

Redemption Mill Business Park

New Industrial Warehouse

606 Mill Run | Kerrville, TX 78028



Property Highlights

- 27,200 SF warehouse development
- Located on 5.15 acres
- 5 warehouse buildings
- Starting at 3,000 SF
- Single user building 6,000 SF
- Grade and dock loading
- Drive through warehouse capability
- 3 phase power / LED lighting
- Private yard areas
- Concrete pad parking and court area
- Large truck accessibility
- SPEC office warehouse units MOVE-IN READY

FOR LEASING INFORMATION

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PROPERTY SUMMARY

Redemption Mill Business Park
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Property Summary

Building SF:	27,200
Lease Rate:	\$14.00 NNN (\$2..50)
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 with ability to customize office area.

Remaining Building - For Lease
Building 4 - 6,000 SF flex warehouse (divisible to 3,000 SF).

One 6,000 SF single user spec building available for immediate move-in. Building includes 1,200 SF of spec office space built out with private offices and restrooms, as well as a 4,800 SF warehouse with restrooms.

Location Overview

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

PROPERTY PHOTOS - BUILDING 4

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PROPERTY PHOTOS - BUILDING 4

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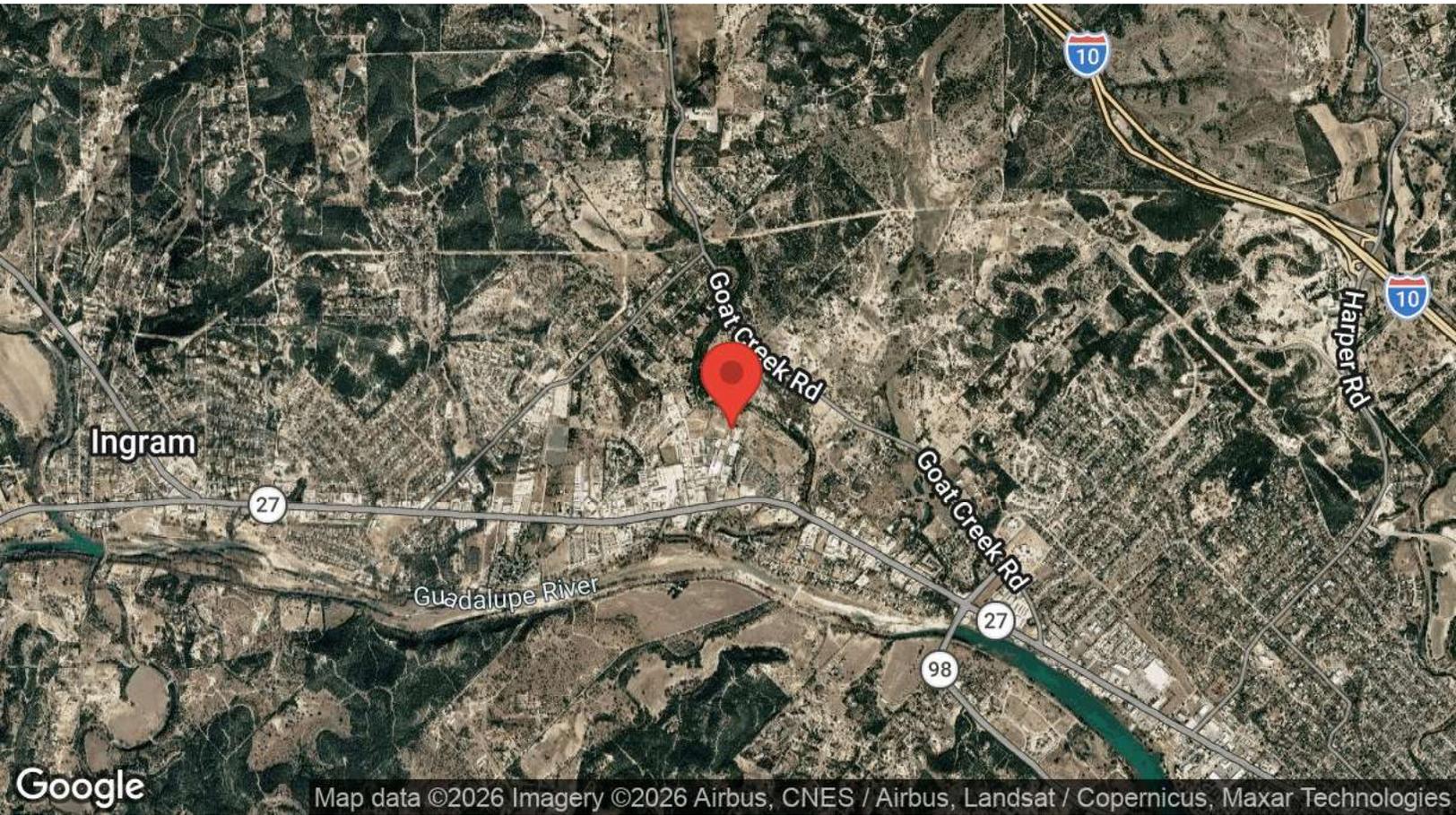
PROPERTY PHOTOS - 3K SF UNIT W/H (IN 6K SF BLDG)

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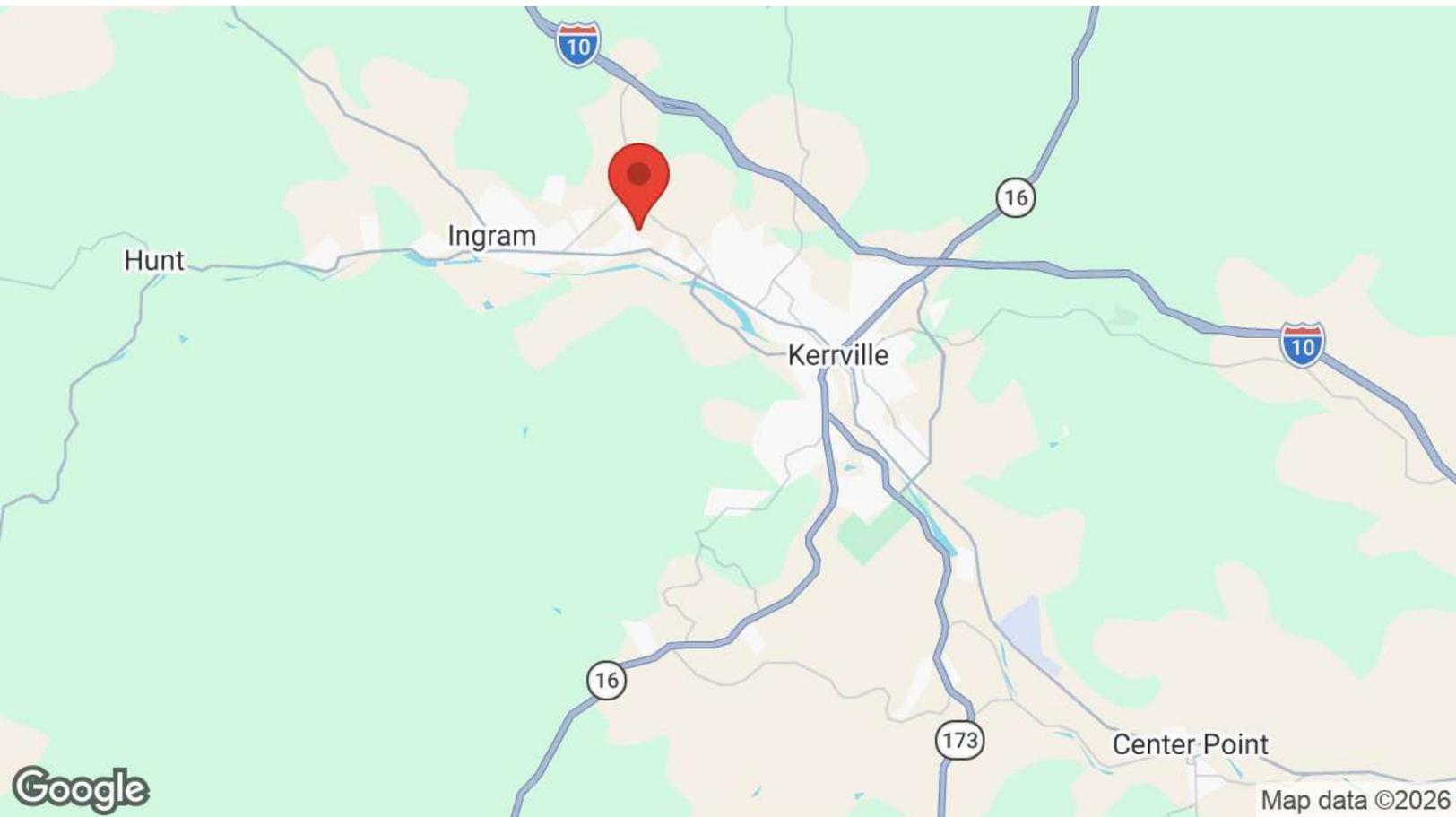


LOCATION MAPS

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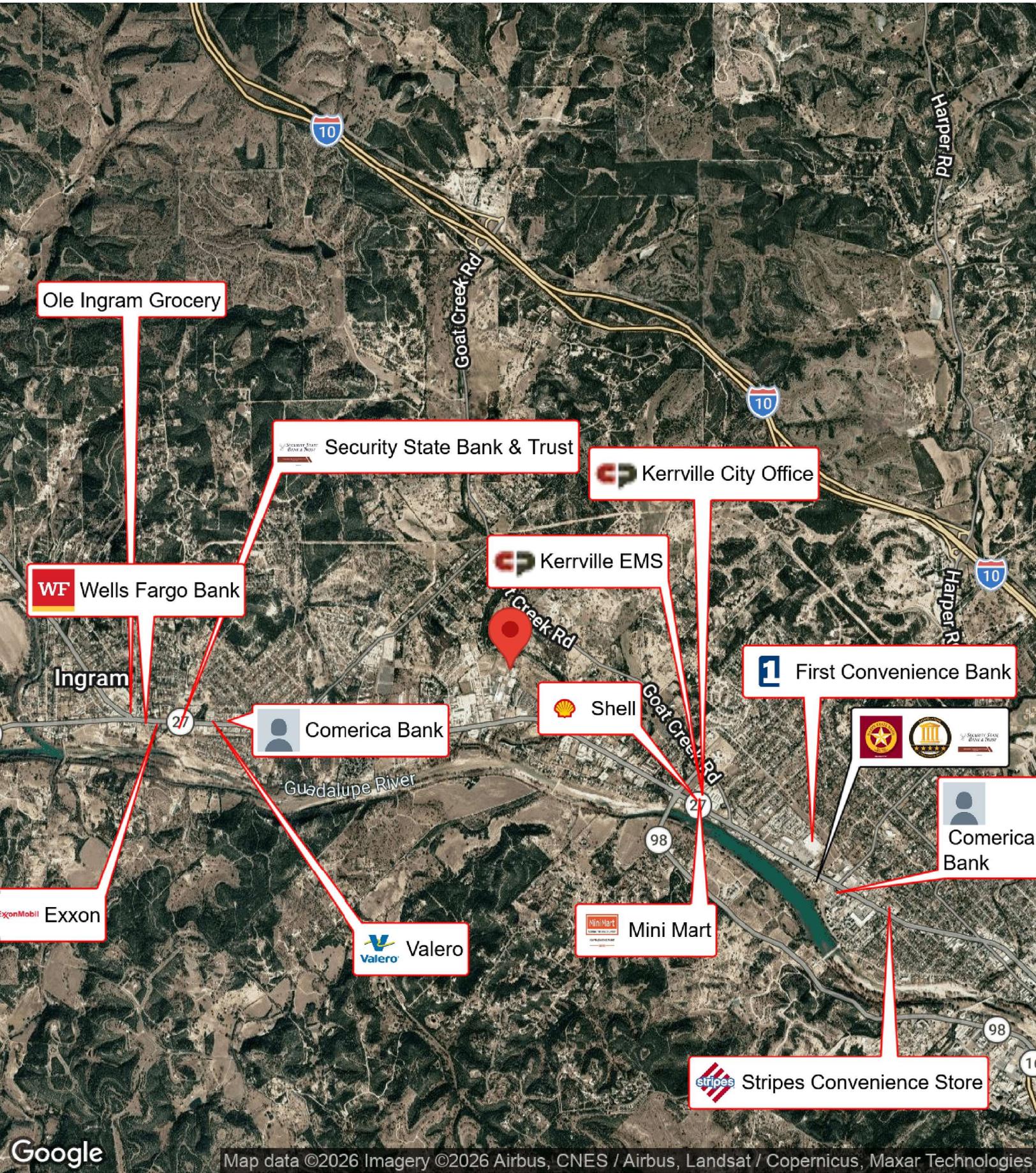
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Map data ©2026

BUSINESS MAP

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Google

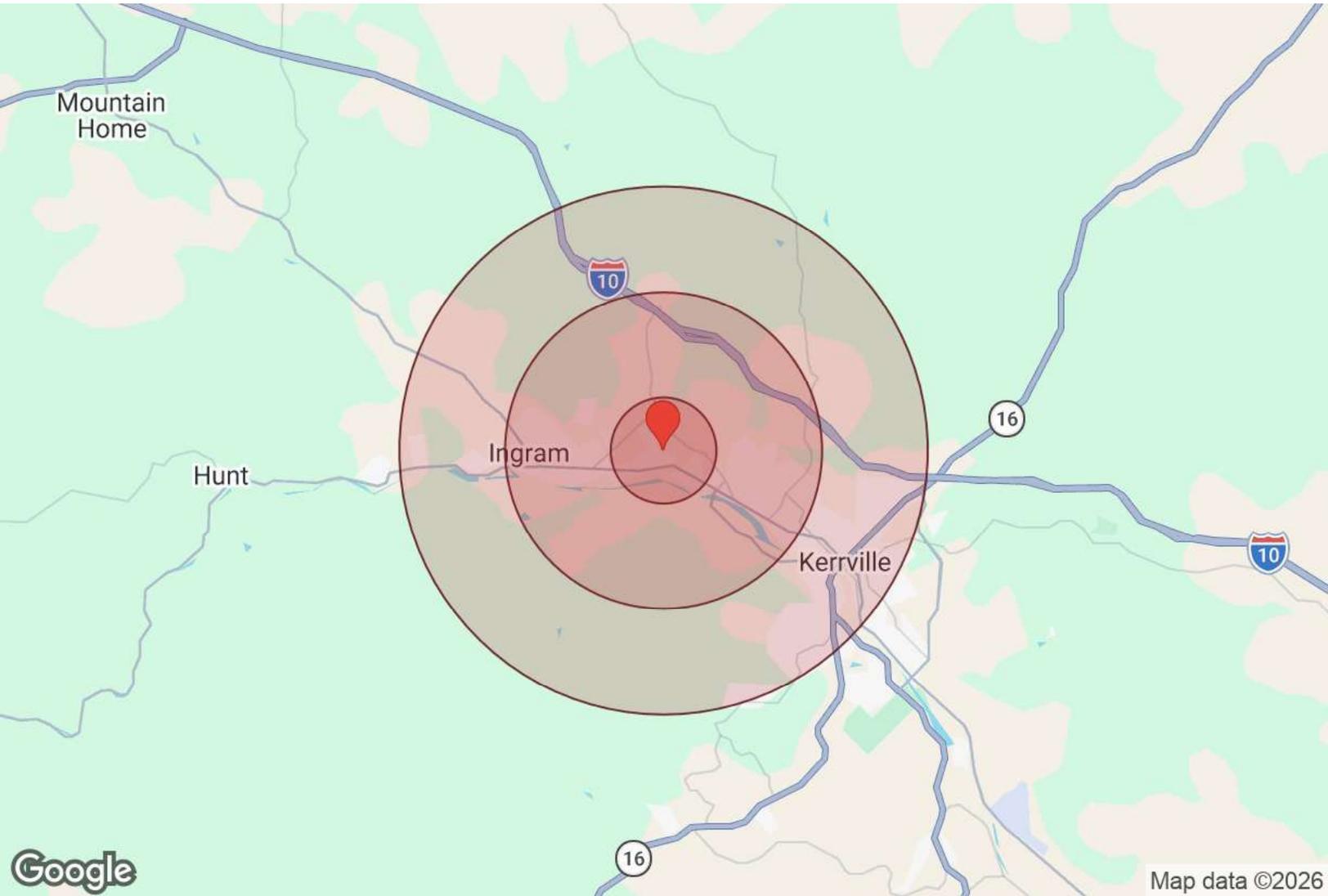
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DEMOGRAPHICS

Redemption Mill Business Park
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	710	6,496	14,173
Female	763	6,958	14,431
Total Population	1,473	13,454	28,604

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,008	9,395	19,188
Black	27	205	692
Am In/AK Nat	3	20	49
Hawaiian	N/A	7	14
Hispanic	393	3,421	7,780
Asian	17	171	406
Multiracial	22	219	435
Other	2	16	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	769	6,742	14,135
Occupied	666	5,821	12,220
Owner Occupied	442	4,158	8,201
Renter Occupied	224	1,663	4,019
Vacant	103	922	1,915

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	217	2,039	4,264
Ages 15 - 24	144	1,258	3,044
Ages 25 - 54	397	4,034	8,962
Ages 55 - 64	177	1,828	3,816
Ages 65+	536	4,296	8,518

Income	1 Mile	3 Miles	5 Miles
Median	\$56,544	\$72,058	\$67,032
Under \$15k	30	482	833
\$15k - \$25k	70	446	1,089
\$25k - \$35k	66	402	935
\$35k - \$50k	122	804	1,701
\$50k - \$75k	147	869	2,194
\$75k - \$100k	73	738	1,508
\$100k - \$150k	107	1,201	2,424
\$150k - \$200k	12	490	748
Over \$200k	40	391	789

DISCLAIMER / DISCLOSURES

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DISCLAIMER AND DISCLOSURES

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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.