

EASTON PARK MASTER
PLANNED COMMUNITY
2700 AC BROOKFIELD
PROPERTIES

DOWNTOWN AUSTIN
~25 MIN

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT



183

71

183

71

130
TOLL

130
TOLL

130
TOLL

STONEY RIDGE

STONEY RIDGE NORTH

ELROY RD

COTALAND

GERMANIA INSURANCE
AMPHITHEATER

FM 812

CIRCUIT OF THE AMERICAS BLVD

COTA OBSERVATION
TOWER

CIRCUIT OF THE
AMERICAS

COTA START/FINISH STRAIGHT AWAY

COTA KARTING

PILAND TRIANGLE

THE SITE
+/- 32.54 ACRES

KINGSWOOD MF
(328 UNITS)

FM 812

RACEWAY TRACT



±32.54-ACRE TRACT LOCATED ACROSS THE
STREET FROM THE CIRCUIT OF THE AMERICAS

OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Address	13201 FM 812, Del Valle, TX 78617
Size	± 32.54 Acres
Zoning	Austin ETJ (in process of deannexation via SB 2038)
Current/Previous Use	Single Family, Industrial, Agricultural
Improvements	Single Family dwellings, industrial warehouses, sheds, barns etc.

Jones Lang LaSalle Capital Markets ("JLL") is pleased to present the exclusive opportunity to acquire the FM 812 Raceway Tract (13201 FM 812), an approximate ±32.54-acre tract (the "Property" or "Site") located within the rapidly growing Austin MSA. The Site is directly across the street from the Circuit of the Americas (COTA), the Formula 1 Track and a premier international destination that hosts a diverse array of events and gatherings, including F1, NASCAR, MotoGP, NASCAR, and a future amusement park (COTALAND).

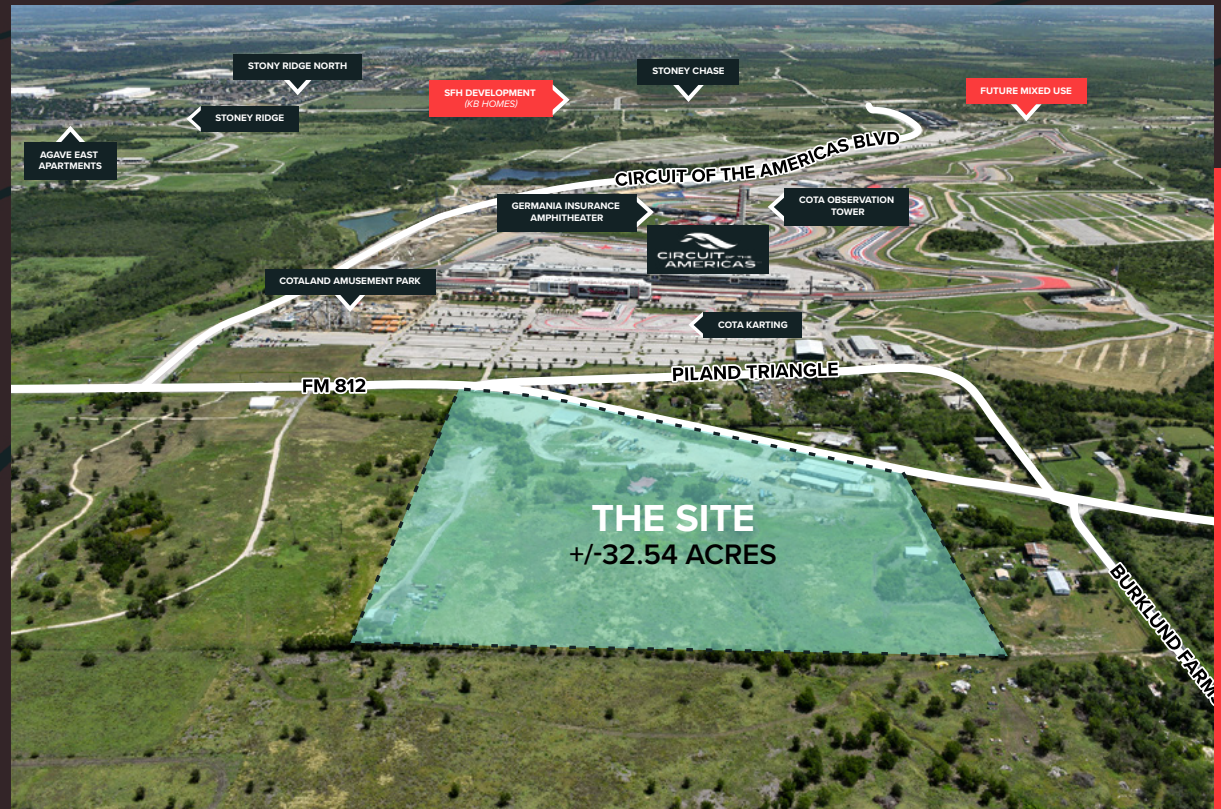
Strategically positioned just off the rapidly expanding Toll Road 130 corridor, the Property is approximately 1.6 miles (2 minutes) from Toll Road 130 and 4.4 miles (7 minutes) from Highway 183, effectively paralleling the I-35 corridor along the eastern side of the Austin MSA. This direct adjacency to COTA makes the Site ideally positioned for development and future growth as Austin continues its eastward expansion.



EXECUTIVE SUMMARY

Beyond COTA, nearby amenities include the expanding Tesla Gigafactory, Austin-Bergstrom International Airport (AUS) to the northwest, and McKinney Falls State Park to the east along FM 812. The Site currently has no specific zoning restrictions due to its location within the Austin Extra Territorial Jurisdiction (ETJ), offering numerous potential uses for future development, with the added flexibility of deannexation via SB 2038.

This opportunity presents investors with a uniquely positioned development site in one of the nation's fastest-growing regions. The Austin MSA continues to prosper, driven by robust job growth, strong economic drivers, and an average daily population influx of over 150 people.



INVESTMENT HIGHLIGHTS

PREMIER LOCATION: GATEWAY TO COTA & SOUTHEAST AUSTIN GROWTH

DIRECTLY ADJACENT TO CIRCUIT OF THE AMERICAS (COTA)

The Site is strategically positioned at the forefront of COTA, North America's premier purpose-built Formula 1 track and a global entertainment destination. COTA hosts a diverse array of high-profile events, including F1, NASCAR, MotoGP, and concerts at the Germania Insurance Amphitheater (14,000 capacity), and is planning future attractions like COTALAND. This proximity ensures a constant influx of visitors and an unparalleled demand driver for any adjacent development. COTA has generated a cumulative economic impact of \$5 billion on the Austin MSA since 2014, drawing over 1.5 million people annually and supporting 46,100 jobs, making it a critical economic engine for southeast Austin.

CATALYTIC ECONOMIC DRIVERS

Southeast Austin is a hotbed of exponential growth, spearheaded by:

- Austin-Bergstrom International Airport (AUS): One of the nation's fastest-growing airports, AUS is undergoing a significant expansion, including doubling its gate capacity and constructing a new terminal and parking garage. Located just northwest of the Site, across Toll Road 130, AUS connects the region globally.
- Tesla Gigafactory & HQ: The 5-million-square-foot Tesla Gigafactory is located approximately 10 miles from the Site. Tesla also relocated its corporate headquarters to the Gigafactory, bringing in over 20,000 employees and acting as a major catalyst for industrial, residential, and retail development in the corridor.



INVESTMENT HIGHLIGHTS

FLEXIBLE & STRATEGIC DEVELOPMENT OPPORTUNITY



UNRESTRICTED DEVELOPMENT POTENTIAL

Located within the Austin Extra Territorial Jurisdiction (ETJ), the Site currently has no specific zoning restrictions, offering exceptional flexibility for diverse future uses. New Texas legislation (SB 2038) also provides an opportunity to deannex from the Austin ETJ, which is currently in process from the sellers, allowing a potential buyer greater control over development parameters in alignment with market demands.

OPTIMAL SITE CHARACTERISTICS

The ±32.54-acre tract is relatively flat, mostly rectangular, with no floodplain issues to deal with, and only some minor watershed encumbrances. Its close proximity - less than 1,500 feet from COTA's starting straightaway - further enhances its appeal for direct COTA-related ventures.

SURROUNDED BY MAJOR DEVELOPMENTS

The Site is situated amidst significant ongoing and planned developments, including:

- The Row (formerly Velocity Crossing): A 314-acre mixed-use development to the north, slated for over 7 million SF at full build-out.
- Mirador (Starwood Capital): A \$500 million master-planned community nearby, projected to include 2,500 single-family homes, 1,500 multifamily units, and extensive commercial/retail space.
- COTA PUD Rezoning: Recent approval of a massive PUD rezoning for COTA's 1,155-acre site will facilitate the development of T11 Condos, an amusement park, and other amenities on COTA-owned land, further integrating the area.

INVESTMENT HIGHLIGHTS

UNPARALLELED ACCESS & REGIONAL CONNECTIVITY

IMMEDIATE TOLL ROAD 130 ACCESS

The Site is less than 2 miles from the Toll Road 130 corridor, a critical north/south alternative to I-35 for East Austin. Boasting the highest speed limit in the U.S. (85 MPH) and undergoing lane expansions, Toll Road 130 facilitates efficient connectivity.

KEY THOROUGHFARE INTERSECTIONS

Toll Road 130 provides seamless access to major east/west thoroughfares: Highway 71 (6 miles), Highway 183 (4 miles), and IH-35 (10 miles).

MAGNET FOR CORPORATE RELOCATIONS

Austin has consistently ranked as a top U.S. city for headquarters relocations, with 66 companies moving to the MSA last year alone. Tesla's relocation of its global headquarters to the Gigafactory in southeast Austin underscores the area's business-friendly climate and robust growth opportunities. This continuous influx of companies and talent drives sustained demand for commercial and residential development.



DEMOGRAPHICS

INCOME

Variable	(1 mile)	(3 miles)	(5 miles)
2024 Median Household Income	\$76,568	\$84,245	\$96,943
2024 Per Capita Income	\$26,845	\$27,209	\$33,472
2024 Median Net Worth	\$250,000	\$267,701	\$311,669

POPULATION

Variable	(1 mile)	(3 miles)	(5 miles)
2024 Daytime Pop Density	198.1	237.7	321.8
2024 Daytime Pop: Workers	437	1,816	7,496
2024 Daytime Pop: Residents	185	4,903	17,775

KEY FACTS

Variable	(1 mile)	(3 miles)	(5 miles)
2024 Total Population	309	10,449	38,354
2029 Total Population	410	11,554	44,834
2024-2029 Growth Rate:Population	5.8%	2.0%	3.2%
2024 Median Age	32.6	32.0	32.6
2024 Total Households	82	2,793	10,494

EMPLOYMENT

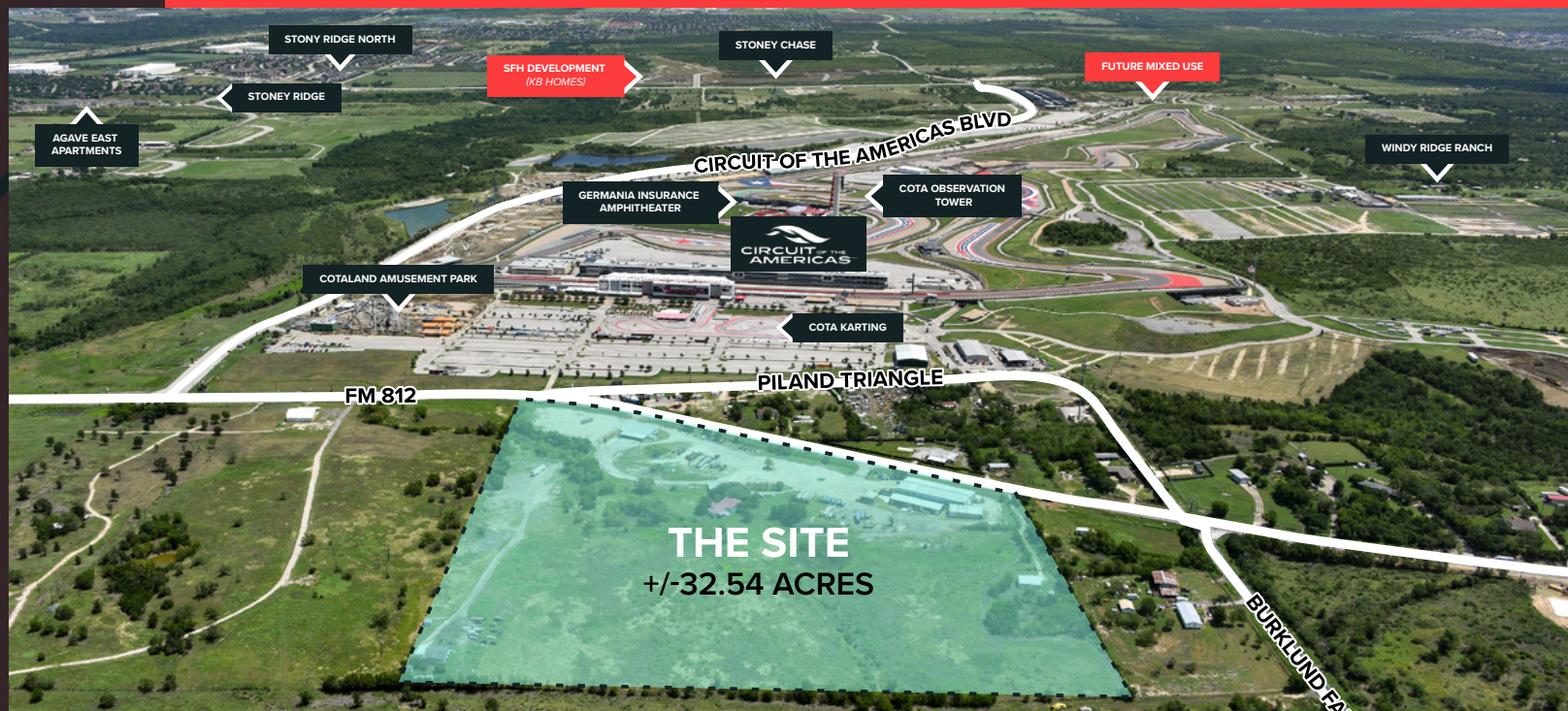
Variable	(1 mile)	(3 miles)	(5 miles)
White Collar	40.9%	58.8%	53.3%
Blue Collar	43.3%	31.2%	32.5%
Services	16.5%	12.9%	16.3%
2024 Unemployment Rate	7.3%	3.5%	4.9%

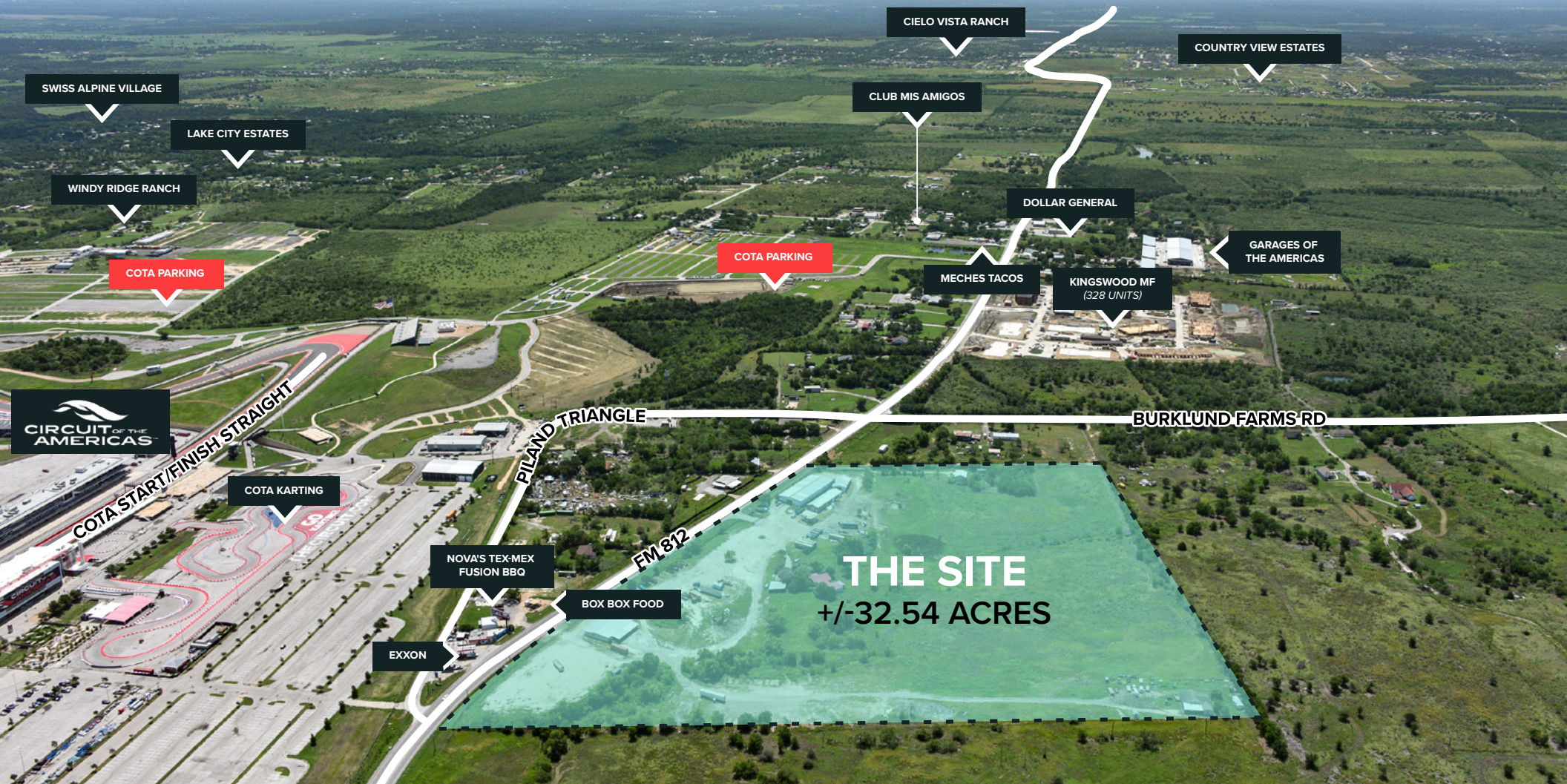
HOUSING STATS

Variable	(1 mile)	(3 miles)	(5 miles)
2024 Median Home Value	\$204,167	\$293,957	\$295,094
2024 Avg: Mortgage/Oth Loan Pymts/Costs	\$11,807	\$12,484	\$15,562
2022 Median Contract Rent (ACS 5-Yr)	\$950	\$1,106	\$1,213
2024 Owner Occupied HUs	63	2,217	8,417
2024 Renter Occupied HUs	19	576	2,077

LOCATION OVERVIEW

The southeast Austin area is experiencing dynamic growth, largely driven by the significant presence and continuous activity of the Circuit of the Americas (COTA), a premier international destination and the first constructed Formula 1 racing facility in the United States. This Site's strategic location directly across from the entrance of COTA positions it within a vibrant hub that hosts hundreds of thousands of visitors annually for motor sports events, concerts, festivals, and conferences, generating substantial economic influence and enhancing the region's global profile. COTA's diverse calendar of events, including the Formula 1 United States Grand Prix and major music acts at its amphitheater, creates consistent traffic and demand in the immediate vicinity. This area's rapid development is further bolstered by existing major projects like the Tesla Gigafactory, Velocity Crossing, Easton Park, and the upcoming Mirador master-planned community, all benefiting from close proximity to the Austin-Bergstrom International Airport (AUS) and the newly built Toll Road 130 corridor, attracting a continuous influx of residents and businesses to this expanding commercial real estate market.





COTA	130 Toll Road	Highway 183	Highway 71	Austin Bergstrom (AUS)	Tesla Gigafactory	IH-35	Downtown Austin	The Domain	San Antonio
2 min. 0.7 mi.	2 min. 1.6 mi.	7 min. 4.4 mi.	7 min. 6.1 mi.	15 min. 9.5 mi.	15 min. 10.0 mi.	18 min. 9.8 mi.	20 min. 18.0 mi.	32 min. 26.1 mi.	62 min. 68.8 mi.

COTA OVERVIEW

Located across the street from 13201 FM 812, and just east of the Toll Road 130 corridor in southeast Austin, Circuit of the Americas (COTA) offers a diverse range of activities and events for a wide variety of international audiences. COTA is a world class racing facility that was the first Formula 1 track in the United States and has hosted the United States Grand Prix annually since 2012. The racetrack also hosts the motorcycle MotoGP race, NASCAR, and Australian NASCAR, amongst other wide known races.

Beyond racing, COTA has evolved into a major entertainment destination generating over \$900 million annually and attracting over 1.5 million visitors per year. The property houses the 14,000-seat Germania Insurance Amphitheater, which regularly hosts major musical acts like Elton John, Taylor Swift, and Willie Nelson, to name a few. The track also is home to a wealth of area developments including the T11 car condos, a future City of Austin controlled Convention Center, future hotel, future waterpark and many other economic drivers.



COTA OVERVIEW



In addition to major racing and musical events, COTA's daily activities include a Track-Driving Package where visitors can drive BMW M performance vehicles, regular Cars & Coffee meetups for automotive enthusiasts, and Bike Nights for cycle riders. The facility also features professional karting with 55 mph karts on a challenging track, an iconic 251-foot Observation Tower with panoramic views of Central Texas, and the versatile Paddock Lofts that provide premium event space overlooking the circuit. For larger events, COTA offers comprehensive venue rentals including pit garages, grandstand suites, and an expansive Event Center.

To even further advance COTA as a comprehensive entertainment destination, the track is expanding its offerings with COTALAND, a 30-acre amusement park featuring thrill rides - including the 200-foot Sky Blazer pendulum swing and Circuit Breaker (America's first Vekoma tilt coaster). The complex also includes Bold Stadium with a field for sporting events, T11 Car Condos offering luxury garage-living spaces adjacent to the track, and upscale facilities for corporate events, conferences, and private gatherings that can accommodate up to 400,000 guests.

With extensive hospitality and recreational options including general admission, exotic vehicle rentals, and extravagant music performances, Circuit of the Americas continues to cement its position as a premier attraction for racing enthusiasts and general entertainment goers alike in Central Texas.

COTA OVERVIEW



DAILY ACTIVITIES

- Track-Driving Package: Get behind the wheel of BMW M2, M3, or M4 and drive the full 20-turn circuit. Includes instructor-led hot laps, paddock access, and pre/post briefings.
- Cars & Coffee: Regular weekend meetups showcasing diverse car communities, typically early mornings on Saturdays.
- Bike Night: Weekly or monthly rider meetups in the evening on non-event nights.
- The Paddock Lofts offer open-air indoor space with track views, ideal for receptions or VIP gatherings.

TRACK RENTALS & WINTER EVENTS

- Guests can book full track rentals on the 20-turn FIA Grade 1 circuit used by F1, with options for corporate driving events.
- During November and December COTA hosts the Peppermint Parkway event, which features 6 million lights, themed attractions, holiday festivities and more.

FUTURE CITY AND COTA PARTNERSHIP CONVENTION CENTER

- Austin City Council has voted to approve a land purchase to develop 21-acres for a 1,000 key hotel and convention center.
- This partnership would build a second convention center on the southeast side of Austin, along with the current one in downtown Austin that is under construction.

COTA'S IMPACT ON AUSTIN'S ECONOMY AND MUSIC SCENE

- COTA attracts 1.5 million visitors per year, which is expected to increase to 3.5 million by 2028.
- The venue generates over \$900 million annually for the Austin economy.

COTA OVERVIEW

WATER PARK: COTALAND

- COTALAND is an upcoming 30-acre amusement park project under development at COTA that has a planned 30+ rides.
- Features planned include thrill rides, a water park, family attractions, and a two-story restaurant.
- Expected to significantly expand year-round visitor traffic and tourism impact.
- Sky Blazer: a 200-ft pendulum swing ride (first in Texas)
- Texas Wildcat: 50-ft Schwarzkopf Wildcat coaster (the only remaining Schwarzkopf Wildcat coaster in the world)
- Circuit Breaker (first U.S. Vekoma tilt coaster): 131 ft tall with a tilting drop.
- Additional features include a 150+ mph Hot Lap experience, mini golf, a two-story restaurant, retail shops, and landscaped spaces with botanical gardens.

CONCERTS: GERMANIA INSURANCE AMPHITHEATER

- COTA's on-site amphitheater seats ~14,000 people and regularly hosts major music acts.
- Notable performers: Elton John, Metallica, Taylor Swift, The Rolling Stones, Queen, Eminem, Garth Brooks, and more.

COTA KARTING / SPEED CITY:

- COTA features a professionally designed karting track with 15 turns and karts that hit speeds up to 55 mph.
- Options available for teens, adults, and juniors. Open daily.
- Group/Karting Parties: Available throughout the week for birthdays, corporate groups, or private events. Includes private races and podium photo ops.



COTA OVERVIEW

OBSERVATION TOWER & GRAND PLAZA

- The 251-foot-tall Observation Tower offers panoramic views of the track and Austin skyline.
- The Grand Plaza includes 20 acres of lawns, fountains, vendor areas, and is a hub during race weekends and festivals.

MAJOR ANNUAL RACES

- Formula 1 United States Grand Prix - October
- MotoGP Grand Prix of the Americas - Spring
- NASCAR Echo Park Automotive Grand Prix - March
- IMSA, GT World Challenge, Trans-Am, Porsche Carrera Cup, and more

COTA operates an on-site RV park and camping area open during select race weekends and events, providing full hookups and reserved spots.

BOLD STADIUM (SOCCER & RUGBY)

Bold Stadium is a 5,000-seat multi-use stadium near the Grand Plaza, previously hosting Austin Bold FC (USL Championship) and rugby matches.



COTA OVERVIEW

VENUE RENTALS & OTHER CORPORATE EVENTS

- COTA provides 50+ event spaces, including pit-lane garages, Main Grandstand Suites, Velocity Lounge, Paddock Lofts, Event Center, Grand Plaza, and Bold Stadium.
- Bookings are available for conferences, weddings, trade shows, and large-scale events for up to 400,000 guests.
- The 17,000 sq ft Event Center features press rooms, executive boardrooms, AV/media support, customizable layouts—including airwall partitions.
- Vintage Racing, Super Lap Battle, World Racing League, Fan Festivals, etc.

RESIDENTIAL — T11 CAR COMMUNITY

- T11 Car Condos (1,500-6,000 sq ft) offer private garages at Turn 11, with a clubhouse, pool, conference space, lounges, pickleball courts, and track-adjacent living.
- A luxury unit (2,250 sq ft) with parking for 6-8 cars and custom finishes recently listed for (\$1.25 million).
- Amenities include a clubhouse, resort style pool, outdoor lounge, conference rooms, bar, and 24/7 security



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