



AUSTIN

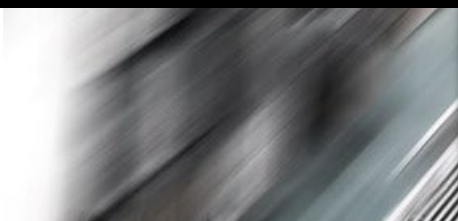


W H I T E B X

REAL ESTATE

Q3 2022

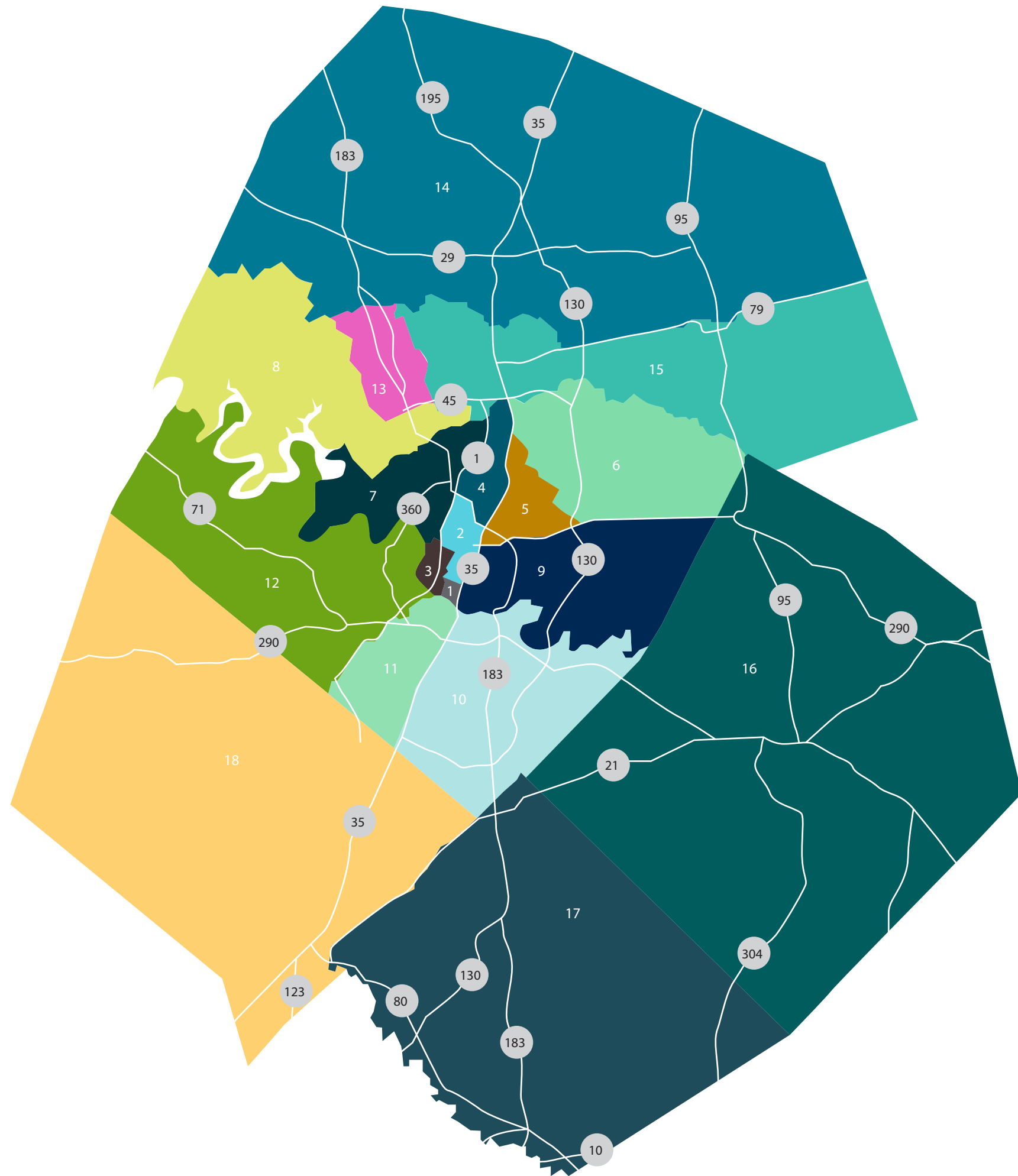
INDUSTRIAL
MARKET BEAT



Austin Industrial Market Overview

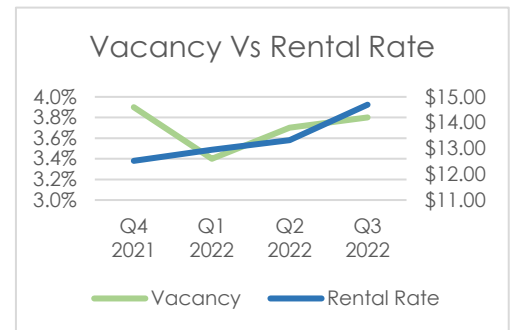
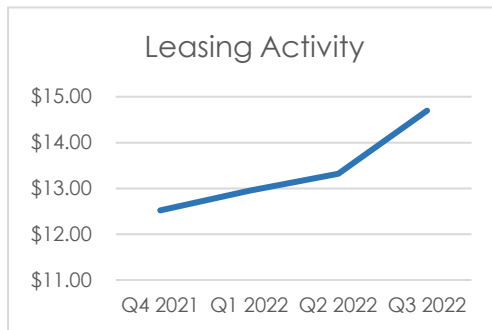
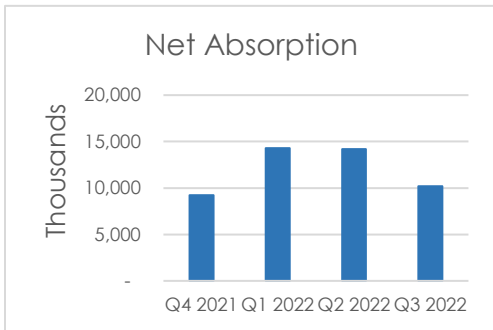
Legend

- 1 - Austin CBD
- 2 - Central
- 3 - West Central
- 4 - North
- 5 - Northeast
- 6 - Far Northeast
- 7 - Northwest
- 8 - Far Northwest
- 9 - East
- 10 - Southeast
- 11 - South
- 12 - Southwest
- 13 - Cedar Park
- 14 - Georgetown
- 15 - Round Rock
- 16 - Bastrop County
- 17 - Caldwell County
- 18 - Hays County



Austin Industrial Overview | Q3 2022

	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Austin	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF
Texas	2,564,905,630 SF	185,669,981 SF	4.98%	96,964,905 SF	86,222,494 SF	140,088,667 SF	\$8.19/SF
United States	17,921,769,514 SF	1,260,258,832 SF	3.97%	423,475,756 SF	380,095,436 SF	696,719,670 SF	\$10.80/SF



Under Construction	Delivered	Absorption	Sale Price PSF

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

MARKET BEAT

TOTAL INDUSTRIAL STATISTICS

Submarket	Total Inventory	Vacancy		Availability		12 Month Total		Current SF Under Construction	Quoted Rates/SF
		Vacant SF	Vac %	Available SF	Avail %	Net Absorption	Net Deliveries		
Bastrop County	1,485,706	176,710	11.89%	172,580	11.62%	(102,048)	-	85,000	\$10.52
Caldwell County	758,099	2,782	0.37%	162,809	21.48%	54,126	-	167,794	\$10.59
CBD	105,490	0	0.00%	0	0.00%	-	-	-	\$23.19
Cedar Park	3,322,461	122,200	3.68%	195,327	5.88%	30,619	30,272	198,116	\$16.84
Central	2,188,723	147,717	6.75%	184,947	8.45%	38,883	-	-	\$16.54
East	11,970,682	306,449	2.56%	367,141	3.07%	4,597,374	4,651,002	112,097	\$14.63
Far Northeast	11,106,581	350,857	3.16%	610,529	5.50%	387,110	504,950	1,341,896	\$12.48
Far Northwest	1,593,392	19,949	1.25%	30,689	1.93%	25,326	2,400	284,092	\$17.09
Georgetown	8,765,514	871,906	9.95%	2,356,959	26.89%	881,342	1,019,882	5,272,126	\$11.16
Hays County	14,360,798	840,538	5.85%	2,337,651	16.28%	2,404,448	2,536,304	2,781,432	\$11.72
North	17,690,389	744,235	4.21%	1,380,912	7.81%	(300,367)	-	-	\$13.60
Northeast	16,169,017	603,589	3.73%	451,924	2.80%	909,178	836,985	949,302	\$13.99
Northwest	3,964,389	53,717	1.36%	126,504	3.19%	26,006	-	-	\$16.13
Round Rock	7,358,477	262,845	3.57%	1,049,024	14.26%	409,712	454,270	1,403,267	\$13.88
South	4,278,298	58,356	1.36%	74,699	1.75%	87,813	10,800	28,179	\$15.99
Southeast	17,897,750	446,191	2.49%	1,842,394	10.29%	593,312	318,192	1,351,766	\$13.17
Southwest	4,586,065	234,623	5.12%	375,324	8.18%	137,342	182,508	10,000	\$17.53
West Central	107,884	0	0.00%	0	0.00%	3,321	3,321	-	\$15.47
Totals	127,709,715	4,774,853	3.74%	10,596,359	8.30%	10,183,497	10,550,886	13,985,067	\$14.70

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

501 Congress Avenue
Suite 150
Austin, TX 78701

400 S Record Street
Suite 1100
Dallas, TX 75202

510 Bering Drive
Suite 213
Houston, Texas 77057

(817) 502-1140

(512) 270-2295

(214) 380-4540

(713) 589-2108

CBD | Q3 2022

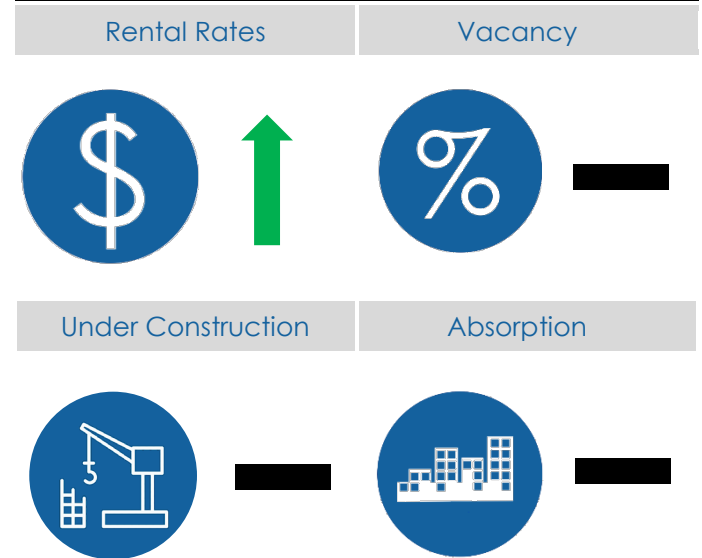
Market Insights:

The CBD Submarket ended the third quarter of 2022 with no vacancy, which is consistent with the previous quarter. Additionally, there has been no absorption over the last 12 months.

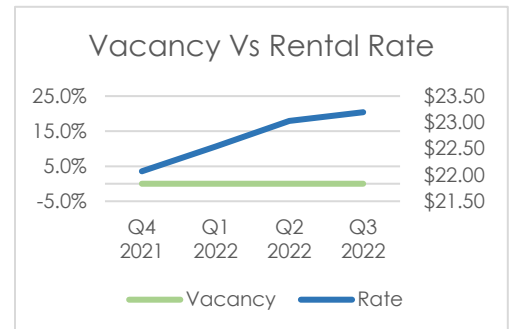
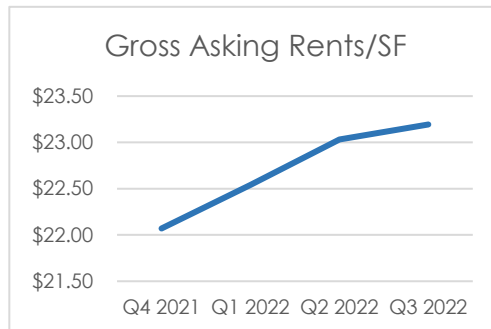
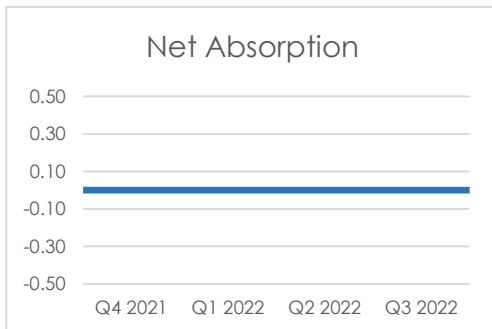
Rental rates ended the third quarter at \$23.19/SF across all classes, increasing from \$22.97/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is no construction currently underway in the submarket.

CBD commercial sales ended the third quarter of 2022 at \$315/SF, increasing from \$312/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
CBD	105,490 SF	0 SF	0.00%	0 SF	0 SF	0 SF	\$23.19/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Central | Q3 2022

Market Insights:

The Central Submarket ended the third quarter of 2022 with a vacancy rate of 6.75%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 38,883 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$16.54/SF across all classes, increasing from \$16.34/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is no construction currently underway in the submarket.

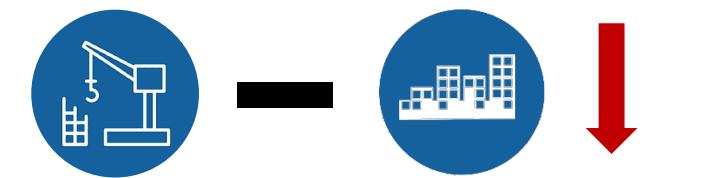
Central commercial sales ended the third quarter of 2022 at \$216/SF, stayed the same at \$216/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

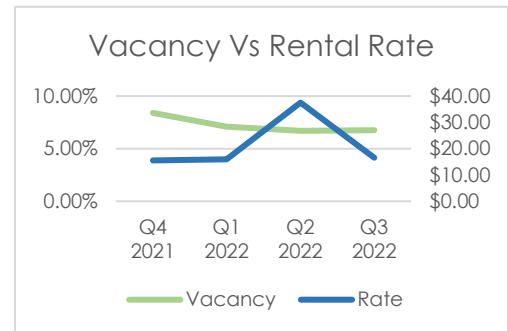
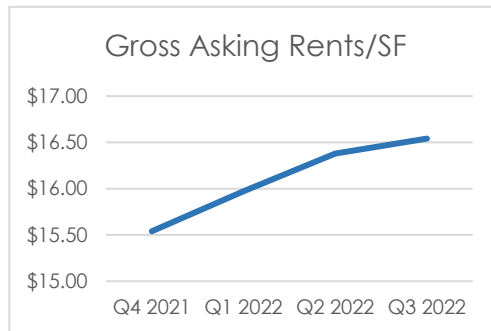
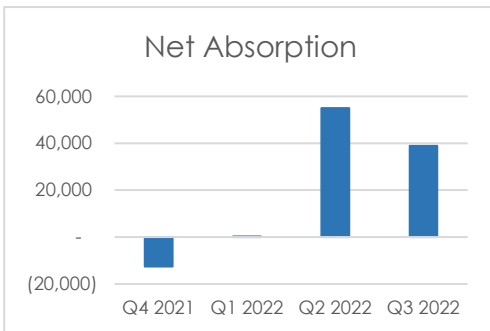
Rental Rates Vacancy



Under Construction Absorption



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Central	2,188,723 SF	184,947 SF	6.75%	38,883 SF	0 SF	0 SF	\$16.54/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

West Central | Q3 2022

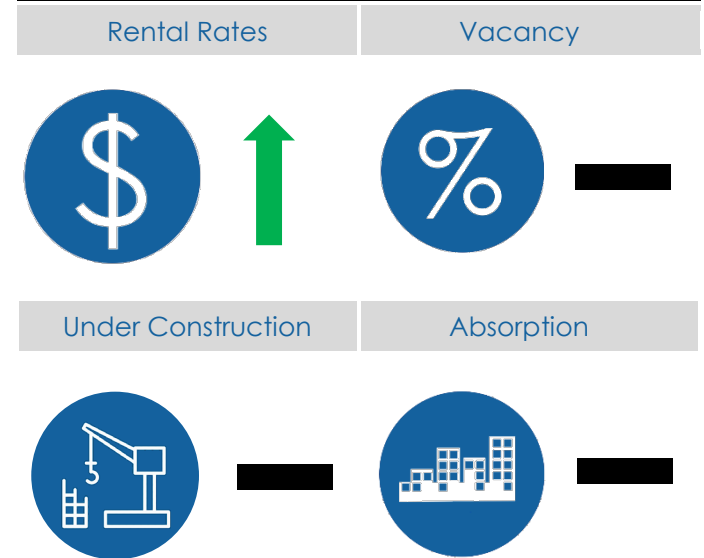
Market Insights:

The West Central Submarket ended the third quarter of 2022 with no vacancy, which is consistent with the previous quarter. The net absorption rate over the last 12 months is 3,321 SF at the end of Q3 2022.

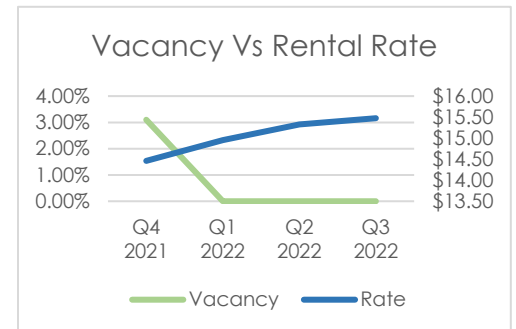
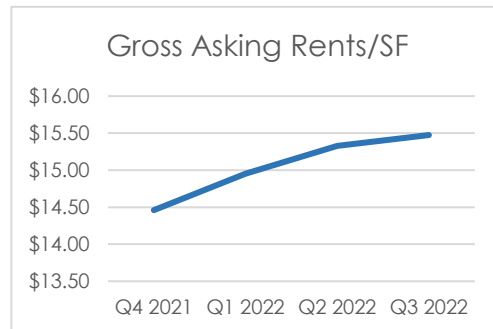
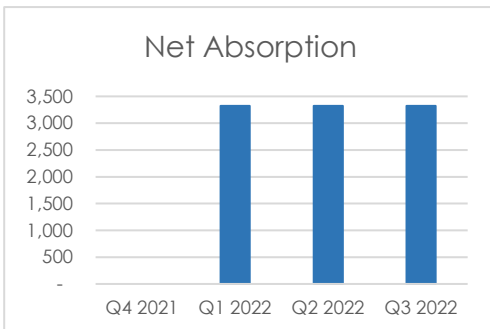
Rental rates ended the third quarter at \$15.47/SF across all classes, increasing from \$15.34/SF in the previous quarter. 12-month new construction deliveries are at 3,321 SF and there is no construction currently underway in the submarket.

West Central commercial sales ended the third quarter of 2022 at \$168/SF, increasing from \$165/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
West Central	107,884 SF	0 SF	0.00%	3,321 SF	3,321 SF	0 SF	\$15.47/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

North | Q3 2022

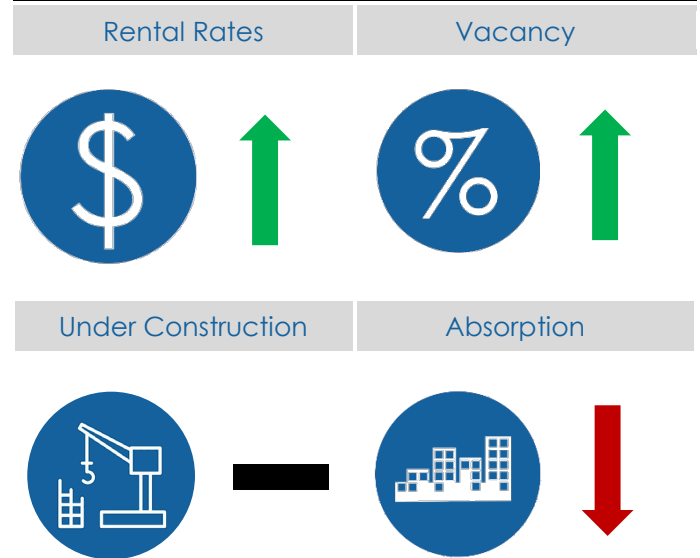
Market Insights:

The North Submarket ended the third quarter of 2022 with a vacancy rate of 4.21%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -300,367 SF at the end of Q3 2022.

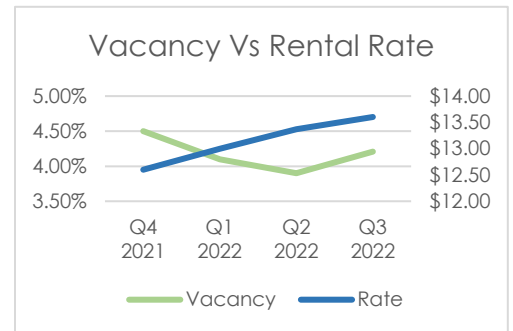
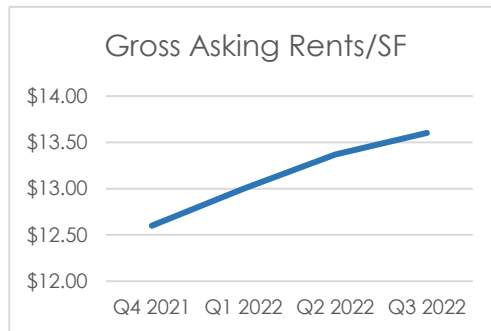
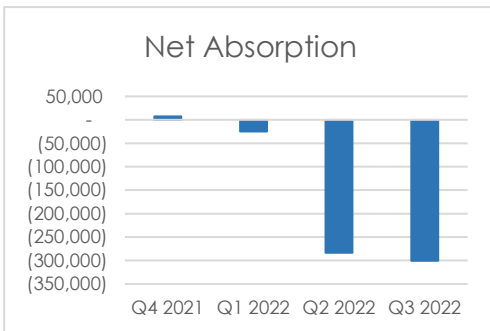
Rental rates ended the third quarter at \$13.60/SF across all classes, increasing from \$13.36/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is no construction currently underway in the submarket.

North commercial sales ended the third quarter of 2022 at \$463/SF, stayed the same at \$463/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
North	17,690,389 SF	1,380,912 SF	4.21%	-300,367 SF	0 SF	0 SF	\$13.60/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Northeast | Q3 2022

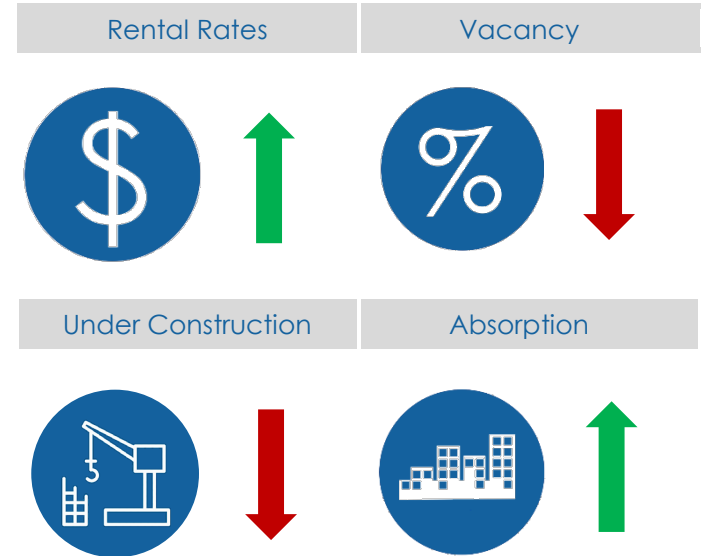
Market Insights:

The Northeast Submarket ended the third quarter of 2022 with a vacancy rate of 3.73%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 909,178 SF at the end of Q3 2022.

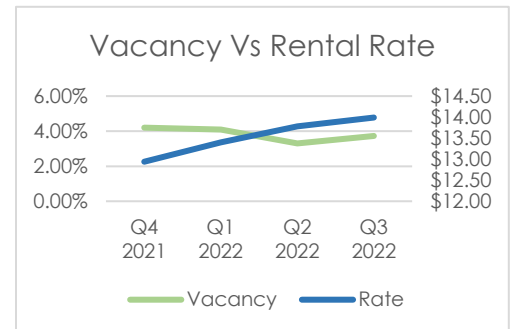
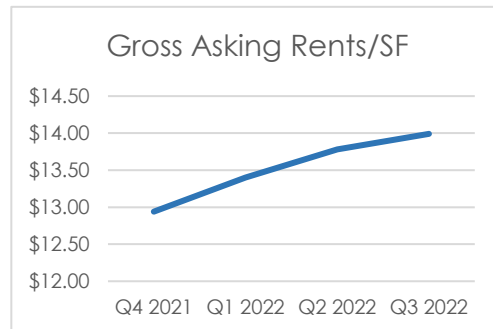
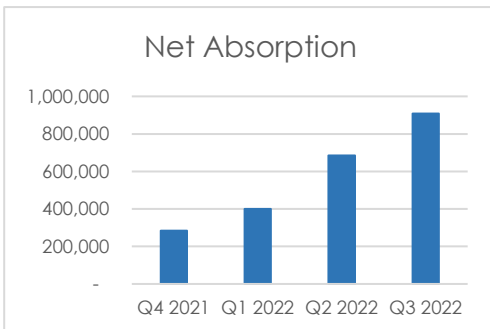
Rental rates ended the third quarter at \$13.99/SF across all classes, increasing from \$13.85/SF in the previous quarter. 12-month new construction deliveries are at 836,985 SF and there is currently 949,302 SF under construction in the submarket.

Northeast commercial sales ended the third quarter of 2022 at \$165/SF, increasing from \$162/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Northeast	16,169,017 SF	451,924 SF	3.73%	909,178 SF	836,985 SF	949,302 SF	\$13.99/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Far Northeast | Q3 2022

Market Insights:

The Far Northeast Submarket ended the third quarter of 2022 with a vacancy rate of 3.16%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 387,110 SF at the end of Q3 2022.

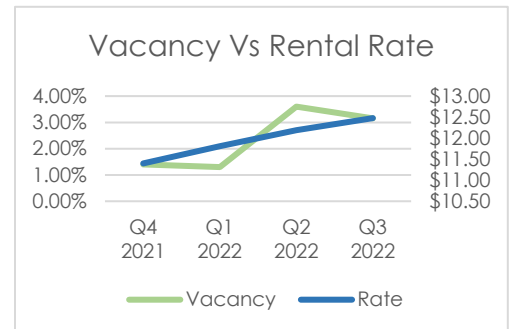
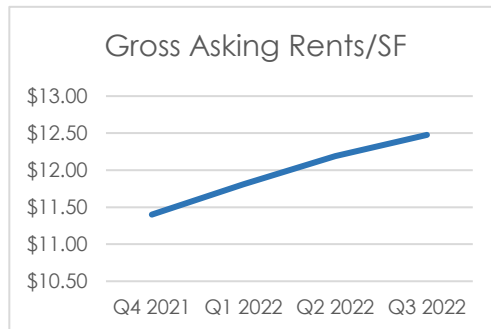
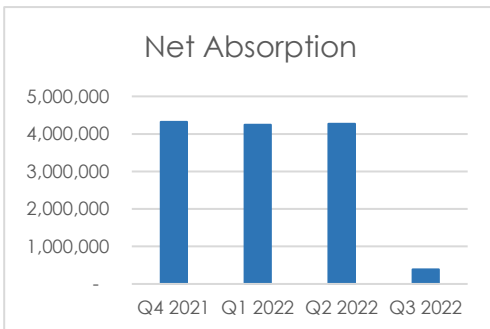
Rental rates ended the third quarter at \$12.48/SF across all classes, increasing from \$12.23/SF in the previous quarter. 12-month new construction deliveries are at 504,950 SF and there is currently 1,341,896 SF under construction in the submarket.

Far Northeast commercial sales ended the third quarter of 2022 at \$165/SF, increasing from \$163/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates	Vacancy
\$	%
↑	↑
Under Construction	Absorption
🏗️	🏢
↑	↓

	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Far Northeast	11,106,581 SF	610,529 SF	3.16%	387,110 SF	504,950 SF	1,341,896 SF	\$12.48/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Northwest | Q3 2022

Market Insights:

The Northwest Submarket ended the third quarter of 2022 with a vacancy rate of 1.36%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 26,006 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$16.13/SF across all classes, increasing from \$15.84/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is no construction currently underway in the submarket.

Northwest commercial sales ended the third quarter of 2022 at \$158/SF, increasing from \$156/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



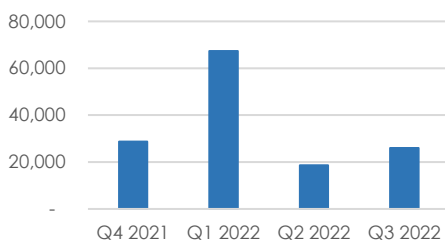
Under Construction

Absorption

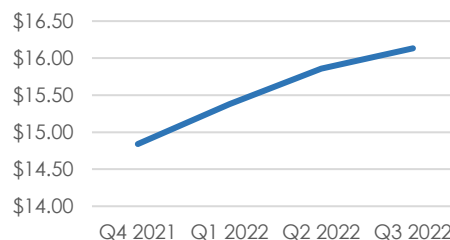


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Northwest	3,964,389 SF	126,504 SF	1.36%	26,006 SF	0 SF	0 SF	\$16.13/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

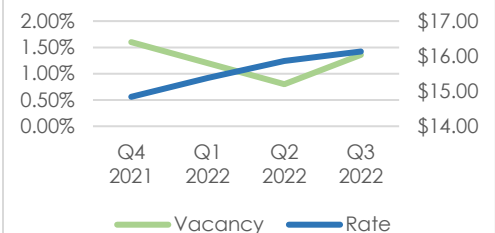
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Far Northwest | Q3 2022

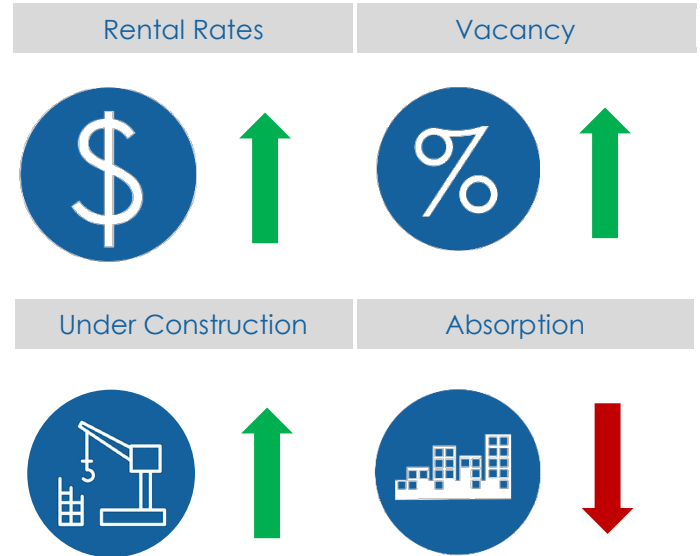
Market Insights:

The Far Northwest Submarket ended the third quarter of 2022 with a vacancy rate of 1.25%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 25,326 SF at the end of Q3 2022.

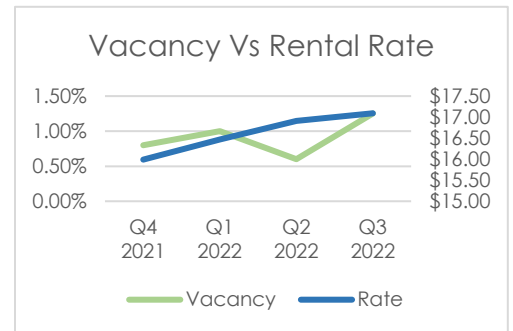
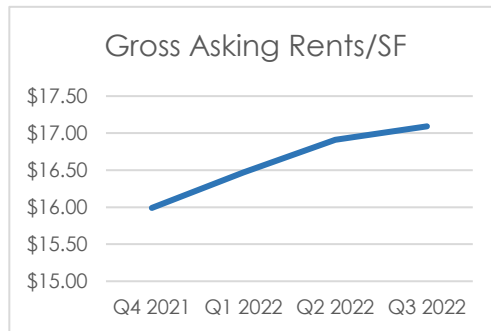
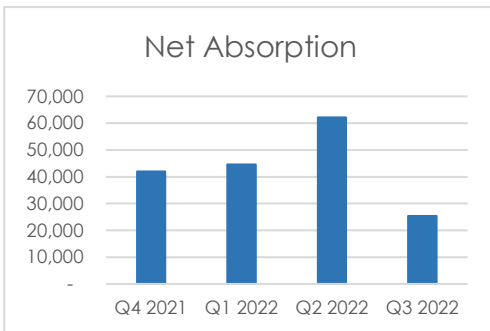
Rental rates ended the third quarter at \$17.09/SF across all classes, increasing from \$16.86/SF in the previous quarter. 12-month new construction deliveries are at 2,400 SF and there is currently 284,092 SF under construction in the submarket.

Far Northwest commercial sales ended the third quarter of 2022 at \$236/SF, increasing from \$233/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Far Northwest	1,593,392 SF	30,689 SF	1.25%	25,326 SF	2,400 SF	284,092 SF	\$17.09/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

East | Q3 2022

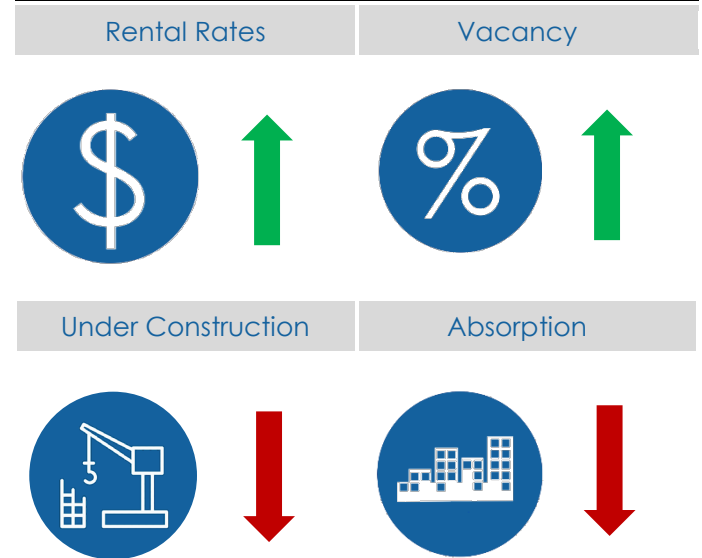
Market Insights:

The East Submarket ended the third quarter of 2022 with a vacancy rate of 2.56%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 4,597,374 SF at the end of Q3 2022.

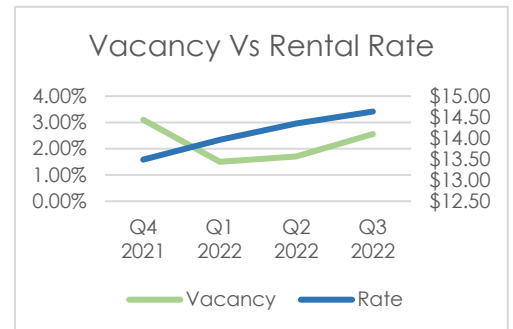
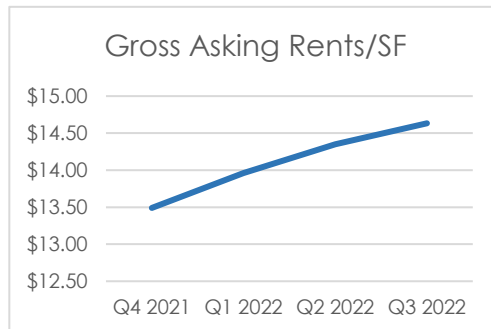
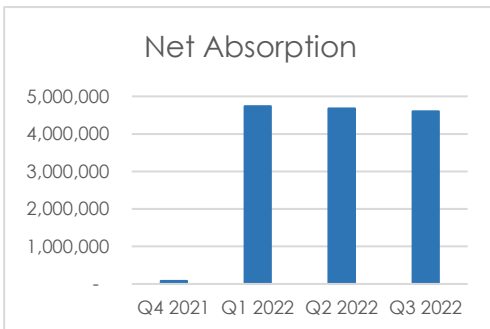
Rental rates ended the third quarter at \$14.63/SF across all classes, increasing from \$14.52/SF in the previous quarter. 12-month new construction deliveries are at 4,651,002 SF and there is currently 112,097 SF under construction in the submarket.

East commercial sales ended the third quarter of 2022 at \$149/SF, increasing from \$147/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East	11,970,682 SF	367,141 SF	2.56%	4,597,374 SF	4,651,002 SF	112,097 SF	\$14.63/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Southeast | Q3 2022

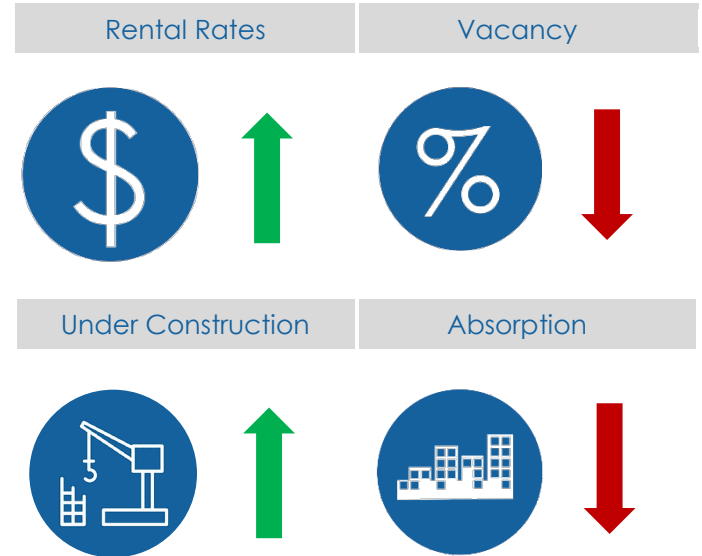
Market Insights:

The Southeast Submarket ended the third quarter of 2022 with a vacancy rate of 2.49%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 593,312 SF at the end of Q3 2022.

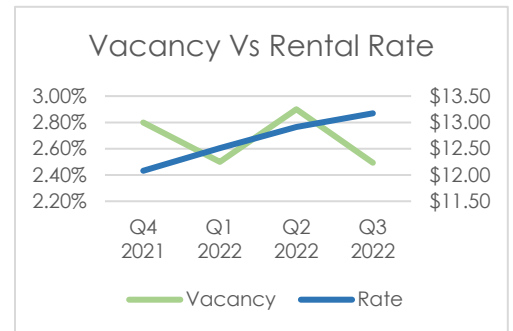
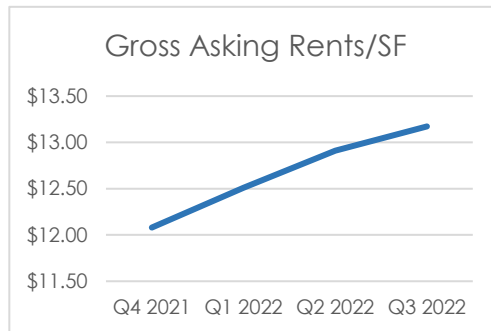
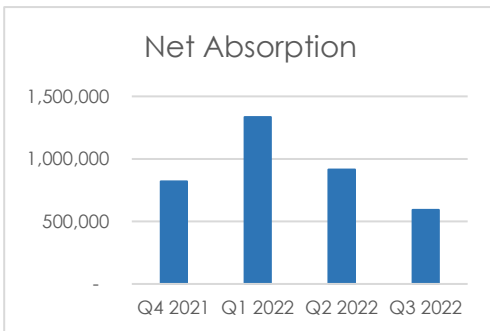
Rental rates ended the third quarter at \$13.17/SF across all classes, increasing from \$12.94/SF in the previous quarter. 12-month new construction deliveries are at 318,192 SF and there is currently 1,351,766 SF under construction in the submarket.

Southeast commercial sales ended the third quarter of 2022 at \$178/SF, increasing from \$176/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Southeast	17,897,750 SF	1,842,394 SF	2.49%	593,312 SF	318,192 SF	1,351,766 SF	\$13.17/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

South | Q3 2022

Market Insights:

The South Submarket ended the third quarter of 2022 with a vacancy rate of 1.36%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 87,813 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$15.99/SF across all classes, increasing from \$15.81/SF in the previous quarter. 12-month new construction deliveries are at 10,800 SF and there is currently 28,179 SF under construction in the submarket.

South commercial sales ended the third quarter of 2022 at \$199/SF, stayed the same at \$199/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates



Vacancy



Under Construction

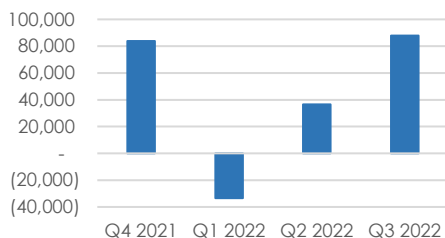


Absorption

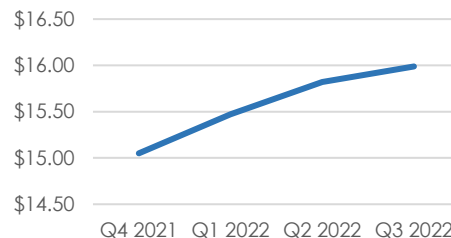


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
South	4,278,298 SF	74,699 SF	1.36%	87,813 SF	10,800 SF	28,179 SF	\$15.99/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

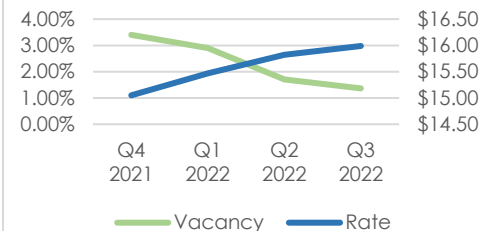
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Southwest | Q3 2022

Market Insights:

The Southwest Submarket ended the third quarter of 2022 with a vacancy rate of 5.12%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 137,342 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$17.53/SF across all classes, increasing from \$17.44/SF in the previous quarter. 12-month new construction deliveries are at 182,508 SF and there is currently 10,000 SF under construction in the submarket.

Southwest commercial sales ended the third quarter of 2022 at \$160/SF, stayed the same at \$160/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



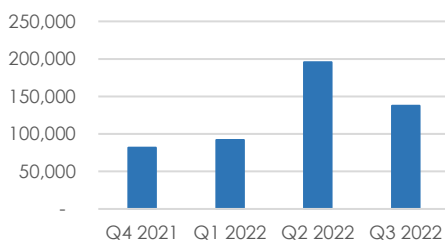
Under Construction

Absorption

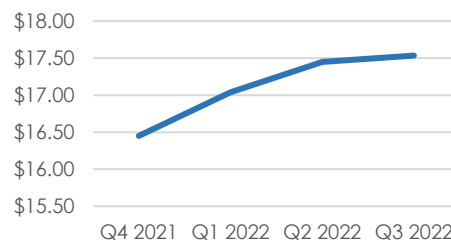


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Southwest	4,586,065 SF	375,324 SF	5.12%	137,342 SF	182,508 SF	10,000 SF	\$17.53/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

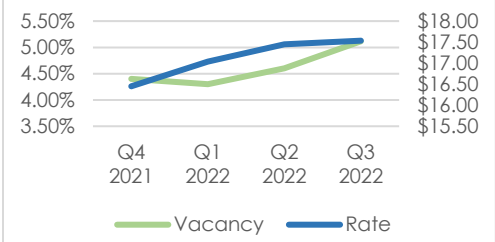
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Cedar Park | Q3 2022

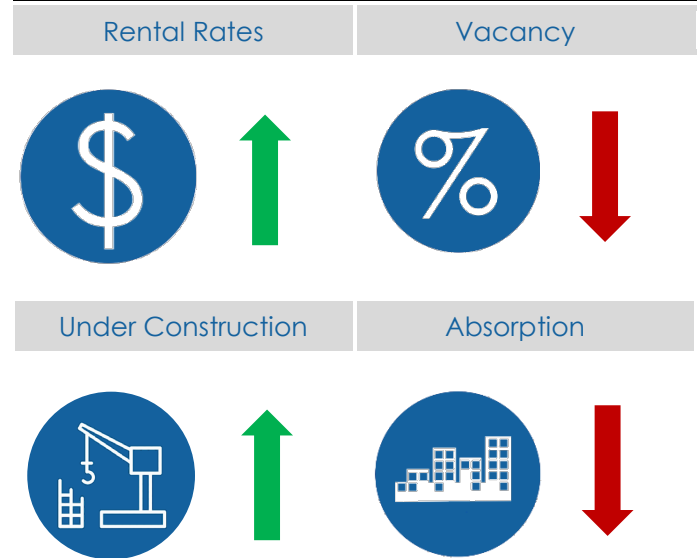
Market Insights:

The Cedar Park Submarket ended the third quarter of 2022 with a vacancy rate of 3.68%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 30,619 SF at the end of Q3 2022.

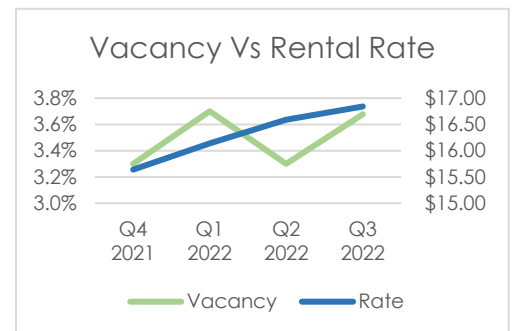
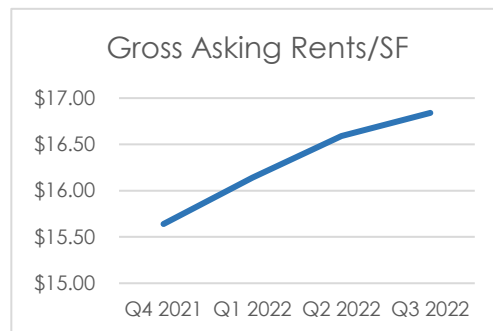
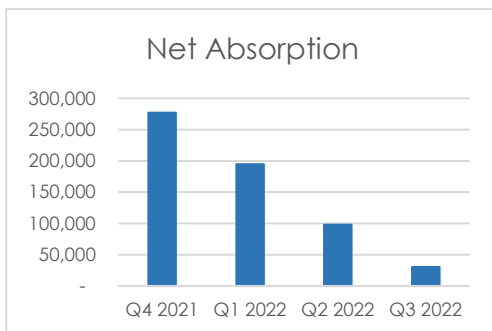
Rental rates ended the third quarter at \$16.84/SF across all classes, increasing from \$16.69/SF in the previous quarter. 12-month new construction deliveries are at 30,272 SF and there is currently 198,116 SF under construction in the submarket.

Cedar Park commercial sales ended the third quarter of 2022 at \$247/SF, increasing from \$245/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Cedar Park	3,322,461 SF	195,327 SF	3.68%	30,619 SF	30,272 SF	198,116 SF	\$16.84/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Georgetown | Q3 2022

Market Insights:

The Georgetown Submarket ended the third quarter of 2022 with a vacancy rate of 9.95%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 881,342 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$11.16/SF across all classes, increasing from \$10.90/SF in the previous quarter. 12-month new construction deliveries are at 1,019,882 SF and there is currently 5,272,126 SF under construction in the submarket.

Georgetown commercial sales ended the third quarter of 2022 at \$155/SF, increasing from \$154/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

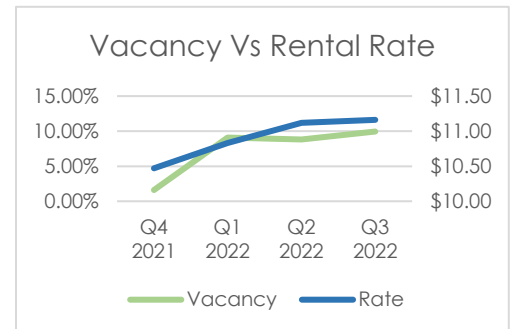
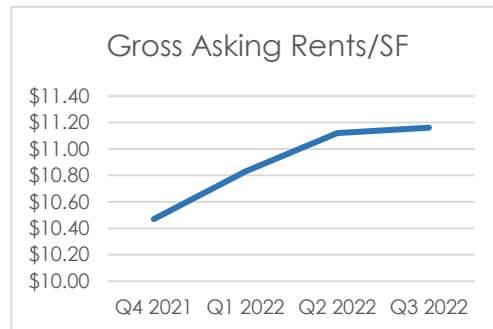
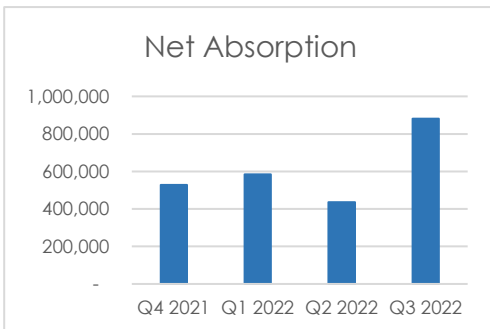
Rental Rates	Vacancy
--------------	---------



Under Construction	Absorption
--------------------	------------



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Georgetown	8,765,514 SF	2,356,959 SF	9.95%	881,342 SF	1,019,882 SF	5,272,126 SF	\$11.16/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Round Rock | Q3 2022

Market Insights:

The Round Rock Submarket ended the third quarter of 2022 with a vacancy rate of 3.57%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 409,712 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$13.88/SF across all classes, increasing from \$13.73/SF in the previous quarter. 12-month new construction deliveries are at 454,270 SF and there is currently 1,403,267 SF under construction in the submarket.

Round Rock commercial sales ended the third quarter of 2022 at \$211/SF, increasing from \$208/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



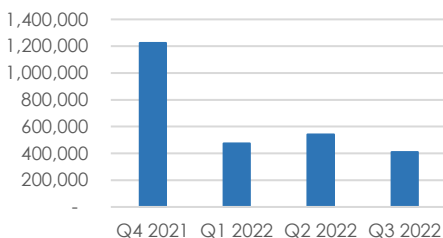
Under Construction

Absorption

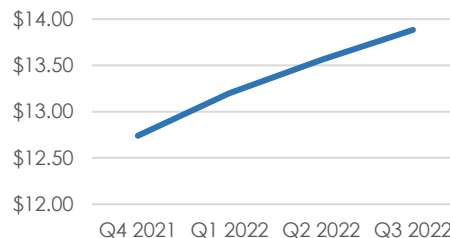


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Round Rock	7,358,477 SF	1,049,024 SF	3.57%	409,712 SF	454,270 SF	1,403,267 SF	\$13.88/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

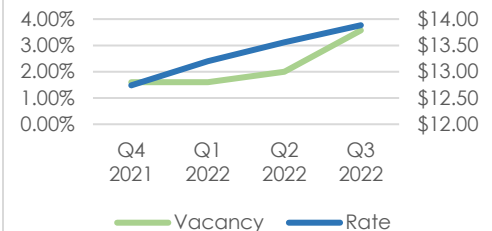
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Bastrop County | Q3 2022

Market Insights:

The Bastrop County Submarket ended the third quarter of 2022 with a vacancy rate of 11.89%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -102,048 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$10.52/SF across all classes, increasing from \$10.40/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently 85,000 SF under construction in the submarket.

Bastrop County commercial sales ended the third quarter of 2022 at \$118/SF, increasing from \$116/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



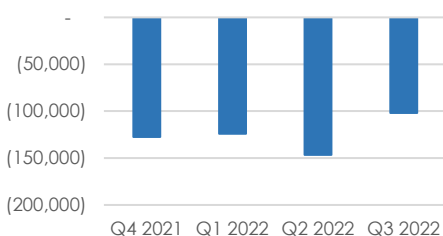
Under Construction

Absorption

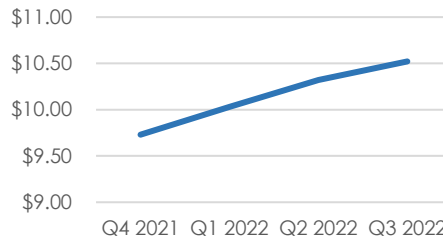


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Bastrop County	1,485,706 SF	172,580 SF	11.89%	-102,048 SF	0 SF	85,000 SF	\$10.52/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

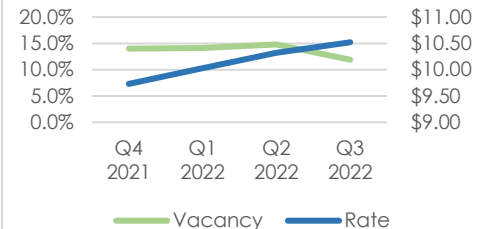
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Caldwell County | Q3 2022

Market Insights:

The Caldwell County Submarket ended the third quarter of 2022 with a vacancy rate of 0.37%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 54,126 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$10.59/SF across all classes, decreasing from \$10.64/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently 167,794 SF under construction in the submarket.

Caldwell County commercial sales ended the third quarter of 2022 at \$101/SF, increasing from \$96/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



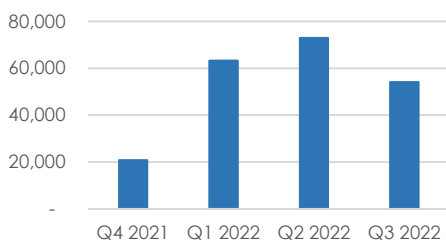
Under Construction

Absorption

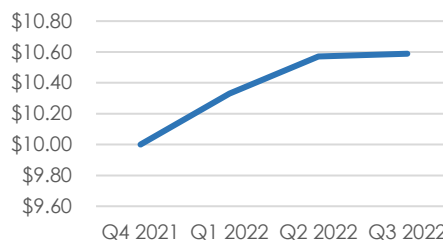


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Caldwell County	758,099 SF	162,809 SF	0.37%	54,126 SF	0 SF	167,794 SF	\$10.59/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

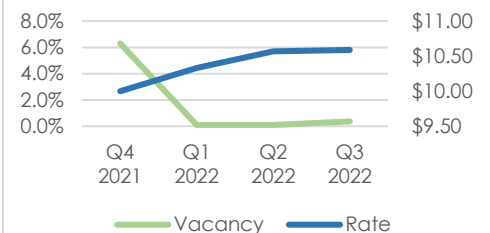
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Hays County | Q3 2022

Market Insights:

The Hays County Submarket ended the third quarter of 2022 with a vacancy rate of 5.85%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 2,404,448 SF at the end of Q3 2022.

Rental rates ended the third quarter at \$11.72/SF across all classes, increasing from \$11.64/SF in the previous quarter. 12-month new construction deliveries are at 2,536,304 SF and there is currently 2,781,432 SF under construction in the submarket.

Hays County commercial sales ended the third quarter of 2022 at \$243/SF, stayed the same at \$243/SF in the previous quarter. The average commercial sale price in Austin is \$202.61/SF, and overall cap rates are 6.19%.

Q3 2022 vs Q2 2021

Rental Rates

Vacancy



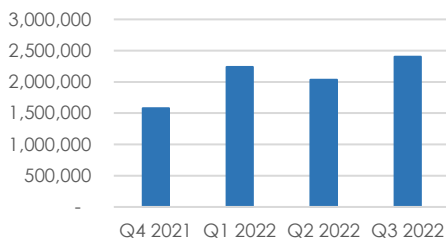
Under Construction

Absorption

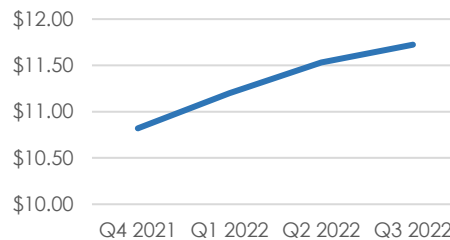


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Hays County	14,360,798 SF	2,337,651 SF	5.85%	2,404,448 SF	2,536,304 SF	2,781,432 SF	\$11.72/SF
Austin Total	127,709,715 SF	10,596,359 SF	3.74%	10,183,497 SF	10,550,886 SF	13,985,067 SF	\$14.70/SF

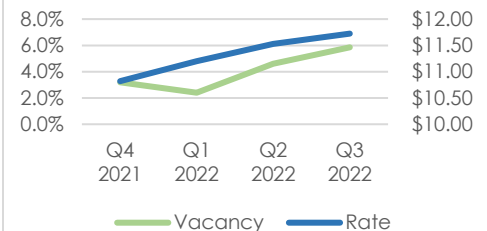
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

W H I T E B  X

R E A L E S T A T E

501 Congress Avenue
Suite 150
Austin, TX 78701

(512) 270-2295

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

www.whiteboxrealestate.com

