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Colliers

Offering Memorandum

Single-Tenant Industrial Investment Opportunity

7019 Burleson Rd, Building 4, Austin, TX 78744

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Confidentiality Agreement

Offered Exclusively By:

Jason Tangen

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This Offering Memorandum contains select information pertaining to the business and affairs of **We Level It, Ltd.** located at **7019 Burleson Rd, Austin, TX** (the "Property"). It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1) The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **7019 Burleson Rd, Austin, TX** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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Executive Summary

NNN Industrial Investment | 7019 Burleson Rd, Building 4

The property offers investors the opportunity to acquire a strategically located industrial asset in Southeast Austin, one of the city's fastest-growing and most supply constrained industrial corridors. The ±15,000 SF facility is positioned on a functional site with ample circulation and parking, providing efficient access and usability for a wide range of warehouse, distribution, service, and light industrial users. Located just minutes from Austin-Bergstrom International Airport and with immediate connectivity to US-183, SH-71, and IH-35, the property benefits from exceptional regional accessibility throughout the Austin metro and Central Texas markets.

This offering presents a compelling combination of durable industrial fundamentals, strategic infill positioning, and long-term appreciation potential within one of Texas' strongest economic growth markets. Austin's continued expansion across technology, manufacturing, logistics, and service sectors provides a strong foundation for sustained occupancy and future rental growth, making Building 4 an attractive investment opportunity for both institutional and private capital.

Asset Profile

Address	7019 Burleson Rd, Building 4, Austin, TX 78744
NOI	\$233,850.00 (Based on July 2026 Closing)
Cap Rate	Call Broker for Guidance
Occupancy	100% - Single Tenant
NRA	15,000 SF
Yard Area	±14,274 SF Dedicated Yard (Fenced and Secured)
Year Built	2020 Original Construction
Zoning	LI
Price	Call Broker for Guidance

Investment Highlights:

- **Modern construction:** The building was constructed in 2020, providing improved efficiency, sustainability, and flexibility in terms of operational performance and cost savings.
- **Functional industrial facility:** Efficient building configuration suitable for warehouse, distribution, manufacturing, showroom, and service-oriented industrial users.
- **Strategic location:** Located within a highly supply-constrained submarket where increasing land costs and limited industrial-zoned sites continue to support strong occupancy fundamentals and rental growth.
- **Strong site functionality:** Well-designed circulation, parking, and truck maneuverability enhance operational efficiency and tenant usability.
- **Long-term lease commitment:** The property is backed by a newly executed long-term lease providing stable in-place cash flow and predictable income through April 2031.

Property Information

Offering Memorandum | 7019 Burlison Rd, Building 4



Property Summary

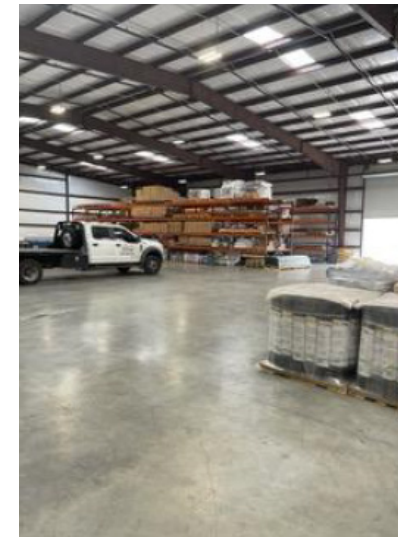
Address	7019 Burleson Rd, Building 4, Austin, TX 78744
Building Size	15,000 SF
Office Size	±2,556 SF
Occupancy	100% - Single-tenant
County	Travis
Year Built	2020 Original Construction
Yard Area	±14,274 SF Dedicated Yard (Fenced and Secured)
Loading	(1) 20' x 20' & (2) 16' x 20' Grade Level Doors
Additional	Sprinklered Building Zoned LI 400 Amps Power



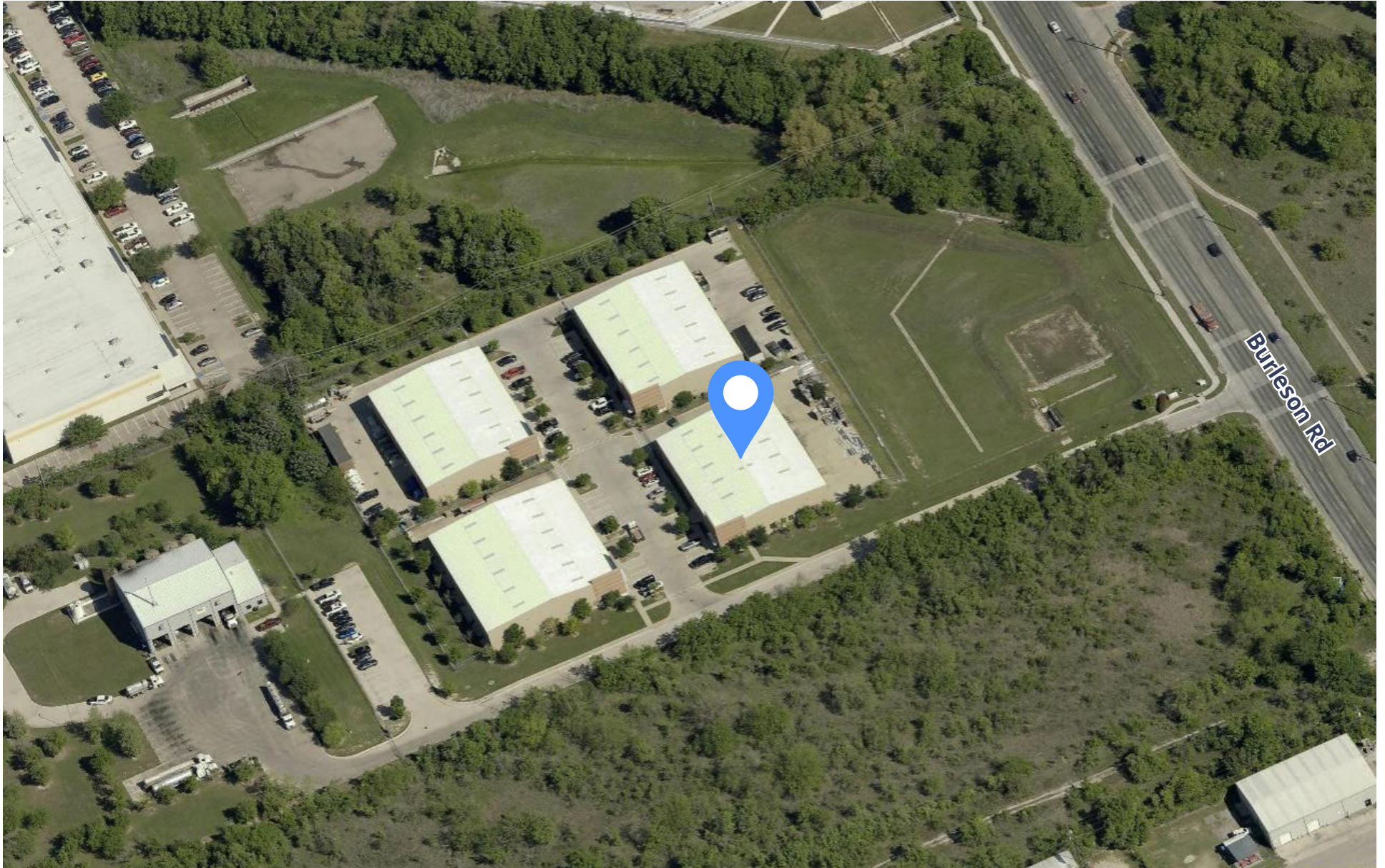
7019 Burleson Rd, Building 4 is a ±15,000 SF industrial warehouse facility located within a professionally maintained industrial park in Southeast Austin. The building features a highly functional rectangular configuration designed to accommodate warehouse, distribution, and light manufacturing operations. The site layout provides excellent circulation and maneuverability, with multiple parking areas positioned around the building to support employees, visitors, and operational needs. The property's efficient truck access and loading capabilities make it well-suited for service and logistics users requiring practical day-to-day functionality.

The facility is situated on a well-configured site with generous paved areas and direct accessibility from Burleson Road, offering convenient ingress and egress for commercial vehicles and deliveries. Building 4 benefits from strong visibility within the park while maintaining operational privacy and ease of access. Its location within Southeast Austin places the property in close proximity to Austin-Bergstrom International Airport, downtown Austin, Tesla Giga Texas, and several major transportation corridors including US-183, SH-71, and IH-35.

Building Photos

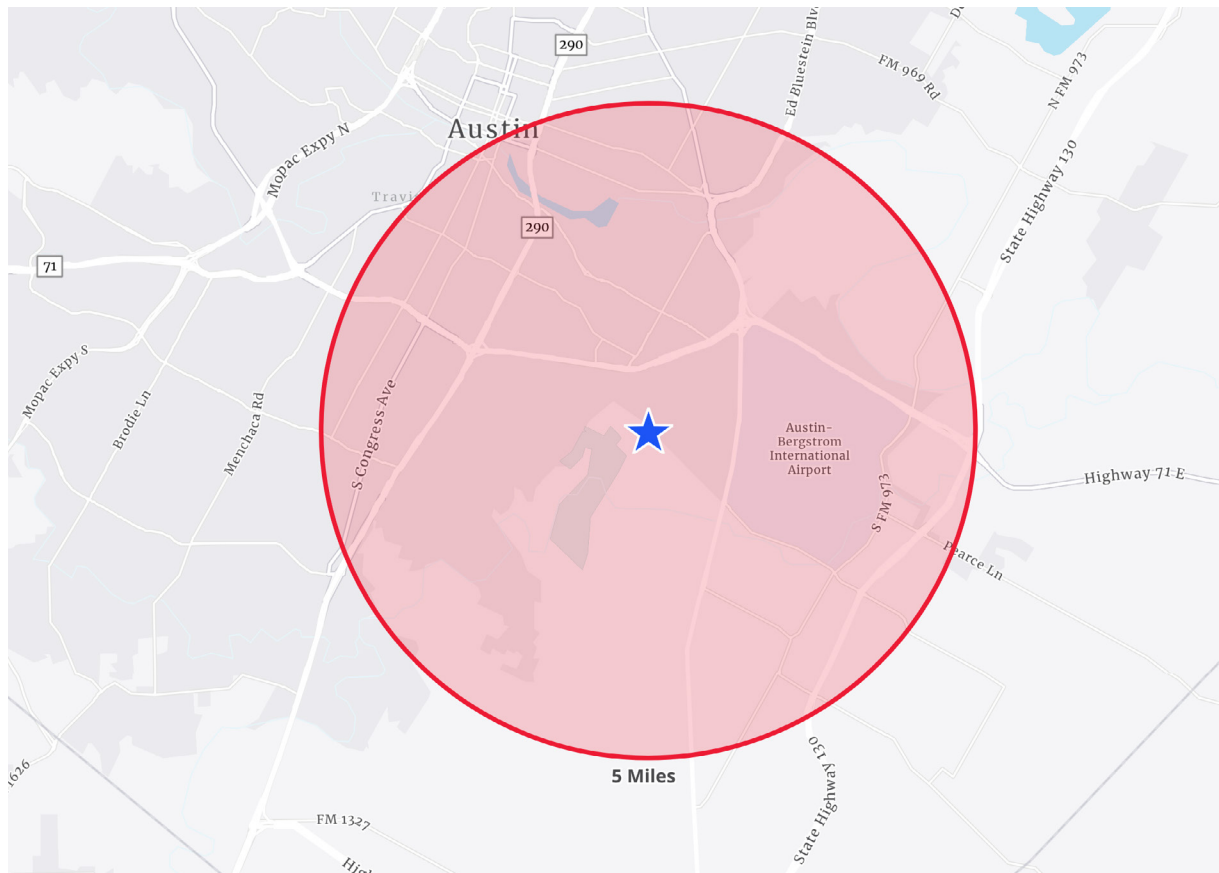


Property Aerial



Location Overview

Located in Southeast Austin, the property is strategically positioned within one of the region's most active industrial growth corridors. The property benefits from immediate access to US-183, SH-71, IH-35, and Austin-Bergstrom International Airport, providing exceptional connectivity throughout the Austin metro and Central Texas markets. Its location places tenants within minutes of downtown Austin, Tesla Giga Texas, and several of the region's largest employment and logistics hubs, making the area highly desirable for warehouse, manufacturing, service, and distribution users seeking efficient access to labor and transportation infrastructure.



5 Mile Demographics

220,132

Total Population

94,483

of Households

\$108,960

Avg. Household Income

95,645

of Employees

10,230

of Businesses

Tenant Overview

Offering Memorandum | 7019 Burlison Rd, Building 4



Lease Abstract

Tenant	We Level It, Ltd. (welevelit.com)
Rentable Sq. Ft.	15,000 SF
Initial Lease Term	62 Months
Lease Expiration Date	April 30, 2031
Expense Structure	NNN Lease Structure
Reimbursements	Tax, Insurance, CAM (Inclusive of POA and 3% Management Fee) - 2026 Budget \$4.90/SF Annually
Annual Escalations	3.5%
Renewal Option	Two - 3 year options, each at FMV

Rent Schedule

From	To	Base Monthly	Base Rent PSF	Annual Base Rent
Current	4/30/2027	\$19,375.00	\$15.50	\$232,500.00
5/1/2027	4/30/2028	\$20,053.13	\$16.04	\$240,637.56
5/1/2028	4/30/2029	\$20,754.98	\$16.60	\$249,059.76
5/1/2029	4/30/2030	\$21,481.41	\$17.19	\$257,776.92
5/1/2030	4/30/2031	\$22,233.26	\$17.79	\$266,799.12



CEN★TEX
FOUNDATION REPAIR

Tenant Summary



We Level It is a Central Texas-based foundation repair and concrete leveling company that has been serving residential and small commercial clients since 1992. Headquartered in Austin, Texas, the company specializes in foundation repair, concrete lifting and leveling, driveway and sidewalk leveling, slab stabilization, and related structural services throughout the Austin, Waco, Temple, and San Antonio markets.

Operating under the CenTex Foundation Repair brand, the company is known for its long-standing regional presence, customer-focused approach, and emphasis on honest evaluations and durable repair solutions. Services include pier and beam foundation repair, concrete slab repair, polyurethane concrete lifting, and soil stabilization solutions designed to address the movement and settlement issues commonly associated with Central Texas clay soils.

The company maintains an A+ rating with the Better Business Bureau and has developed a strong reputation across Central Texas for responsive service, experienced crews, and long-term warranty-backed repair programs. Its customer base includes homeowners, property managers, and small commercial operators seeking preventative maintenance and structural stabilization solutions.



Corporate Headquarters
Austin, TX



1992
Year Founded



3 Locations
Across Central Texas



welevelit.com
Company Website

Additional tenant information available upon request

Market Overview

Offering Memorandum | 7019 Burlison Rd, Building 4





Austin

OVERALL VACANCY RATE

22.3% ▼ YOY ▲ Forecast

NET ABSORPTION (SF)

177.2k ▼ YOY ▲ Forecast

UNDER CONSTRUCTION (SF)

7.5M ▼ YOY ▲ Forecast

OVERALL ASKING LEASE RATES (NNN)

\$12.97/SF ▼ YOY ▲ Forecast

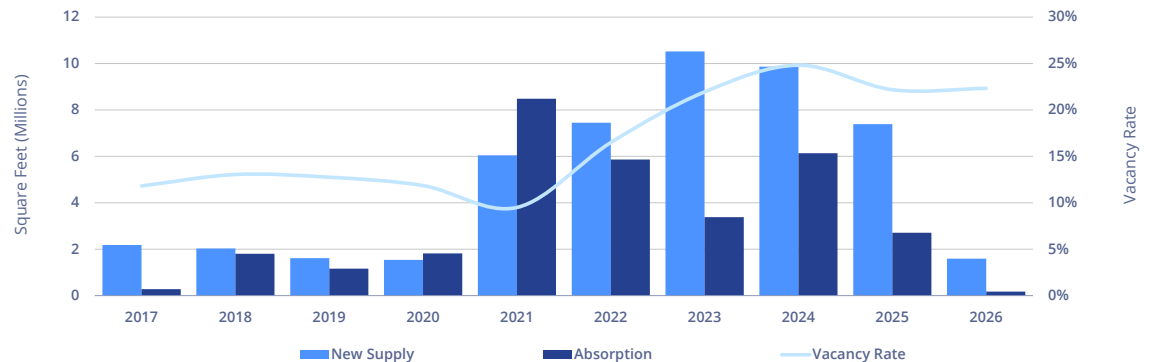
MARKET TRENDS

- **Net Absorption:** Leasing momentum remained positive, with net absorption totaling 177,188 square feet for the first quarter
- **Overall Vacancy:** The vacancy rate increased marginally to 22.3% quarter-over-quarter
- **Under Construction:** Construction activity continued to decline, with the pipeline shrinking to 7.5 million square feet from 8.8 million square feet, consistent with 2025 trends
- **Asking Rents:** Rents adjusted downward to \$12.97 per square foot, reflecting ongoing pricing pressure and increased tenant leverage

HISTORIC COMPARISON

	25Q1	25Q4	26Q1
Total Inventory	98.5M	103.0M	104.6M
New Supply	2.9M	1.8M	1.6M
Net Absorption	1.3M	535.2k	177.2k
Overall Vacancy Rate	24.1%	22.2%	22.3%
Under Construction	8.1M	8.8M	7.5M
Overall Asking Lease Rates (NNN)	\$ 13.09	\$ 13.20	\$ 12.97

MARKET TRENDS



Q1 vacancy rose to 22.3%, remaining below last year's level for the same period. Early signs suggest 2026 may bring a better balance of supply and demand, helping offset rising vacancy and the decline in net absorption from last quarter.



7019 Burleson Rd, Bldg 4, Austin, TX

MARKET CONTINUES TO ADJUST TO OVERSUPPLY

In Q1 2026, Austin’s industrial sector maintained momentum from 2025, with total inventory reaching 104.6 million square feet. New supply totaled 1.6 million square feet, while net absorption fell to 177,188 square feet, indicating persistent oversupply rolling over from last year’s trends of oversupply. The construction pipeline declined to 7.5 million square feet from 8.8 million, signaling an adjustment toward a more balanced market. The market’s strong technology presence, skilled workforce and recent leases from companies such as NCS Pearson, Inc. and Infinity Link Logistics LLC continue to attract diverse tenants, supporting long-term industrial growth amid evolving market dynamics.

RECENT TRANSACTIONS

- | | | | |
|--|---|--|---|
| | <p>New Lease
Baer Manufacturing
4805 N Interstate 35
Georgetown
606,000 SF</p> | | <p>New Lease
Infinity Link Logistics LLC
14501 Hwy 79
Georgetown
87,000 SF</p> |
| | <p>New Lease
American Metals Supply Co
19200 Marketplace Ave
Hays County
73,678 SF</p> | | <p>Renewal
NCS Pearson, Inc.
400 Center Ridge Dr
Northeast
60,000 SF</p> |
| | <p>Sale
1300 E Anderson Ln
Northeast
160,000 SF
\$76 PSF
Artivion Inc.</p> | | |

Warehouse / Distribution

At the end of first quarter 2026, building inventory in the Austin Warehouse/Distribution Market consisted of 81,072,227 square feet in 778 properties. Net absorption year-to-date through first quarter 2026 was 263,787 square feet. The vacancy rate stood at 23.0%, an increase from the rate of 19.4% reported at this time last year. Quoted rental rates averaged \$11.85 NNN per square foot, which is relatively flat compared to the rate of \$12.13 NNN from the same quarter last year. As of end of Q1 2026, 10 properties were delivered year-to-date, totaling 1,599,629 square feet, and 5,439,968 square feet in 47 properties were under construction.



778
of buildings



263.8k SF
net absorption YTD



81.1 MSF
overall market size



5.4 MSF | 47 Bldgs
under construction



\$11.85
asking rate PSF (NNN)

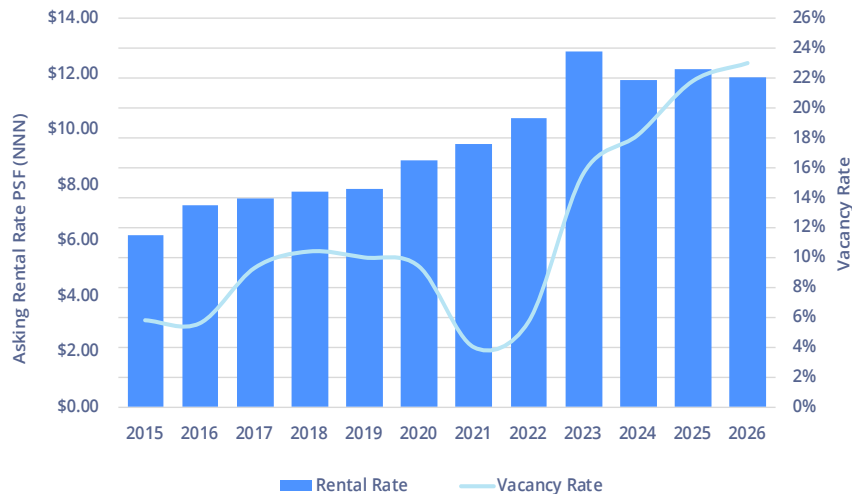


1.6 MSF | 10 Bldgs
new supply

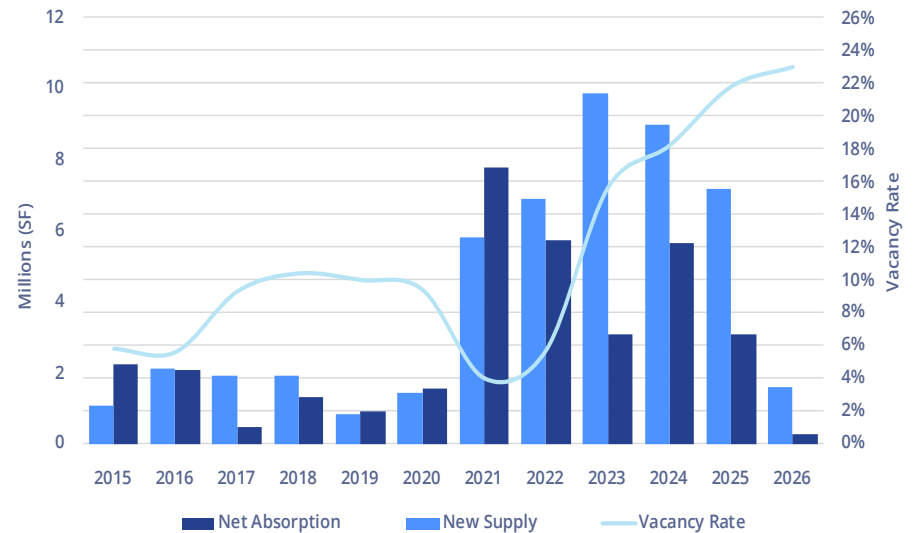


23.0%
vacancy rate

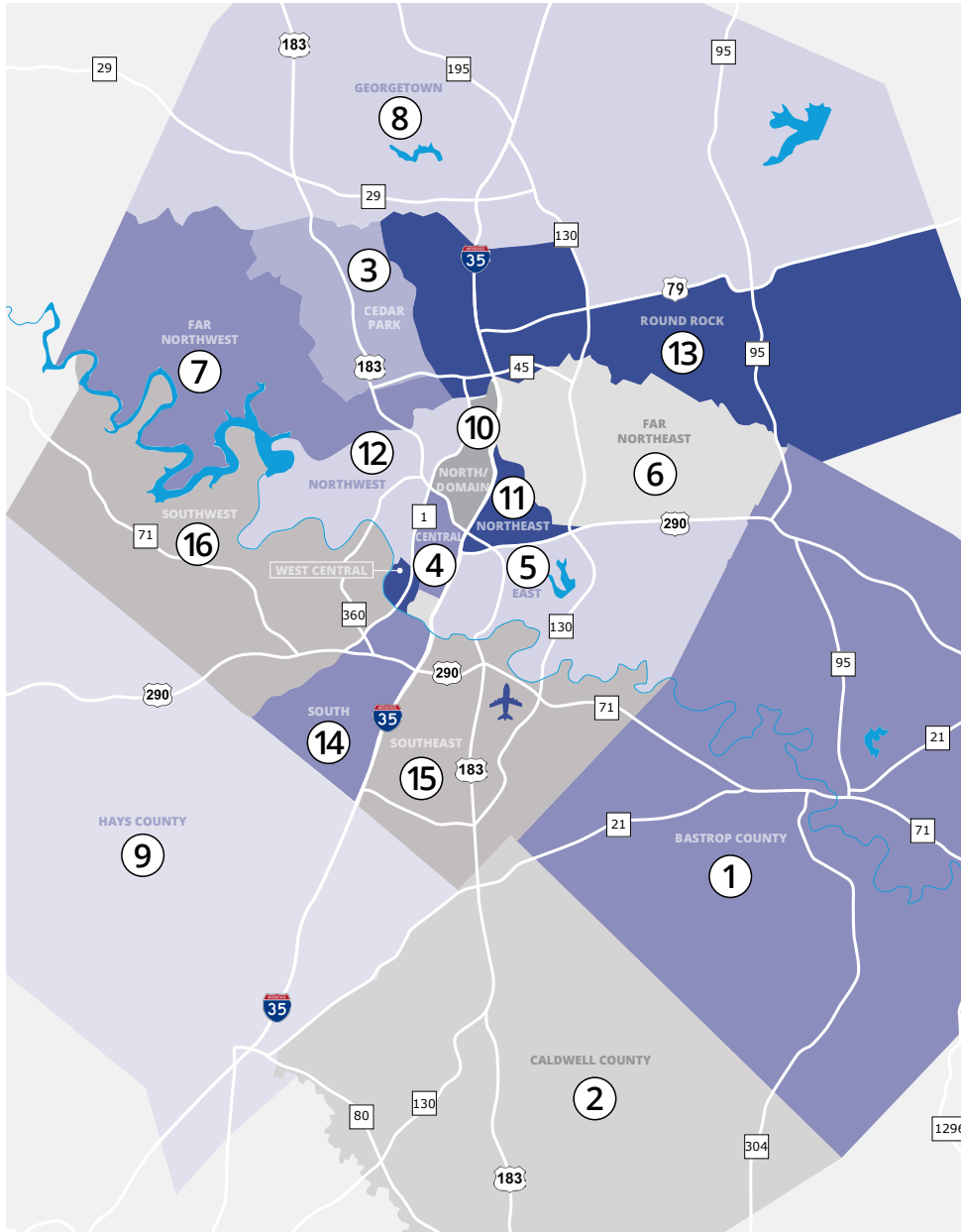
VACANCY AND RENTAL RATE TREND



NEW SUPPLY, NET ABSORPTION AND VACANCY TREND



Austin Industrial Market



Submarket	Buildings	RBA	Vacancy Rate	Absorption (YTD)	New Supply	Under Construction
1 Bastrop	15	950,452	1.9%	0	0	30,000
2 Caldwell	9	866,331	22.6%	0	0	0
3 Cedar Park	23	1,448,715	12.2%	67,346	0	1,084,655
4 Central	19	845,872	7.0%	(10,512)	0	0
5 East	56	6,330,267	32.8%	34,532	0	826,008
6 Far Northeast	91	13,768,016	15.0%	(137,934)	0	815,081
7 Far Northwest	12	492,446	3.8%	2,850	0	0
8 Georgetown	117	14,341,914	29.2%	(173,039)	362,201	497,150
9 Hays	118	14,721,883	23.9%	137,501	1,237,428	377,300
10 North	180	12,839,938	17.0%	(178,039)	0	0
11 Northeast	113	9,954,367	19.4%	444,032	0	45,000
12 Northwest	25	2,778,295	18.7%	(105,668)	0	0
13 Round Rock	71	5,716,123	25.2%	(76,233)	0	1,073,018
14 South	20	1,388,388	3.4%	(9,046)	0	303,112
15 Southeast	201	17,643,811	26.0%	213,248	0	2,417,073
16 Southwest	10	560,225	66.4%	(30,200)	0	0
Total Market	1,080	104,647,043	22.3%	177,188	1,599,629	7,546,397



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Email	_____ Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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