

3830 PROMONTORY POINT

AUSTIN, TEXAS



A 69,332 SQUARE FOOT, LIGHT INDUSTRIAL INVESTMENT OPPORTUNITY OF A SINGLE-TENANT WAREHOUSE AND DISTRIBUTION FACILITY IN AUSTIN, TEXAS

EXECUTIVE SUMMARY

Jones Lang LaSalle, Inc. (“JLL”) is pleased to exclusively offer the unique opportunity to acquire 3830 Promontory Point (the “Property”), a single tenant investment opportunity of a 69,332 square-foot distribution facility located in Austin, Texas. 100% leased to White Glove Storage and Delivery (the “Tenant”), a moving, storage, and delivery service, who signed a 10-year lease at the Property in 2018, and has benefitted from the rapid growth of the Austin market. The Property is located in southeast Austin near the intersection of Interstate 35 and State Highway 71, providing exceptional regional connectivity to Texas’ other major metros as well as outstanding rooftop accessibility to the entire Austin-Round Rock MSA via I-35, SH-183, and SH-130. The Property benefits from its close proximity to Austin Bergstrom International Airport, downtown Austin, and the city’s high density residential areas, which are a 10-minute or less drive from the property. 3830 Promontory Point presents investors with an outstanding opportunity to acquire a light industrial facility with a best-in-class location on a long-term lease in one of the fastest growing metros in the nation.



PROPERTY OVERVIEW



ADDRESS

3830 Promontory Point Dr,
Austin, TX 78744



BUILDING SIZE

69,322 SF



SITE AREA

5.96 acres



YEAR BUILT

1978



% LEASED

100%



CLEAR HEIGHT

22' – 24'



OFFICE FINISH

21%



PARKING

1.7 : 1,000



DOWNTOWN AUSTIN

10 Minutes, 4.7 Miles

Austin-Bergstrom Intl Airport

9 Minutes, 6.2 Miles

TESLA GIGAFACTORY

14 Minutes, 11.3 Miles

UNIVERSITY OF TEXAS AT AUSTIN

10 Minutes, 5.9 Miles

THE UNIVERSITY OF
TEXAS
AT AUSTIN

Austin

DOWNTOWN

SOCO DISTRICT

ORACLE


TESLA
GIGAFACTORY

3830
PROMONTORY POINT

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

THE OPPORTUNITY

100%

LEASED THROUGH
MAY 2028

69,322

SQUARE FEET

ROBUST AUSTIN INDUSTRIAL MARKET

94.6% OCCUPANCY

14.2M SF NET
ABSORPTION
SINCE 2011

14.5% RENT
GROWTH
SINCE 2019

MISSION CRITICAL

WAREHOUSE &
DISTRIBUTION
FACILITY

EXCEPTIONAL CONNECTIVITY

10 MINS



Austin-Bergstrom
International Airport

10 MINS



DOWNTOWN
AUSTIN

15 MINS



THE UNIVERSITY OF
TEXAS
AT AUSTIN

45 MINS



SAN
MARCOS

1 HR 25 MINS



SAN
ANTONIO

CLOSE PROXIMITY TO MAJOR HIGHWAYS



5 MINUTES



2 MINUTES



5 MINUTES

21%

OFFICE
FINISH OUT

\$1.1M +

CAPITAL EXPENDITURES
SINCE 2017

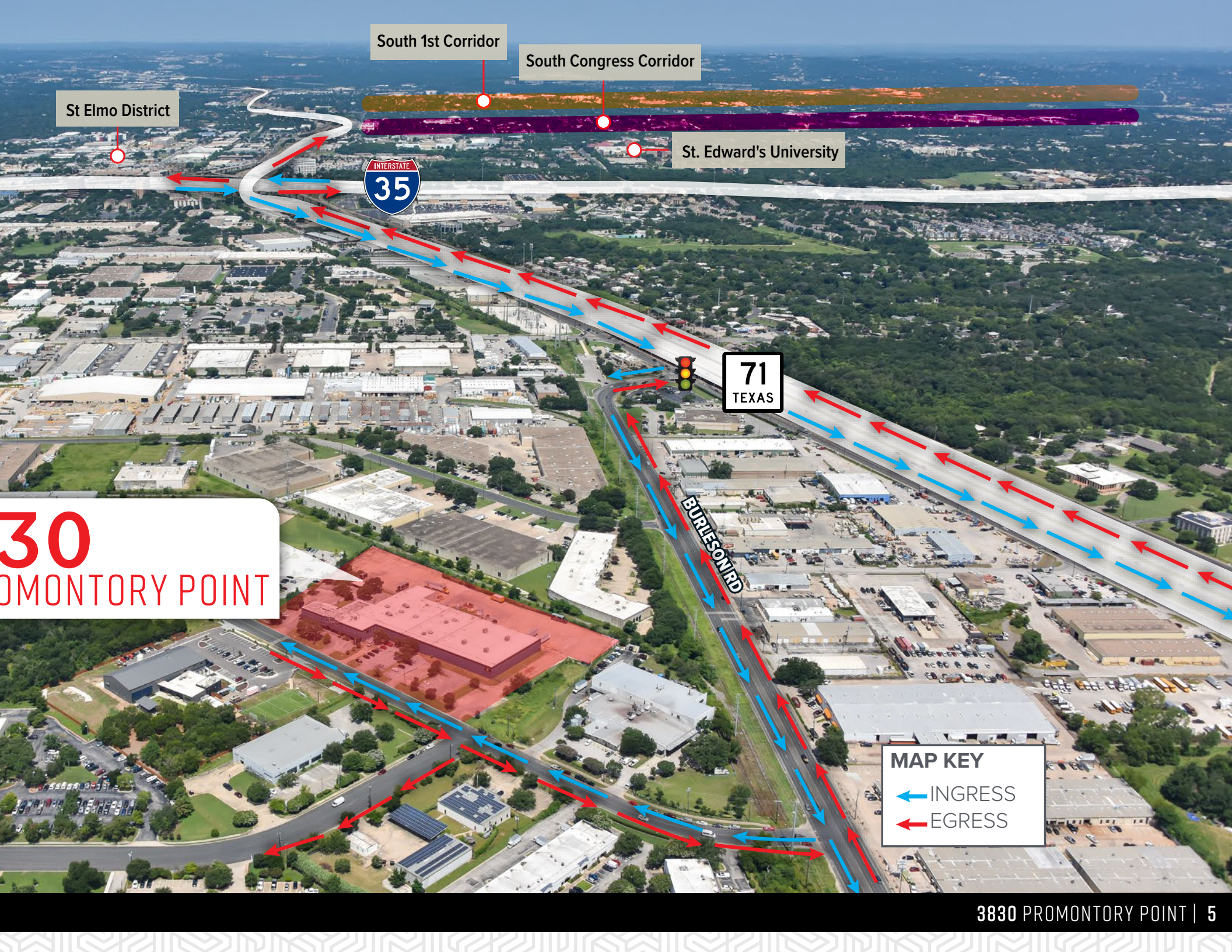
6.5

YEARS

WALT



38%
PRO

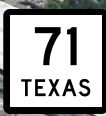


St Elmo District

South 1st Corridor

South Congress Corridor

St. Edward's University



BURLESON RD

30
PROMONTORY POINT

MAP KEY

- ← INGRESS
- ← EGRESS



MOPAC EXPY LOOP 1

Downtown Austin

The University of Texas

SoCo District

East Austin

St. Edward's University

Travis Heights



East Riverside District

Oracle HQ Campus

71 TEXAS

Austin Bergstrom International Airport

BURLESON RD

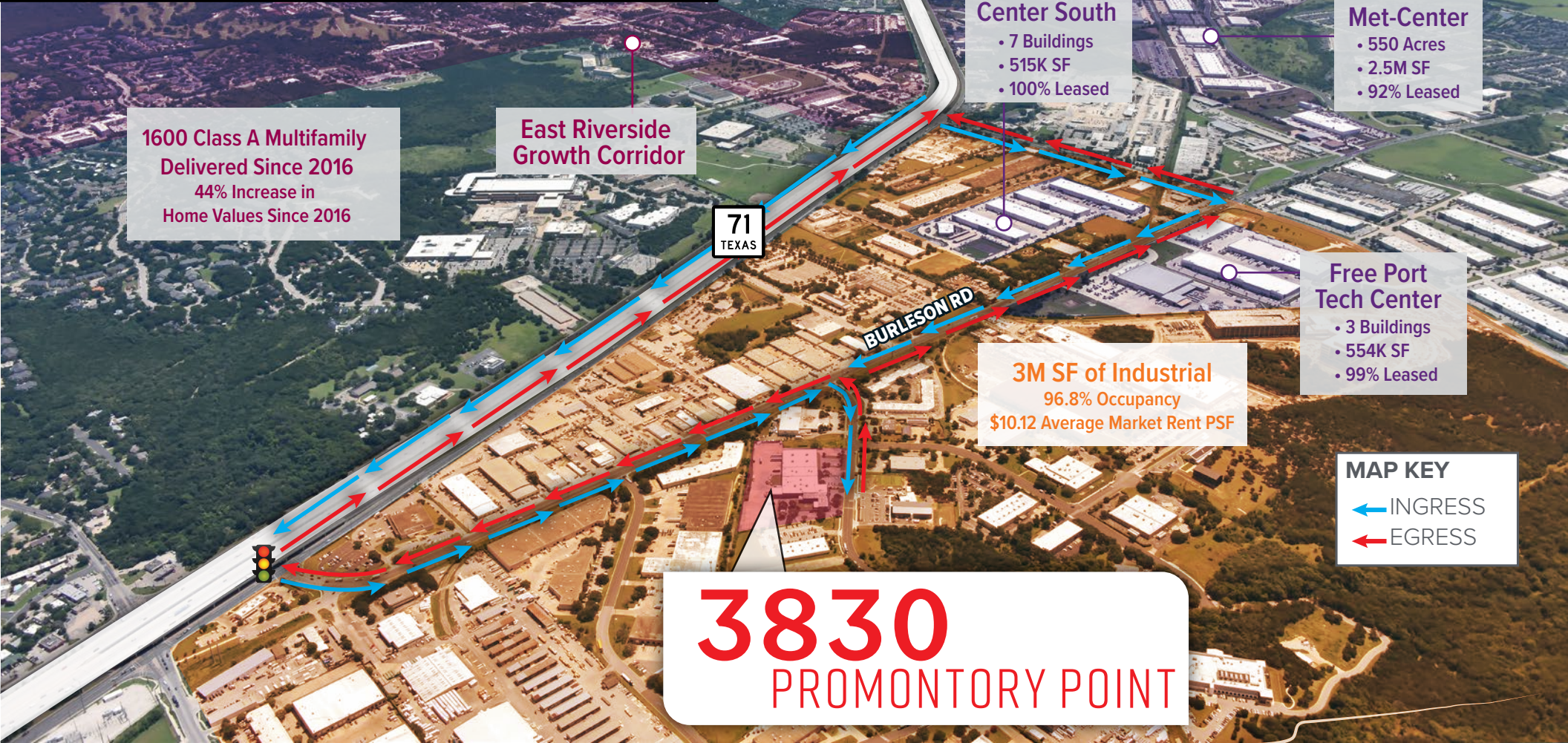
PREMIER INFILL LOCATION WITH EXCEPTIONAL INTERSTATE ACCESS

3830 Promontory's location near the IH-35 and Hwy 71 intersection is the standard for best-in-class, infill logistics locations in Austin. The Property is located within 10-miles of some of the largest demand drivers in the region including Austin's CBD, Austin-Bergstrom International Airport (ABIA), the University of Texas at Austin, and the 5 MSF Tesla GigaFactory currently under construction.

3830 PROMONTORY POINT

COVETED INDUSTRIAL SUBMARKET

The Property is well-located in one of the most desirable industrial submarkets in the Austin- Round Rock Market. The Southeast submarket is a perpetual top performer, averaging 4.5% rental rate growth and over 300,000 SF of positive net absorption annually since 2010. As the third largest industrial submarket in Austin, the Southeast is home to vital highways including IH-35, Hwy 71, Hwy 183, and Hwy 130, which have helped the submarket attract brand name tenants and a large presence of institutional owners.



1600 Class A Multifamily Delivered Since 2016
 44% Increase in Home Values Since 2016

East Riverside Growth Corridor

71 TEXAS

183 TEXAS

TESLA Giga Texas

130 TOLL

Austin Bergstrom International Airport
 2021 ACTIVITY ON PACE TO SURPASS 2019



Commerce Center South
 • 7 Buildings
 • 515K SF
 • 100% Leased

Met-Center
 • 550 Acres
 • 2.5M SF
 • 92% Leased

Free Port Tech Center
 • 3 Buildings
 • 554K SF
 • 99% Leased

3M SF of Industrial
 96.8% Occupancy
 \$10.12 Average Market Rent PSF

MAP KEY
 ← INGRESS
 → EGRESS

3830 PROMONTORY POINT

RECENT MAJOR CAPITAL IMPROVEMENTS

3830 Promontory Point was developed in 1978 and features 22' to 24' clear heights, 6 dock high doors, 21% office finish-out, and 100% HVAC warehouse space. Since 2017, current ownership has completed multiple major capital projects including 17 new HVAC package units (2017-2020), new fire suppression system (2017), and roof replacement (2017, 2021), in addition to several renovations such as new carpet, paint, and LED lighting in the office build-out, and a clean and top coat of the warehouse floor.

PROPERTY OVERVIEW

PROPERTY ADDRESS 3830 Promontory Point Dr, Austin, Texas

YEAR BUILT 1978

SITE AREA 5.96 acres

COVERAGE RATIO 27%

TOTAL BUILDING SIZE 69,322

% LEASED 100%

CLEAR HEIGHT 22' - 24'

TYPICAL COLUMN SPACING Varies

OFFICE FINISH OUT 21%

WAREHOUSE HVAC FINISH 100% Climate Controlled

ROOF Single-ply TPO (20 year warranty)

CAR PARKING 123 Spaces (1.7:1,000 SF)

LOADING DOORS 6 dock high doors

CONSTRUCTION Tilt Wall

FIRE PROTECTION Wet Pipe Sprinkler System

ZONING LI-NP



SITE PLAN





TENANT OVERVIEW

WHITE GLOVE STORAGE & DELIVERY GENERAL OVERVIEW

WG Storage and Delivery serves as a premier specialist in “White Glove” moving services, a luxury standard of moving service, temperature controlled storage, inventory management, delivery and installation. Founded in 2005 in Austin, Texas, WG Storage and Delivery has quickly established a strong reputation for reliable service, exceptional care, and unmatched security for their clients. Over the past 15+ years, WG Storage and Delivery has seen continued growth, with additional offices located in Dallas and Atlanta. Currently occupying 69,322 square feet of office and industrial space in South Austin, WG Storage has positioned themselves to efficiently serve the Central Texas region comprised of the Austin-Round Rock and San Antonio-New metropolitan areas.

Originally started as a community word-of-mouth expert in furniture handling and relocation, WG Storage and Delivery has become a notable player in the moving and storage industry within their respected geographic areas. Sophisticated management and transparent client interaction has allowed WG Storage and Delivery to provide clients with effortless and enjoyable moving and storage services. WG Storage and Delivery handles residential interstate or intrastate relocation requests, in addition to relocating commercial goods for restaurants, apartment communities, luxury hotels, fitness centers, country clubs, and other small businesses. WG Storage and Delivery will carefully inspect, disassemble, pack, label, wrap, transfer, and install all furnishings. All company-owned moving trucks offer all the essential tools and equipment to professionally handle items with detail.

Moreover, temperature controlled and state-of-the-art inventory control software ensures exceptional security for all merchandise stored on site. WG Storage and Delivery’s computerized inventory control and tracking system details every item client’s have stored with them, when it was received, and where it is located. Their showroom-style facility ensures every item stored is handled with the attention it deserves.



MISSION CRITICAL FACILITY

Located off Highway 71 and less than 5 minutes from Interstate 35, WG Storage and Delivery is prominently located in Austin’s Southeast submarket. White Glove utilizes this location to serve their clients in Austin and San Antonio MSA’s, whose combined population of 5 million people is within 2 hours of the property. As a result, the Property’s access to IH-35, and location south of Austin, are mission critical for White Glove’s operations.

WHITE GLOVE OVERVIEW

COMPANY TYPE Private
YEAR FOUNDED 2005
HEADQUARTERS Austin, Texas
LOCATIONS 3





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