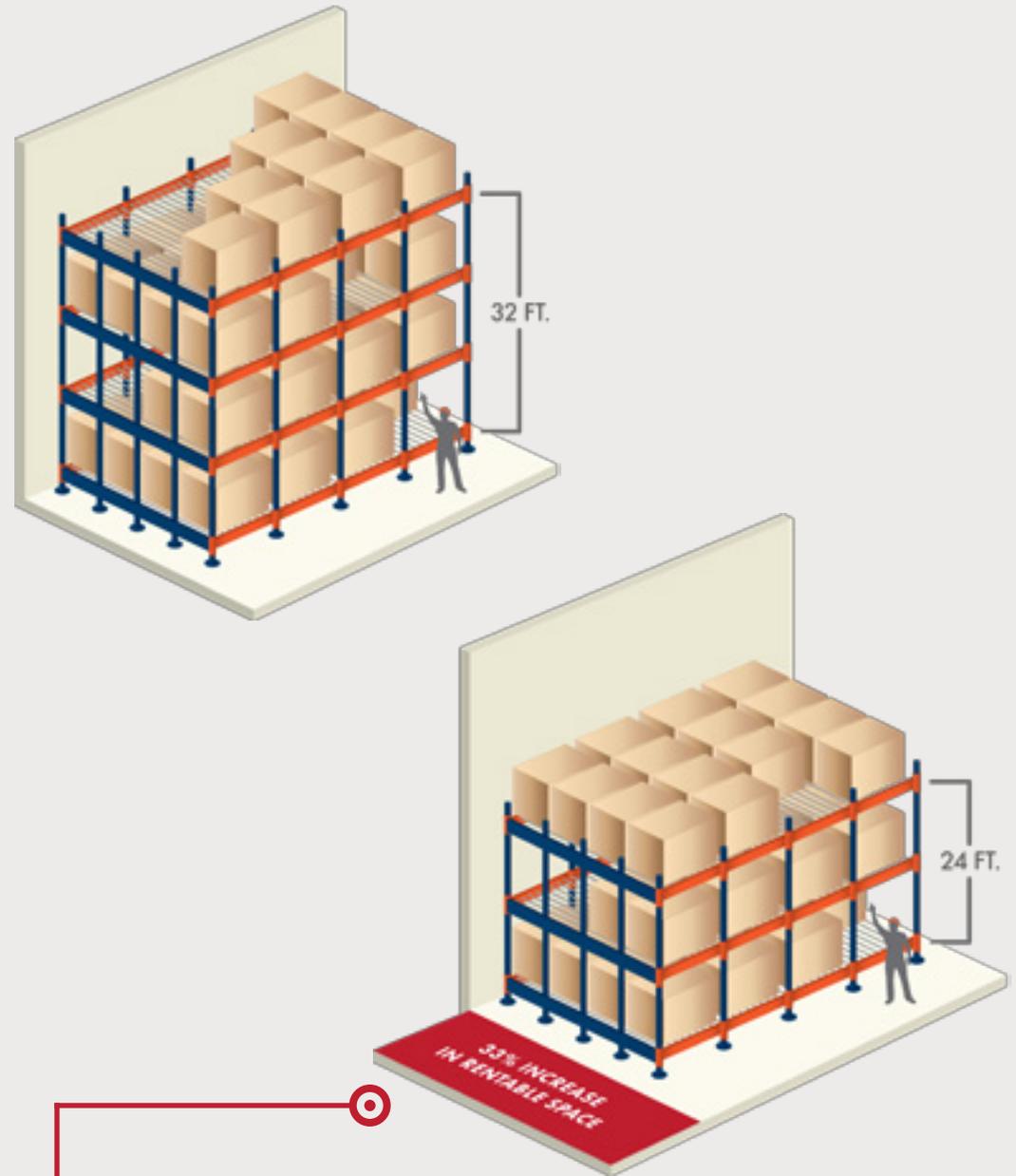
REAL-WORLD SCENARIO

StackItHigh Inc.

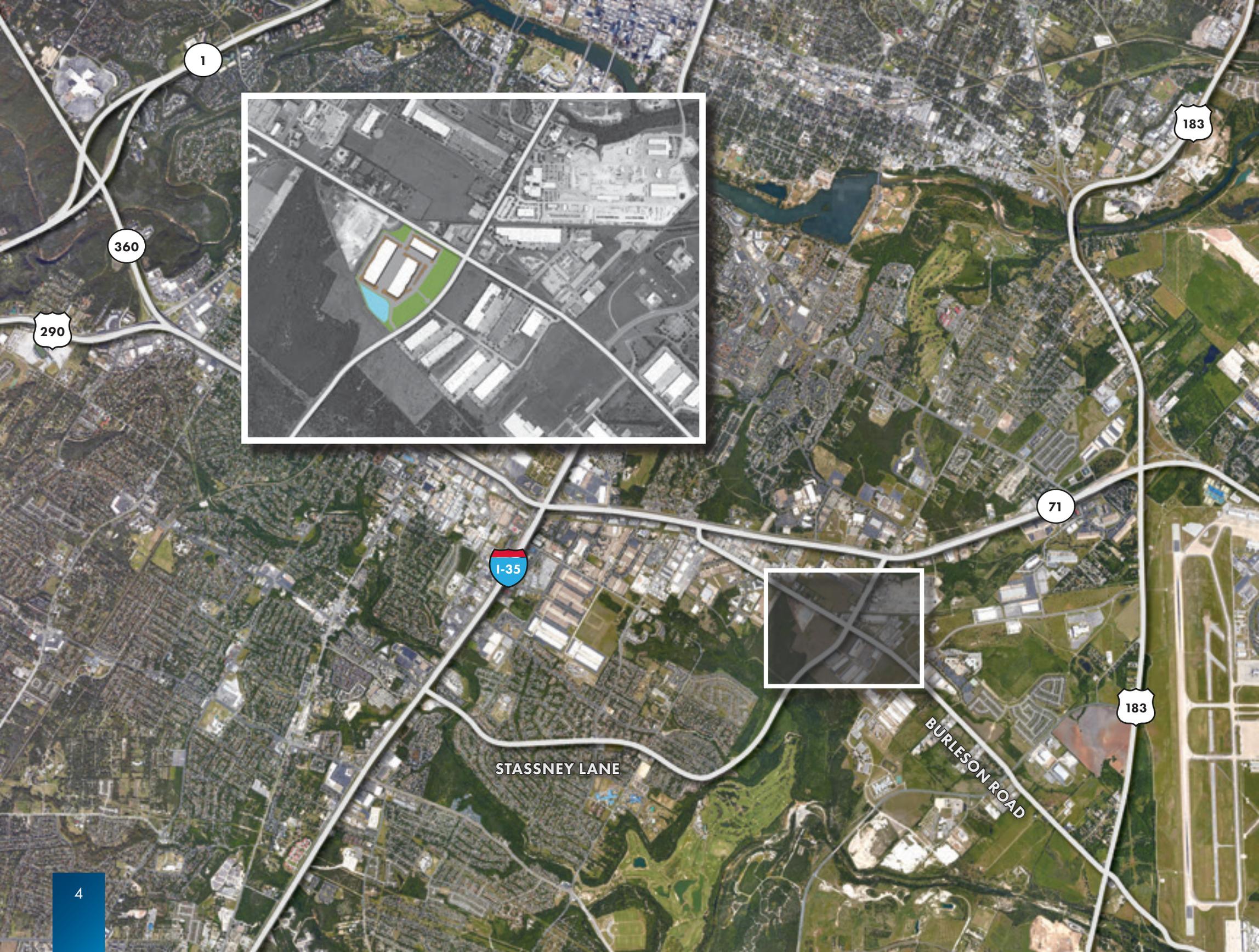
StackItHigh Inc. is in the market for a new warehouse facility. At any given time, StackItHigh stores approximately one million cubic-feet of inventory product. They have found the ideal industrial park, but are needing to choose between two buildings. The buildings are nearly identical, with the exception that Bldg. 1 has a clear height of 32-feet and Bldg. 2 has a clear height of 24-feet.

At Bldg. 2, StackItHigh will require at least 41,670 square feet of rentable space to house their inventory. At Bldg. 1, they will only require 31,250 square feet of rentable space, reducing the required rentable space by 10,420 square feet. At a monthly, gross rate of \$0.75 per square-foot, StackItHigh will see a rent savings of \$7,815 per month if they move into Bldg. 1.

Annually, that will save the company \$93,780 on rent.



The diagram above, is a comparison of storage space between two racking setups with varied clear heights of 32-feet and 24-Feet. In order for a 24-foot clear height warehouse space to achieve the same storage volume as a 32-foot clear height space, it will need to increase it rentable square footage by 33%.



1

360

290

183

71

I-35

183

STASSNEY LANE

BURLESON ROAD

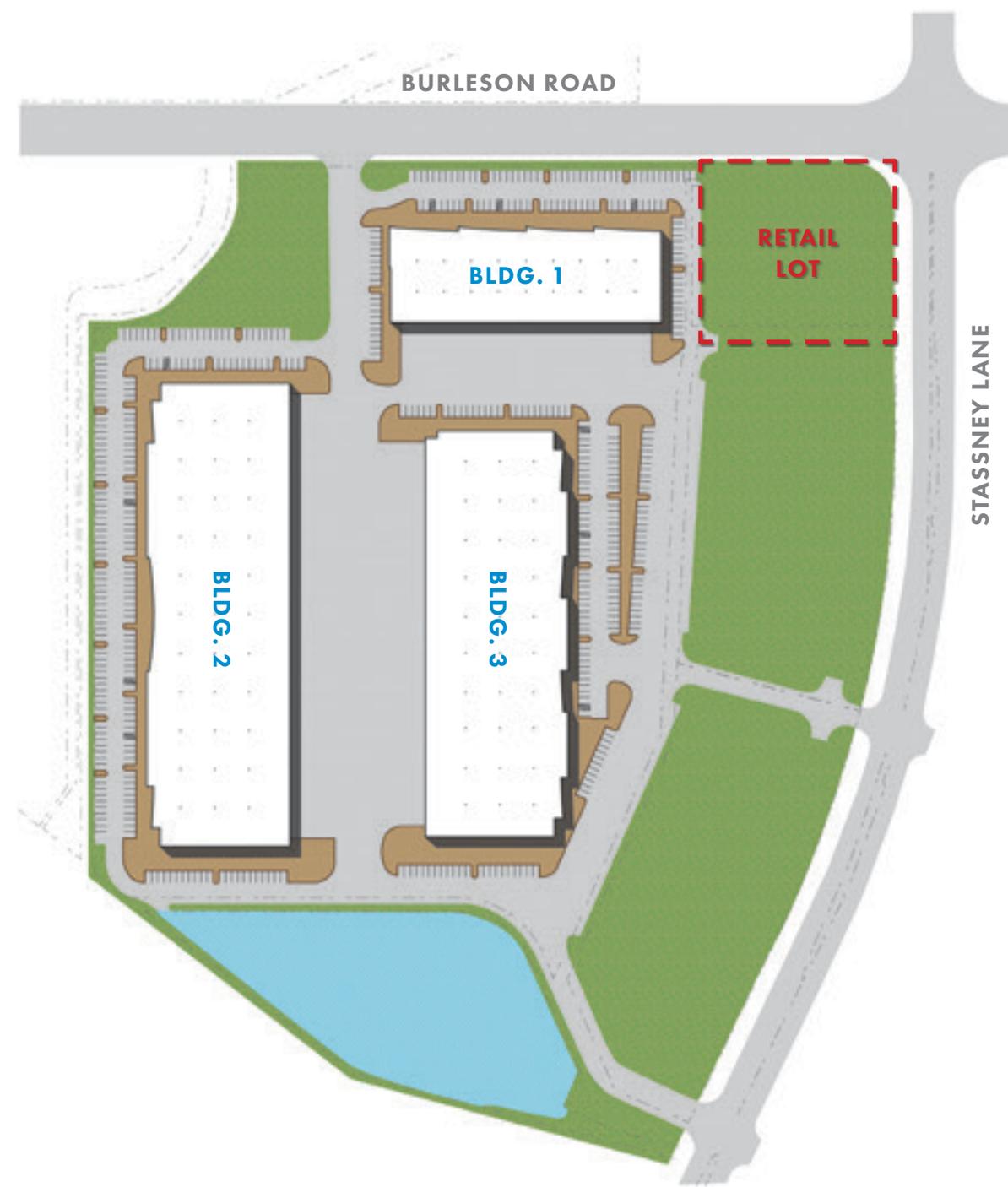


IDEAL LOCATION

Located at the hard corner of Stassney Lane and Burleson Road in Southeast Austin, Freeport Tech Center South will grant quick access to the airport, major roadways, and various business districts in the area. Additionally, Freeport Tech Center South lies within a freeport tax exempt zone. This exemption relieves companies from paying inventory tax on goods that move in and out of Texas within 175 days. This includes inventory that is stored, assembled, manufactured, processed, serviced or fabricated. These combined advantages make Freeport Tech Center South the ideal location to operate for manufactures and distributors.

COMMUTE TIMES:

- To Airport 5 mins.
- To CBD 15 mins.
- To San Marcos 20 mins.
- To Round Rock 35 mins.
- To San Antonio 1 hr.
- To Houston 2 hrs. 30 mins.
- To Dallas 3 hrs.



BUILDING SCHEMATICS

Freeport Tech Center South will encompass two bulk buildings and one office/warehouse building. The two bulk buildings, Buildings II & III, will be 142,800 square-feet and 124,950 square-feet respectively. The bulk buildings will have a 32-foot clear height allowance, utilize tilt-wall construction, and will share a 200-foot deep truck court. Average bay-size for the two bulk buildings will be approximately 56 feet wide by 210 feet deep.

Building I, the 54,850 square-foot office/warehouse building will have a 24-foot clear height allowance, a 120-foot deep truck court, and an average bay-size of 40 feet wide by 141 feet deep. Building I is ideal for both warehouse and flexible-office needs.

BUILDING I

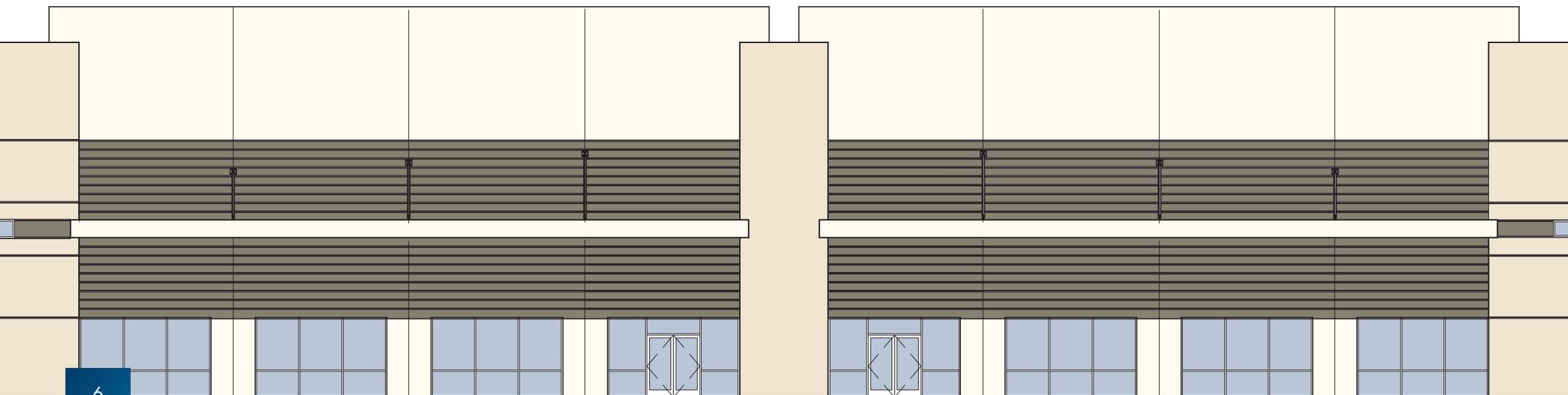
54,850 SF 24-foot Clear Height Avg. Bay-Size: 40' x 141'

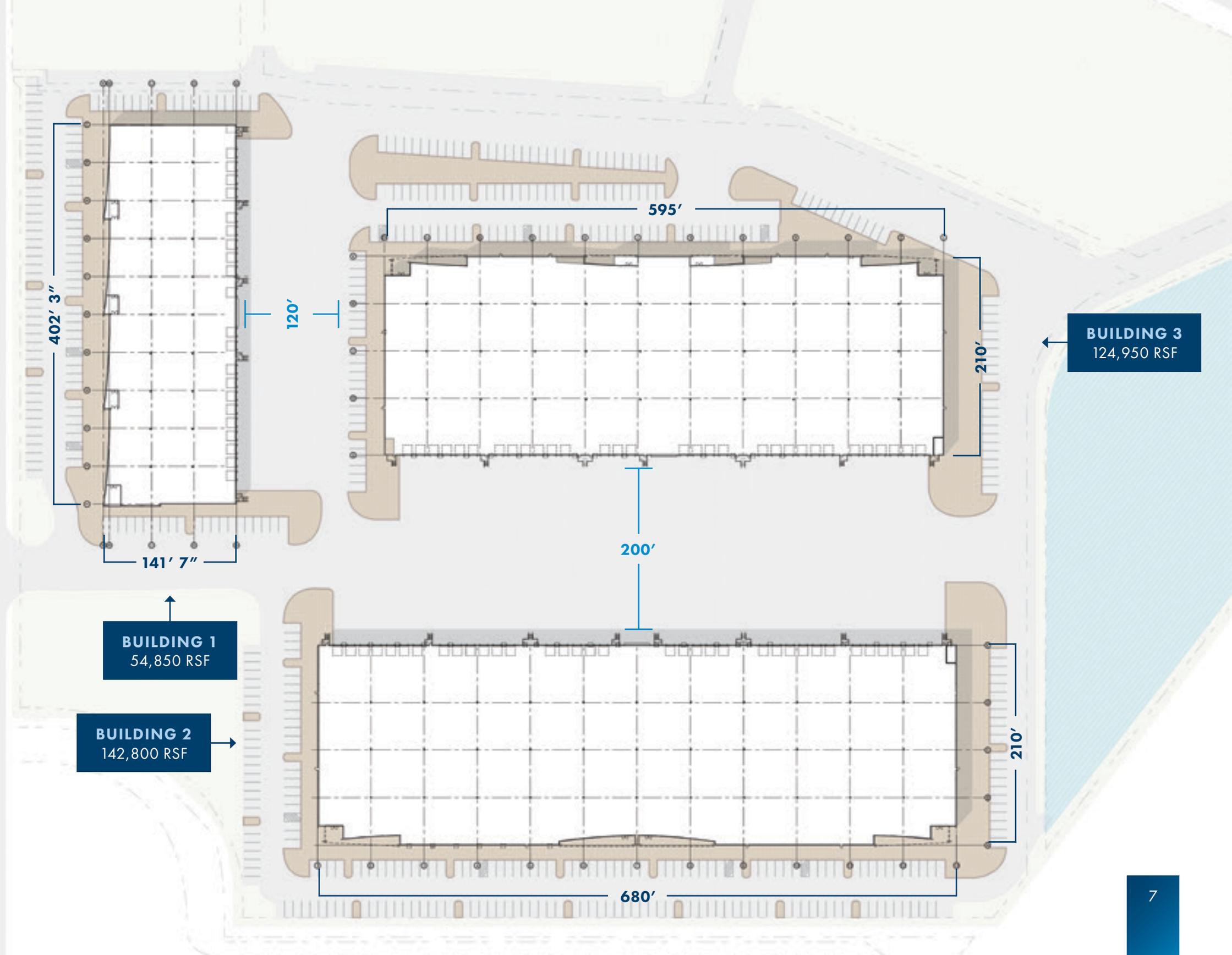
BUILDING II

142,800 SF 32-foot Clear Height Avg. Bay-Size: 56' x 210'

BUILDING III

124,950 SF 32-foot Clear Height Avg. Bay-Size: 56' x 210'





BUILDING 1
54,850 RSF

BUILDING 2
142,800 RSF

BUILDING 3
124,950 RSF

402' 3"
141' 7"

120'

595'

210'

200'

680'

210'

AREA AMENITIES

Freeport Tech Center South provides a resourceful area to work and live in. Within the area there are numerous dining, healthcare, and entertainment options for employees. Additionally, Freeport Tech Center is located near various residential and multifamily communities giving employees greater options to work closer to home.

DINING

- | | | |
|---------------------|-----------------------------|-------------------------|
| 1 - El Meson | 8 - Starbucks | 15 - Bill Miller's |
| 2 - Casa Vallarta | 9 - Waffle House | 16 - Buffalo Wild Wings |
| 3 - Jack in the Box | 10 - Catfish Parlor | 17 - Trudy's South Star |
| 4 - Wendy's | 11 - Patsy's Cafe | 18 - Krispy Kreme |
| 5 - Burger King | 12 - McDonald's | 19 - 888 Asian Buffet |
| 6 - Popeye's | 13 - Warehouse Billiard Bar | |
| 7 - Denny's | 14 - Chick-fil-A | |

HOTEL

- 20 - Omni Austin
- 21 - La Quinta
- 22 - Marriott
- 23 - Courtyard Austin
- 24 - Holiday Inn
- 25 - Hilton Austin Airport
- 26 - Staybridge Suites

OTHER

- 27 - Austin-Bergstrom International Airport
- 28 - US Post Office
- 29 - FedEx Office & Print
- 30 - Wal-Mart
- 31 - Lowe's Home Improvement
- 32 - Roy Kizer Golf Course
- 33 - Riverside Golf Course





I-35

19

33

26

183

12

28

10

11

4

5

6

7

8

9

23

24

3

1

2

71

25

27

STASSNEY LANE

BURLESON ROAD

32

