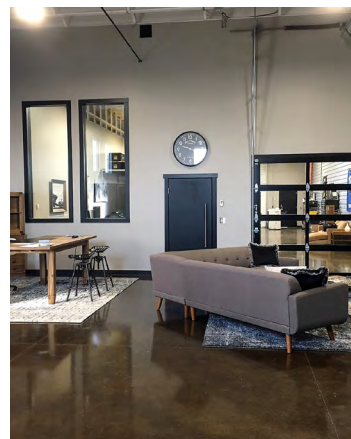




PRESS RELEASE FOR ROUND ROCK

Provided by PW Development



PersonalWarehouse.com



- Contact: **Steve Garrison**
PW Development LLC
- Mobile: **(303) 654-0200**
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PERSONAL WAREHOUSES COMING TO ROUND ROCK, TEXAS

Smaller, more affordable, flexible space you own. Ideal to Work - Store - Play!



Round Rock / Austin, Texas October 9, 2018 New real estate product coming FIRST to Round Rock. PW Development, LLC is pleased to announce the upcoming development and construction of the first Personal Warehouse project at 2100 Double Creek Drive, Round Rock Texas. This is the first of 5 locations across Austin and will deliver in the Spring of 2019. No matter your needs - business, storage, or fun - we have the solution for you. Standard amenities include HVAC, finished, private restrooms, 14 x 14 overhead doors, 65' drive aisles and unlimited access. Customize your space with mezzanines to maximize your uses and enjoy private balconies giving more light and access to your own personal deck. Owning your own unique space is NOW POSSIBLE and more affordable than ever.

PW Development has decades of experience leading the small bay warehouse and incubator industry. During that time Personal Warehouses have grown in popularity and diversity of usage. Through the development of dozens of projects and hundreds of sales, we have seen demand grow from a "simple" RV storage garage to a vibrant community made up of toy collectors,

hobbyists, and business owners. We call our product a "Personal Warehouse" because the only limit is your imagination!

The Round Rock Personal Warehouse Project is easily accessible from I-45 just East of I-35 on Double Creek Drive and just South of Gattis School Road. The project consists of 41 For Sale Warehouse Condo Units available in various sizes from 750 SF up to several thousand. All units are approved for mezzanines and small offices or as just storage or distribution space. Pre-Construction pricing will be released by November 1st, 2018; however, buyers can reserve their space now for a \$1,000 refundable deposit to secure the best price and location within the project.

"PW Development and the Personal Warehouse concept is a smaller, more affordable, flexible space you own. The spaces are ideally suited to Work - Store - Play. Whether you have a small business looking for flex or creative office or are a car collector or need a man cave to store all your toys - a Personal Warehouse is the ideal solution for you." Steve Garrison - Founder

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WORK

Are you looking for a creative, original work space? Personal Warehouse is an affordable solution that allows you to create the ideal space for your business. With unique and flexible options, you decide how to customize your warehouse to complement your brand and your specific needs.



STORE

Does your passion involve a variety of vehicles, collectibles, or RVing? Owning a Personal Warehouse is a great way to store your valuables in a secure and affordable building. Flexible sizes and customizable options allow you to take your storage to the next level with custom spaces made just for you.



PLAY

Need a place to get away or spend time on what you love most? Owning a Personal Warehouse can bring your vision to life! Build yourself a man cave, private get-away, studio or gaming facility! Customize your private unit with a mezzanine, restroom, wet bar and more!



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FEATURES / AMENITIES / OPTIONS:

- Approved for Expanded Uses to Work - Store - Play
- Energy Efficient Insulated Masonry Block Construction
- LED Lighting
- Mezzanines Pre-Approved up to 1/3rd of the unit size
- Balcony's - on select units and includes slider door to private deck
- Finished Private Restrooms
- HVAC & 3 Phase 150A Power
- 14 x 14 Overhead Doors with Automatic Operators
- Custom Flooring & Cabinet Systems
- Ave Clear Height over 20'
- Wide Paved Aisles with Ample Parking
- For Sale & For Lease Options

WHY OWN?

The time and reasons for ownership have never been stronger. Ownership provides an opportunity to build equity, lock in fixed interest rates at historical low rates, tax benefits for business owners and investors, the ability to customize your space and most importantly it is cost effective.

"On average, you can find yourself saving up to 50% a month owning versus renting. Rental rates nationally have increased 5.4% year over year upon industrial properties since 2015. Office rents have increased comparatively by 4.1%, and rising rents have made ownership more attractive and much more affordable. Vacancies are running at all-time lows meaning demand is increasing which will continue to apply pressure to rising rental rates. Like owning your home - owning space for your business or pastimes makes more sense than ever." Steve Garrison Founder

If you would like more information about this topic and other upcoming projects across Texas, please call **Steve Garrison** at **303-564-0200 mobile** or **512-522-4833 work**, or email **GarrisonBrokerageGroup@gmail.com**.

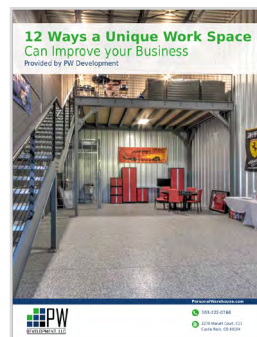
WHITE PAPERS YOU MIGHT FIND USEFUL



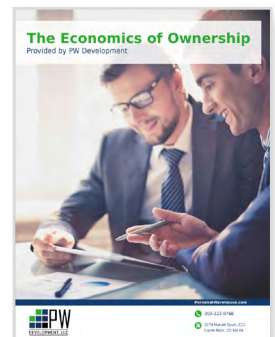
**STORE & PLAY -
THE PERSONAL
WAREHOUSE WAY**



**5 REASONS TO
OWN A PERSONAL
WAREHOUSE**



**12 WAYS A UNIQUE
WORK SPACE CAN
IMPROVE YOUR
BUSINESS**



**THE ECONOMICS
OF OWNERSHIP
- PERSONAL
WAREHOUSE**

A complete photo set is available for download upon request along with Logos and additional information.

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