

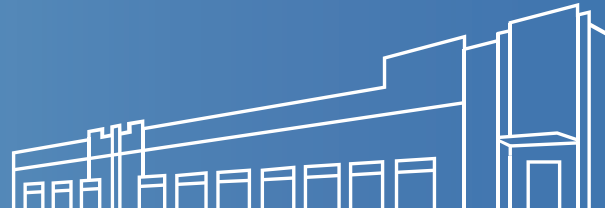


TRANSWESTERN

REAL ESTATE  
SERVICES

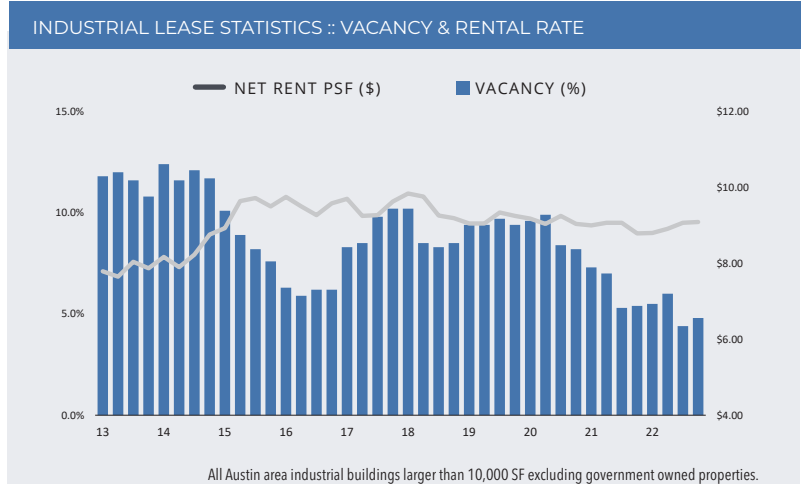
# INDUSTRIAL MARKETWATCH

AUSTIN | Q4 2022



## Recent Industrial Leases

- Southeast :: Ferguson Supply  
280,768 sf at ATX 130 (prelease)
- Caldwell Co. :: Factory Builders  
167,794 sf at Lockhart 130 (prelease)
- Far Northeast :: Applied Materials  
342,000 SF at 130 Crossing
- Hays Co. :: RK Logistics  
206,000 SF at Hays Logistics Center 2



## Recent Industrial Sales

- Hays Co. :: Buda Midway Phase I  
474,465 SF in 3 industrial buildings  
Buyer: TA Realty  
Seller: United Properties JV PCCP

## Industrial Sales Statistics

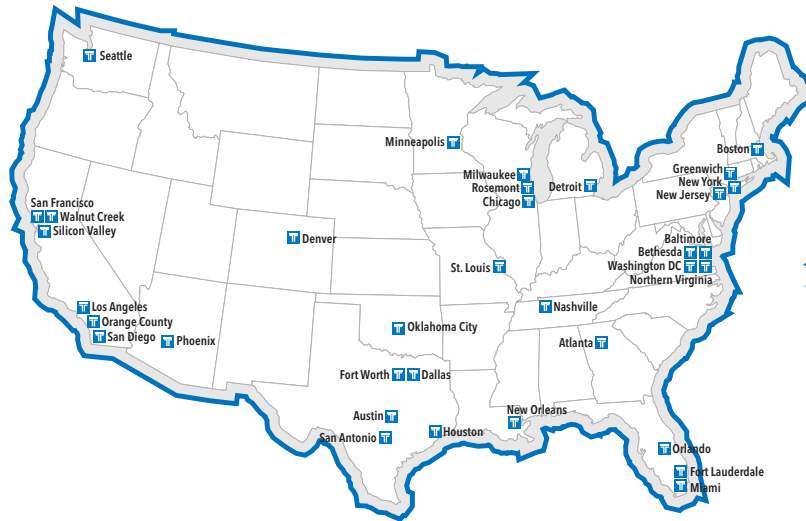
	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2022	U.S. TRAILING 12 MO.	U.S. Q4 2022
Volume (\$ Mil)	\$683.1	\$150.8	\$138,585.3	\$28,823.6
Number of Properties	44	4	7,724	1,613
Total Square Feet	4,343,563	723,680	1,153,642,269	391,538,843
Average Price per SF	\$197	\$198	\$122	\$78
Average Cap Rate (Yield)	5.9%	5.9%	5.4%	4.2%

SOURCE: Real Capital Analytics

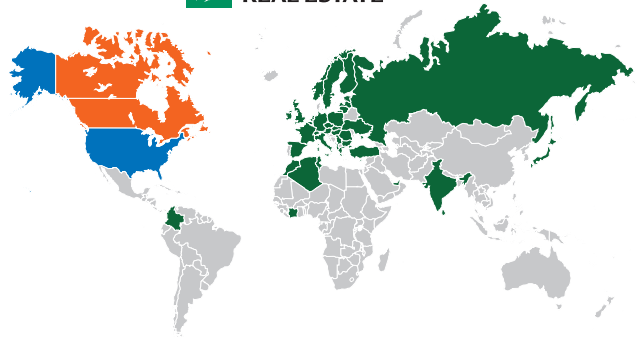
## Q4 2022 Industrial Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	YTD LEASING ACTIVITY	DIRECT OCCUP.	TOTAL OCCUP.	UNDER CONSTR.	FLEX NET RENT	INDUST. NET RENT	AVE NET RENT
Bastrop County	26	1,107,033	(23,832)	19,195	96.1%	96.1%	105,000	\$8.32	\$6.00	\$6.11
Caldwell County	13	406,746	0	0	100.0%	100.0%	322,234	\$9.00	\$6.00	\$6.44
CBD	5	87,424	0	0	100.0%	100.0%	0	N/A	N/A	N/A
Cedar Park	53	2,080,885	3,337	9,661	97.9%	95.2%	127,927	\$13.71	\$8.71	\$11.08
Central	61	1,638,039	5,706	76,123	90.2%	90.2%	0	\$14.23	\$8.77	\$10.43
East	161	10,051,570	4,796,343	145,103	97.5%	97.2%	146,427	\$12.83	\$8.91	\$8.98
Far Northeast	166	10,537,007	619,665	1,153,914	98.5%	98.5%	7,870,341	\$11.92	\$7.36	\$7.54
Far Northwest	36	1,050,284	3,166	14,827	100.0%	100.0%	50,620	\$12.00	\$8.80	\$9.11
Georgetown	154	6,672,870	852,578	449,149	87.2%	85.3%	4,211,127	\$12.46	\$8.99	\$9.15
Hays County	183	10,422,749	1,426,727	208,106	95.7%	95.7%	2,838,254	\$12.61	\$9.56	\$9.65
North	331	15,382,122	(54,247)	934,581	93.7%	93.2%	7,500	\$13.35	\$8.71	\$9.66
Northeast	212	14,893,025	712,494	556,428	98.0%	96.9%	103,472	\$11.23	\$8.94	\$9.57
Northwest	35	3,670,743	(11,009)	23,488	97.6%	97.0%	0	\$12.00	\$8.40	\$9.83
Round Rock	155	5,749,383	274,720	256,071	95.7%	95.6%	3,449,142	\$11.94	\$8.47	\$8.75
South	126	3,083,112	10,062	263,921	97.0%	97.0%	23,679	\$11.80	\$8.11	\$8.47
Southeast	258	15,198,283	263,475	852,123	92.7%	90.5%	1,867,255	\$12.24	\$8.17	\$8.73
Southwest	52	3,644,982	36,761	49,938	91.9%	91.3%	10,000	\$12.93	\$9.22	\$9.56
West Central	2	69,128	0	0	100.0%	100.0%	0	N/A	N/A	N/A
<b>AUSTIN</b>	<b>2,029</b>	<b>105,745,385</b>	<b>8,915,946</b>	<b>5,012,628</b>	<b>95.2%</b>	<b>94.4%</b>	<b>21,132,978</b>	<b>\$12.32</b>	<b>\$8.57</b>	<b>\$9.09</b>
w/o Tesla, Amazon, Samsung	2,026	96,611,686	4,629,266		94.8%	93.9%	15,132,978			

## Transwestern Locations



Alliance Partners



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 Carter Thurmond, Managing Director  
 Witt Westbrook, Managing Director  
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 Agency Leasing & Capital Markets (210) 255.0644  
 Agency Leasing & Capital Markets (512) 215.3174  
 Agency Leasing & Tenant Advisory (512) 314.3574  
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 Agency Leasing & Tenant Advisory (512) 314.3961  
 Agency Leasing & Tenant Advisory (512) 314.5211  
 Tenant Advisory (512) 314.5215  
 Capital Markets - Multifamily (512) 314.5206  
 Capital Markets & Research (512) 314.5207  
 Agency Leasing & Tenant Advisory (512) 314.3579  
 Southwest | Regional Leader (512) 314.3554  
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### METHODOLOGY

The information in this report is the result of a compilation of information on industrial properties located in the Austin metropolitan area. This report includes single-tenant and multi-tenant industrial properties 10,000 SF and larger, excluding those properties owned and occupied by a government agency. *Net Absorption* refers to the change in *vacant* space. *Gross Leasing Activity* refers to the change in *available* space, including renewals, expansions, new leases and subleases.

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