



2551 TELLABS

2551 Tellabs Road, Round Rock, TX 78665

Offering Memorandum



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GOLD EAGLE INVESTMENTS

COMMERCIAL REAL ESTATE SPECIALISTS



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Main entrance to retail area



Retail area

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Property Offering

Gold Eagle Investments is proud to present an opportunity to purchase a 144,600 square foot office/warehouse/showroom and distribution facility located at 2551 Tellabs Rd, Round Rock, Williamson County, Texas, which is the northeast corner of N. Mays St. (Tellabs) and Steam Way. The building was originally constructed in 1975 and further expanded in 2000 with approximately 5.50% of the building finished office and retail area. The warehouse features a clear height of approximately 22.50 feet throughout and there are 18 dock-height doors, with three drive-in doors. The property is 100% net leased to Ferguson Enterprises who has been occupying the property since August 2005, with the current term expiring in July 2025.

The building will be available for a new tenant in July 2025 giving an investor the opportunity of increased rent. Currently, with 1,959,968 square feet of industrial in the submarket, the average rate is \$15 NNN, up from \$9.96 from two years ago and the vacancy rate is 6.7%. When 133,000 square feet was added a year ago there was 0% vacancy. With the current tenant paying \$6.48, there is significant upside with new tenancy. The industrial market has been the strongest commercial market in the Central Texas area for several years and there is constant demand from new companies coming into the area and existing companies expending.



PRICE: \$14,500,000

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Property Description

Property Address	2551 Tellabs Road, Round Rock, Texas 78665, Williamson County
Legal	S5614 - Amanda Sub (replat Lts 2 & 3), BLOCK A, Lot 2B pt
Site Area	12.072 Acres or 525,874 SF
NRA	144,600 SF (1 Story - 1 building)
Zoning	LI Light Industrial, City of Round Rock
YOC	1975 and expanded in 2000
	Class B Distribution - 100% Leased
Parking	89 Surface spaces
Frontage	600 FT on Tellabs Rd. (N. Mays St.) and 850 Ft on Steam Way
Foundation	Concrete Slab
Building Frame	Wood frame/masonry
Exterior Walls	Stucco/masonry
Roof Type/Material	Flat/Build Up
Interior	Floors: Concrete flooring, vinyl planking and ceramic tile Walls: Painted gypsum board and exposed masonry Ceiling: Acoustic tile and exposed metal girders Lighting: Recessed fluorescent and canned fixtures, suspended fluorescent fixtures Restrooms: Separate men and women's restrooms
Mechanical	Electrical Plumbing and HVAC: Assumed adequate for the existing use Fire Protection/Sprinklers: Sprinklers and smoke detectors

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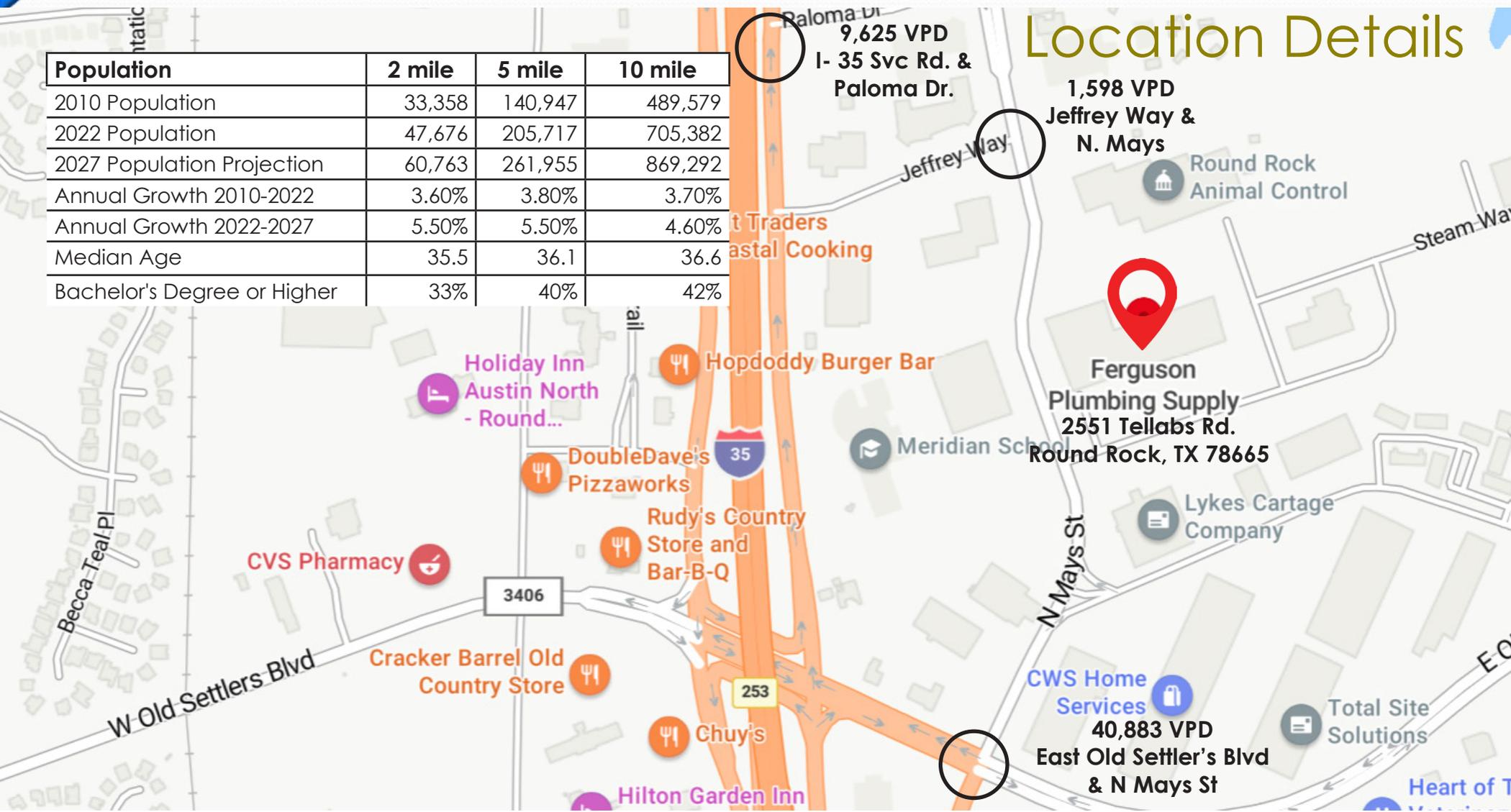
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Location Details

Population	2 mile	5 mile	10 mile
2010 Population	33,358	140,947	489,579
2022 Population	47,676	205,717	705,382
2027 Population Projection	60,763	261,955	869,292
Annual Growth 2010-2022	3.60%	3.80%	3.70%
Annual Growth 2022-2027	5.50%	5.50%	4.60%
Median Age	35.5	36.1	36.6
Bachelor's Degree or Higher	33%	40%	42%



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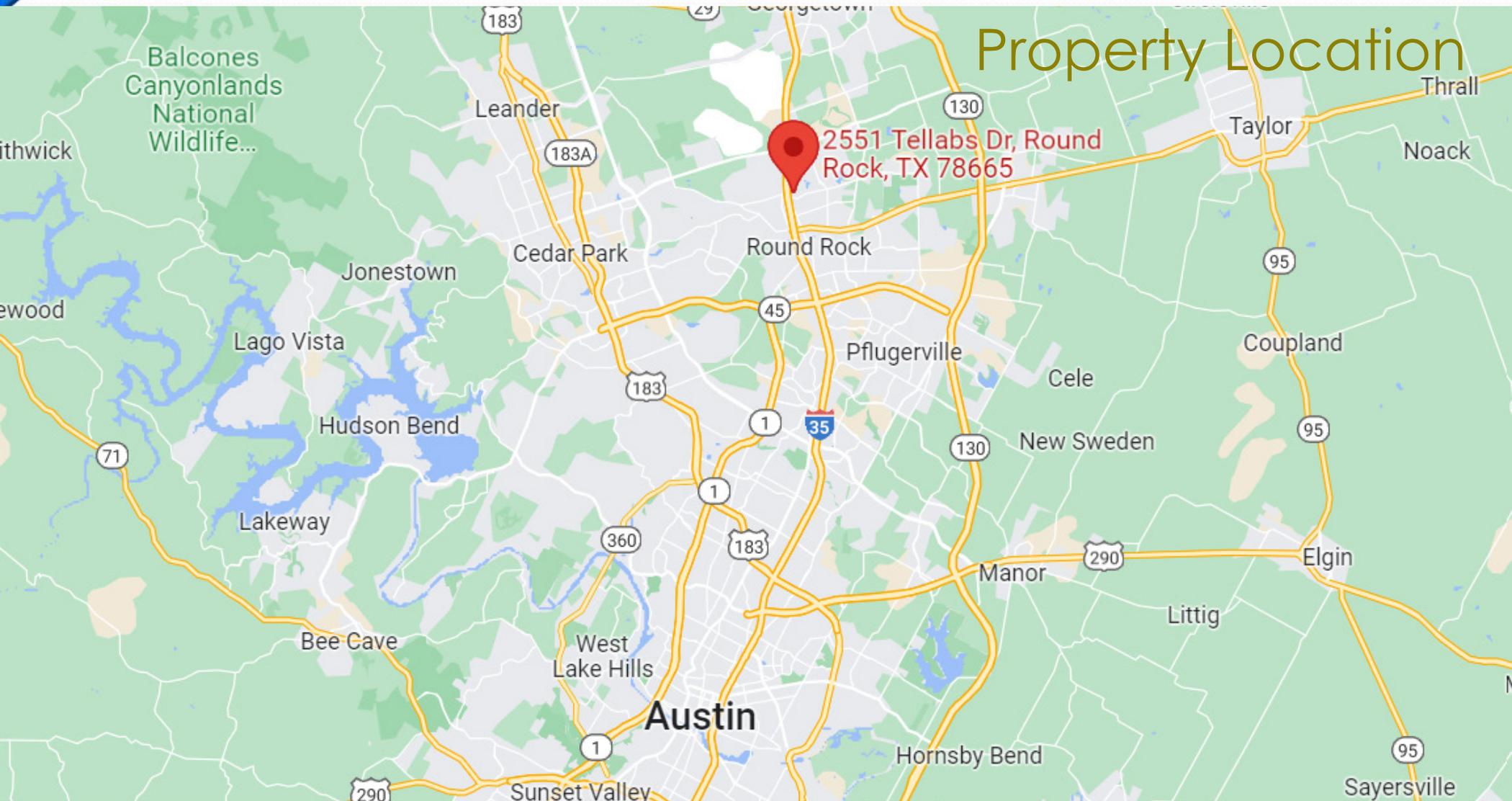


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Property Location

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Property Plat



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Rent Roll

Tenant	Suite	Sq. Ft.	Lease Start	Lease Exp.	Rate Increase Date	Rent Per Sq. Ft.	Monthly Base Rent	Monthly NNN @ \$1.92/SF
Ferguson Enterprises	100%	144,600	8/1/2005	7/31/2025	Current	\$6.48	\$77,477.55	\$24,070.31
					8/1/2023	\$6.67	\$80,373.50	
					8/1/2024	\$6.87	\$82,839.32	

Total Occupied: 144,600 SF
% Occupied 100 %
Building Total: 144,600 SF

Annual Base Rent: \$929,730
Additional Income: \$306,520.56
Total Income: \$ 1,243,528.56

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Profit and Loss

INCOME:

Annual Base Rent Total	\$929,730
Annual Other Income Total	<u>\$306,520</u>
Total Annual Rent	\$1,236,250

EXPENSES:

Total Recoverable Expenses	\$306,520
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ESTIMATED NOI	\$929,730
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Site Plan



Ferguson	100% Occupancy
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Tenant Information

Ferguson Plumbing Supplies

(Lease Expires 7/31/2025)



Ferguson is North America's leading value-added distributor across residential, non-residential, new construction and repair, maintenance, and improvement (RMI) end markets. Spanning 37,000 suppliers and more than one million customers, they deliver local expertise, value-added solutions, and the industry's most extensive portfolio of products. From infrastructure, plumbing, and appliances, to HVAC, fire protection, fabrication, and more, they make their customers' complex projects simple, successful, and sustainable. Ferguson, LLC, headquartered in Newport News, Virginia, United States, is the largest U.S distributor of plumbing supplies, PVF, waterworks and fire and fabrication products. It is also a major distributor of HVAC equipment and industrial products and services.

- 1,700+ branches
- 11 strategically located distribution centers (10 in the U.S., one in Canada)
- 1 million+ products
- Serving customers in all 50 states, Canada, the Caribbean, Puerto Rico, and Mexico
- 36,000+ associates
- \$29 billion in revenue (FY2022)

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Sale Comps

Building	Size	Price	Sale Date
Springbrook Corporate Center 1124 New Meister Land - Bldg 5 Pflugerville, Texas 78660 YOC: 2021 Occupancy: 0.0%	70,169 SF	\$9,192,139	July 2021
Southpark Commerce Center V 4500 S. Pleasant Valley Rd. Austin, Texas 78744 YOC: 2018 Occupancy: 100.0%	350,171 SF	\$51,698,183	Aug 2020
Pecan 130 Business Park 3813 Helios Way Pflugerville, Texas 78660 YOC: 2014 Occupancy: 93.0%	239,952 SF	\$23,200,000	Jan 2020

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Lease Comps

Building	Size	Price	Date Leased
Target Distribution Center 9400 Tuscany Way Austin, Texas 78710 YOC: 2022	202,165 RSF	\$7.92 + NNN	Oct 2021
Long Vista Warehouse 15400 Long Vista Drive Austin, Texas 78728 YOC: 2001	92,000 RSF	\$7.80 + NNN	May 2021
Ben White 6 3910 S. Ben White Austin, Texas 78744 YOC: 1985	90,466 RSF	\$7.80 + NNN	May 2021

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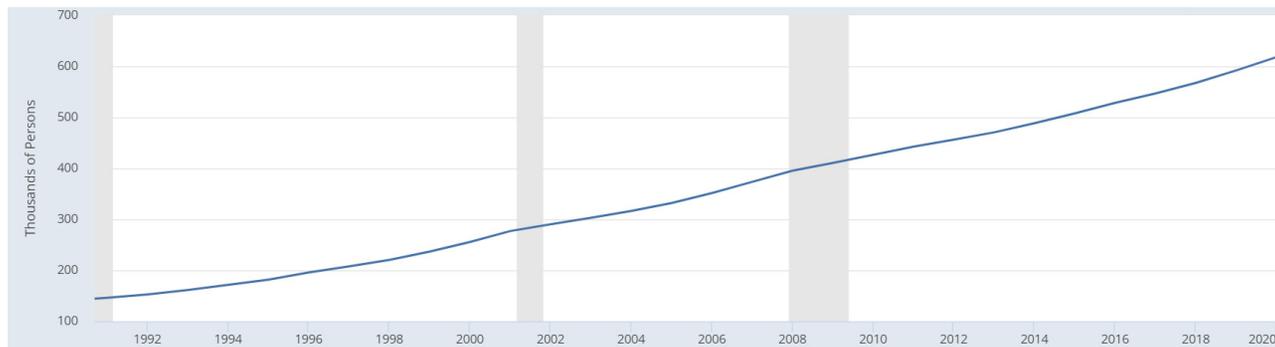
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Williamson County

According to Forbes, the most vital parts of urban America can be encapsulated largely in one five-letter word: Texas. It's the leading state for future job growth, with 4 Texas Cities making the top 10 list, Austin, Houston, Dallas-Ft. Worth and San Antonio. The clear star of the show is No. 1-ranked Austin metroplex, which has become the nation's superlative economy over the past decade.

The Austin metro leads the pack in terms of population growth. As a destination for migrating talent, the Austin MSA population surpassed 2.2 million in 2020. The metroplex saw a growth of 33.7% from 2010-2020. By the year 2050, the area is expected to exceed 4.5 million residents.

Williamson County, TX: Population Growth



Shaded areas indicate a U.S. recession.
Source U.S. Census Bureau

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	2010	2020	2030	2040	2050
Austin MSA	1,716,289	2,246,558	2,867,566	3,624,734	4,542,827
Bastrop Co.	74,171	86,103	99,203	112,085	124,818
Caldwell Co.	38,066	44,284	50,774	56,546	62,024
Hays Co.	157,107	234,895	347,056	509,371	743,171
Travis Co.	1,024,266	1,291,415	1,540,376	1,773,152	1,974,018
Williamson Co.	422,679	589,861	830,157	1,173,580	1,638,796

Growth Rates	2010-2020	2020-2030	2030-2040	2040-2050
Austin MSA	30.9%	27.6%	26.4%	25.3%
Texas	18.0%	17.6%	16.6%	16.4%

Source: Texas State Data Center, 2019 Population Projections.

The Austin MSA ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2020. In addition, the migration averages an astounding 156 people per day in 2020, the fastest in the nation. According to U.S. Census Bureau data release in 2019; approximately 51% of those who migrated to the area were from within Texas; another 17% were from populous states of California, New York, Florida and Illinois; and the remaining 32% were from the remaining 45 states and abroad.





#1 Best Job Market - Wall Street Journal

#1 Most Affordable Startup City - Clever

#2 Hottest City for Commercial Real Estate - Forbes

#1 City Desired for Relocation - money.co.uk

#1 Fastest Growing Major Metro - U.S. Census Bureau

#1 Most Polite City - Preply



#2 Best City for Young Professionals - SmartAsset

#1 Best State Capital to Live In - WalletHub

#3 Best Metro for Stem Professionals - WalletHub

#1 Best Place to Start a Business - Inc.

#3 Best Place to Live in The U.S. - U.S. News & World

#2 Best Large Metro Job Market - Wall Street Journal



#5 Most Recession Resistant City - SmartAsset

#8 Safest Large City in The U.S. - SafeWise

#5 Concentration of College Educated Adults - CityLab

#9 Best Educated Major Metro U.S. - Census Bureau

#9 Hardest Working City in U.S. - WalletHub

#11 Healthiest City in America - WalletHub

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DISCLAIMER

Helen Jobses and Kat Sparks (Brokers) have been authorized to present this Offering Memorandum regarding the sale of 2551 Tellabs Road, Round Rock, TX 78665

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Broker and Owner, and therefore are subject to variation. No representation is made by Broker or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Broker and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Broker or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Broker.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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 subagent represents the owner in a cooperation with the listing broker. 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 honestly.

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 interest 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 a buyer's agent must disclose to the buyer 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; and

(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 the 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant