16808 RADHOLME CT

Round Rock, TX 78664

Industrial Investment Opportunity

Offering Memorandum

±30,000 SF Two Story Industrial Facility

EXCLUSIVELY LISTED BY

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MATTHEWS™

PROPERTY OVERVIEW

16808 Radholme Ct
Round Rock, TX 78664

INVESTMENT HIGHLIGHTS

Property Highlights

- **Two-Story Industrial Configuration:** Comprising 30,000 SF across two stories (15,000 SF per floor) on a 1.42-acre site with a low 24.2% coverage ratio, the Property offers a distinctive layout and future flexibility for both investors and prospective owner-users.

- **Warehouse-Dominant, Modern Buildout:** Built in 2006 and improved with 3,000 SF of office, the asset offers a predominantly warehouse-oriented buildout with a more modern construction vintage relative to older industrial product in the market.

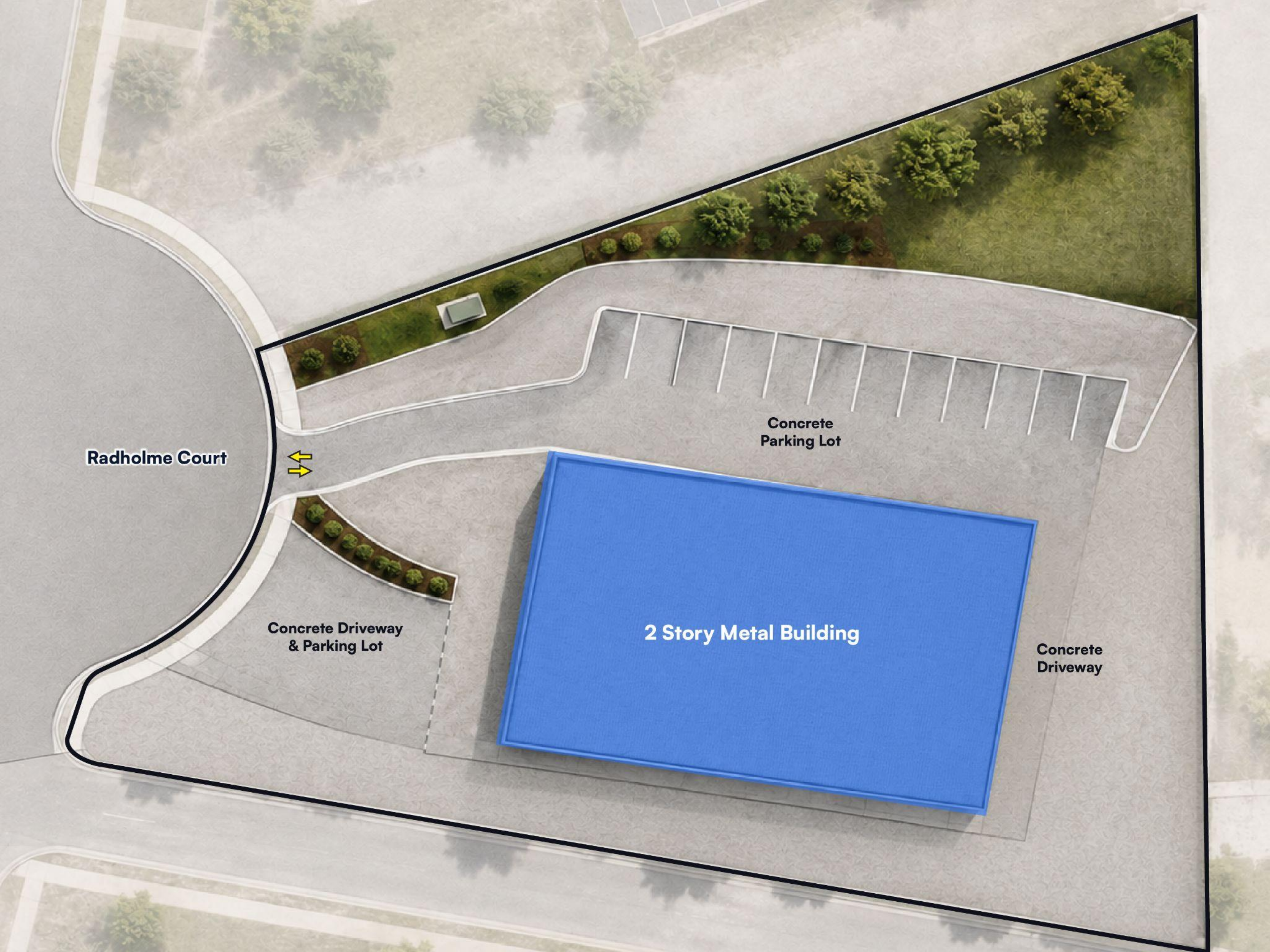
- **Established Industrial Zoning:** Zoned L-1, the Property carries an established industrial designation supporting continued operational use.

- **Loading Capacity & Operational Flexibility:** Five (5) grade-level doors and three (3) dock doors provide rare multi-point access for simultaneous loading and unloading.The configuration creates a meaningful operational advantage over single or dual-door industrial product common in the submarket.

- **Robust Power Infrastructure:** The Property is served by 600A / 208–240V / 3-phase / 4-wire power, a meaningful electrical component supporting a range of industrial users.

- **Near-Term Occupancy Flexibility:** The tenant is currently in place on a two-year extension of its prior seven-year lease, now running through June 30, 2027. Creating a near-term opportunity well suited for either continued investment ownership or owner-user occupancy.

- **Strong Submarket Positioning:** Located within a strong industrial submarket, the Property benefits from favorable market positioning that may support both tenant demand and long-term functionality


Radholme Court
Concrete Parking Lot
Concrete Driveway & Parking Lot
2 Story Metal Building
Concrete Driveway


N
Walmart Supercenter
THE HOME DEPOT
Rexel
H-E-B
TARGET
Michaels
ReadySpaces
LOWE'S
DELL
COSTCO WHOLESALE
LOGISTICS
BARNES & NOBLE
petco
ULTA BEAUTY
INTERSTATE 35
45
± 72,600 VPD
amazon
H-E-B
± 162,500 VPD
New Development
The District
A dynamic, pedestrian-friendly 65-acre regional destination where creativity and connection thrive amid the vibrant culture and commerce of Central Texas.
NOVACENTRIX
SUPERIOR POOL PRODUCTS LLC
Crawford
A Sonepar Company
Wilsonart
ENGINEERED SURFACES
SUNBELT RENTALS
Subject Property
CMC
STRATUS SURFACES
SRS BUILDING PRODUCTS
1
Crate&Barrel Warehouse
±70,100 VPD
ABF Freight
An ArcBest Company
SENOX
WILLSCOT
Keurig DrPepper

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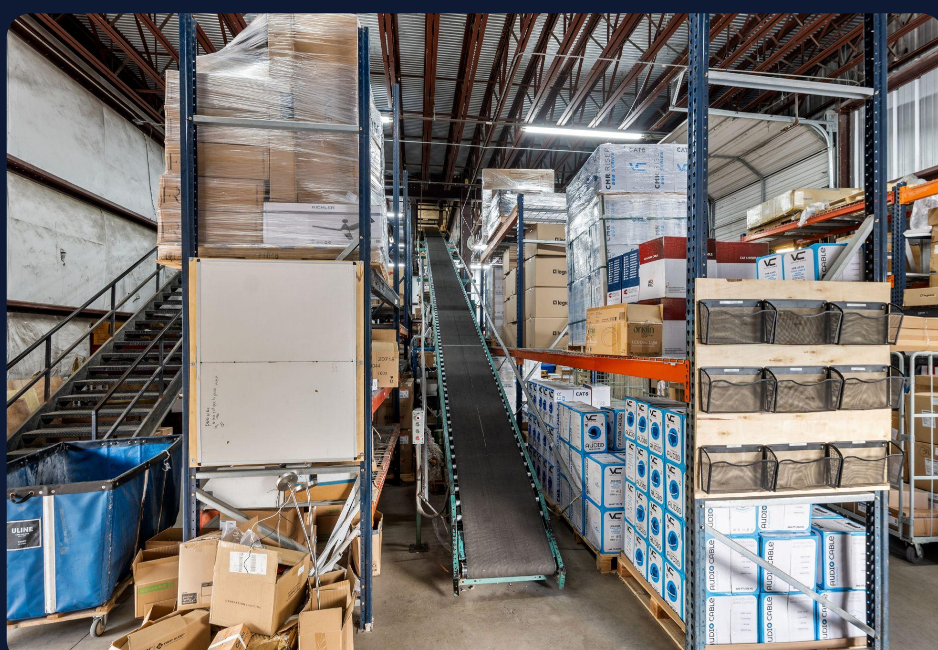
Property Details

List Price	**Contact Broker**
Building SF	±15,000
Total Improvements SF	±30,000
Office SF	±3,000
First Floor SF	±15,000
Second Floor SF	±15,000
Lot Size AC	± 1.42
Coverage	24%
Year Built	2006
Building Eave Height	± 39’
Grade Level Doors	5
Loading Docks	3
Power	600A / 280-240V 3P / 4W
Zoning	L-1

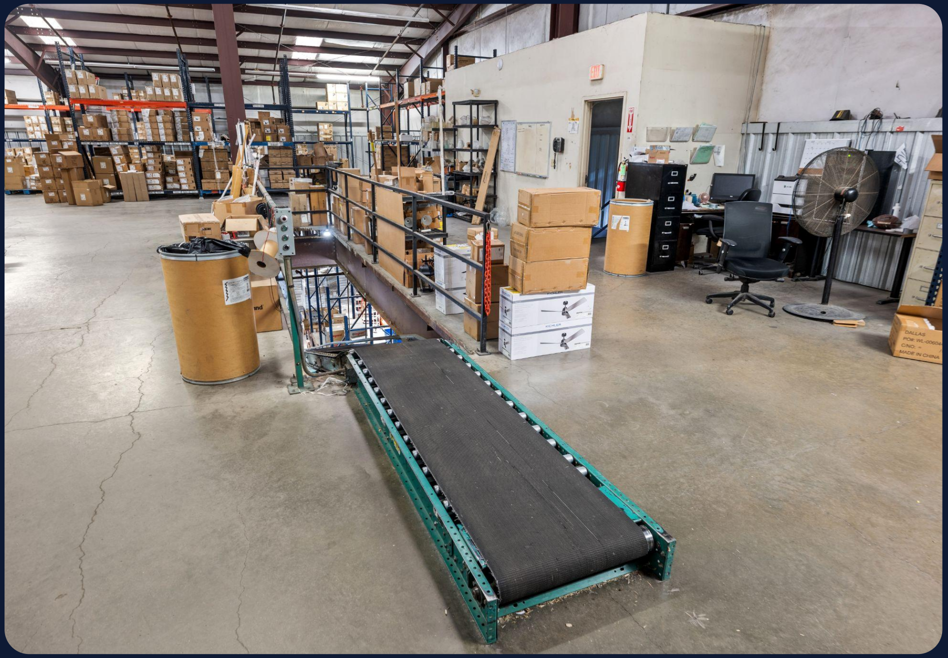
EXTERIOR PHOTOS

OFFICE PHOTOS

WAREHOUSE FIRST FLOOR PHOTOS

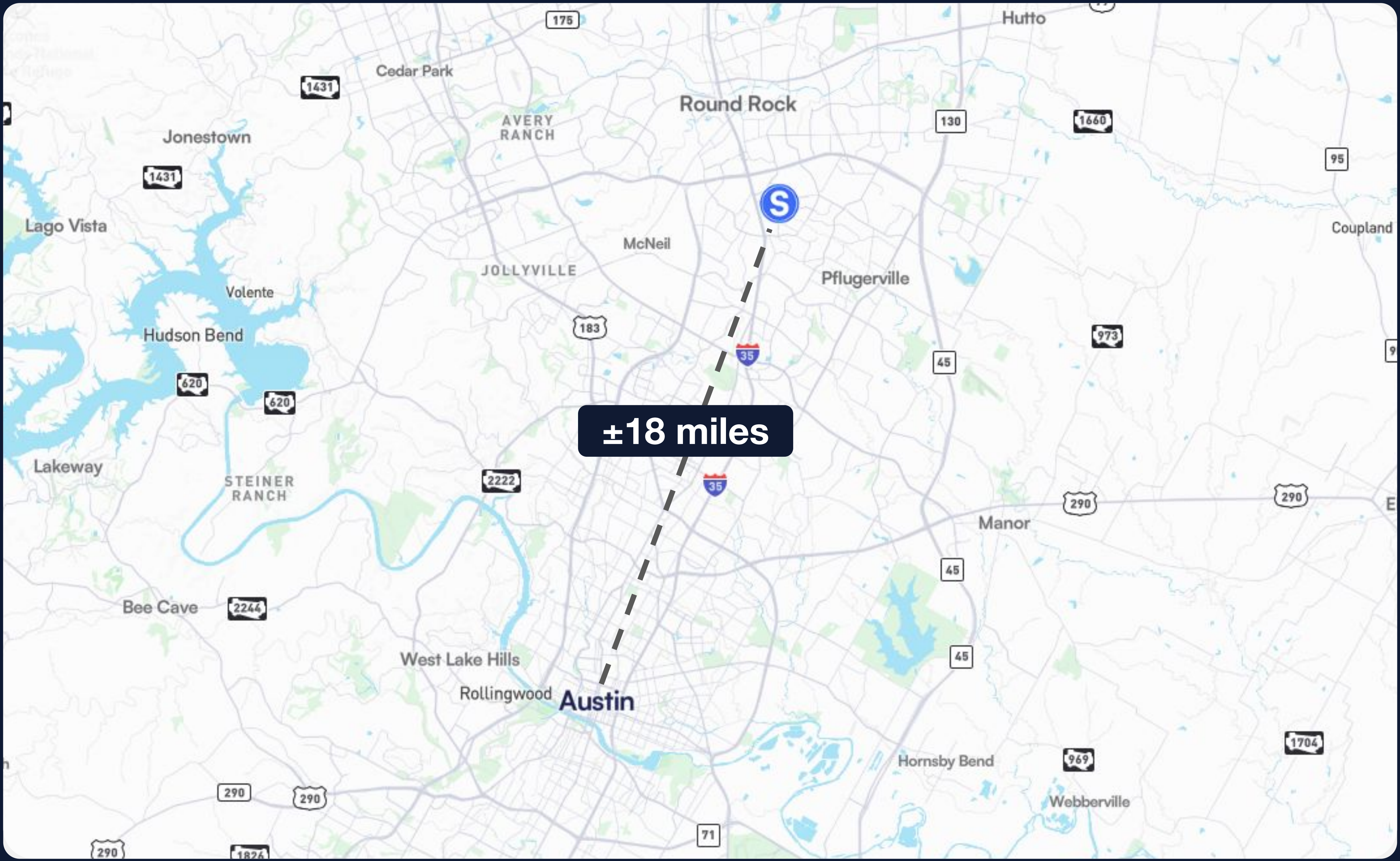


WAREHOUSE SECOND FLOOR PHOTOS



MARKET OVERVIEW

16808 Radholme Ct
Round Rock, TX 78664



Round Rock , TX

Market Demographic

142,601
Total Population

$99,287
Median HH Income

85,000
Employed Population

36
Median Age

Local Market Overview

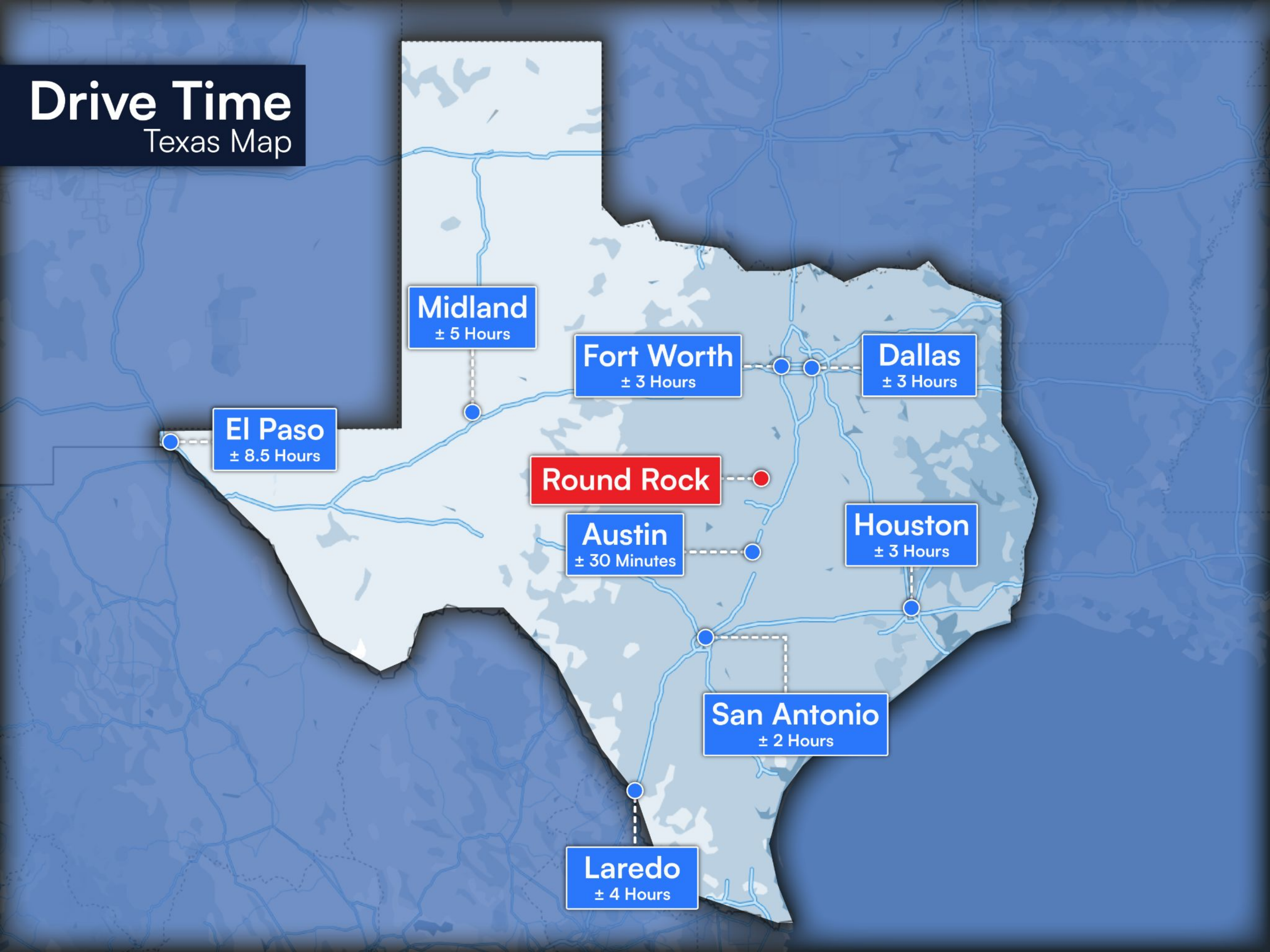
Round Rock is one of the fastest-growing communities in the Austin metropolitan area, benefiting from sustained population growth, a highly educated workforce, and a diversified economy anchored by technology, advanced manufacturing, healthcare, and professional services. Located approximately 20 miles north of Downtown Austin, the city offers excellent regional connectivity via Interstate 35, State Highway 45, and State Highway 130, providing efficient access to Austin-Bergstrom International Airport, major employment centers, and Central Texas logistics corridors. Round Rock continues to attract both corporate investment and residential development, supported by above-average household incomes, strong consumer spending, and a business-friendly environment. The city has experienced consistent population gains over the past decade, reinforcing demand for industrial, commercial, and residential real estate.

For industrial users, Round Rock's strategic location within the Austin–Round Rock–Georgetown MSA positions it as a key distribution and manufacturing hub. The surrounding region is home to globally recognized employers including Dell Technologies, Samsung Electronics, Tesla suppliers, Emerson, and numerous semiconductor, life sciences, and advanced manufacturing firms. Continued investment in transportation infrastructure, coupled with the area's expanding labor pool and proximity to one of the nation's fastest-growing technology markets, has supported healthy demand for warehouse, flex, and light industrial facilities.

Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	8,019	101,292	245,569
Current Year Estimate	7,957	103,021	247,899
2020 Census	7,018	106,355	252,156
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,372	44,719	101,903
Current Year Estimate	3,344	44,986	102,155
2020 Census	2,749	42,637	97,218
Growth Current Year-Five-Year	0.86%	-0.59%	-0.25%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$148,905	$124,881	$142,830

Economic Drivers

Round Rock is a key economic center within the Austin–Round Rock–Georgetown Metropolitan Statistical Area, one of the nation's fastest-growing regional economies. The city's business climate is supported by a diverse employment base spanning advanced manufacturing, technology, healthcare, logistics, professional services, and education. Major employers including Dell Technologies, Baylor Scott & White Health, Ascension Seton, Emerson, and Round Rock ISD provide a stable foundation for long-term job growth, while nearby investments from Samsung Electronics, Tesla, and the expanding semiconductor industry continue to strengthen the region's industrial ecosystem. Strategic access to Interstate 35, SH-45, SH-130, and Austin-Bergstrom International Airport enhances regional connectivity for manufacturers, distributors, and service providers. Continued population growth, corporate relocation activity, and significant public and private investment have reinforced demand for industrial and commercial real estate, positioning Round Rock as one of Central Texas' most attractive markets for business expansion and investment.



Drive Time
Texas Map
Midland
± 5 Hours
Fort Worth
± 3 Hours
Dallas
± 3 Hours
El Paso
± 8.5 Hours
Round Rock
Austin
± 30 Minutes
Houston
± 3 Hours
San Antonio
± 2 Hours
Laredo
± 4 Hours

AUSTIN, TX

Austin, the capital of Texas, is one of the fastest-growing metropolitan areas in the United States. Located in Central Texas along the Colorado River, the city serves as a major center for government, technology, education, and innovation. Austin is home to The University of Texas at Austin, one of the largest public universities in the country, and has developed a strong presence in advanced manufacturing, semiconductor production, artificial intelligence, and corporate headquarters operations. Its business-friendly environment, skilled workforce, and steady population growth continue to attract national and international investment.

The region offers a diverse mix of urban amenities and natural features, including Lady Bird Lake, the Barton Creek Greenbelt, and numerous parks and trail systems. Austin's cultural landscape includes a nationally recognized music scene, major festivals such as SXSW and Austin City Limits, and a growing culinary sector. With expanding infrastructure, a strong employment base, and a central location within Texas' "Triangle" corridor between Dallas-Fort Worth, Houston, and San Antonio, Austin remains an important economic engine for the state and the broader region.

Total Population
1 Million

Median HH Income
$93,658

Annual Visitors
30 Million+

GDP
$248 Billion

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 16808 Radholme Ct, Round Rock, TX, 78664 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date