

INDUSTRIAL PROPERTY FOR SALE

# 12955 Wright Road

20,000 SF Warehouse – Creedmoor, TX



**BECK-REIT**  
COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE

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## EXECUTIVE SUMMARY



SALE PRICE

**\$3,500,000.00**

### FOR SALE

100% Leased Single Tenant. The property has easy access off Wright Road, and has SH-45 visibility. With close proximity to IH-35 and SH-45, this location makes it easy to get anywhere in the Austin, Texas metro area. DeLea Becker is Owner and Broker.

### OFFERING SUMMARY

Building Size:	20,000 SF
Lot Size:	1.855 Acres
Cap Rate:	6.29%
NOI:	\$220,000
Year Built:	2021
Zoning:	Commercial
Market:	Austin
Submarket:	Southeast Industrial

~GRADE-LEVEL AND DOCK-HIGH LOADING (16 FT. HEIGHT)

~18-22' CLEAR HEIGHT 3-PHASE,

~400 AMP ELECTRIC SERVICE

~1,500 SF OFFICE WITH 2 RESTROOMS

~LOCATED 5 MINUTES FROM THE INTERSECTION OF IH-35 & SH-45

~10 MINUTES TO TESLA FACTORY

~CLOSE PROXIMITY TO FORMULA 1 AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT (ABIA)

~ \$220K NOI

~ 5% Management Fee included in NNN

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### DELEA BECKER

Owner / Broker

512.472.8833

delea@beckreit.com



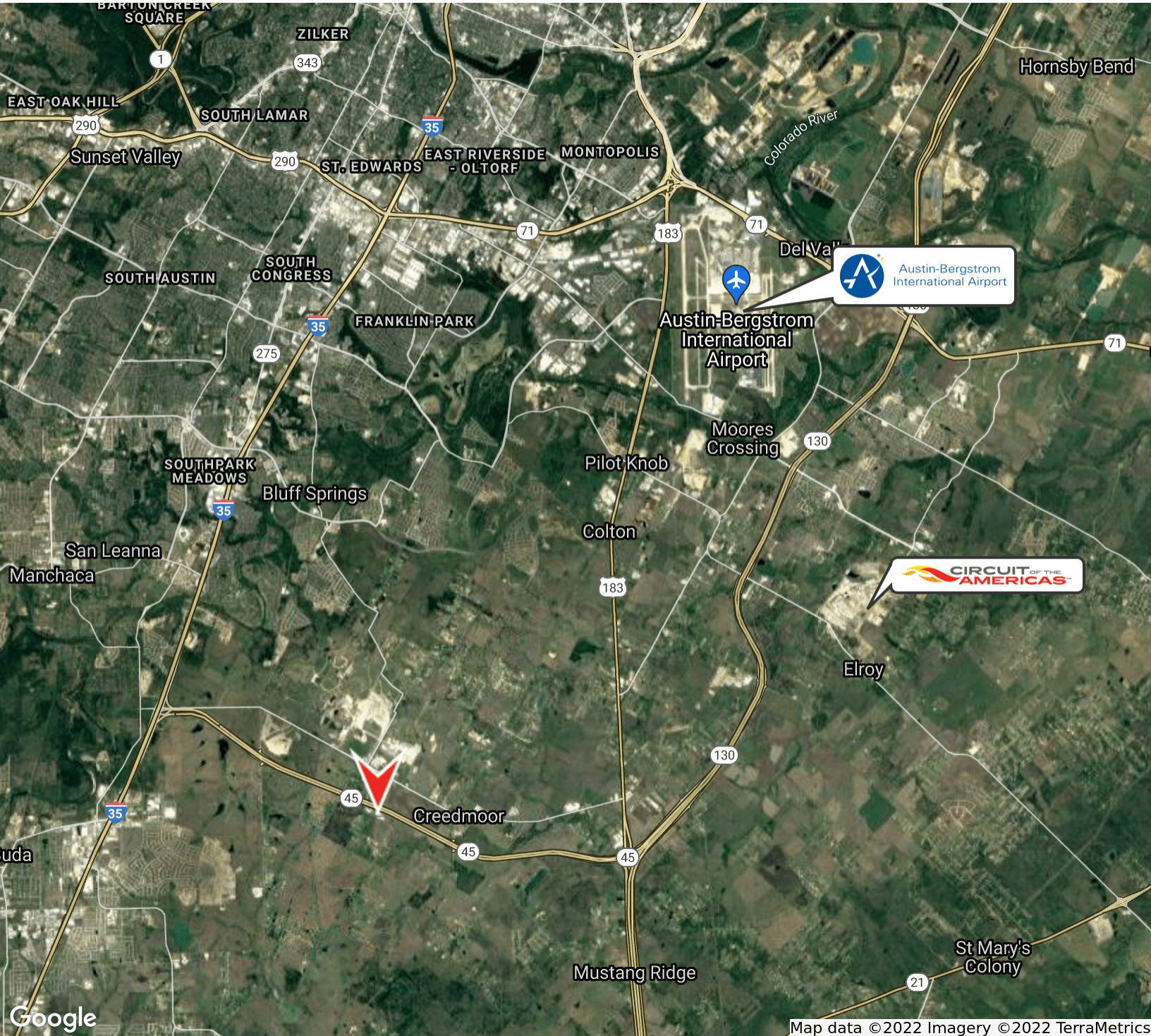


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## AERIAL OVERVIEW



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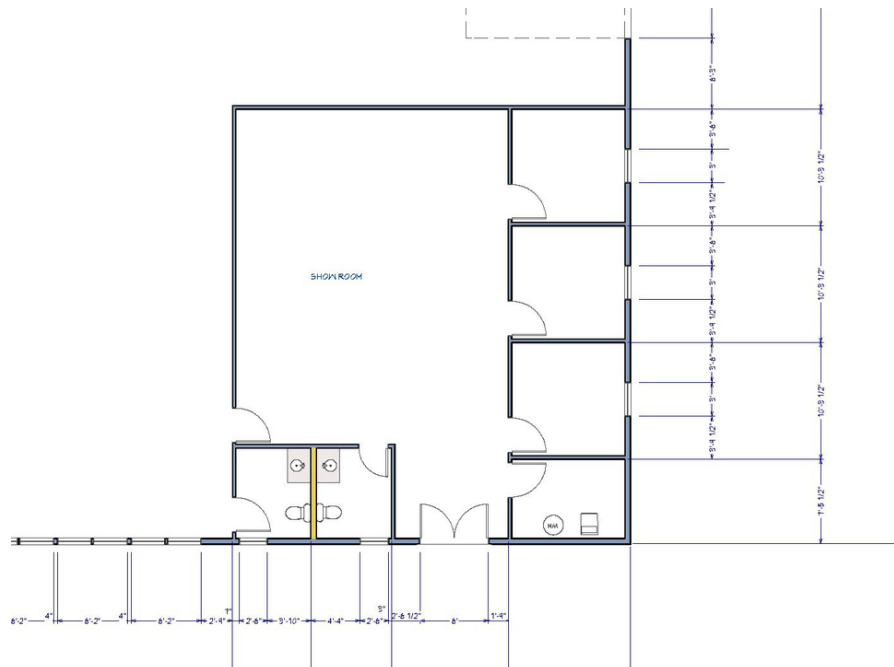
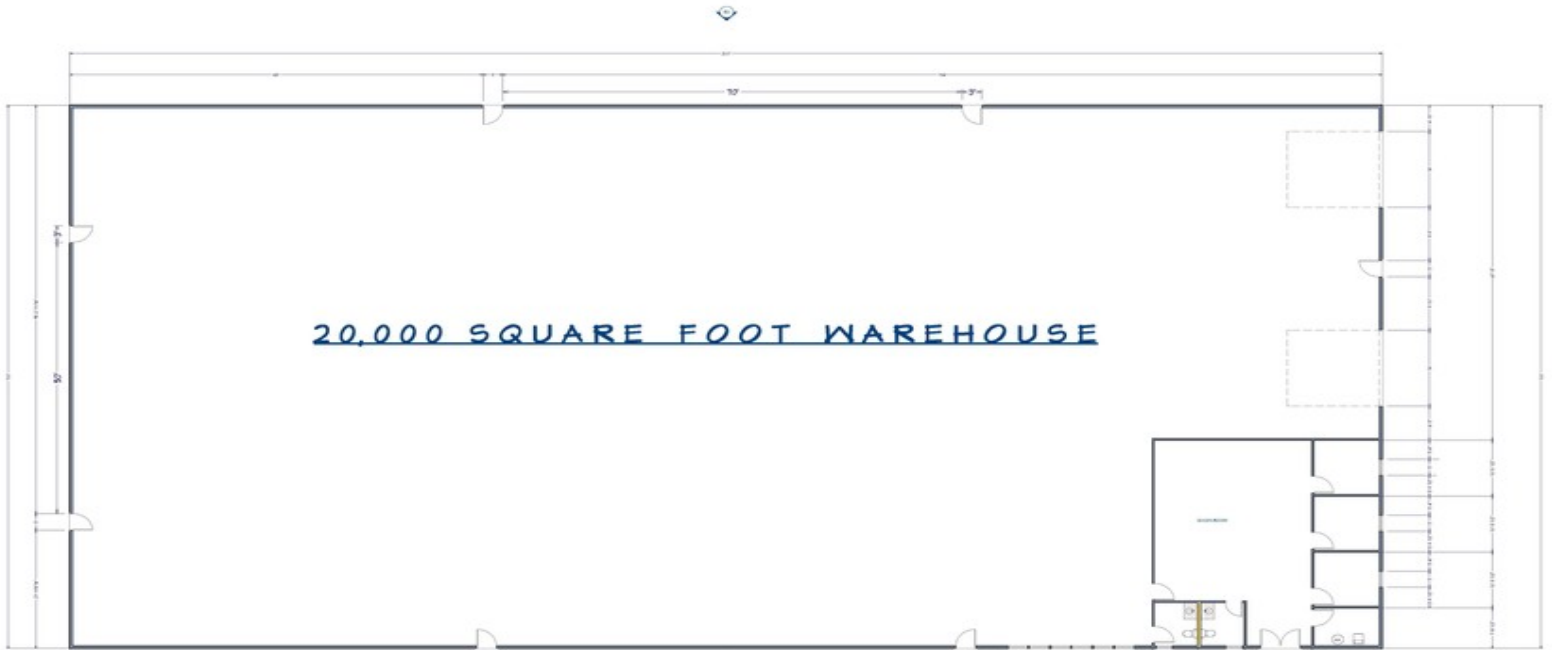
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## FLOOR PLAN



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## ADDITIONAL PHOTOS



### DELEA BECKER

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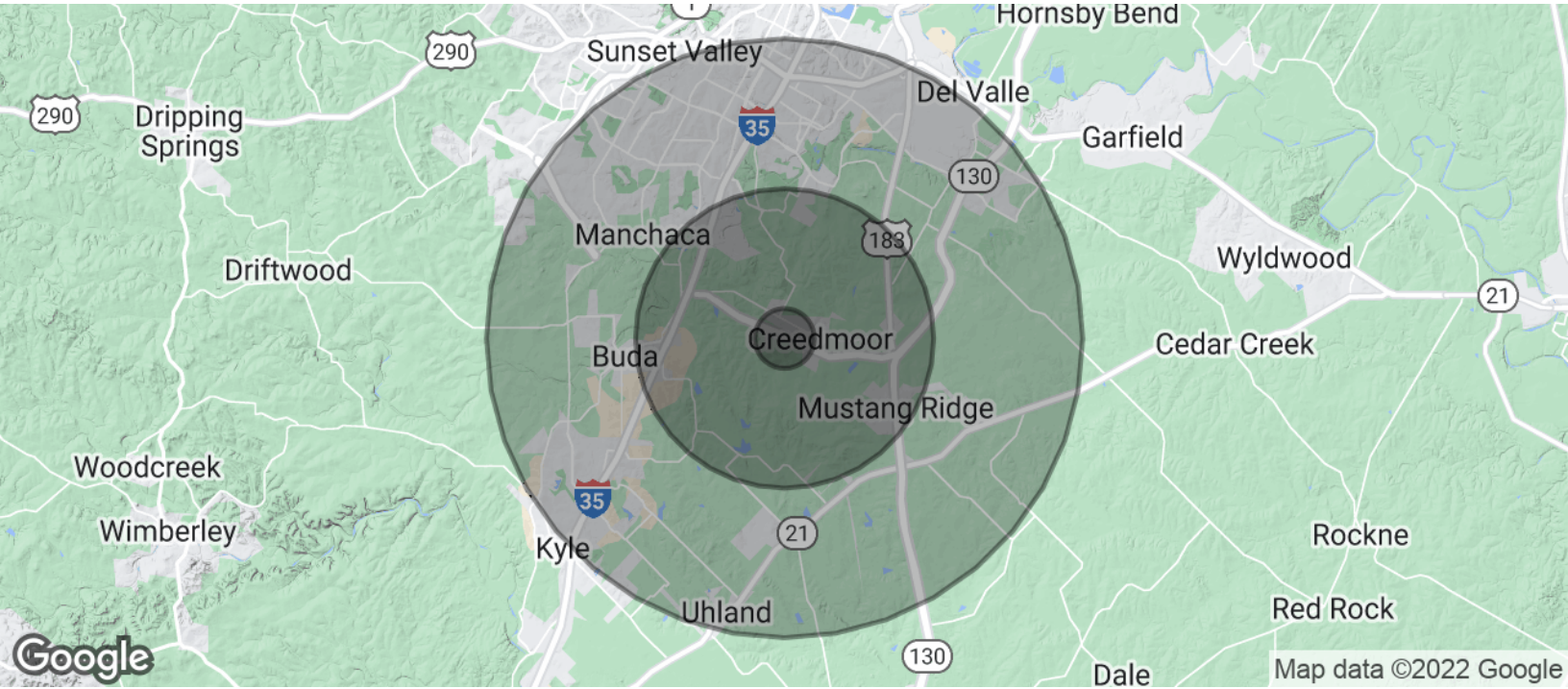


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	276	26,098	250,064
Average age	37.5	32.2	30.8
Average age (Male)	35.1	31.3	30.2
Average age (Female)	41.3	33.7	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	94	9,054	93,712
# of persons per HH	2.9	2.9	2.7
Average HH income	\$76,450	\$72,628	\$60,764
Average house value	\$167,063	\$178,619	\$175,624

\* Demographic data derived from 2010 US Census

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## FINANCIAL SUMMARY

INVESTMENT OVERVIEW	
Price	\$3,500,000
Price per SF	\$175.00
CAP Rate	6.28 %
Cash-on-Cash Return (yr 1)	5.64 %
Total Return (yr 1)	\$220,000.00

OPERATING DATA	
Gross Scheduled Income	\$291,200.00
Estimated Operating Expenses (NNN Pass Through)	\$71,200.0
Net Operating Income	\$220,000.00

FINANCING DATA	
Down Payment	\$875,000
Loan Amount	\$2,625,000
Debt Service	\$170,648
Debt Service Monthly	\$14,220
Annual Cash Flow	\$ 49,358

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