

# REDEMPTION MILL BUSINESS PARK

## Brand New Industrial Warehouse

606 Mill Run, Kerrville, TX 78028



### Property Highlights

- 27,200 SF warehouse development on 5.15 acres.
- 5 warehouse buildings
- Starting at 3,000 SF
- Single user building 6,000 SF
- Grade and dock loading available
- Drive through warehouse capability
- 3 phase power / LED lighting
- Private yard areas
- Concrete pad parking with large truck accessibility
- Custom office, w/ office and warehouse restrooms
- Adjacent gated/fenced 6.1 acres w/ 4K SF storage

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# PROPERTY SUMMARY

Redemption Mill Business Park  
606 Mill Run | Kerrville, TX 78028



## Property Summary

Building SF:	27,200
Lease Rate:	\$14.00 - \$16.00 NNN
Lot Size:	5.15 acres
Parking:	Generous, Concrete Pad
TI Allowance:	Office/Restroom
Power:	3 Phase
Clear Height:	17' to 21'
O/H Doors:	14' x 14'
Suite Sizes:	Starting at 3K SF
Building Sizes:	6K SF
Yard Areas:	Behind buildings
Year Built:	2024
Zoning:	ETJ

## Property Overview

Project consists of 5 warehouse buildings totaling 27,200 SF on 5.15 acres. Concrete pad parking with large truck accessibility. Buildings have 3 phase power, yard areas & ability to customize office area.

- WAREHOUSE SPACE starting at 3,000 SF with two (2) oversized warehouse doors; Single User Buildings are 6,000 SF; A variety of spec offices available for immediate move-in.

- MULTIPLE BUILDINGS available with additional capability for build to suit.

- LAND LEASE: Adjacent 6.1 Acre site, fenced and gated, with 4,000 SF storage structure (partially enclosed with canopy)

## Location Overview

Kerrville's newest option for quality warehouse space located just off Junction Hwy with easy access to IH-10.



# PROPERTY PHOTOS

Redemption Mill Business Park  
606 Mill Run | Kerrville, TX 78028





# PROPERTY PHOTOS

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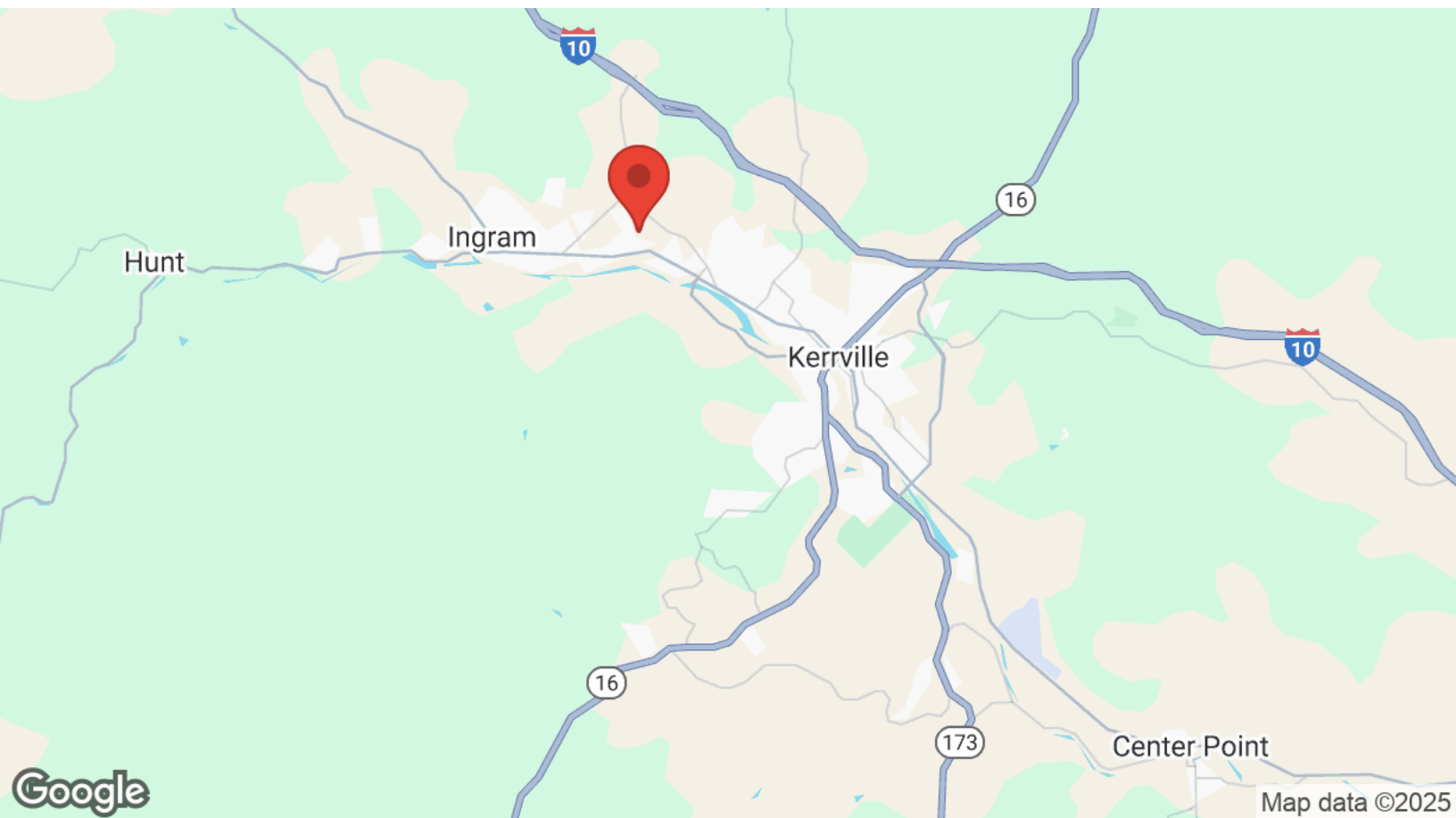
# PROPERTY PHOTOS

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## LOCATION MAPS

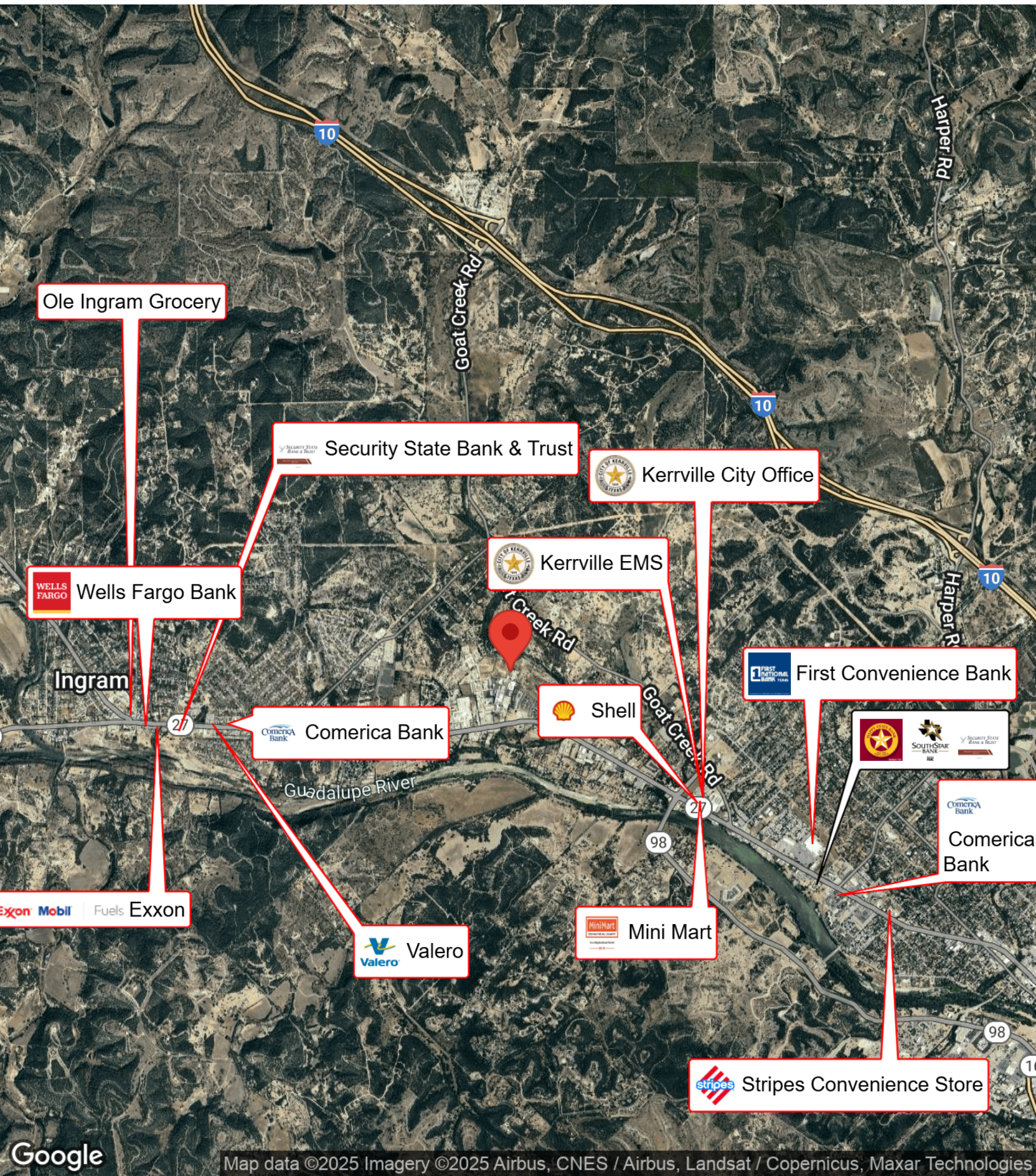
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# BUSINESS MAP

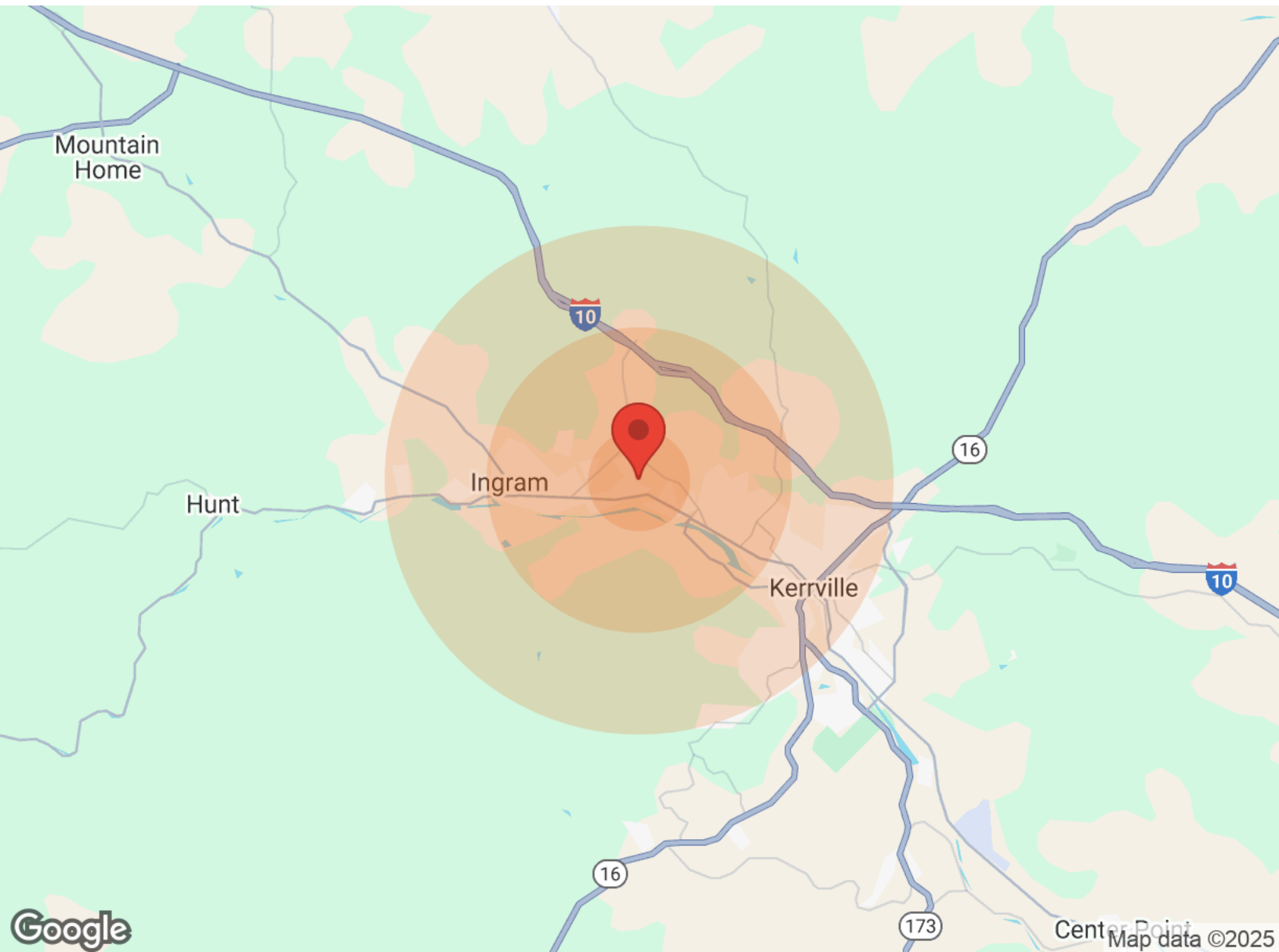
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## DEMOGRAPHICS

Redemption Mill Business Park  
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,662	11,377
Female	N/A	5,573	12,885
Total Population	N/A	10,235	24,262

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,579	4,030
Ages 15-24	N/A	1,191	2,904
Ages 25-54	N/A	3,169	7,968
Ages 55-64	N/A	1,273	3,019
Ages 65+	N/A	3,023	6,341

Race	1 Mile	3 Miles	5 Miles
White	N/A	9,711	21,904
Black	N/A	14	388
Am In/AK Nat	N/A	27	44
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,475	5,481
Multi-Racial	N/A	924	3,700

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$58,074	\$38,954
< \$15,000	N/A	483	1,300
\$15,000-\$24,999	N/A	475	1,511
\$25,000-\$34,999	N/A	598	1,323
\$35,000-\$49,999	N/A	807	1,917
\$50,000-\$74,999	N/A	885	1,850
\$75,000-\$99,999	N/A	518	922
\$100,000-\$149,999	N/A	463	835
\$150,000-\$199,999	N/A	214	478
> \$200,000	N/A	96	218

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,069	11,302
Occupied	N/A	4,571	10,137
Owner Occupied	N/A	3,422	7,009
Renter Occupied	N/A	1,149	3,128
Vacant	N/A	498	1,165





## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Elize Pruske</b>	<b>0367619</b>	<b>epruske@epcommercialrealestate.com</b>	<b>(210)416-3491</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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Elize Pruske

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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# DISCLAIMER / DISCLOSURES

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606 Mill Run | Kerrville, TX 78028

## DISCLAIMER AND DISCLOSURES

### GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

### DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

**EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.**

### HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

### ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

### FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA"), to determine the potential flood risk of their Property.