



OFFERING SUMMARY



JLL

*Achieve
Ambitions*

LONE STAR TANGIBLE ASSETS BUILDING

LEANDER, TEXAS

100% Leased on a NNN Basis

EXECUTIVE SUMMARY

JLL is pleased to offer the exclusive opportunity to purchase the Lone Star Tangible Assets Building (the "Property") a 38,022 square-foot, 100% leased single-tenant flex office/industrial asset located in the growing northwest Austin suburb of Leander. The Property is currently 100% leased to the United States Gold Bureau (the "Tenant"), one of the country's leaders in the precious metals industry, on a 20-year NNN lease with no termination options and contractual annual rent increases. Serving as a mission critical facility, the Tenant has invested in excess of \$300 PSF into the building via high-end finishes and security infrastructure. The area surrounding the Property boasts superior access via U.S 183 and is rapidly transforming as a result of record-setting population growth and corporate investment including St. David's Emergency Center, H-E-B's expansion, the Northline Leander mixed-use development, and the city's growing town center at Leander Station.





PROPERTY SUMMARY

Address	203 Heritage Grove Road, Leander, TX 78641
Building Size	38,022
Acres	9.283
Year Built	2019
% Leased	100%
Tenant	United States Gold Bureau, LLC
Parent Company	Lone Star Tangible Assets, LP
Lease Expiration	November 30, 2038
Remaining Term	17.5 years
Lease Type	NNN
Annual Esclations	\$0.50 PSF Annually
Renewal Options	Two stated-rate 5-year renewal options

INVESTMENT HIGHLIGHTS

Institutional Quality, Mission Critical Facility

- Constructed in 2019 specifically for the Tenant, the Property serves as their mission-critical headquarters and as the only state-administered precious metals storage facility in the country
- The Property is designed with space for highly secure precious metals storage and the latest technology in security systems, including advanced perimeter defense and over 150 high-definition security cameras and a 24-hour on-site security team
- In addition, the compound has capacity for another 100K square feet of development in the event that the United States Gold Bureau and Lone Star Tangible Assets desire to expand the current headquarters



The Tenant invested over \$300 PSF in improvements and highly specialized infrastructure to create a facility suitable and secure enough to store the Texas Bullion Depository:

- ✓ ONE OF TEXAS' LARGEST NATURAL GAS BACKUP GENERATORS
- ✓ 480V & 1,000 AMPS OF POWER TO THE BUILDING
- ✓ BIOMETRIC ACCESS
- ✓ UV LIGHT WATER FILTRATION SYSTEM
- ✓ LARGEST CLASS 3 GOLD VAULT IN THE U.S.
- ✓ BALLISTIC EXTERIOR GLASS
- ✓ 28-FOOT DEEP PYLONS SURROUNDING THE PERIMETER
- ✓ LEVEL 8 BALLISTIC DOORS

Long-Term Triple Net Lease to Tenured Industry Expert

- Predictable cash flows throughout the 20-year lease which features annual rent escalations of \$0.50 PSF and two (2) five-year renewal options
- In business since 2003, the Lone Star Tangible Asset, U.S Gold Bureau serves as one of the leaders within the precious metal industry:
- In 2017, the Tenant was selected by the State of Texas to build operate the only state-administered precious metals storage facility in the country

LONE STAR TANGIBLE ASSETS: PARENT COMPANY SUBSIDIARIES



UNITED STATES
GOLD BUREAU[®]



WHOLESALECOINDIRECT.COM[™]
ROCK-BOTTOM PRICES DIRECT TO THE PUBLIC[™]

TEXAS
BULLION
DEPOSITORY.GOVSM



BURGEONING AUSTIN SUBURB



169% POPULATION GROWTH OVER LAST 10 YEARS



#1 POPULATION GROWTH AMONG METROS 50,000+



\$116K AVERAGE HOUSEHOLD INCOME

INDUSTRIAL BOOM

- Austin's industrial market has absorbed 1.34M more square feet than it has delivered since January 2020
- Industrial occupancy throughout the metro is at 95.6%, the highest level that Austin has seen in the last 15 years
- Since 2019, annualized direct asking rates for industrial product across the market have grown 12.4%
- As northwest Austin sees increased resident inflow and investment, flex industrial demand for the suburb will continue to grow as suppliers and manufacturers desire to be proximate to their employees and consumer base



1890 Ranch & The Parke
1.2M SF retail



H-E-B Center
Sport Stadium & Event Center

- 8.7K person capacity
- \$55 million events venue
- 150+ events annually

Standard at Leander

- 225 Class A units
- Built 2016

Leander Springs
78-acre Development
Estimated build out value up to \$1B

- 275 hotel rooms
- 1M SF commercial
- 1.6K multifamily units
- 317K SF retail
- 4-acre Crystal Lagoon

San Gabriel Campus
Austin Community College

Northline Leander
115-acre, \$715 Million development

- 300K SF retail
- 700K SF office
- 150K SF hotel
- 2K apartments
- 300 townhomes

Leander Station
CapMetro Red Line



St. David's Emergency Center
St David's | MEDICAL CENTER

 **Downtown Austin**
• 30 minutes

 **\$386K** LEADER AVG HOME PRICE **13.5%** YOY GROWTH
Zillow

\$415K LEADER MEDIAN SALES PRICE **47.2%** YOY GROWTH
Redfin, March 2021

 **Gateway at Leander Shopping Center**





 **Leander Station Senior Village**



 **Skye Luxury Retirement Living Apartments**

N. Bagdad Rd.

San Gabriel Pkwy

LONE STAR TANGIBLE ASSETS BUILDING

INFLUX OF NEW SYNERGISTIC DEVELOPMENTS

St. David's Healthcare - Emergency center with master plan upwards of 400 beds/60K SF of medical office

CapMetro's Leander Station - Northwestern terminus of 32-mile Red Line commuter rail

Austin Community College San Gabriel - 106K SF eventually serving 12.5K students at full buildout

Leander Springs - 78-acre development, value at full buildout up to \$1B, 275 keys, 1M SF commercial, 1.6K apartments, 317K SF retail

Northline - \$715M development, 115-acres, 300K SF retail, 700K SF office, 150K SF hotel, 2K apartments, 300 townhomes

H-E-B Expansion - Second Leander location announced last October, delivery in Fall 2021, 102K SF



NATION LEADING ECONOMY AUSTIN, TX



#1

**CITY FOR REAL ESTATE
INVESTMENT**

*Emerging Trends in Real
Estate, 2020*



#1

**JOB MARKET
FOR NEW JOBS**

The Wall Street Journal



#1

**BEST CITY TO LIVE
IN AMERICA**

Money Magazine



#1

**BEST CITY TO START
A BUSINESS**

Inc.



#1

NATION'S HIGH-TECH HUB

The Wall Street Journal



#1

**SOARING TECH
SALARIES**

Bloomberg



#2

**LARGEST MILLENNIAL
POPULATION**

Commercial Café



#2

**BEST JOB
MARKET**

Forbes

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