



Keystone Bank HQ

\$13,843,000 | 6.00% CAP

13715 East Ladera Blvd, Bee Cave, Travis County, Texas 78738 (Austin)

- ✓ **Class A Bank Headquarters.** Refined Interior Buildout w/ Stunning Finishes
- ✓ **Brand New, Single Tenant,** 12-Year Absolute NNN w/ 2% Annual Bumps
- ✓ **Directly Across from Home Depot & Target Entrance** along RM 620 (46K VPD)
- ✓ **Near Lake Travis High School (3,666 students),** Baylor Scott Medical (106 Beds), and The Galleria (210 Acres) w/ Whole Foods, Dick's, H.E.B., Cinemark

This offering represents a **rare opportunity** for an investor to own generational real estate in one the most **sought-after markets** in the country. Keystone Bank has invested a significant amount in interior finishes demonstrating their **long-term commitment** to this location.

THE BACKYARD
(OPENING 2024)



BEE CAVE
ELEMENTARY SCHOOL
(808 STUDENTS)



FALCONHEAD
GOLF CLUB



(46,907 VPD)



LADERA BOULEVARD
(3,056 VPD)



INVESTMENT OVERVIEW

KEYSTONE BANK HQ AUSTIN, TX



Subject Property

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\$13,843,000

6.00% CAP

NOI

\$830,562

Building Area

±22,662 SF

Land Area

± 2.57 AC

Year Built

2024

Lease Type

NNN

Occupancy

100%

- ✓ **Rent Commencement:** December 2023
- ✓ **12-Year Corporate NNN Lease** with 2% Rental Increases Every Year, Plus (3) 5-Year Options to Renew. This site is Keystone Bank's headquarter branch location that was recently built and opened in December 2023.
- ✓ **Subject Property is Located on the Corner of Ladera Blvd and RM-620 (46,907+ VPD)**, around 12 miles from Downtown Austin. The site is about a mile away From Lake Travis High School (3,660+ Students) and Bee Cave Elementary (805+ Students), and around 2 miles from Bee Cave Middle School (830+ Students).
- ✓ **Half a Mile from Hill Country Galleria and Shops at The Galleria with Over 210 Acres of Retail.** Hill Country Galleria includes anchor tenants Dick's Sporting Goods, Whole Foods, H.E.B and Cinemark. Shops At The Galleria consists of anchor tenants Lowes, Best Buy, Office Depot & Marshalls.
- ✓ **Near Two Huge Developments: The Village at Spanish Oaks (88 Acres) and The Backyard (35 Acres).** The Village at Spanish Oaks is in the final stage of development, made to feel like a walkable village with 800 apartments, 75,000 S/F of restaurant space, and over 500,000 s/f of office. The Backyard is opening in 2024 and will contain a 3,700-seat amphitheater, a dance hall, restaurants and office space.
- ✓ **Bee Cave's Population has Increased by 84% since 2010 and is the Fastest Growing Town in the Lake Travis Area.** The site has a 5-mile population of 65,046 and an average household income of \$239,660. The Austin Metro has been the fastest growing metro for the last 12 years and has gained the corporate headquarters of Tesla, Oracle, & Dell.
- ✓ **Keystone Bank is One of the Fastest Growing Banks in Texas.** They opened their doors in 2018 and they are on track to handle over \$1B in assets by 2024. Their headquarters are located in Bee Cave, TX and they credit their success to the support of the local Austin metro community and their expert banking leadership.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX

Keystone Bank

Lessee: Keystone Bank, SSB

Guarantor: Keystone Bank, SSB

Keystone Bank opened its doors in Central Texas on October 15, 2018 with an entrepreneurial approach to community banking that truly puts the client first.

LOCATIONS

3



[keystone.bank.com](https://www.keystone.bank.com)

They are proud to be one of the **fastest-growing banks** in Texas, founded on the principles of integrity, honesty, and resilience. Their headquarters are in Bee Cave, Texas and they have other branch locations in Downtown Austin and Ballinger, Texas. Over the course of their **career in banking**, Keystone has learned that **good banking** is about one thing: serving you by making connections, which is one reason their name is so important to them. In a similar way that a Keystone is the **central connection** point for an arch, they want to help you make the connection between where you are now and where you want to go financially. That starts with a team of experienced bankers, who both live and make decisions locally, connecting with you to learn more about your unique needs. Then they do the most non-banking thing they can: build a custom plan to serve you. Community banking is about **solving problems** – not for customers – but for neighbors.

Everything about the Keystone operation puts the **client first** – from the way they **build relationships** to why and how they use technology. They are in the trenches with their clients, keeping a constant ear out for how they can best help them **overcome challenges**.

Subject Property



IN THE NEWS

— KEYSTONE BANK HQ AUSTIN, TX



Keystone Bank Raises \$18 Million to Fuel More Growth Austin-area community

NOVEMBER 09, 2022 (CISION PR WEB)

Keystone Bank raised \$18 million in its latest round of funding – with an industry expert noting its growth makes it one of the fastest growing banks in the country.

With the latest round, Keystone Bank has raised a total of **\$78 million** in four rounds of funding since its launch in the fall of 2018. The most recent round attracted **113 investors**, about **60%** of which were new to the bank.

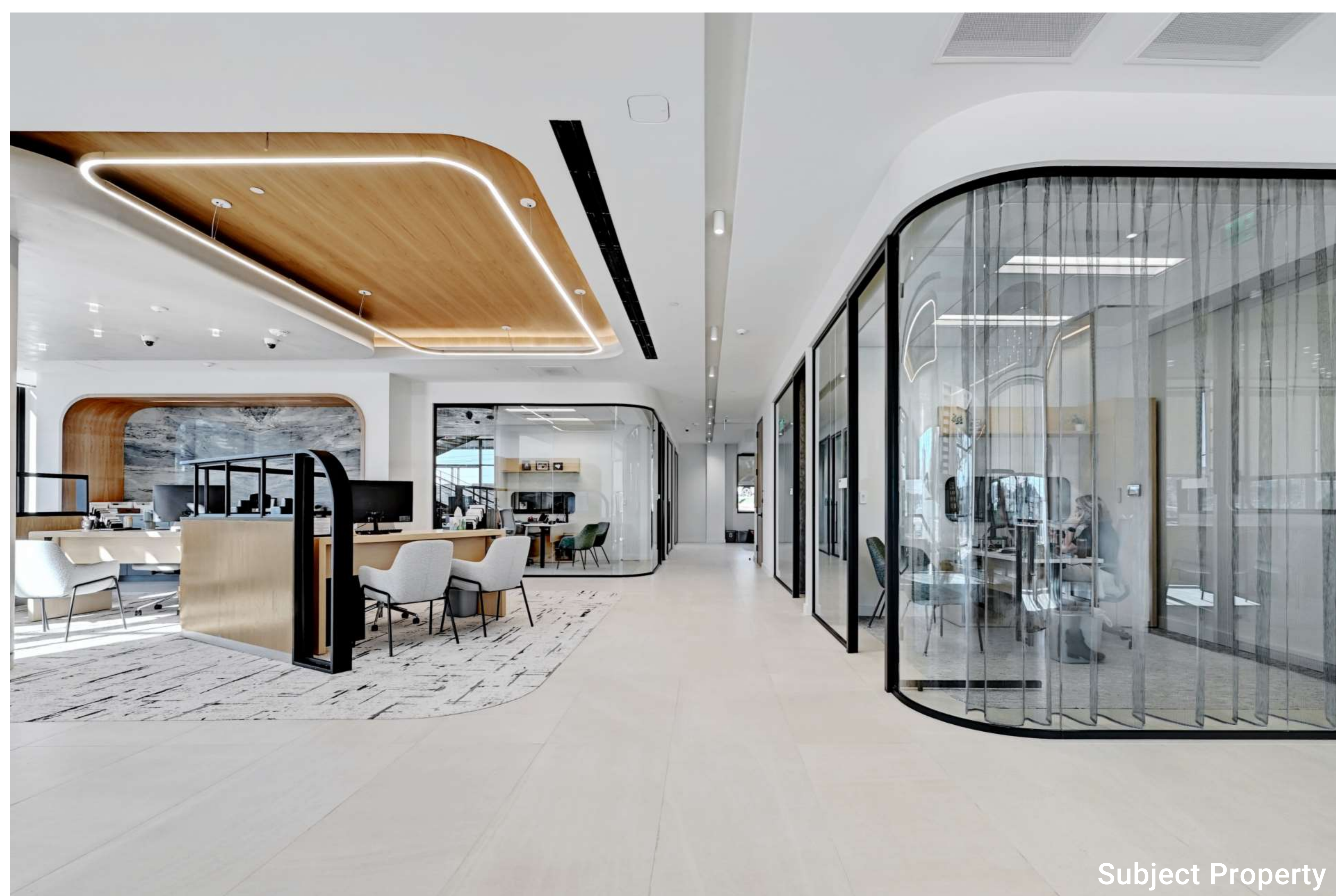
The fresh funds will be used to expand its team, enhance its banking technology and put the four-year-old community bank on track to handle over \$1 billion in assets in the coming two years. It also plans to keep an open eye for additional acquisition targets.

It has also amassed **\$745 million** in total assets in just four years - and is projected to reach **\$1 billion** in total assets within the next 24 months. The company credits its success to a grassroots movement of support from the local community, while an industry expert notes the bank's leadership plays a critical role.

"We're growing by getting our name out there, one customer and meeting at a time, and by allowing people to have direct access to us," said Jeff Wilkinson, Keystone Bank's chairman and CEO. "People in Austin and Central Texas love the community bank model. Word has been getting out about what we're doing – and people want to be a part of it."

The funding will go towards **hiring more bankers**, focusing on skilled loan officers and people with proven **relationship-building experience**, to help the company continue to expand. Keystone will also enhance technology for customers and increase its digital presence.

EXPLORE ARTICLE



LEASE OVERVIEW

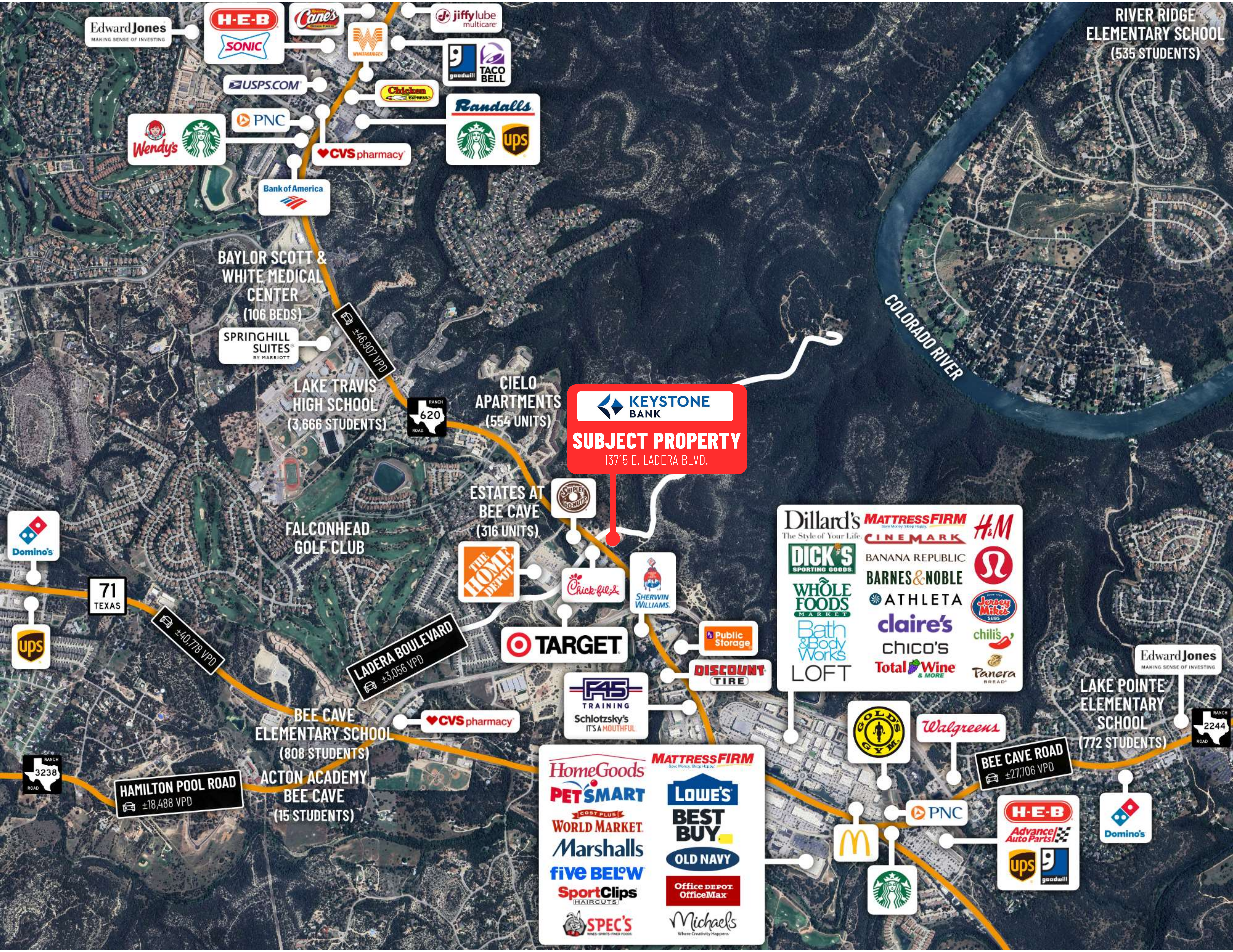
KEYSTONE BANK HQAUSTIN, TX

Initial Lease Term	12 Years, Plus (3) 5 year Options to Renew
Rent Commencement	December 2023
Lease Expiration	December 2035
Lease Type	NNN
Rent Increases	2% Every Year
Annual Rent YR 1	\$830,562.30
Annual Rent YR 2	\$849,249.95
Annual Rent YR 3	\$868,258.08
Annual Rent YR 4	\$887,896.13
Annual Rent YR 5	\$907,873.80
Annual Rent YR 6	\$928,300.96
Annual Rent YR 7	\$949,187.73
Annual Rent YR 8	\$970,544.45
Annual Rent YR 9	\$992,381.70
Annual Rent YR 10	\$1,014,710.29
Annual Rent YR 11	\$1,037,541.27
Annual Rent YR 12	\$1,060,885.95
Option 1	5 Year Option 2.25% Every Year
Option 2	5 Year Option 2.25% Every Year
Option 3	5 Year Option 2.25% Every Year

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Subject Property





BEE CAVE
ELEMENTARY SCHOOL
(808 STUDENTS)

BEE CAVE
MIDDLE SCHOOL
(838 STUDENTS)

CHRYSLER
Jeep
DODGE
RAM
GMC
BUICK

Edward Jones
MAKING SENSE OF INVESTING
ups

THE HOME
DEPOT

BERKSHIRE LAKEWAY
APARTMENTS
(350 UNITS)

FALCONHEAD
GOLF CLUB

LAKE TRAVIS
HIGH SCHOOL
(3,666 STUDENTS)

SPRINGHILL
SUITES®
BY MARRIOTT

BAYLOR SCOTT & WHITE
MEDICAL CENTER
(106 BEDS)

ESTATES AT
BEE CAVE
(316 UNITS)

TARGET

LADERA BOULEVARD
(3,056 VPD)

A+ Federal
Credit
Union

SHIPLEY
DONUTS

vitality
BOWLS™
SUPERFOOD CAFE

Chick-fil-A

RANCH
620
ROAD

(46,907 VPD)

LAKE TRAVIS
MOUNTAIN STAR
LODGE & HOTEL

CIELO
APARTMENTS
(554 UNITS)

amh

KEYSTONE
BANK

**HILL COUNTRY GALLERIA
(1.3M SF)**

Dillard's
The Style of Your Life.

DICK'S
SPORTING GOODS

WHOLE
FOODS
MARKET

Bath
& Body
Works

LOFT

MATTRESS FIRM
Save Money. Sleep Happy.

CINEMARK

BANANA REPUBLIC

BARNES & NOBLE

ATHLETA

claire's

chico's

Total Wine
& MORE

H&M

Omega

Jersey Mike's

chili's

Panera
BREAD

THE VILLAGE AT
SPANISH OAKS
(FINAL STAGE OF
DEVELOPMENT)

SPANISH OAKS
GOLF CLUB

**SHOPS AT THE GALLERIA
(500K SF)**

HomeGoods

PET SMART

WORLD MARKET

Marshall's

five BELOW

SportClips
(HAIRCUTS)

SPEC'S
MEAT, SEAFOOD, FRESH FOODS

MATTRESS FIRM
Save Money. Sleep Happy.

LOWE'S

BEST BUY

OLD NAVY

Office DEPOT
OfficeMax

Michael's
Where Creativity Happens

CESIUMASTRO
HEADQUARTERS
(EXPANDING)

F5
TRAINING
Schlotzsky's
IT'S A MOUTHFUL

Public
Storage

DISCOUNT
TIRE

THE BACKYARD
(OPENING 2024)

TARGET

LADERA BOULEVARD
(3,056 VPD)

Chick-fil-A

SHIPLEY
DONUTS

vitality
BOWLS
SOUTHWEST CAFE

Shell

THE HOME
DEPOT

620
RANCH
ROAD


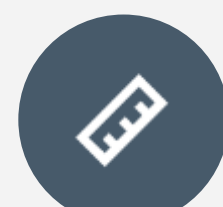
(46,907 VPD)

amh

KEYSTONE
BANK

SITE OVERVIEW

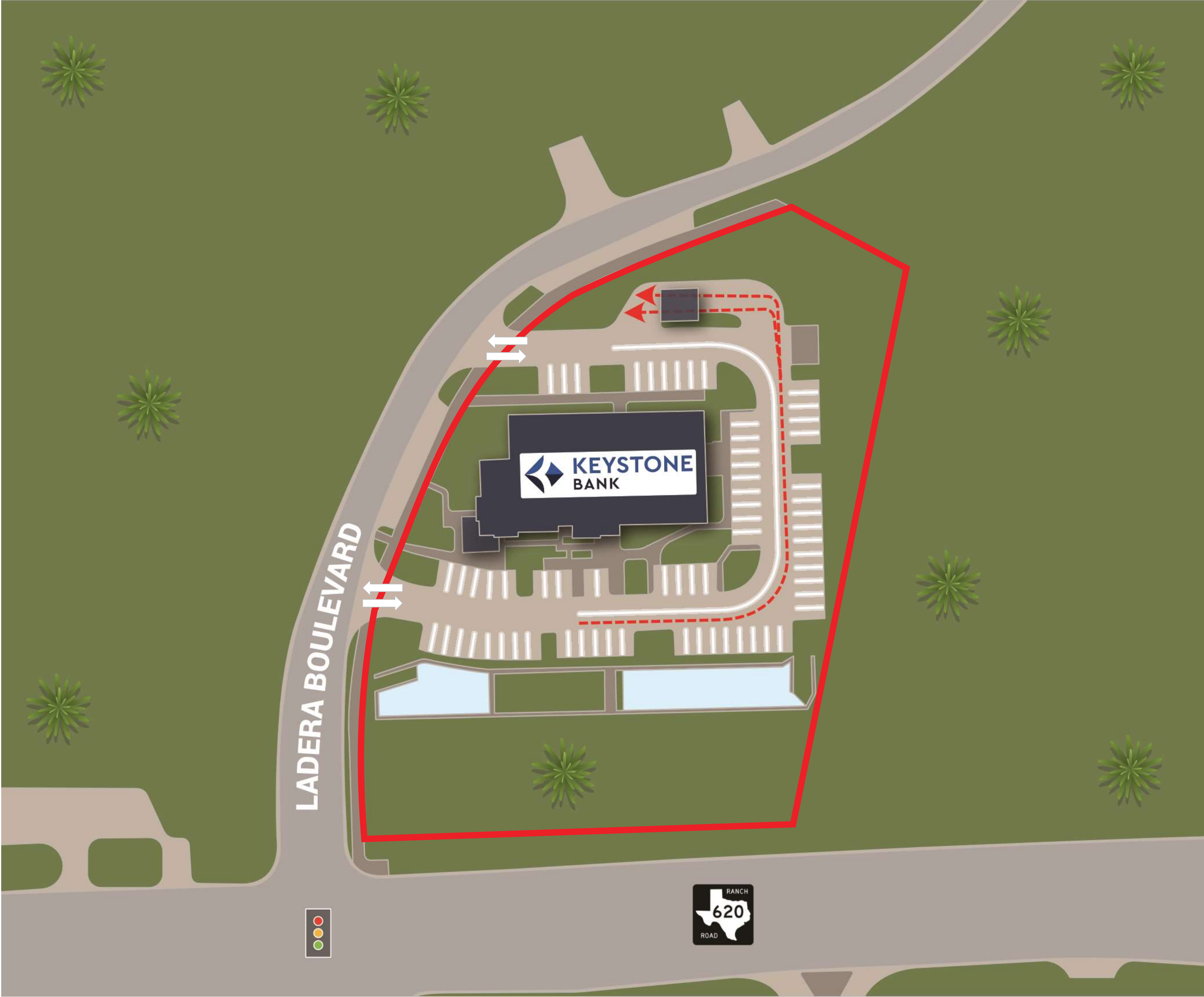
KEYSTONE BANK HQ AUSTIN, TX

	Year Built		2024
	Building Area		± 22,662 SF
	Land Area		± 2.57 AC

NEIGHBORING RETAILERS

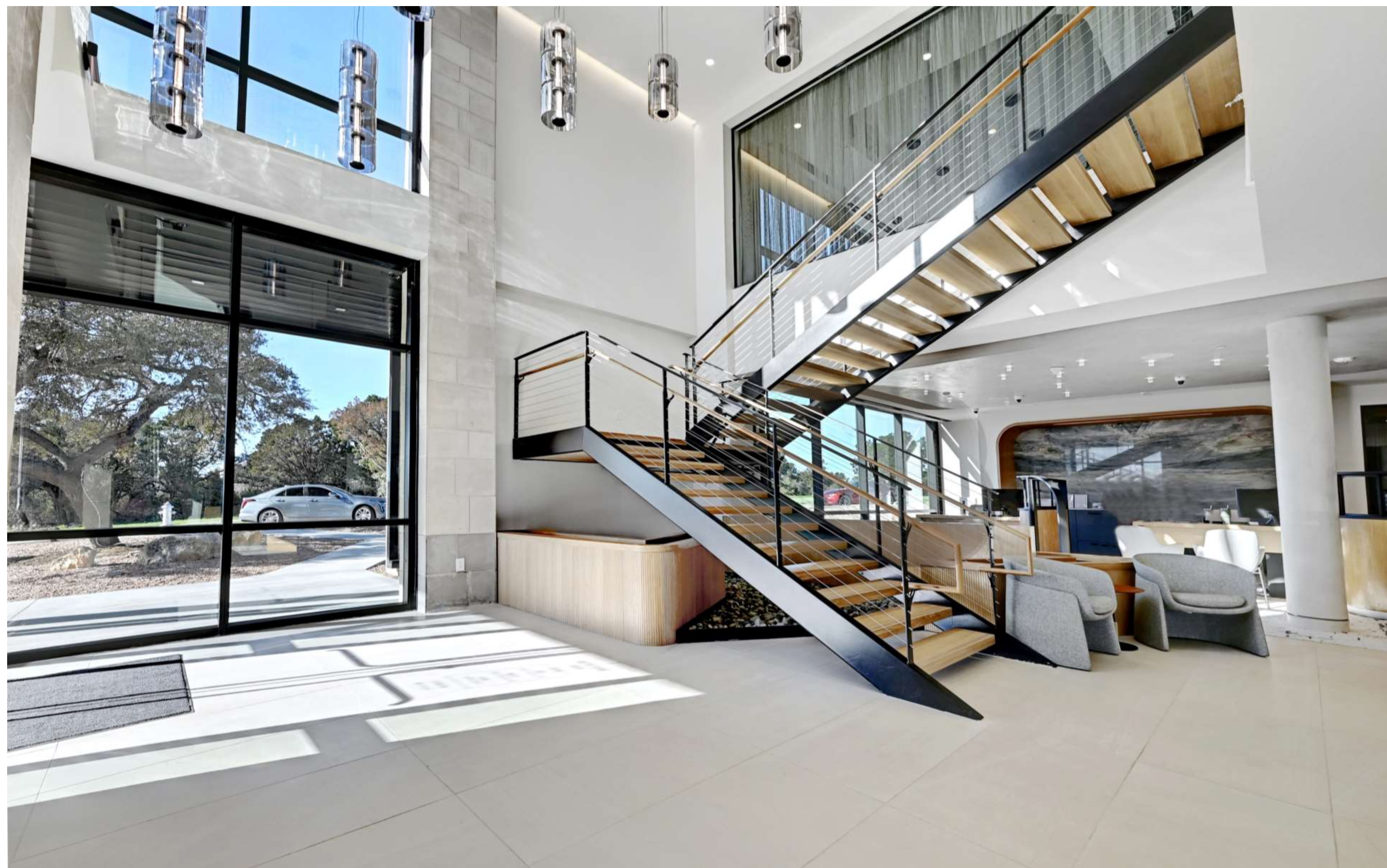


11 SECURE NET LEASE



INTERIOR PHOTOS

— KEYSTONE BANK HQ AUSTIN, TX



PROPERTY PHOTOS

KEYSTONE BANK HQ AUSTIN, TX



LOCATION OVERVIEW: ECONOMIC DRIVERS

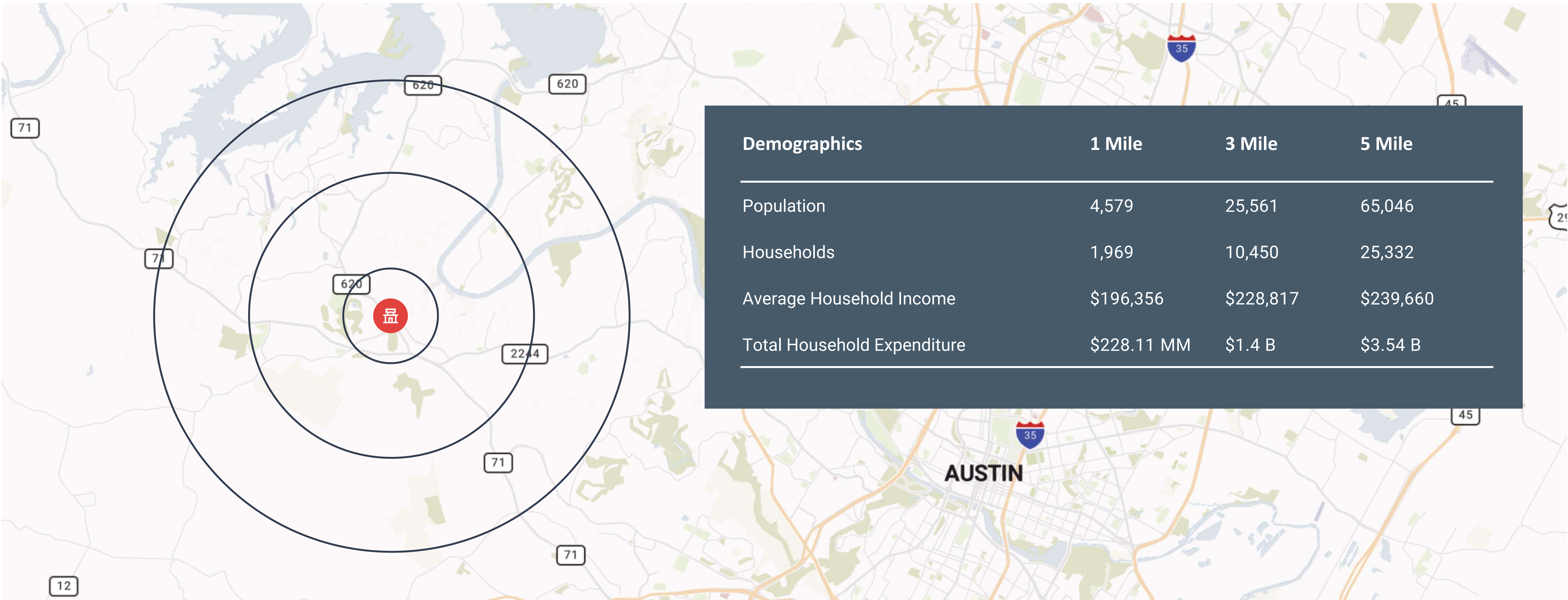
— KEYSTONE BANK HQ AUSTIN, TX

Baylor Scott & White Medical Center	This 106-bed, full-service hospital has achieved Magnet recognition for its nursing program, teamwork, & superiority in patient care.
Lake Travis High School	This public high school has an enrollment of 3,660+ and more then 200 acaademic courses including several AP and Honors courses. They are accredited by the Texas Education Agency and rated as an exemplary secondary by TEA standards.
CesiumAstro Headquarters (Expanding)	They design and manufacture high-throughput, plug-and-play APA communication payloads and satellites for space and airborne platforms. They are expanding to a new state-of-the-art, 29k SF space in Bee Cave. With an employee growth rate of 250% since 2020, they plan to continue expanding their headcount in Austin and Colorado.
Hill Country Galleria	This 1.3M SF mixed-use complex features 713k SF of retail, 285k SF of Class A office space, 300k SF of apartments, 100k SF of condos, & 50 acres of green space. It is anchored by Dillard’s, Barnes & Noble, Dick’s, Cinemark, & Whole Foods.
Shops at the Galleria	This 500k SF retail center is shadow anchored by Lowe’s, and the center benefits from a strong tenant mix including Marshall’s, Best Buy, and World Market.
Bee Cave Middle School	This is a is a highly rated public school that has 838 students in grades 6-8 with a student-teacher ratio of 16 to 1. It is ranked in the top 15 middle schools in the Austin area.
Falconhead Golf Club	Falconhead is an 18-hole, public club with a tour-quality championship layout that was designed by a team from the PGA Tour Design Center.
Bee Cave Elementary School	This is a public school, which is in a fringe rural setting. The student population is 808 and the school serves PK-5. Their student-teacher ratio is 16:1 and they are ranked in the top 5 elementaries in the area.
Spanish Oaks Golf Club	The private, 18-hole, Bobby Weed-designed course is among the best in Texas and is currently ranked #6 in the state by Golf Digest and #3 by Golfweek. It features Clubhouse Dining, PGA Teaching Professionals, and is located in the private housing community of Spanish Oaks.
The Backyard (Opening 2024)	Opening in 2024, this mixed-use development will contain a 3,700-seat amphitheater, a dance hall, 12 restaurants, private event space, hotels, and office space across 35 acres.
The Village at Spanish Oaks (Final Stage of Development)	This is the final phase of development in the Spanish Oaks master-planned community. Comprising approximately 80 acres between State Highway 71 and Little Barton Creek, The Village is planned to provide residential housing as well as new amenities for the area, including boutique retail shops, restaurants, service-oriented retail, recreational trails, Class A office space and the Inn & Spa at Spanish Oaks.



LOCATION OVERVIEW: DEMOGRAPHICS AND ECONOMIC DRIVERS

— KEYSTONE BANK HQ AUSTIN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

State Government (39,306)
2.

The University of Texas at Austin (29,597)
3.

H-E-B (20,749)
4.

City of Austin (15,548)
5.

Federal Government (15,000)
6.

Dell Computer Corporation (13,000)
7.

Ascension Seton (12,086)
8.

Amazon.com LLC (11,000)
9.

St. David's Healthcare Partnership (10,854)
10.


Austin Independent School District (10,854)
11.


IBM Corporation (10,565)

LOCATION OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX

Austin
Texas

 **2.23 M**
Population

 **\$86,556**
Median Household Income



Austin, TX is the 10th
Largest City in the U.S.)

10th

Austin is the Capital City
of Texas

CAPITAL CITY

Austin is the capital city of Texas and is the economic heart of Central Texas. It is the 10th most populous city in the United States and the 4th most populous city in Texas.

Because of its draw as a destination for migrating talent, Austin is the fastest-growing metro in the U.S. for the last 12 years running. Metro Austin's population surpassed 2.0 million in 2015.

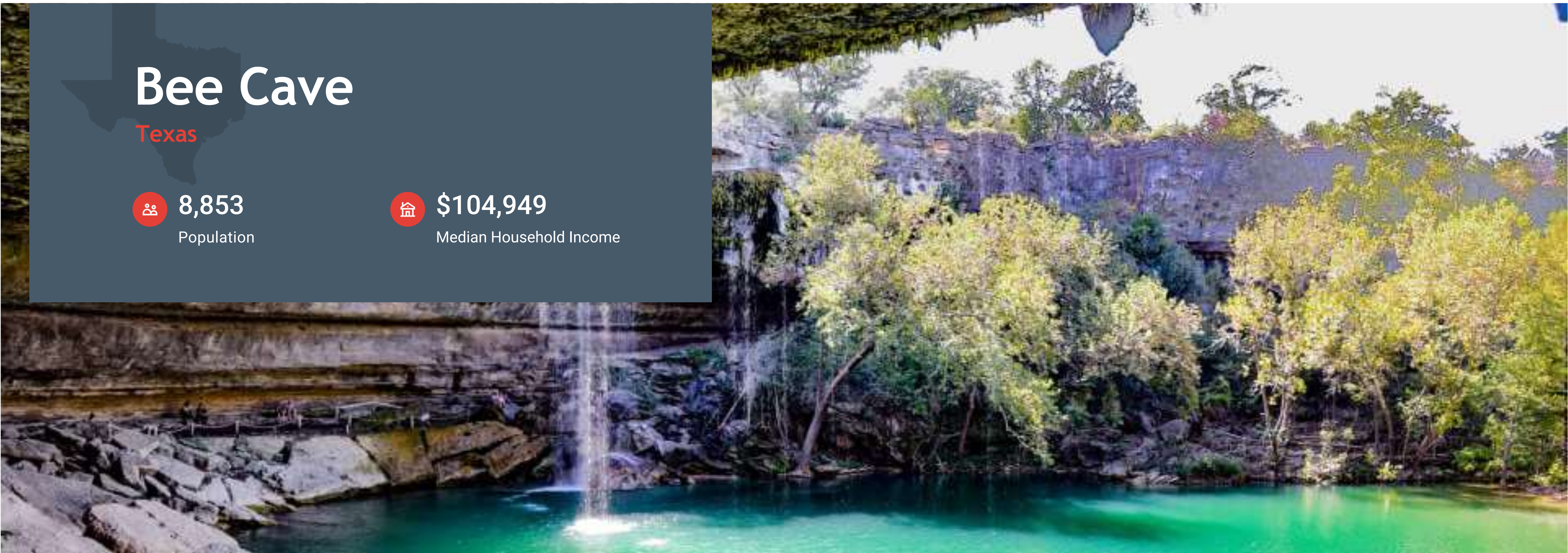
Austin was recently named the No. 1 place to live in America for the third year in a row by Forbes, based on affordability, job prospects and quality of life.

The decade ending 2020 saw a 33.7% increase in population, and growth was 3.0% for the year ending July 2020. Census Bureau estimates show that Austin remains one of the top destinations for migrating talent. Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2019.

Census Bureau estimates show that Austin remains one of the top destinations for migrating talent. Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2019. In addition, 6.6% of Austin residents in 2019 lived elsewhere one year earlier. That is the second largest rate among the top 50 U.S. metros. Austin, Texas is a hotbed for technology, startups, and innovation. There are so many tech companies that Austin has been nicknamed "Silicon Hills." Apple recently announced that it is creating a \$1 billion campus with the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. Several Fortune 500 companies have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M, and Whole Foods Market. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music, and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There is no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

LOCATION OVERVIEW

— KEYSTONE BANK HQ AUSTIN, TX





Bee Cave

Texas



8,853

Population



\$104,949

Median Household Income

Bee Cave is only 12 Miles from Downtown Austin, TX

Austin MSA

Bee Cave Ranks in The Top 10 Best Suburbs in the Austin MSA

Top 10

Just 12 miles west of Austin, the City of Bee Cave is an ideal destination when it comes to relaxation and entertainment.

Bee Cave Is a family-oriented, thriving community at the gateway to the Hill Country between downtown Austin and the lakes.

Bee Cave offers a healthy balance of retail and office business with great residential neighborhoods and outdoor recreation.

The “buzz” started way back in the 1850s when Dietrich Bohls moved his family from Austin to the confluence of Barton Creek and Little Barton Creek and founded the area of Bee Cave. The town was named for a nearby limestone cave where Mexican honeybees swarmed. A hundred and sixty years later, the buzz is about much more.

Once a dot on the map on the way to other places, Bee Cave has become a destination itself – a Texas gem that offers an abundance of year-round, family-oriented activities and attractions, including shopping, dining, golfing, water sports, hiking and inimitable Hill Country vistas and southern hospitality.

Bee Cave offers a range of activities for those seeking pure relaxation or the buzz of adventure. Loads of options abound for families to swim, explore innovative playscapes and picnic in the park. Want to slow down and get away from hectic city life? Come to Bee Cave and lounge by the pool, or enjoy a pampering spa day. Thrill seekers and the more adventurous can hike, wakeboard, zip line or rock climb. And still others may prefer soaking up the sun on the golf course or browsing a bevy of boutique shops.

Bee Cave, TX is home to The Hill Country Galleria and Farmers Market. This 1.3M SF mixed-use complex features 713,000+ SF of retail, 285,000+ SF of Class A office space, 300,000+ SF of apartments, 100,000+ SF of condos, & 50 acres of green space. It is anchored by Dillard’s, Barnes & Noble, Dick’s, Cinemark, & Whole Foods. This complex is a high-traffic, sought-out shopping, dining, and entertainment destination for all of the Austin MSA and millions of tourists every year.

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IN THE NEWS

— KEYSTONE BANK HQ AUSTIN, TX

Austin metro area claims fastest-growing population for 12th straight year

RYAN MAXIN, DECEMBER 13, 2023 (AUSTIN AMERICAN-STATESMAN)

The Austin metropolitan area was the fastest-growing area in the U.S. for a 12th consecutive year in 2022, according to an extensive report from City Demographer Lila Valencia delivered to the City Council at its work session Tuesday.

The Raleigh-Cary, North Carolina, region and the Jacksonville, Florida, region finished **second and third**, respectively, in terms of **metropolitan growth**. The Dallas-Fort Worth-Arlington area and the **San Antonio-New Braunfels** area placed fourth and fifth, respectively, with the Houston-The Woodlands-Sugar Land area placing ninth.

The Austin-Round Rock-Georgetown area added nearly 138,000 residents in 2022, bringing its total population to more than 2.4 million, according to the report. That represents a 6% increase between 2020 and 2022.

Austin suburbs like Georgetown, Kyle and Leander fueled the **most population growth for the area**. Each city placed within the **top 4** of the country's **fastest-growing cities**, and Georgetown took **first with a 14.4% increase between 2021 and 2022**.

Population **increases for more than a decade** have helped Austin become the **10th most populous city in the U.S.**, according to the report. The **city's population** has **doubled every 20 to 25 years**, although **recent growth has started to stagnate**.

Valencia used data from the **2020 census and 2022 population** estimates for the report.

EXPLORE ARTICLE

Report: Austin’s population could hit 22 million by 2100, third-largest metro in the US

CHRISTOPHER ADAMS, JULY 10, 2023 (KXAN)

Austin is one of the fastest-growing cities in the country, but a new report suggests explosive growth is only just beginning. The city recently climbed into the top 10 largest cities in the U.S., with a 2022 population estimate of about 975,000.

A new report by moving company MoveBuddha predicts that by the **end of the century**, the Austin metro will jump to the **third-largest in the country**, behind only Dallas/Fort Worth and Houston. That means **all three** would surpass the **current largest metro areas, like New York, Los Angeles and Chicago**.

In the 2020 census, the Austin metro as a whole had more than 2.2 million residents. The metro is defined by the U.S. Census Bureau as Bastrop, Caldwell, Hays, Travis and Williamson counties.

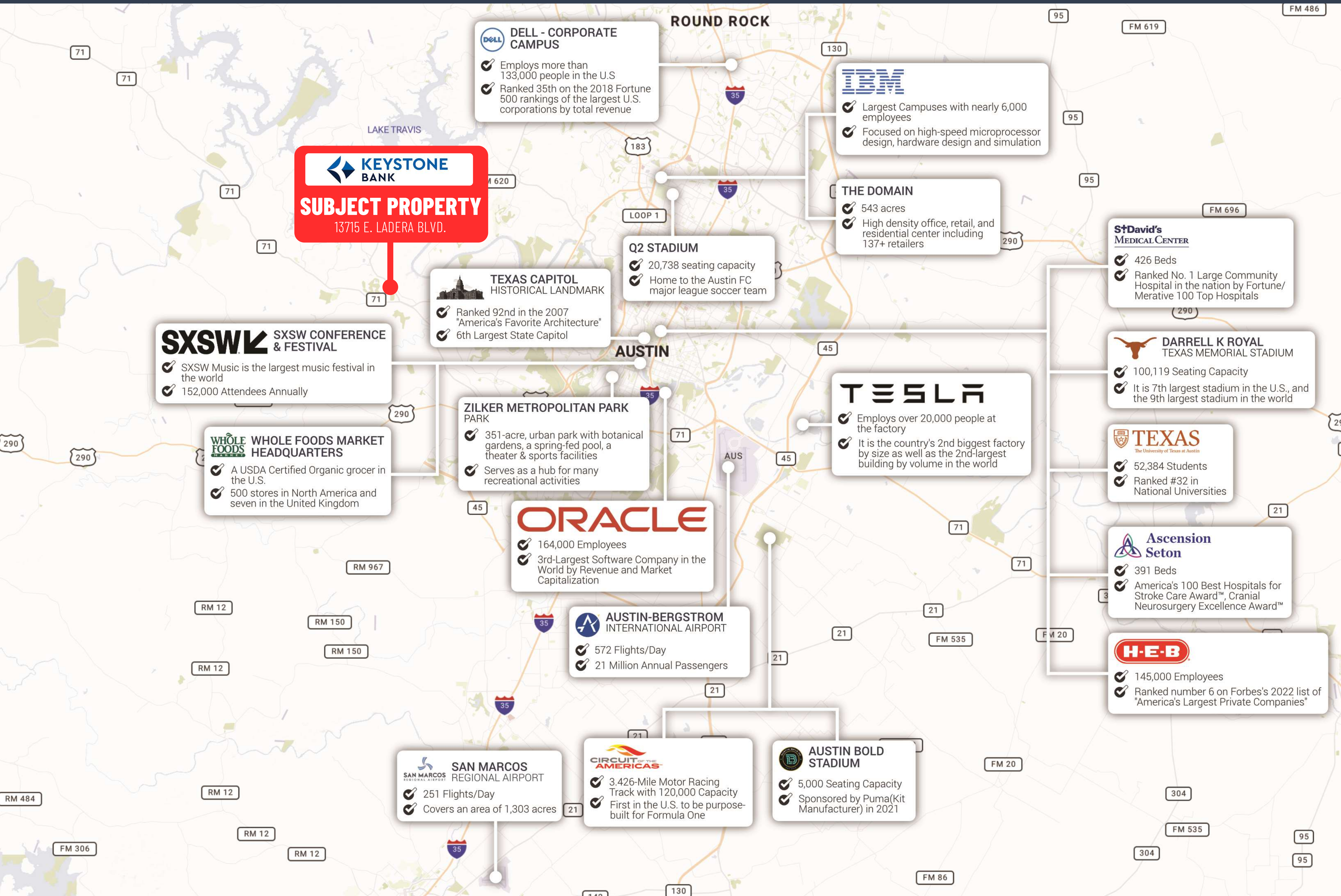
The report suggests the Austin metro’s population would skyrocket, **from 2.2 million in 2020 to more than 22 million by 2100**. The Dallas/Fort Worth and Houston metros would have **more than 30 million people each**.

But those **numbers are far greater** than what Austin city **demographers are forecasting**. Projections from the city suggest the metro’s population **will hit 4.3 million in 2060**, well below the **7.2 million forecast** by **MoveBuddha’s report**.

EXPLORE ARTICLE

METRO AREA

KEYSTONE BANK HQ AUSTIN, TX



CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 320-2321

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Bob Moorhead

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TEXAS DISCLAIMER

KEYSTONE BANK HQ AUSTIN, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.