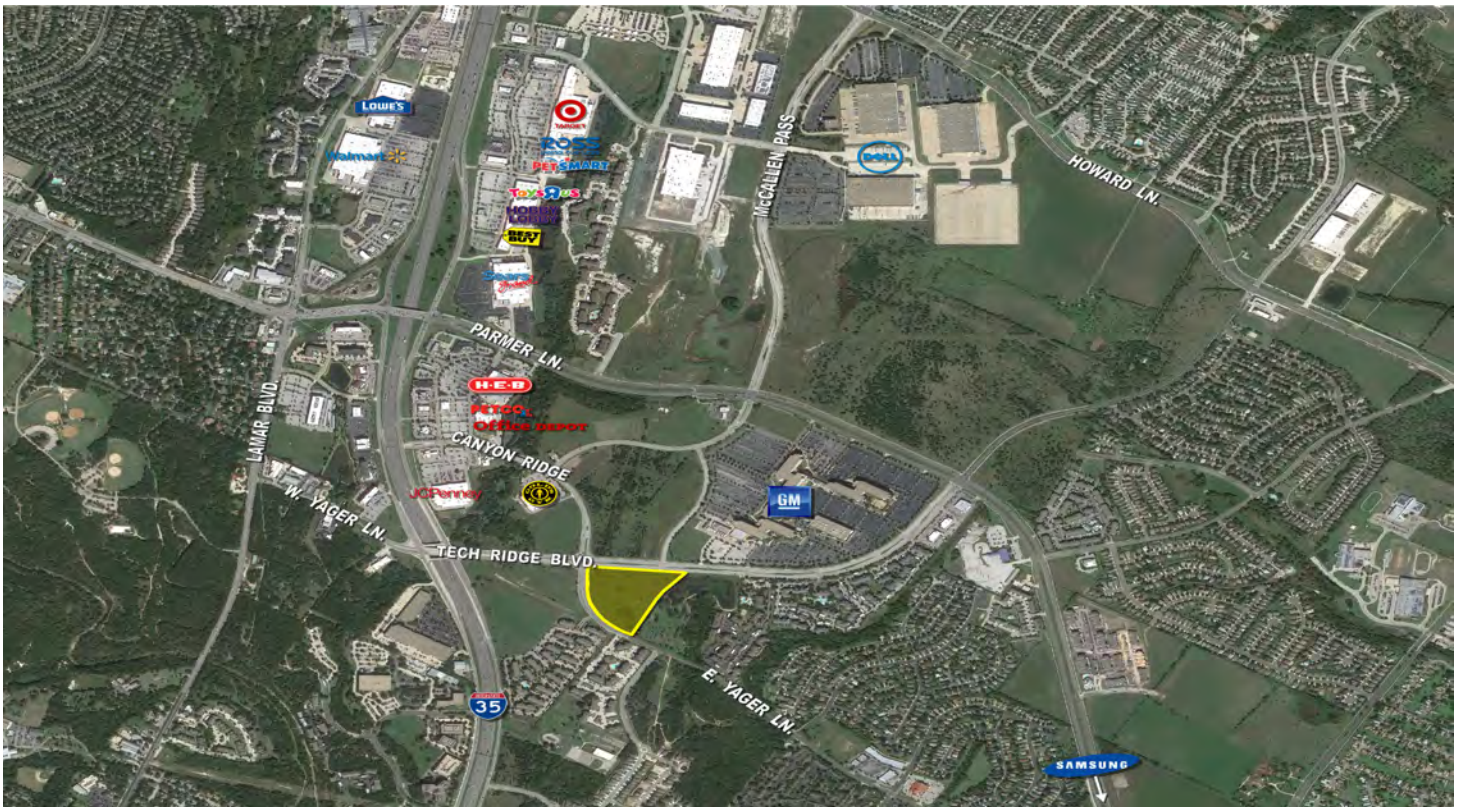




PHASE VI

Interstate 35 at Tech Ridge Blvd. Austin, Texas



Durhman & Bassett
REALTY GROUP, INC.

Derek Quinn, Agent

100 E. Anderson Lane, Suite 200
Austin, Texas 78752
Tel: (512) 628-5354
Email: derek@dbrealty.net

techridgecenter.com





AREA DESCRIPTION

Tech.Ridge

Tech.Ridge is a 1,000-acre master planned multi-use development located in the heart of north Austin's IH-35 business corridor. The development features office, retail, light manufacturing and distribution facilities.

Tech.Ridge adjoins IH-35, the primary traffic corridor for Austin and the state's primary transportation artery for Mexico. It is centered in Austin's technology sector, with easy access to the new Austin Bergstrom International Airport (ABIA), the techbelt and the emerging technology manufacturing zones along IH-35 north.

Employers

Dell Computer occupies approximately 2.3 million square feet of manufacturing and distribution facilities and employs over 3,500 employees at its Tech.Ridge facilities.

General Motors employs approximately 850 employees at its Tech.Ridge facilities.

Approximately three miles southeast of Tech Ridge Center on Parmer Lane, **Samsung Austin Semiconductor** employs approximately 4,000 workers.

Roadways

Parmer Lane is a major arterial roadway. With its connection to US Hwy. 290, Parmer Lane spans the entire northern width of the greater Austin area.

Canyon Ridge Drive intersects IH-35 at the south end of Tech Ridge Center - Phase I, and connects behind the center at Tech Ridge Blvd and McAllen Pass.

Tech Ridge Boulevard extends through Tech.Ridge and connects in Pflugerville at FM 1825. The Tech Ridge / IH-35 interchange/overpass opened in May 2007. This interchange replaces the former Yager Lane overpass.

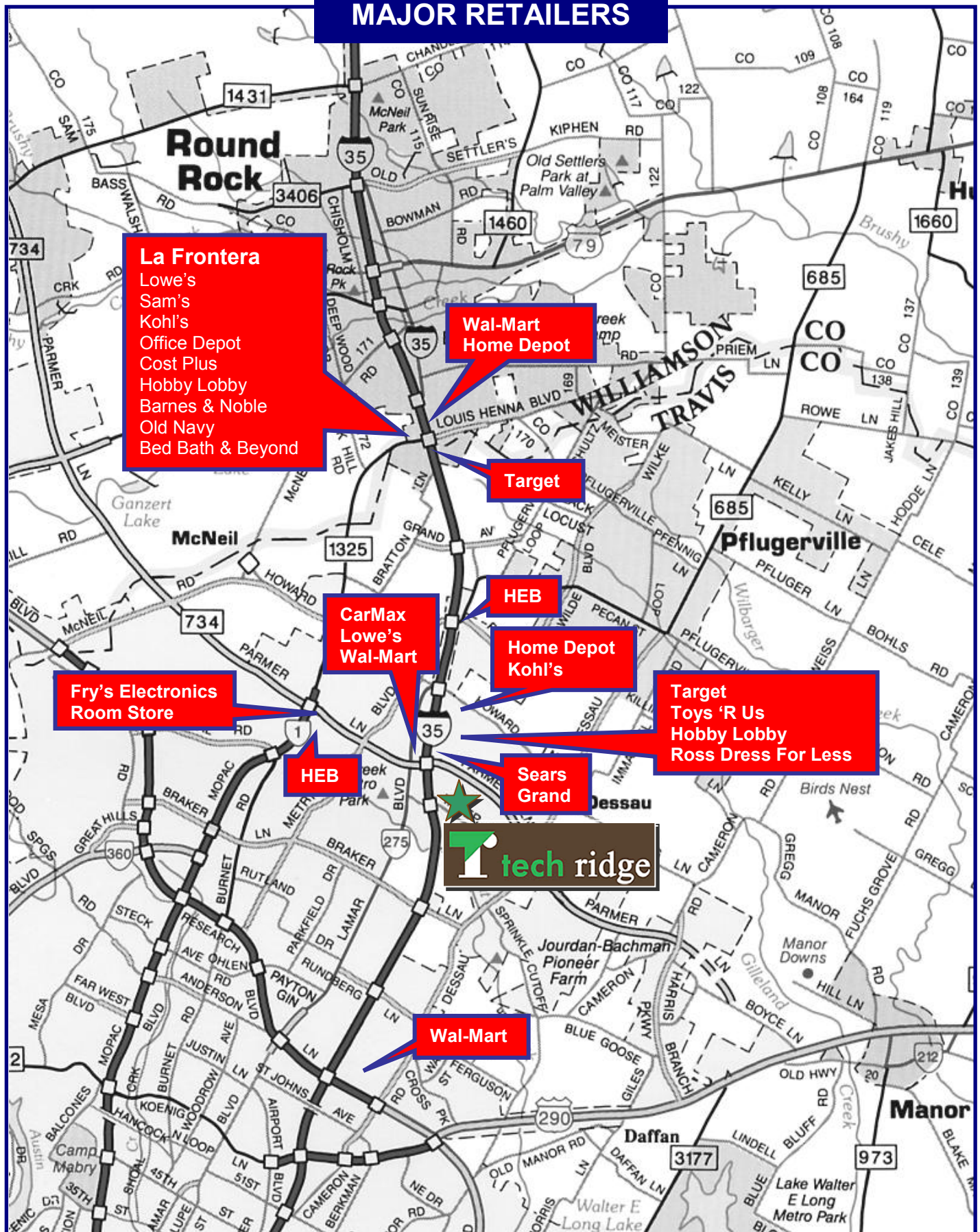
Demographics

	<i>1 mile</i>	<i>3 miles</i>	<i>5 miles</i>
2013 Population	8,465	109,055	247,485
2018 Population Projection	9,400	120,239	274,138
2013 Median HH Income	\$54,336	\$50,296	\$51,438

Daily Traffic Counts (TXDOT - 2012)

Interstate 35	171,000
Parmer Lane (east of IH-35)	34,000
Parmer Lane (west of IH-35)	44,000

MAJOR RETAILERS



MAJOR EMPLOYERS

**Dell Computer
Headquarters**

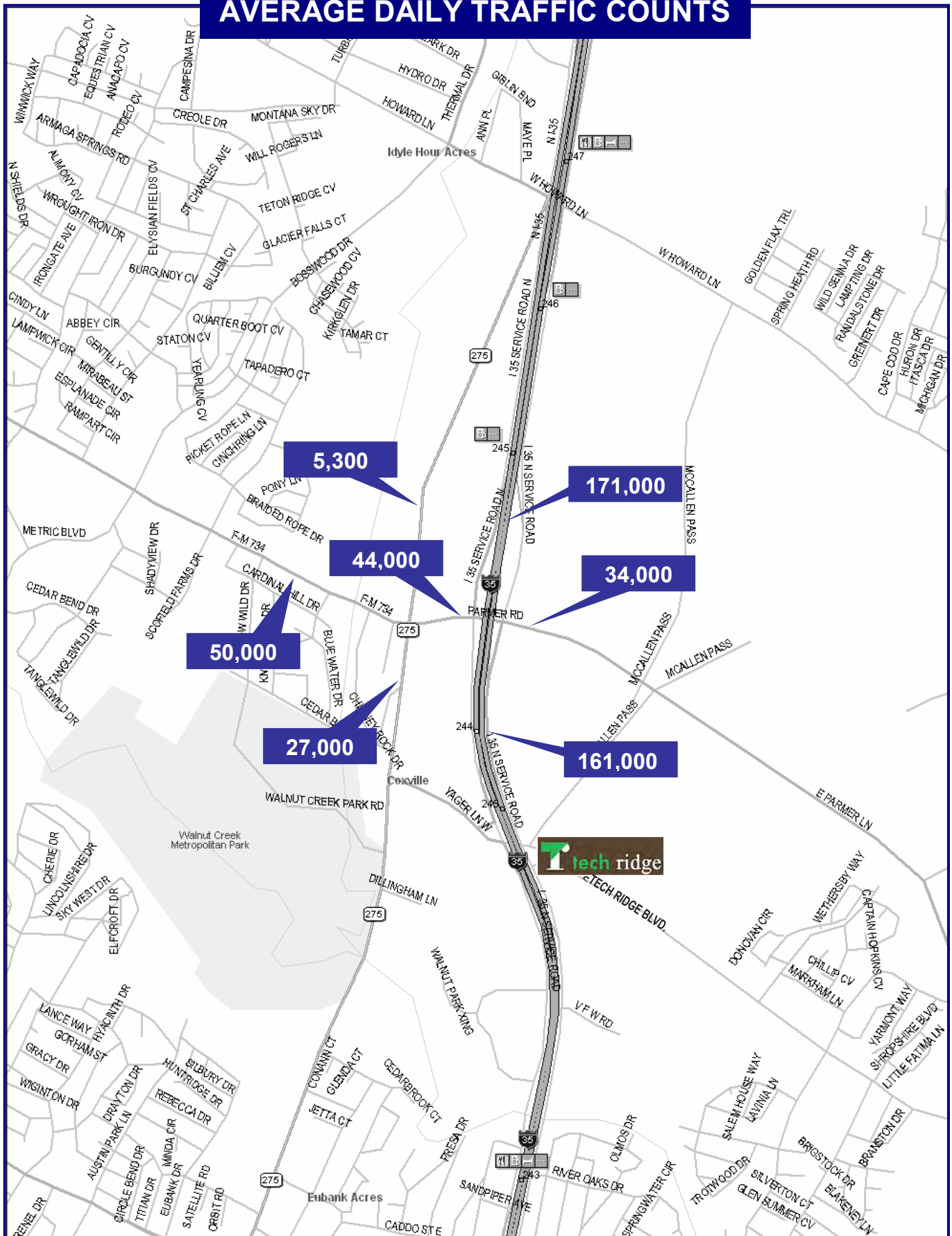
**Dell Computer
Tech Ridge Campus
3,500 Employees**

**General Motors
Tech Ridge Campus
850 Employees**

Samsung
4,000 Employees



AVERAGE DAILY TRAFFIC COUNTS



Source: TXDOT 2012



J. A. G. BROOKS
SURVEY NO. 79

JOHN M. SWISHER
SURVEY NO. 32 A-1256

TRACT 1
2.713 ACRES
2.713 ACRES
2.713 ACRES

Lot 5
±2.40 ac
LOUIS FRITZ SURVEY
NO. 291 A-280

Lot 3
±1.16 ac

Lot 2
±2.46 ac

Lot 1
±1.11 ac

±3.20 ac

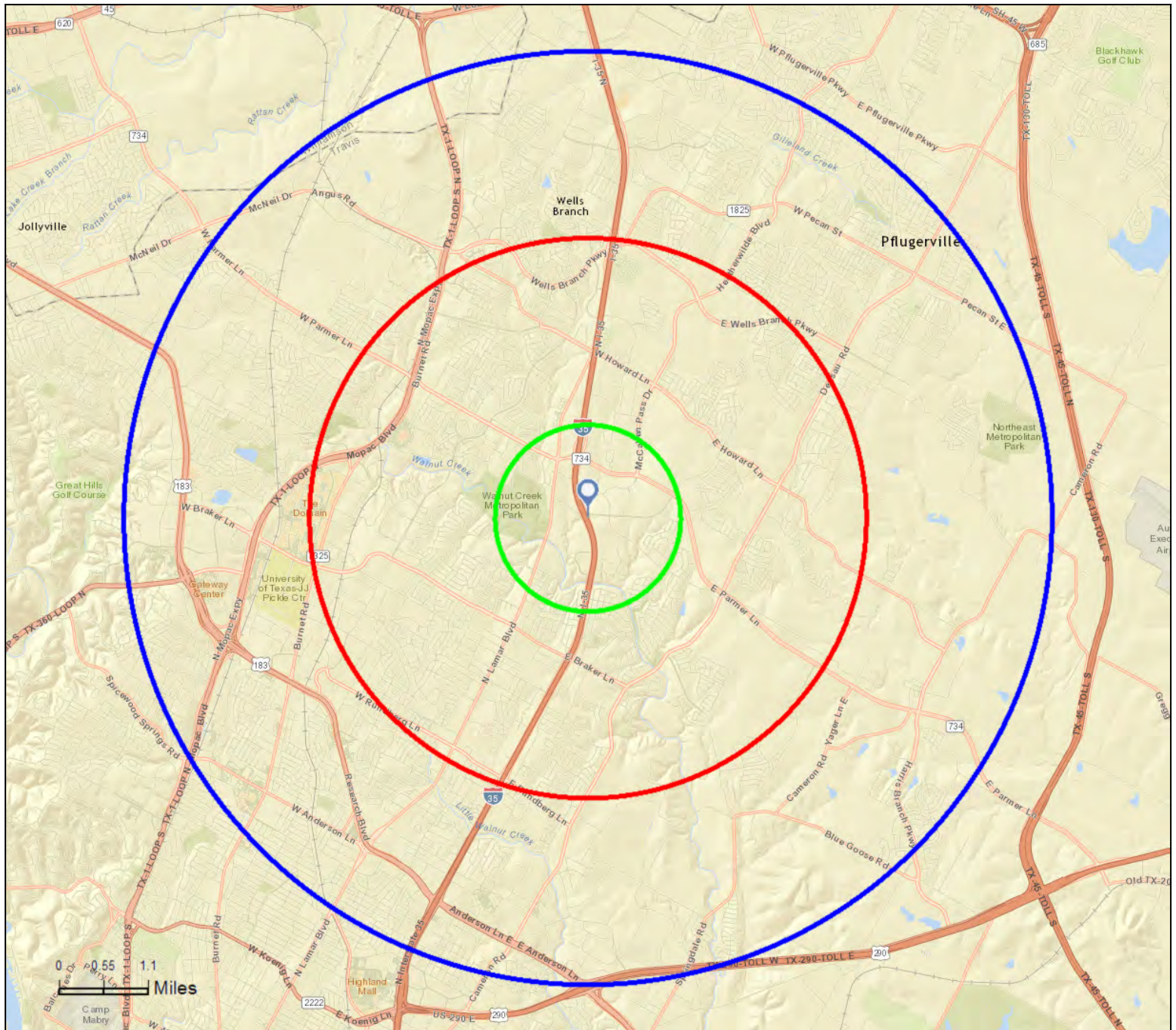
260' (along ROW)



Site Details Map

Tech Ridge South
12257 N Interstate 35, Austin, Texas, 78753
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39846
Longitude: -97.67256



This site is located in:

City: Austin city
County: Travis County
State: Texas
ZIP Code: 78753
Census Tract: 48453001835
Census Block Group: 484530018353
CBSA: Austin-Round Rock, TX Metropolitan Statistical Area

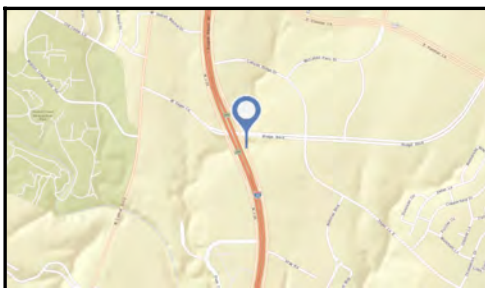
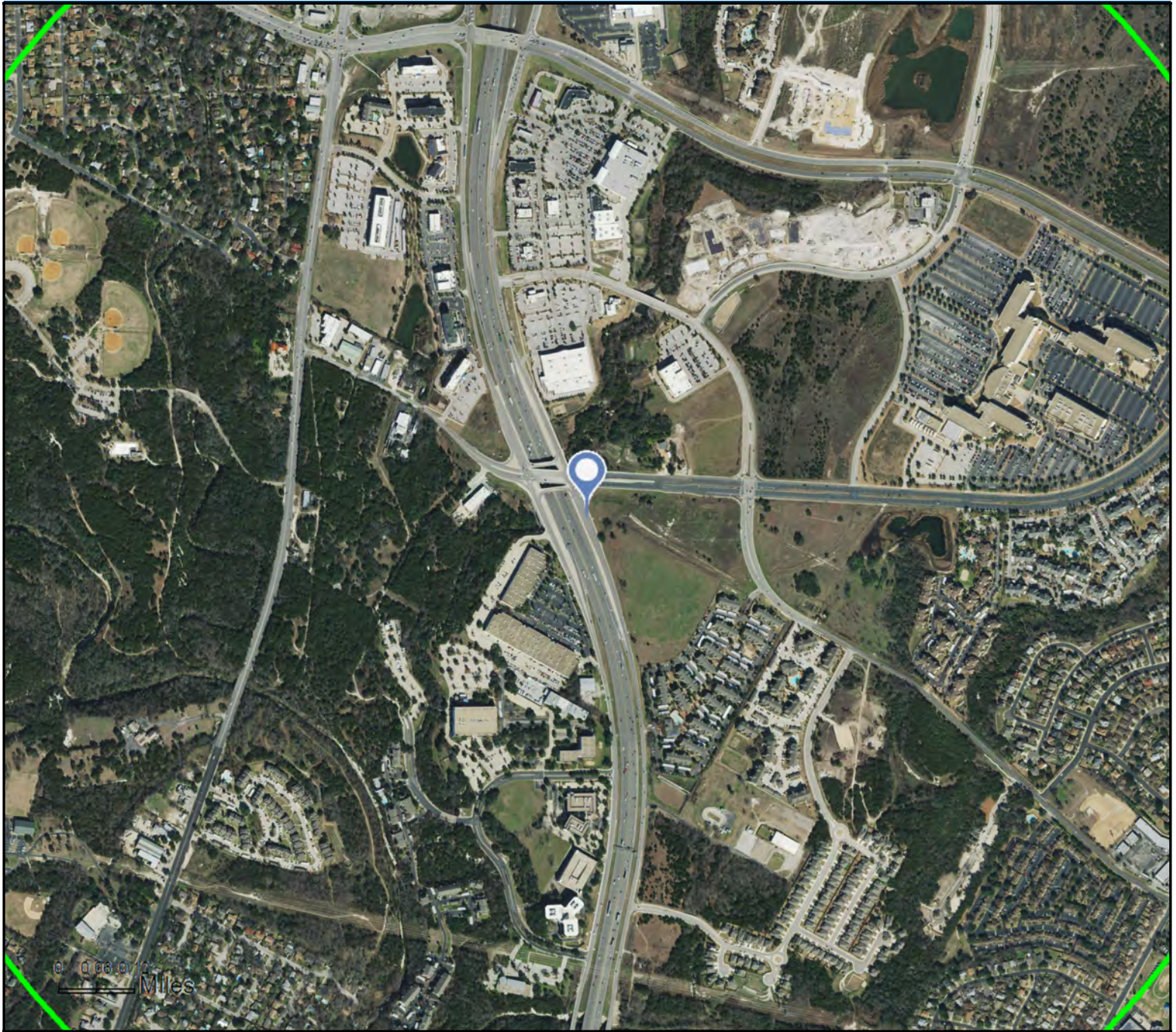
April 06, 2017



Site Map on Satellite Imagery - 1.6 Miles Wide

Tech Ridge South
12257 N Interstate 35, Austin, Texas, 78753
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39846
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Source: ArcGIS Online World Imagery Basemap

April 06, 2017



Executive Summary

Tech Ridge South
12257 N Interstate 35, Austin, Texas, 78753
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39846
Longitude: -97.67256

	1 mile	3 miles	5 miles
Population			
2000 Population	6,843	82,189	197,091
2010 Population	8,559	104,174	238,143
2016 Population	9,338	115,334	261,121
2021 Population	10,317	127,117	286,164
2000-2010 Annual Rate	2.26%	2.40%	1.91%
2010-2016 Annual Rate	1.40%	1.64%	1.48%
2016-2021 Annual Rate	2.01%	1.96%	1.85%
2016 Male Population	49.4%	50.7%	50.5%
2016 Female Population	50.6%	49.3%	49.5%
2016 Median Age	32.6	31.9	32.6

In the identified area, the current year population is 261,121. In 2010, the Census count in the area was 238,143. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 286,164 representing a change of 1.85% annually from 2016 to 2021. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 32.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	51.5%	53.1%	59.1%
2016 Black Alone	14.4%	13.6%	11.7%
2016 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2016 Asian Alone	14.1%	11.1%	9.1%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	14.5%	17.3%	15.2%
2016 Two or More Races	4.7%	4.0%	3.9%
2016 Hispanic Origin (Any Race)	36.6%	42.2%	40.2%

Persons of Hispanic origin represent 40.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,752	33,001	81,077
2010 Households	3,937	41,068	96,931
2016 Total Households	4,218	44,926	104,941
2021 Total Households	4,628	49,357	114,582
2000-2010 Annual Rate	3.65%	2.21%	1.80%
2010-2016 Annual Rate	1.11%	1.45%	1.28%
2016-2021 Annual Rate	1.87%	1.90%	1.77%
2016 Average Household Size	2.21	2.56	2.48

The household count in this area has changed from 96,931 in 2010 to 104,941 in the current year, a change of 1.28% annually. The five-year projection of households is 114,582, a change of 1.77% annually from the current year total. Average household size is currently 2.48, compared to 2.45 in the year 2010. The number of families in the current year is 57,742 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 06, 2017



Executive Summary

Tech Ridge South
12257 N Interstate 35, Austin, Texas, 78753
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39846
Longitude: -97.67256

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$52,860	\$50,976	\$52,511
2021 Median Household Income	\$54,228	\$53,970	\$56,238
2016-2021 Annual Rate	0.51%	1.15%	1.38%
Average Household Income			
2016 Average Household Income	\$67,252	\$65,522	\$69,275
2021 Average Household Income	\$70,843	\$70,655	\$74,703
2016-2021 Annual Rate	1.05%	1.52%	1.52%
Per Capita Income			
2016 Per Capita Income	\$28,375	\$25,691	\$27,837
2021 Per Capita Income	\$29,571	\$27,588	\$29,881
2016-2021 Annual Rate	0.83%	1.44%	1.43%

Households by Income

Current median household income is \$52,511 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$56,238 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$69,275 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$74,703 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,837 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,881 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,864	34,251	84,103
2000 Owner Occupied Housing Units	1,726	14,885	36,107
2000 Renter Occupied Housing Units	1,026	18,115	44,969
2000 Vacant Housing Units	112	1,251	3,027
2010 Total Housing Units	4,422	44,420	105,208
2010 Owner Occupied Housing Units	1,659	17,087	40,874
2010 Renter Occupied Housing Units	2,278	23,981	56,057
2010 Vacant Housing Units	485	3,352	8,277
2016 Total Housing Units	4,777	48,468	113,877
2016 Owner Occupied Housing Units	1,583	17,040	40,848
2016 Renter Occupied Housing Units	2,635	27,886	64,093
2016 Vacant Housing Units	559	3,542	8,936
2021 Total Housing Units	5,263	53,129	123,972
2021 Owner Occupied Housing Units	1,751	18,541	44,226
2021 Renter Occupied Housing Units	2,877	30,816	70,356
2021 Vacant Housing Units	635	3,772	9,390

Currently, 35.9% of the 113,877 housing units in the area are owner occupied; 56.3%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 105,208 housing units in the area - 38.9% owner occupied, 53.3% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 3.58%. Median home value in the area is \$183,455, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.92% annually to \$201,712.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 06, 2017

DISCLAIMER: The information contained herein was obtained from sources believed reliable. However, Durhman & Bassett Realty Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

INFORMATION ABOUT REAL ESTATE BROKERS

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 fairly.

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 known to the agent.

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 the buyer's agent must disclose 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: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) 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; (4) may not disclose any confidential information or any information that a party 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 of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.