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

ELIZE PRUSKE, CCIM
Broker / Principal
epruske@epcommercialrealestate.com

TABLE OF CONTENTS

ELIZE PRUSKE, CCIM
BROKER / PRINCIPAL
C: (210) 416-3491
epruske@epcommercialrealestate.co

PROPERTY SUMMARY

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

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.

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

PROPERTY PHOTOS - BUILDING 4

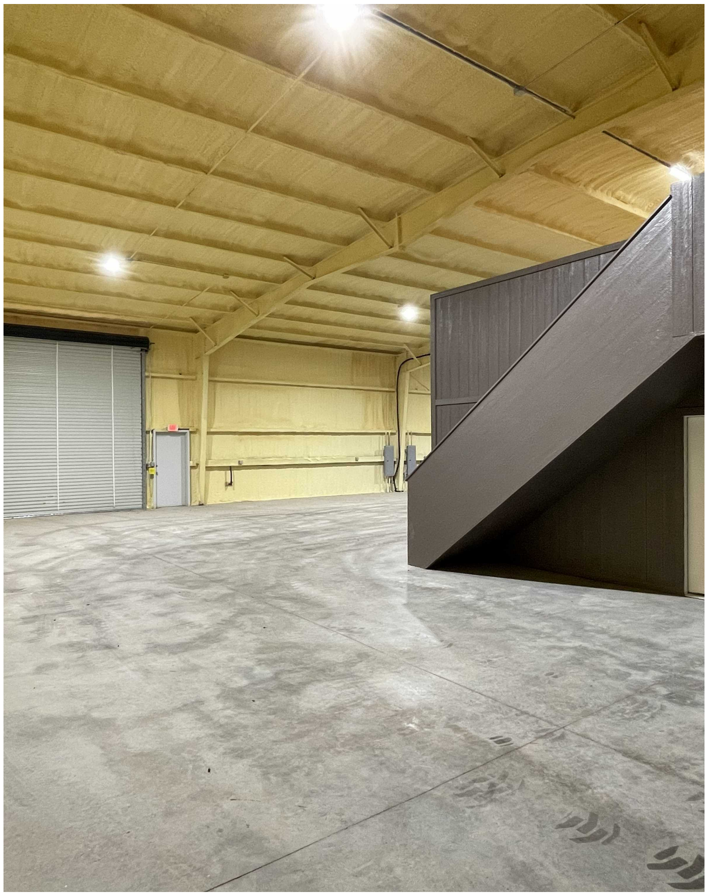
Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

EP COMMERCIAL REAL ESTATE

PROPERTY PHOTOS - BUILDING 4

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



Elize Pruske, CCIM
epruske@epcommercialrealestate.com

EP COMMERCIAL REAL ESTATE

PROPERTY PHOTOS - BUILDING 4
Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

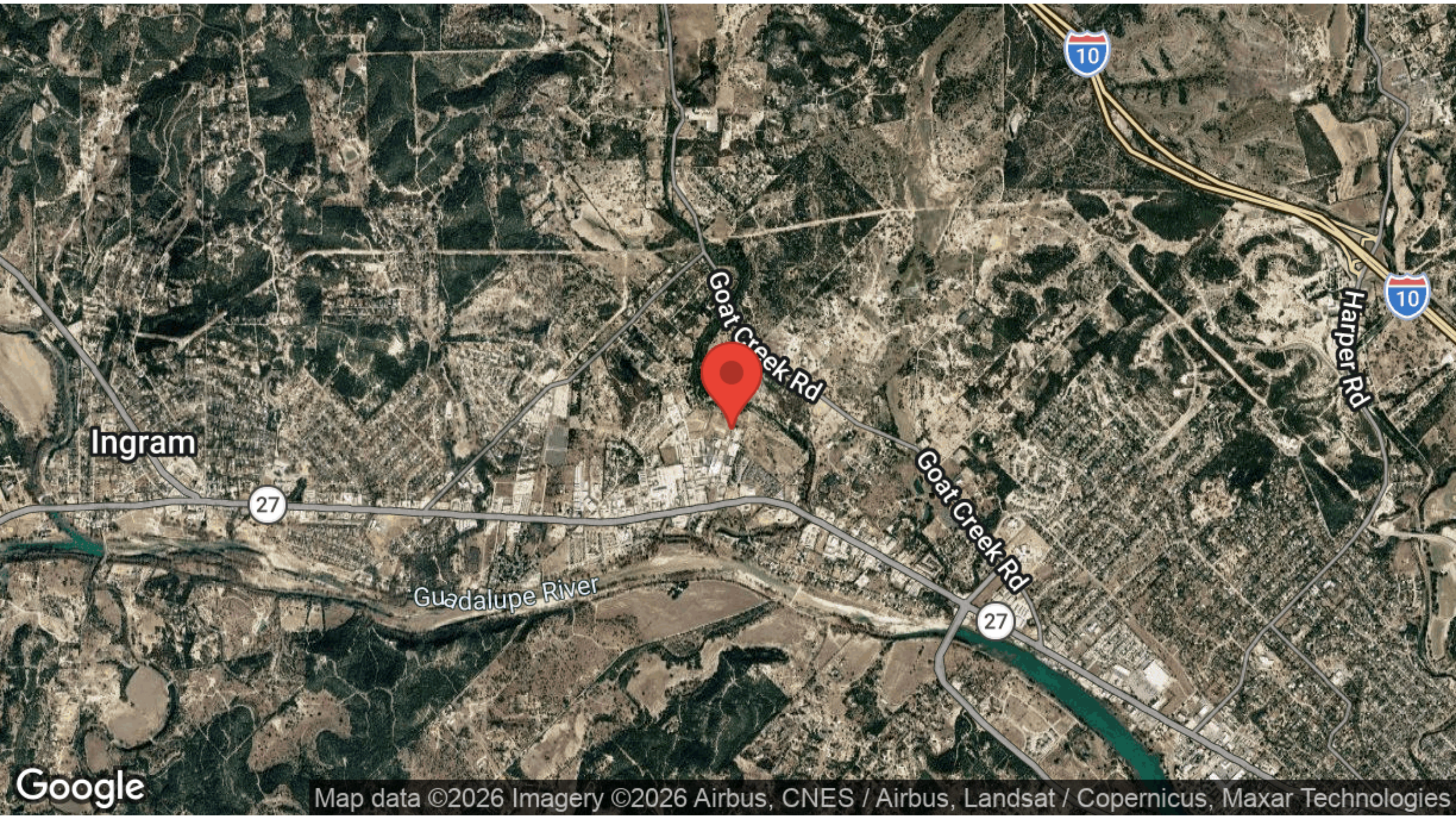
PROPERTY PHOTOS - 3K SF UNIT W/H (IN 6K SF BLDG)

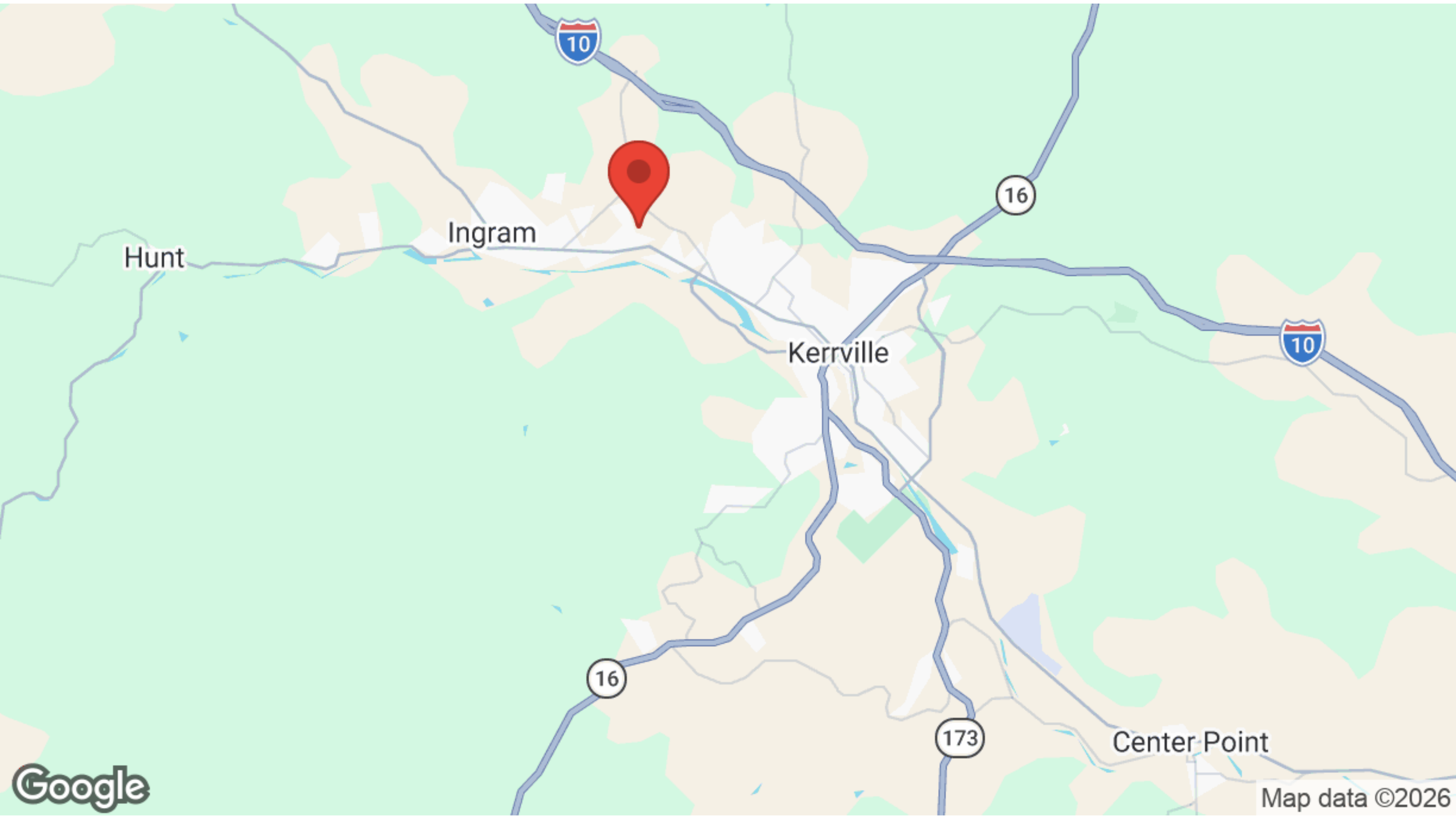
Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

LOCATION MAPS

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

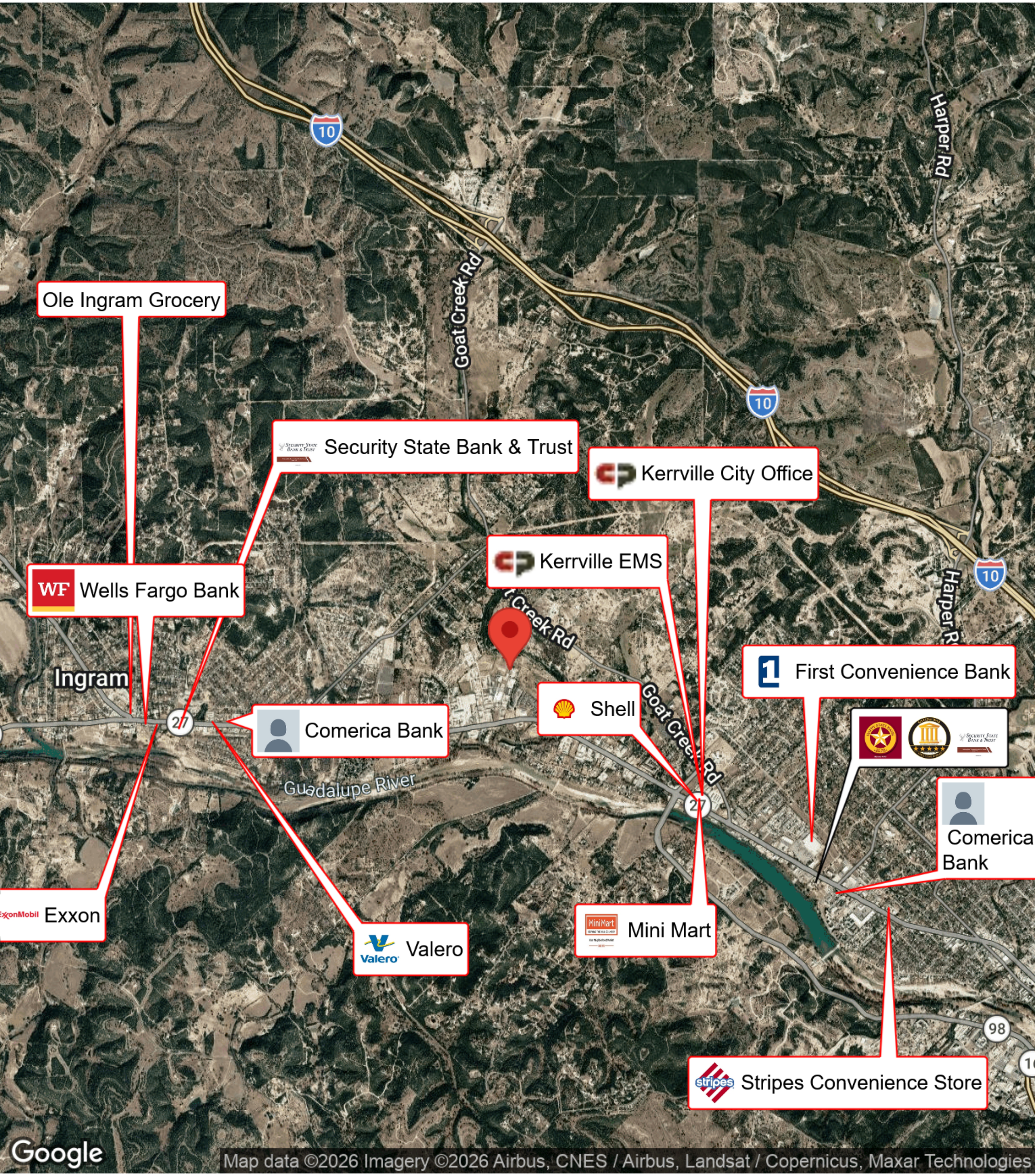




Elize Pruske, CCIM
epruske@epcommercialrealestate.com

BUSINESS MAP

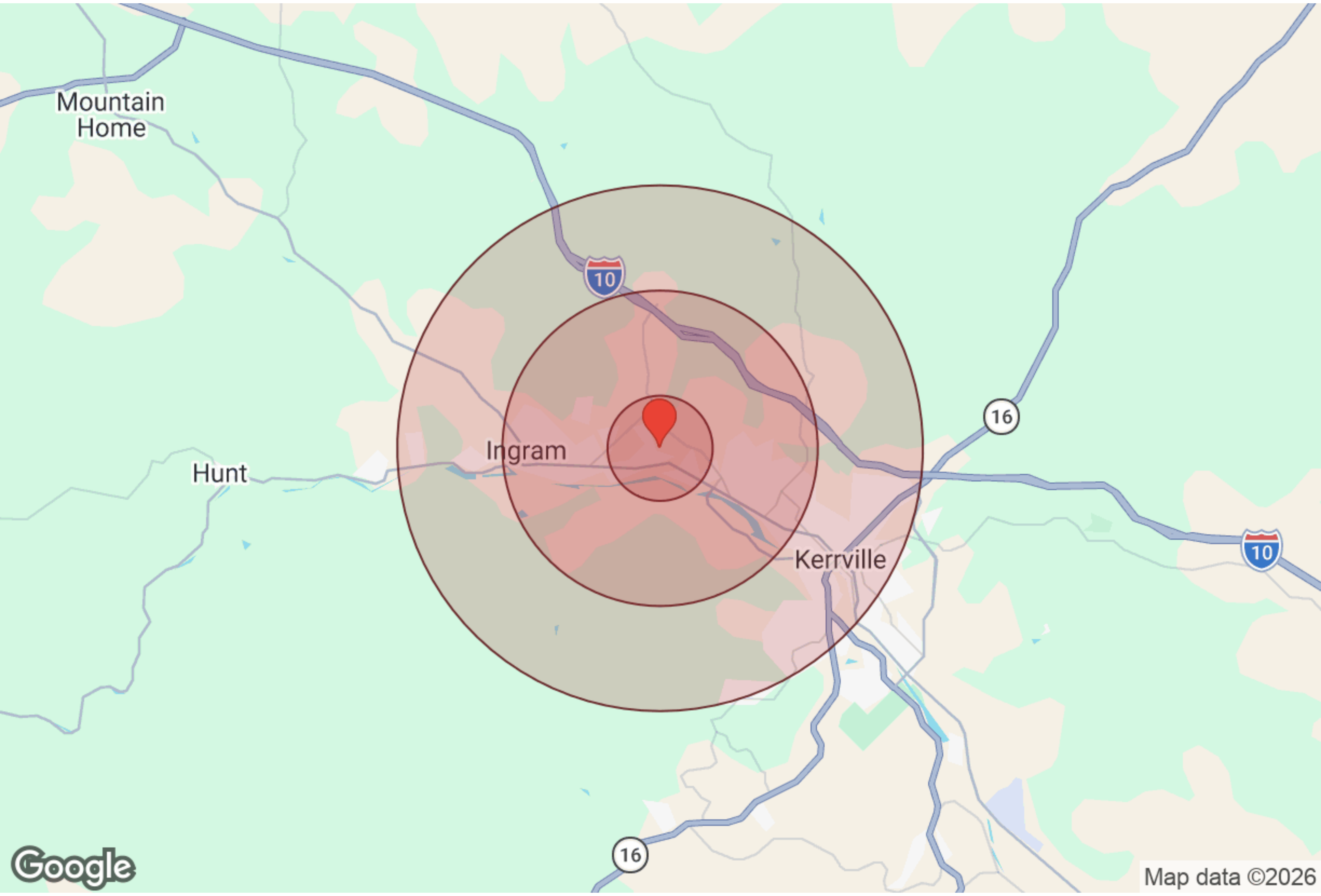
Redemption Mill Business Park
606 Mill Run | Kerrville, TX 78028



Elize Pruske, CCIM
epruske@epcommercialrealestate.com

DEMOGRAPHICS

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



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	706	6,420	14,075
Female	762	6,895	14,332
Total Population	1,467	13,315	28,406

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,002	9,285	19,066
Black	26	201	682
Am In/AK Nat	3	20	48
Hawaiian	N/A	7	14
Hispanic	395	3,403	7,718
Asian	18	168	406
Multiracial	21	218	435
Other	1	13	37

Housing	1 Mile	3 Miles	5 Miles
Total Units	776	6,754	14,172
Occupied	672	5,859	12,310
Owner Occupied	443	4,162	8,244
Renter Occupied	229	1,697	4,066
Vacant	103	894	1,861

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	219	2,029	4,247
Ages 15 - 24	139	1,250	3,027
Ages 25 - 54	394	4,000	8,918
Ages 55 - 64	177	1,808	3,779
Ages 65+	537	4,226	8,436

Income	1 Mile	3 Miles	5 Miles
Median	$62,400	$74,911	$69,892
Under $15k	21	447	792
$15k - $25k	52	314	1,031
$25k - $35k	54	396	812
$35k - $50k	100	783	1,512
$50k - $75k	174	994	2,498
$75k - $100k	101	588	1,331
$100k - $150k	115	1,383	2,515
$150k - $200k	13	471	826
Over $200k	42	485	995

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

TREC
TEXAS REAL ESTATE COMMISSION

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

Name	License No.	Email	Phone
EP Commercial Real Estate, LLC	9008404	epruske@epcommercialrealestate.com	210-416-3491
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Elize Pruske	367619	epruske@epcommercialrealestate.com	210-416-3491
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Elize Pruske	367619	epruske@epcommercialrealestate.com	210-416-3491
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Elize Pruske, CCIM
epruske@epcommercialrealestate.com

EP COMMERCIAL REAL ESTATE

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 INFORMAITON 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.