

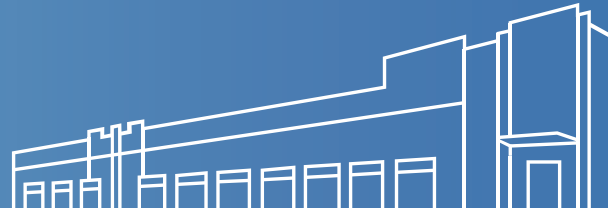


TRANSWESTERN

REAL ESTATE SERVICES

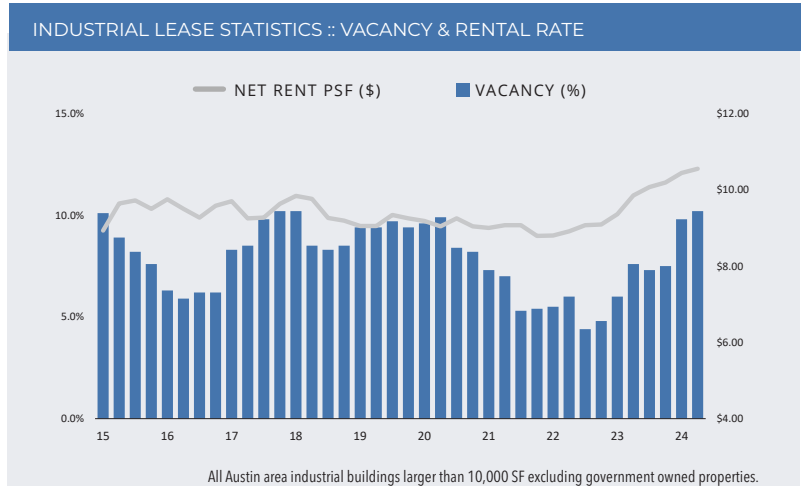
# INDUSTRIAL MARKETWATCH

AUSTIN | Q2 2024



## Recent Industrial Leases

- **Hays Co :: Texas Plumbing Supply**  
117,936 SF at Whisper 35
- **Southeast :: Four Hands**  
570,489 SF at Airport Logistics 2
- **North :: Stotland Trucking**  
47,175 SF at 2525 Kramer Lane
- **Hays County :: RXO**  
46,250 SF at Stonefield 35 - 1



## Recent Industrial Sales

- **Far NE :: Northeast Crossing 1-4**  
12521-12600 Harris Branch Pkwy  
945,543 SF industrial portfolio  
Buyer: Longpoint Realty Partners  
Seller: Link Logistics

## Industrial Sales Statistics

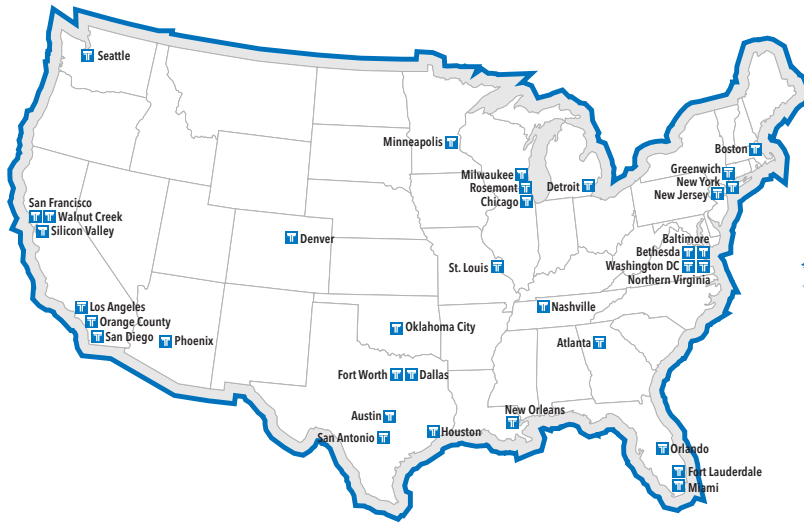
	AUSTIN TRAILING 12 MO.	AUSTIN Q2 2024	U.S. TRAILING 12 MO.	U.S. Q2 2024
Volume (\$ Mil)	\$1,141.6	\$275.9	\$81,758.5	\$19,472.3
Number of Properties	45	11	6,822	1,430
Total Square Feet	6,507,986	1,716,063	684,742,129	148,772,026
Average Price per SF	\$192	\$224	\$125	\$130
Average Cap Rate (Yield)	6.2%	6.1%	6.2%	6.7%

SOURCE: Real Capital Analytics

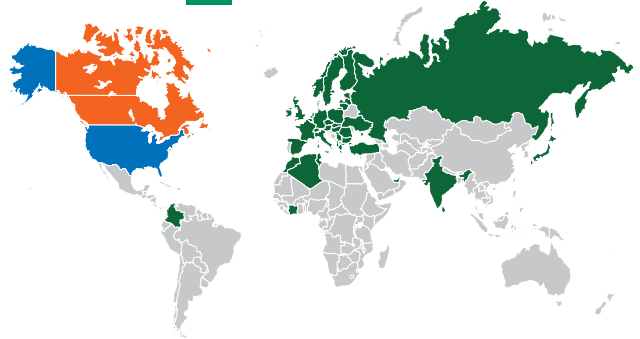
## Q2 2024 Industrial Lease Statistics By Submarket

SUBMARKET	NO. OF BLDGS	INVENTORY	YTD NET ABSORPTION	QUARTERLY ABSORPTION	DIRECT OCCUP.	TOTAL OCCUP.	ALL UNDER CONSTR.	ALL YTD DELIVERIES	FLEX NET RENT	INDUST. NET RENT	AVE NET RENT
Bastrop County	40	1,714,361	20,000	0	98.9%	97.8%	242,250	20,000	\$11.50	\$6.00	\$6.12
Caldwell County	22	1,177,552	305,605	256,705	84.3%	84.3%	364,884	8,000	\$11.58	\$8.76	\$8.90
CBD	4	55,500	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
Cedar Park	88	2,683,079	(30,375)	(38,629)	94.3%	91.2%	422,266	41,148	\$15.19	\$10.66	\$12.57
Central	74	1,829,353	(8,300)	(11,050)	92.5%	91.4%	0	0	\$16.92	\$10.28	\$12.77
East	176	11,907,400	495,791	390,010	97.0%	96.6%	4,759,433	423,032	\$18.72	\$11.40	\$12.28
Far Northeast	209	13,854,433	241,566	125,152	92.3%	91.2%	1,839,024	366,495	\$12.92	\$8.90	\$9.08
Far Northwest	44	1,392,458	(10,473)	(5,000)	96.6%	96.6%	0	0	\$14.29	\$9.26	\$10.85
Georgetown	288	14,436,161	1,538,537	623,504	81.6%	81.7%	1,928,982	1,373,671	\$10.17	\$11.38	\$11.30
Hays County	278	16,018,647	1,600,633	69,098	89.4%	88.7%	1,492,836	844,636	\$13.72	\$10.50	\$10.64
North	365	17,075,176	(364,927)	(160,510)	86.8%	84.8%	0	2,833	\$13.20	\$9.51	\$10.45
Northeast	241	16,742,774	(386,923)	(302,817)	92.0%	89.9%	548,923	49,472	\$12.08	\$9.85	\$10.47
Northwest	37	3,686,653	(86,215)	(22,201)	94.7%	92.0%	0	0	\$12.00	\$8.40	\$10.06
Round Rock	202	8,291,141	910,379	731,142	88.2%	87.1%	4,432,815	821,415	\$12.73	\$10.44	\$10.80
South	137	3,317,563	(30,490)	(47,559)	92.4%	91.7%	0	42,800	\$12.74	\$9.26	\$9.84
Southeast	343	19,991,698	402,206	170,288	87.5%	85.3%	2,301,527	2,140,111	\$11.36	\$9.98	\$10.23
Southwest	70	4,027,615	39,300	5,744	92.0%	91.3%	269,959	10,396	\$15.00	\$9.70	\$10.42
West Central	2	69,128	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
<b>AUSTIN</b>	<b>2,620</b>	<b>138,270,692</b>	<b>4,636,314</b>	<b>1,783,877</b>	<b>89.8%</b>	<b>88.4%</b>	<b>18,602,899</b>	<b>6,144,009</b>	<b>\$13.05</b>	<b>\$10.06</b>	<b>\$10.55</b>
W/O Samsung/TSLA/AMZN		126,084,189					13,656,246				

## Transwestern Locations



### Alliance Partners



## Austin Team Members

**Brandon Lester**, Regional Leader  
**Ty Puckett**, Regional Partner  
**Hale Umstatted**, Exec Managing Director  
**Bryan McMurrey**, Managing Director  
**Carter Thurmond**, Managing Director  
**Will Stewart**, Senior Vice President  
**Hunter Jones**, Senior Vice President  
**Connor Atchley**, Senior Vice President  
**Luke Wheeler**, Vice President  
**Stayton Wright**, Vice President  
**Nash Frisbie**, Vice President  
**Max Appling**, Vice President  
**Seth Gilford**, Senior Associate  
**Marshall Thurmond**, Senior Associate  
**Ryan Thuma**, Senior Associate  
**Rye Hinkle**, Senior Associate  
**Bailey Sousa**, Associate  
**Rachel Becker**, Associate  
**Rob Ellwood**, Business Analyst

Business Development  
 Development & Capital Markets  
 Capital Markets & Corp. Services  
 Capital Markets - Multifamily  
 Agency Leasing & Capital Markets  
 Agency Leasing & Tenant Advisory  
 Agency Leasing & Tenant Advisory  
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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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