

290 Business Park

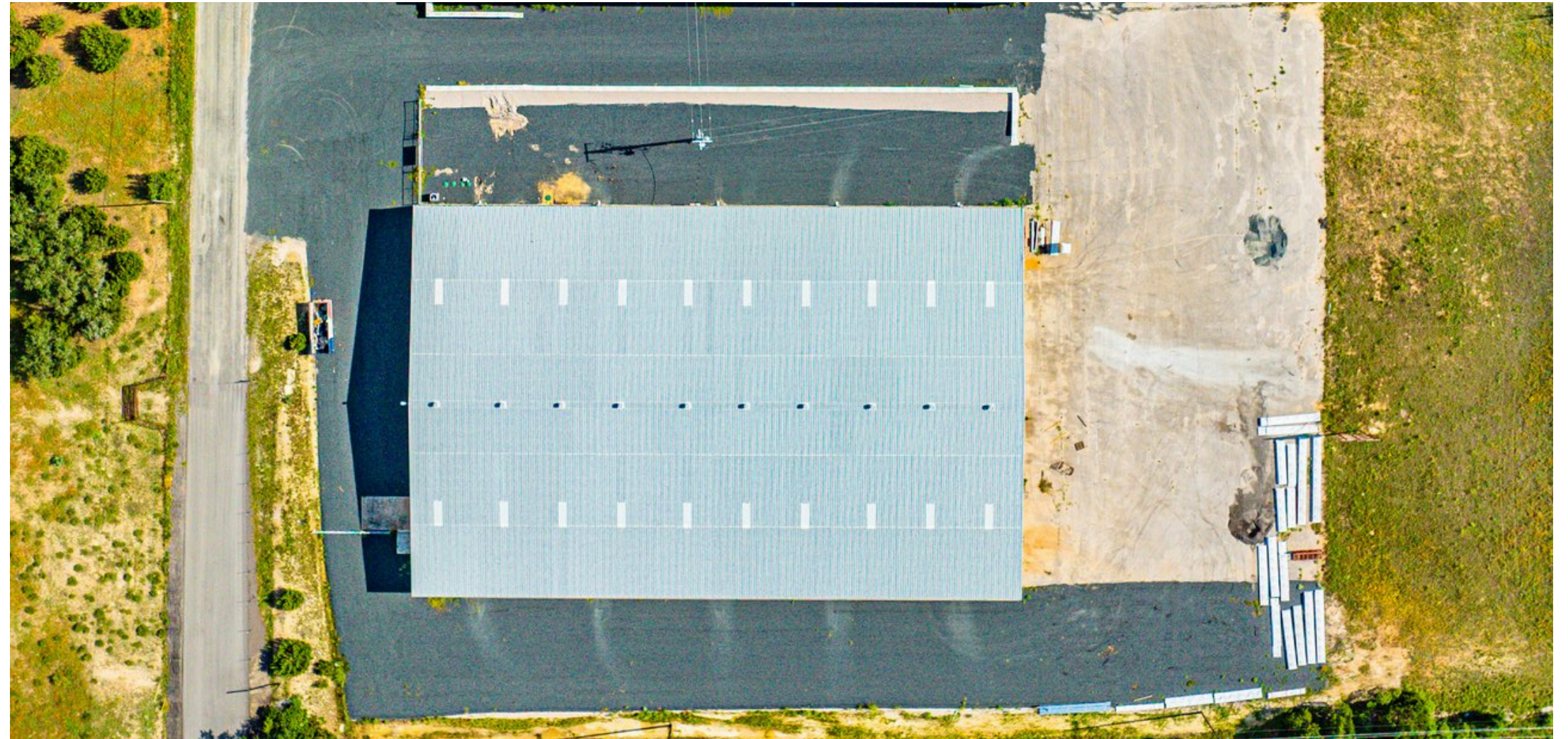


290 Business Park

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The Opportunity

Located along the Highway 290 corridor, this property provides businesses with a strategic location between Austin, Fredericksburg, Marble Falls, and Dripping Springs, offering efficient access to customers, suppliers, and workforce throughout Central Texas. Positioned within the established 290 Business Park, this 20,000 square foot industrial flex facility offers a combination of warehouse and office space designed to support a wide range of business operations.



Why Johnson City?

- Experiencing sustained growth across both the commercial and residential sectors
- Provides businesses efficient access to customers, suppliers, and workforce throughout Central Texas
- Growing regional demand for industrial, service, distribution, and contractor-oriented facilities
- Ideal location for businesses seeking to serve the expanding Central Texas market

Market Momentum

The continued migration of residents and businesses into the Hill Country has fueled demand for quality industrial and flex space, creating strong opportunities for companies seeking a scalable operating location. Ongoing population growth, business expansion, and investment in the region continue to support a healthy and growing market.

Strategic Advantages

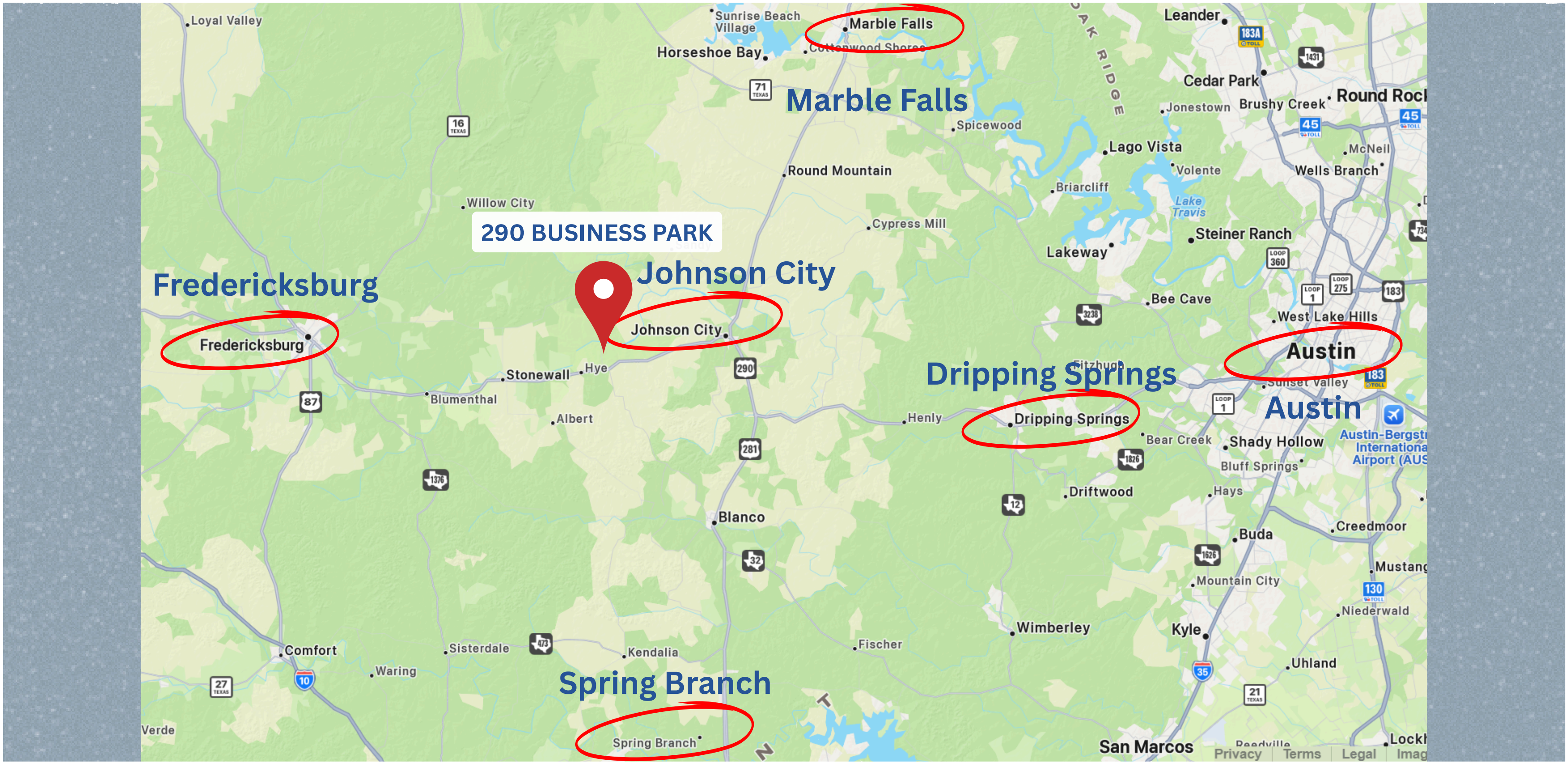
- Access to multiple regional markets from a single location
- Ability to serve both Hill Country and Greater Austin customers
- Strong location for contractors, distribution, manufacturing, and service operations
- Positioned within one of Texas' fastest-growing regions

Executive Summary

PROPERTY NAME	290 BUSINESS PARK
OFFERING PRICE:	\$10 sqft
ADDRESS:	193 Towhead Valley Rd
CITY/ STATE /ZIP:	Johnson City, TX 78636
COUNTY:	Blanco
RENOVATED:	2023
NRSF:	20,000
TOTAL UNITS:	1
PARKING:	Vehicle, Trailer, Equipment
BUILDINGS:	Office, Warehouse
ELEVATORS:	No
CONSTRUCTION MATERIALS:	Metal, Steel, Concrete, Asphalt, Gravel
EXPANSION ROOM:	Yes
OFFICE:	Yes - 2,000 sqft
WAREHOUSE:	Yes - 18,000 sqft



Area Map



The Property

Total Building Area

The property includes 20,000 total square feet of functional space designed to accommodate a variety of industrial and commercial uses. The building is efficiently configured with professional office and expansive warehouse space to support your business operations.

Office Space

2,000 square feet of professional office space featuring 3 private offices, a conference room, front counter and lobby area, kitchen, and 2 restrooms. The office layout is ideal for administrative operations and client interactions in a comfortable, welcoming environment.

Warehouse Space

18,000 square feet of open warehouse space with a restroom, high ceilings, and commercial roll-up doors. It is designed for maximum functionality, providing ample room for storage, equipment, manufacturing, or distribution operations.

Loading & Access

The property includes commercial size roll-up doors and convenient loading access for efficient shipping, receiving, and daily operations. Designed to accommodate a wide range of vehicles and equipment.

Prime Location

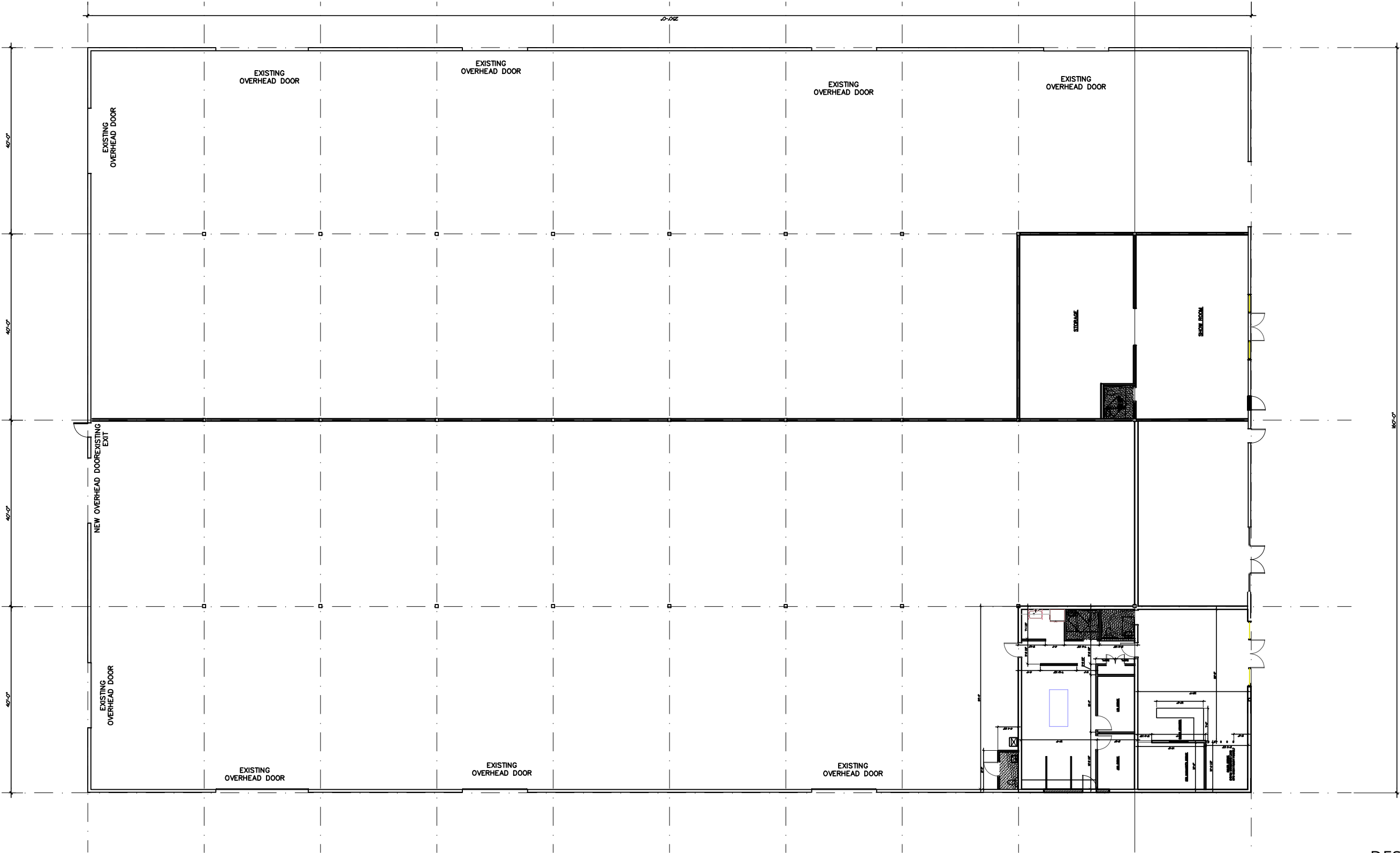
Located at 193 Towhead Valley rd in Johnson City, TX, with excellent access to US Highway 290. The property is strategically positioned in the heart of the Texas Hill Country between Austin and Fredericksburg.

Ideal Facility

This space is optimal for contractors, distribution companies, manufacturers, service businesses, equipment storage, logistics, and other industrial or flex users looking for space to grow in a rapidly expanding market.



WAREHOUSE FLOOR PLAN

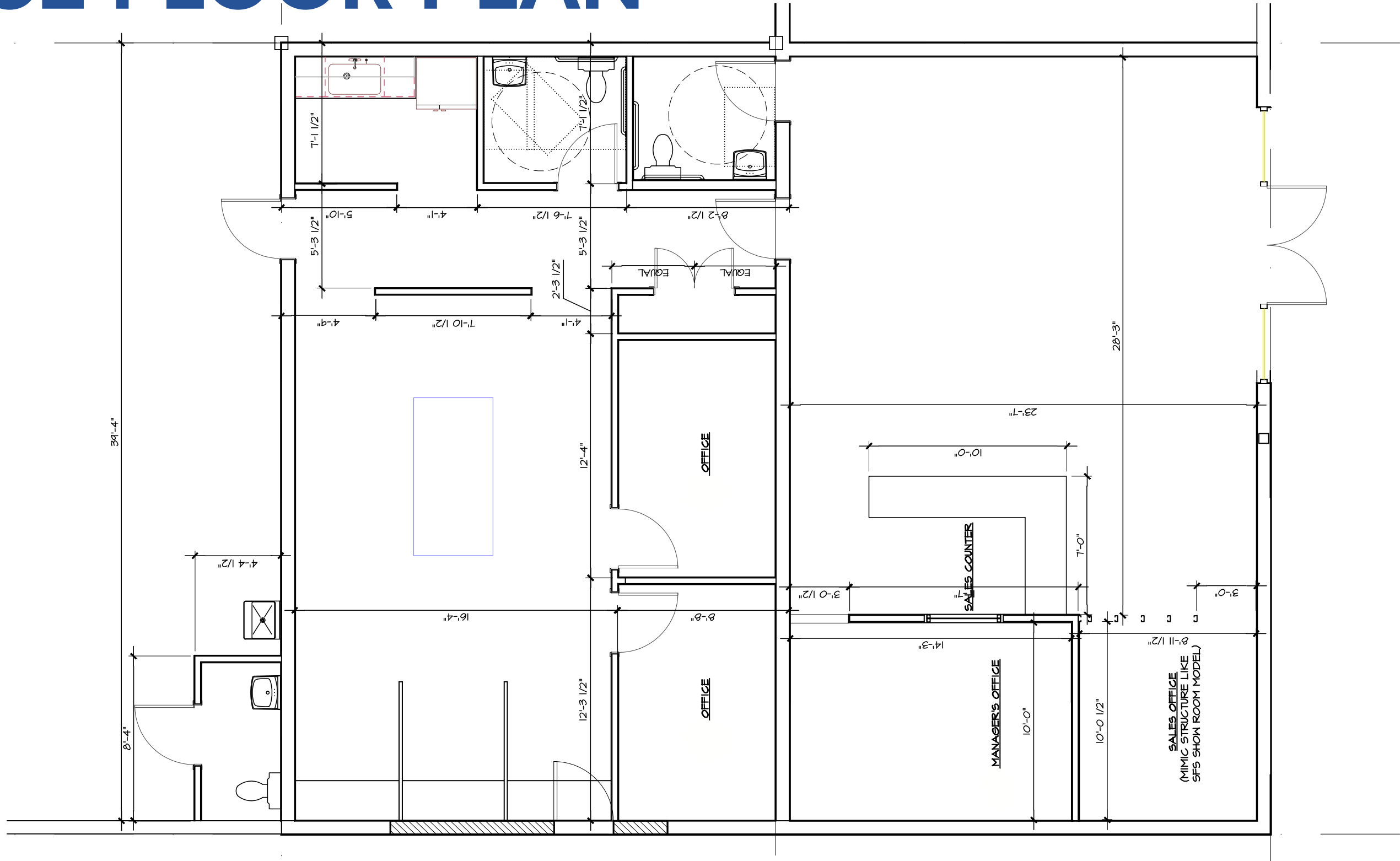


1 Building Floor Plan
Scale: N.T.S.

DESIGNS

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OFFICE FLOOR PLAN



1 Building Floor Plan — Enlarged
Scale: nts

DESIGNS

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Photos

