BUILDING 2 OWNERSHIP PACKAGE · PHASE 1

Your Business. Your Building.

The complete current information package for the featured ownership offering at Stahl Builders Park — prepared for owner-occupying businesses and their lenders.

Conceptual rendering of proposed Building 2 — not a completed building.

BUILDING SIZE 9,600 SF	ASKING PRICE $2,220,000
PRICE / SF $231.25	TYPE Flex / Showroom / Warehouse
PHASE Phase 1	STATUS Pre-construction · purchase inquiries open
OWNERSHIP Proposed whole-building condo unit	DELIVERY Proposed shell condition
SITE AREA 156,123 SF · 3.58 acres	DEVELOPMENT 4 buildings · 37,550 SF total

Building 2 is offered for sale as one entire building to a business that intends to occupy it. It is not offered as individual suites or partial spaces, and it is not being marketed to passive investors as a leased investment. Stahl Builders Park is a planned development: construction has not commenced on any building, and no completion or delivery date has been finalized.

What this package contains: the verified building facts and the actual Building 2 floor plan from the current drawing set (pages 1–2), an enlarged site plan with Building 2 outlined (page 3), the proposed condominium ownership explanation, and an explicit list of what is and is not defined (page 3). Nothing in this package is a construction commitment.

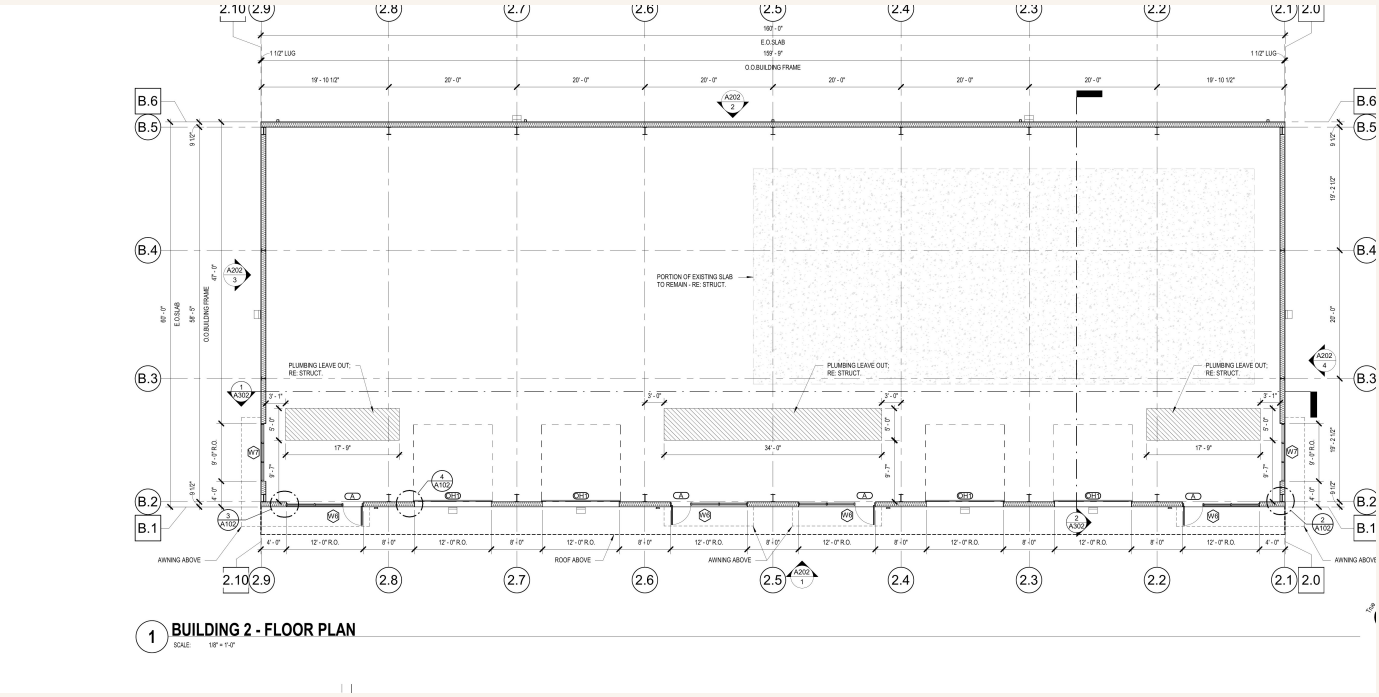
Verified design information

From the current drawing set (Open Studio Architecture, dated 05/26/26) and the offering materials. Items subject to final construction documents are marked.

OVERALL FOOTPRINT 160'-0" long × 60'-0" deep · A102	CLEAR HEIGHT ~16–17 ft
OVERHEAD DOORS 4 · grade-level · 12' W × 12' H*	INTERIOR CONCEPT 4 planned areas · ±2,400 SF each
STOREFRONT Glazing & entries per renderings	STRUCTURE PEMB shell · R-25 liner walls

* Insulated sectional steel doors per the door schedule (A601): Overhead Door Thermacore 591 type, R-14.86 minimum. The four interior areas are a layout concept within the single building — they are not separate units and are not sold individually.

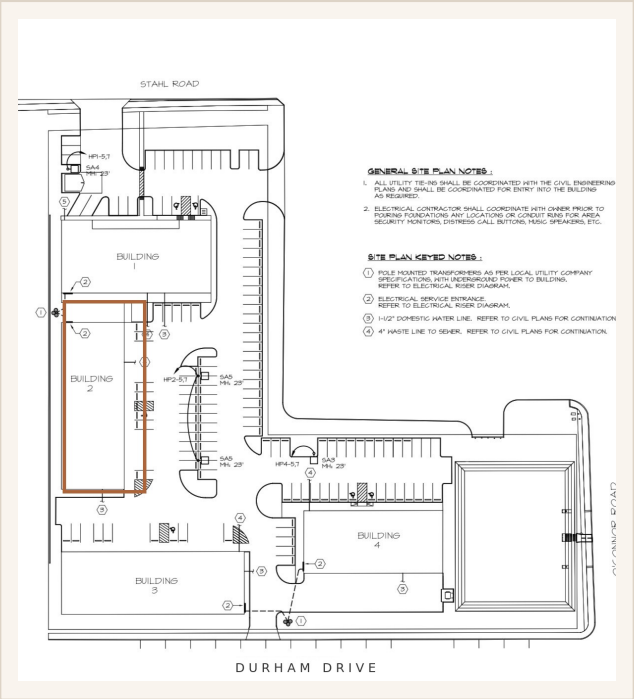
Building 2 floor plan — sheet A102



One open, clear-span shell on a 20 ft structural bay rhythm. Three plumbing leave-out zones are roughed in along the front of the building for future finish-out, and a portion of the existing slab is planned to remain (per structural). Drawing courtesy copy — for information only, not for construction; final construction documents govern.

Site plan, ownership, shell status

Site plan — Building 2 outlined in cedar



Building 2 sits on the west side of the park, in Phase 1 with Building 1. Site area per the civil and landscape documents: 156,123 SF (3.58 acres). Parking fields and access drives are shared common elements under the proposed condominium structure; site access and circulation are as shown on the plan, subject to final approvals. A full-size site plan exhibit is available on the project website. Parking stall counts and utility service capacities are not published in this package.

Proposed commercial condominium ownership

Stahl Builders Park is planned around a four-building commercial condominium structure. Each building is intended to be one independently owned condominium unit, with associated interests and rights in shared site improvements — parking, access drives, utility infrastructure, landscaping, drainage, and other common elements. The final legal documents, boundaries, common-element responsibilities, and association arrangements remain subject to attorney, surveyor, title, lender, and other applicable review; no condominium documents have been recorded at this stage.

Proposed shell delivery — what is and is not defined

Defined in the current drawing set: a pre-engineered metal building shell with R-25 insulated liner-system walls, standing-seam metal roof, insulated sectional steel overhead doors, storefront glazing and entries, and plumbing leave-outs for future finish-out — delivered in shell condition, with interior finish-out (tenant improvements) as the buyer's responsibility. Not yet finalized: utility service sizes and capacities (power and plumbing plans exist in the set; figures provided with serious inquiries) and all construction and delivery timelines.

Next steps & sources

Next steps

1 · Send an inquiry from the project website or call/text 210-260-2517. 2 · Talk through fit, timing, and the open items above with the listing team. 3 · Buyers arrange their own financing; the seller does not provide financing or guarantee lender approval. Sources: Stahl Builders Park drawing set, Open Studio Architecture, dated 05/26/26 (sheets A102, A601; civil and landscape documents), and current offering materials. Listing brokers: Michael Kelleher, License #764467 (TX), +1 (512) 535-1655, michael.kelleher@matthews.com · Jeff Miller, License #797536 (TX), +1 (512) 535-5310, jeff.miller@matthews.com · Patrick Graham, Broker of Record, Texas Broker License #528005 · Matthews Firm License #9005919.

Stahl Builders Park is a planned development in pre-construction; construction has not commenced and no delivery date has been finalized. All renderings and plans are conceptual representations of proposed improvements. Building 2 is planned as a whole-building unit under a proposed commercial condominium structure; final legal documents remain subject to attorney, surveyor, title, lender, and other applicable review. Pricing, availability, and specifications are subject to change and to final construction documents and applicable approvals. Prepared from current project marketing materials; information not stated here has not been published and is available on request where it exists.