



OFFERING MEMORANDUM

13400 Immanuel Rd

Pflugerville, TX 78660

Presented by

The Morshed Group


MORSHED
REAL ESTATE GROUP
CHRISTIE'S
INTERNATIONAL REAL ESTATE

OFFERING

Address:	13400 Immanuel Road
Type:	Flex/Industrial
Year Built:	2012
Lot Size:	1.94 Acres
Building Size:	12,000+/- SF
Clear Height:	20'+ Warehouse
Avail. SF:	935 SF Suite B – Ready to Lease
Overhead Doors:	3 Overhead Doors + 1 Loading Dock
HVAC:	Fully Conditioned Throughout





PROPERTY SUMMARY

13400 Immanuel Road sits in Dessau Business Park in the North Austin/Pflugerville growth corridor. The property offers a clean, as-is path for an owner-user to control their footprint or an investor to acquire in-place income with near-term upside. Howard Lane connectivity provides efficient access via both IH-35 and SH-130. The building works for a wide range of industrial service and commercial operations, with fully HVAC'd warehouse, reconfigurable layout, and high Class B finishes.

The property features three overhead doors, one loading dock, and 20'+ clear height in the warehouse, with fully conditioned space throughout. Two tenants are currently in place on NNN leases, with one 935 SF suite available for immediate lease-up. At \$233.25/SF and a 6.31% in-place cap rate, the asset offers immediate cash flow with a clear path to 6.91% stabilized yield at the \$2,799,000 asking price.



HIGHLIGHTS

- Dessau Business Park – established industrial node
- Howard Lane – direct IH-35 & SH-130 access
- 15 min to downtown Austin, 5 min to Austin Executive Airport
- North Austin/Pflugerville growth corridor

FINANCIAL SUMMARY

Asking Price:

\$2,799,000

Cap Rate:

6.31% / 6.91% Stabilized

NOI:

\$176,628 / \$193,458 Stabilized

Occupancy:

2 Tenants In-Place / 1 Suite Vacant

Price/SF:

\$233.25/SF

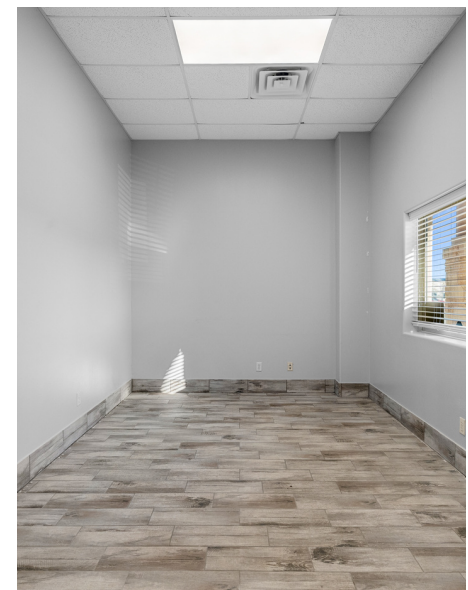
Investor Opportunity

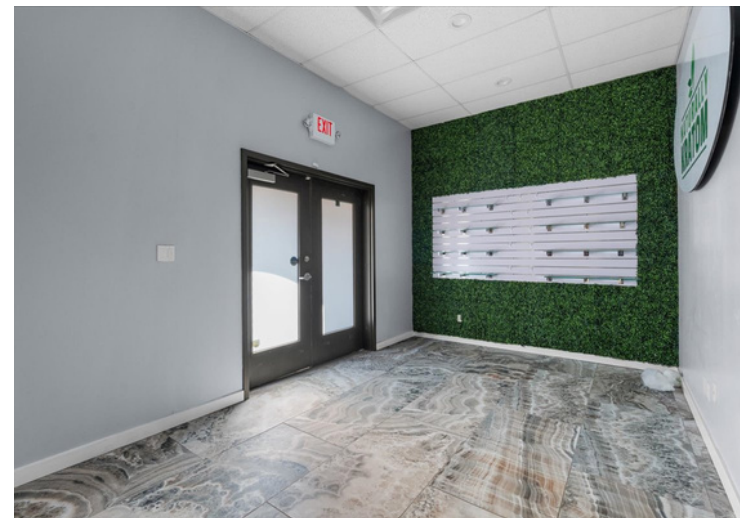
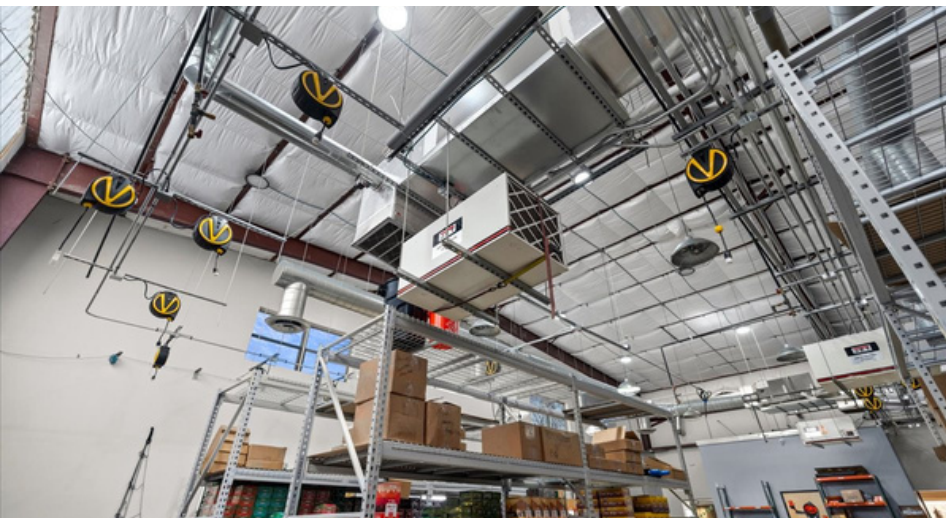
- In-place income: 2 active NNN leases generating \$18,904/mo base rent
- Lease-up upside: 935 SF Suite B vacant and ready for immediate lease-up
- NNN structure: tenants reimburse operating expenses – minimal landlord overhead
- Strong cap rates: 6.31% in-place, 6.91% stabilized at \$2,799,000 ask

Owner-User Opportunity

- Control your footprint: own 12,000+/- SF Flex/Industrial at \$233.25/SF
- Immediate usability: fully HVAC'd warehouse with 20'+ clear height and 3 OHDs
- Income offset: existing tenants cover carrying costs while you occupy
- Long-term wealth creation: build equity in the North Austin/Pflugerville growth corridor

Financial Projections (NNN)	
Building Size	12,000+/- SF
Projected Rental Rate	\$16.12/SF NNN
Gross Potential Income	\$203,640
Maintenance Reserve (5%)	\$10,182
Total Operating Expenses	\$10,182
Net Operating Income	\$193,458
Projected Cap Rate	6.91%





Location & Accessibility

1. Dessau Business Park
2. Austin Executive Airport
3. Howard Lane Corridor
4. Downtown Austin (15 min)
5. The Domain
6. Round Rock
7. Pflugerville City Center



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