

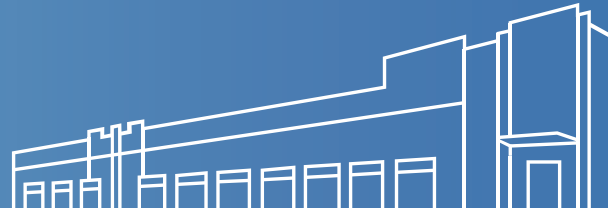


TRANSWESTERN

REAL ESTATE SERVICES

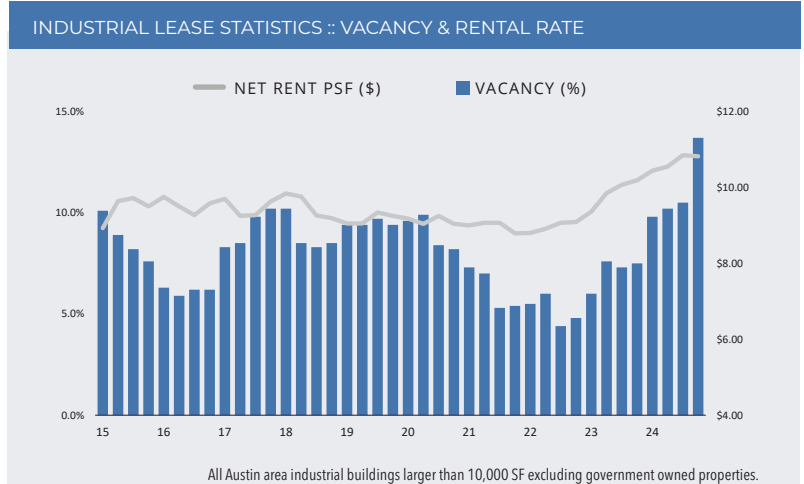
INDUSTRIAL MARKETWATCH

AUSTIN | Q4 2024



Recent Industrial Leases

- Southeast :: Jiangsu Xinquan Automotive
218,400 SF at Mustang Ridge 1
- Georgetown :: TSS, Inc.
212,740 SF at Georgetown Logistics
- Hays County :: Mattress Firm
119,952 SF at Whisper Hills West
- Northeast :: Mygrant Glass
71,280 SF at Tuscany Crossing 3
- Georgetown :: Batchelor & Kimball
58,312 at Woodgate Corporate Park



Recent Industrial Sales

- Southeast :: Southpark Comm. Ctr II 1-4
4509 Freidrich Ln
372,125 SF in 4 industrial & flex buildings
Buyer: EQT Exeter
Seller: Principal Real Estate Investors

Industrial Sales Statistics

	AUSTIN TRAILING 12 MO.	AUSTIN Q4 2024	U.S. TRAILING 12 MO.	U.S. Q4 2024
Volume (\$ Mil)	\$957.1	\$122.7	\$86,164.4	\$22,333.0
Number of Properties	49	5	6,741	1,355
Total Square Feet	7,058,279	2,055,391	677,256,328	152,648,938
Average Price per SF	\$181	\$180	\$134	\$151
Average Cap Rate (Yield)	5.7%	5.5%	6.3%	6.2%

SOURCE: Real Capital Analytics

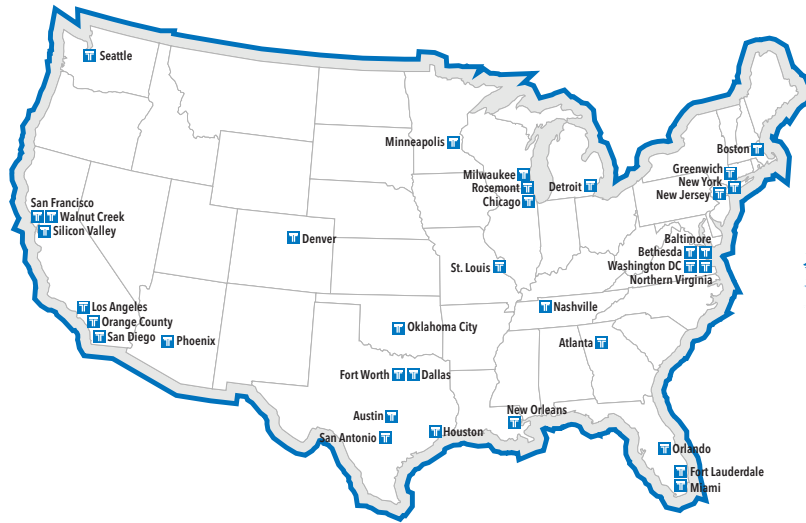
Q4 2024 Industrial Lease Statistics By Submarket

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	45	1,927,501	107,100	0	97.6%	96.6%	157,250	105,000	\$15.36	\$8.94	\$9.71
Caldwell County	24	1,241,934	305,605	0	67.8%	67.8%	372,360	62,884	\$14.39	\$11.50	\$11.64
CBD	4	55,500	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
Cedar Park	92	2,954,295	40,907	5,814	84.9%	81.8%	102,318	388,363	\$16.54	\$11.29	\$13.46
Central	73	1,792,913	40,149	59,609	92.7%	92.3%	0	0	\$16.54	\$11.94	\$13.70
East	179	7,544,610	440,434	9,095	92.1%	91.7%	5,854,345*	423,032	\$18.00	\$11.48	\$12.73
Far Northeast	216	10,833,276	344,288	(84,185)	83.8%	81.7%	1,166,346	1,173,247	\$13.94	\$10.29	\$10.43
Far Northwest	46	1,341,894	(656)	3,150	95.7%	95.7%	0	0	\$14.97	\$10.80	\$12.20
Georgetown	307	14,785,607	2,151,543	278,440	78.8%	78.7%	2,075,334	2,038,096	\$11.85	\$11.28	\$11.32
Hays County	296	17,472,819	1,990,813	204,943	84.3%	84.1%	1,477,168	2,270,844	\$15.01	\$11.37	\$11.52
North	366	17,161,405	(499,574)	(37,756)	88.3%	85.7%	0	2,833	\$13.30	\$10.80	\$11.45
Northeast	252	15,249,381	(447,666)	44,093	87.6%	85.2%	38,337	560,058	\$12.83	\$10.03	\$10.83
Northwest	37	3,688,855	(157,614)	(93,600)	93.0%	91.3%	0	0	\$12.00	\$9.00	\$10.43
Round Rock	210	8,727,221	1,137,243	227,336	85.7%	85.1%	5,487,852 **	1,244,099	\$13.18	\$11.68	\$11.92
South	137	3,329,184	8,922	15,000	91.5%	91.4%	15,000	42,800	\$12.96	\$10.03	\$10.55
Southeast	353	21,153,660	974,367	796,861	86.4%	83.7%	1,734,244	2,817,547	\$11.02	\$10.55	\$10.65
Southwest	77	4,191,830	48,986	11,736	91.7%	91.3%	269,959	10,396	\$15.70	\$10.96	\$11.75
West Central	2	69,128	0	0	100.0%	100.0%	0	0	N/A	N/A	N/A
AUSTIN	2,716	133,521,013	6,484,847	1,440,536	86.3%	84.9%	18,750,513	11,139,199	\$13.36	\$10.82	\$11.27

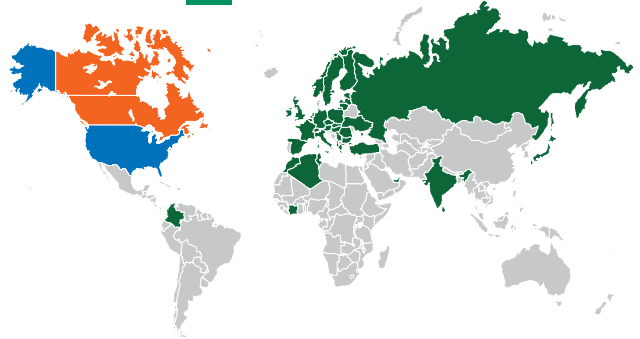
* 2.6M SF of under construction product in the East submarket is Tesla

** 2.8M SF of under construction product in the Round Rock submarket is Samsung, and 750K SF is a large Data Center

Transwestern Locations



Alliance Partners



Austin Team Members

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Bryan McMurrey, Managing Director
Will Stewart, Senior Vice President
Hunter Jones, Senior Vice President
Connor Atchley, Senior Vice President
Stayton Wright, Vice President
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Max Appling, Vice President
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Rye Hinkle, Senior Associate
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Mahan Massoudi, Business Analyst

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 Capital Markets & Corp. Services
 Capital Markets - Multifamily
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 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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