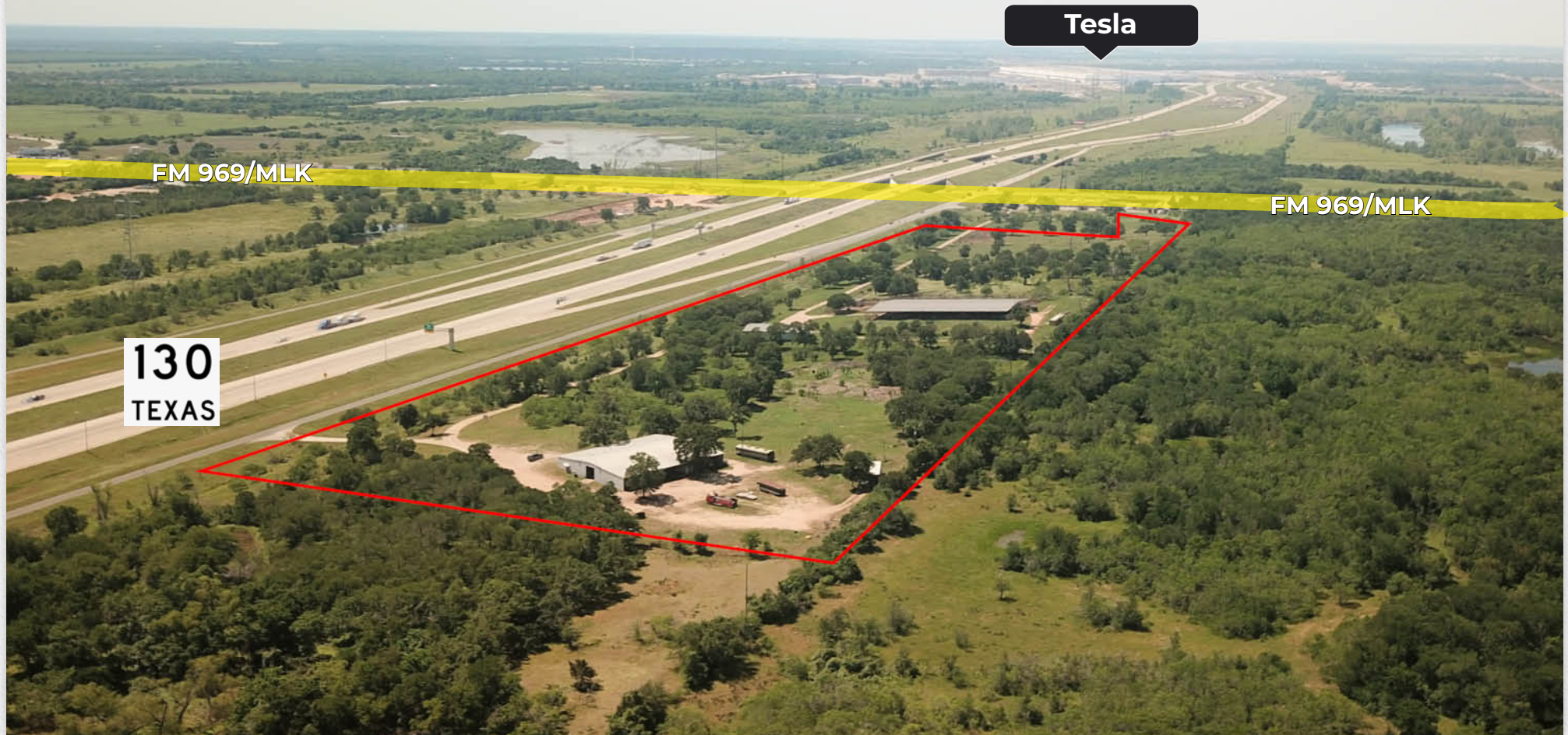


FOR SALE OR LEASE

112,000 SF BUILD TO SUIT INDUSTRIAL/FLEX SPACE FOR SALE OR LEASE AT SH 130 AND FM 969

- Diagonally Across from Tesla
- Large frontage on SH 130
- High Growth Corridor



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Executive Summary

Location Highlights: Ranger Village, located in East Austin at the northwest corner of State Highway 130 (SH 130) and Farm to Market Road 969 (FM 969), is a prime development site offering strategic proximity to major Austin landmarks. The property is diagonally across from the Tesla Gigafactory, 10 minutes from Austin-Bergstrom International Airport (ABIA), and 15 minutes from downtown Austin. This site benefits from being in a high-growth corridor along SH 130, and connects directly to downtown Austin via FM 969, also known as Webberville Road and MLK Jr Blvd.

- Diagonally Across from Tesla sites
- 10 Minutes to ABIA (airport)
- SH 130 is High Growth Corridor
- 15 Minutes to Downtown Austin

Site Highlights: The property offers an impressive 2,335 feet of frontage on SH 130, ensuring prominent visibility and accessibility. It is the only corner at the intersection, that is neither in a floodplain nor obstructed by high power transmission lines. The site is located outside Austin's city limits within its Extraterritorial Jurisdiction (ETJ) and is free from zoning restrictions, offering flexible development opportunities.

- Outside City Limits in ETJ
- Minimal Deed Restrictions
- Entire Site Free From Floodplain
- More than 2000' of SH 130 Frontage

Strategic Advantages: This site is uniquely prepared to support a diverse range of business and development opportunities within a master planned framework. Its substantial frontage on SH 130 not only enhances its visibility but also its accessibility, which is critical for commercial success. The proximity to Tesla's burgeoning facility can be a catalyst for retail and service businesses aiming to serve a growing workforce. Moreover, the property's lack of zoning restrictions within the ETJ offers unparalleled flexibility, allowing developers to tailor their projects to meet the evolving demands of the market.

Market Potential: As East Austin continues to flourish, spurred by significant industrial and residential developments, the demand for commercial and retail services is expected to rise sharply. The strategic location, coupled with the area's under-served retail market, positions this site as a prime candidate for a mixed-use development that could include shopping centers, dining options, and entertainment complexes designed to cater to a diverse demographic that includes young professionals, families, and tourists alike.



Listing Details

Sale Price:	Contact for Price
Lease Rate:	\$16.00 NNN PSF
Estimated OPEX:	\$4.00 PSF
Property Type:	Industrial/Flex
Total Area:	Phase 1: 5-10 Acres
Available SF:	112,000 SF
Zoning:	ETJ of City of Austin
Flood Plain:	None
Utilities:	Electricity, Water and Septic
Frontage:	445.82 FT on SH 130
Topography:	Gently Sloping
County:	Travis

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RANGER VILLAGE PHASE ONE - 112,000 SF INDUSTRIAL / FLEX SPACE



Phase 1 - 112,000 SF Industrial-Flex

<i>Building:</i>	112,000 SF	<i>Clear Height:</i>	32'
<i>Land:</i>	5 Acres - expandable	<i>Column Spacing:</i>	Built-to-suit
<i>Paving:</i>	100% Concrete	<i>Truck Bays /Doors:</i>	Built-to-suit
<i>Slab Thickness:</i>	7", 4k PSI, Reinforced	<i>Drive-In Doors:</i>	Built-to-suit
<i>Power:</i>	Built-to-suit	<i>Parking Spaces:</i>	Built-to-suit
<i>Lighting:</i>	Built-to-suit	<i>Office Space:</i>	Built-to-suit
<i>Fire Protection:</i>	Built-to-suit	<i>Parking:</i>	Built-to-suit

DISCLAIMER: Conceptual drawings are for marketing and informational purposes only. Drawings are not to scale. No representations or warranties are made regarding any of the boundary lines, setbacks, utilities, or other improvements or appurtenances.



FOR SALE OR LEASE: FM 969 and SH 130, Austin, TX 78724

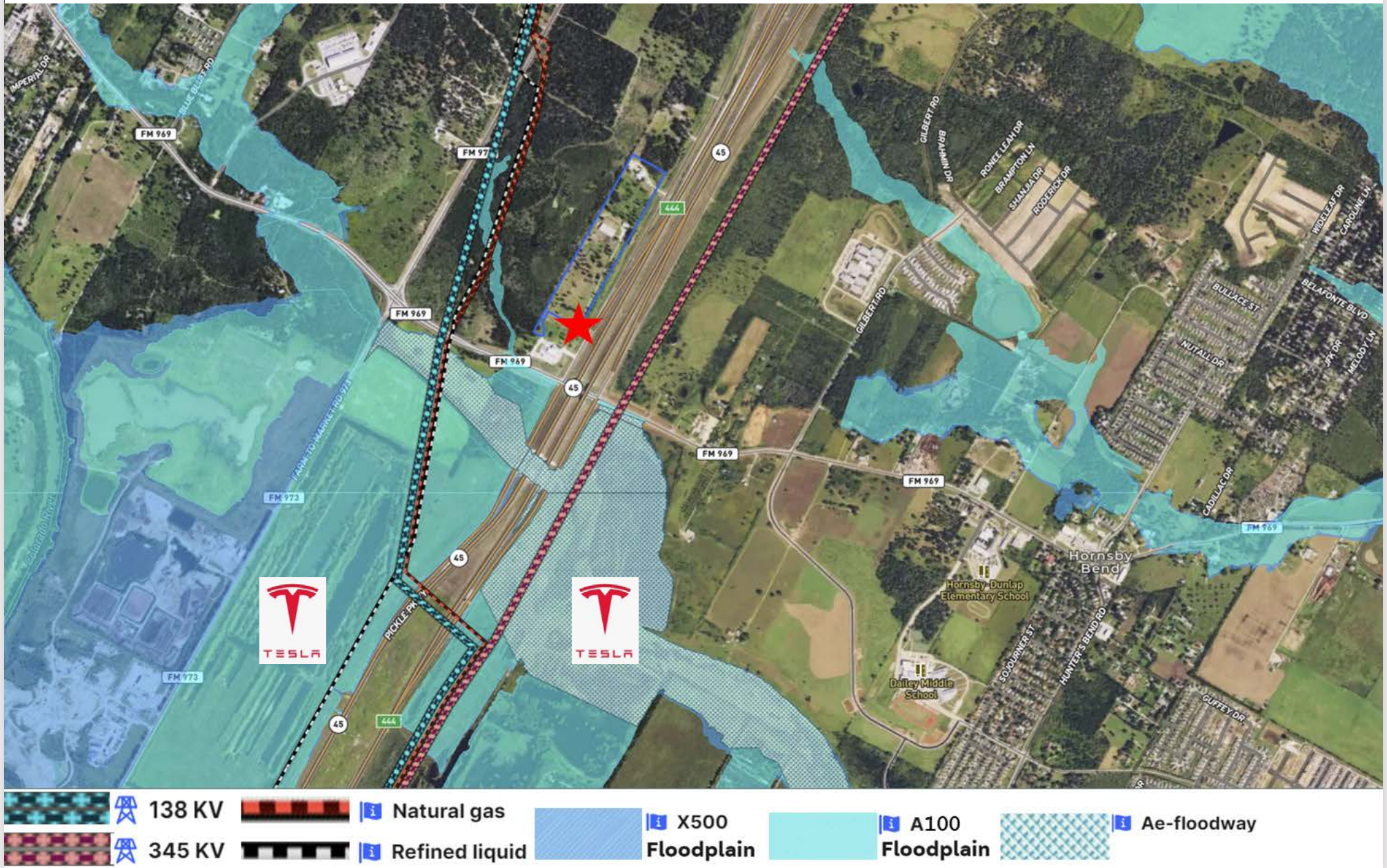




FOR SALE OR LEASE: FM 969 and SH 130, Austin, TX 78724



Transmission Lines & Floodplain Boundaries



FOR SALE OR LEASE: FM 969 and SH 130, Austin, TX 78724



DRIVE TIMES

ABIA (airport)

10 Minutes

Tesla Gigafactory

7 Minutes

Downtown (capitol)

15 Minutes

University of Texas

15 Minutes

Domain (Cent. Oaks)

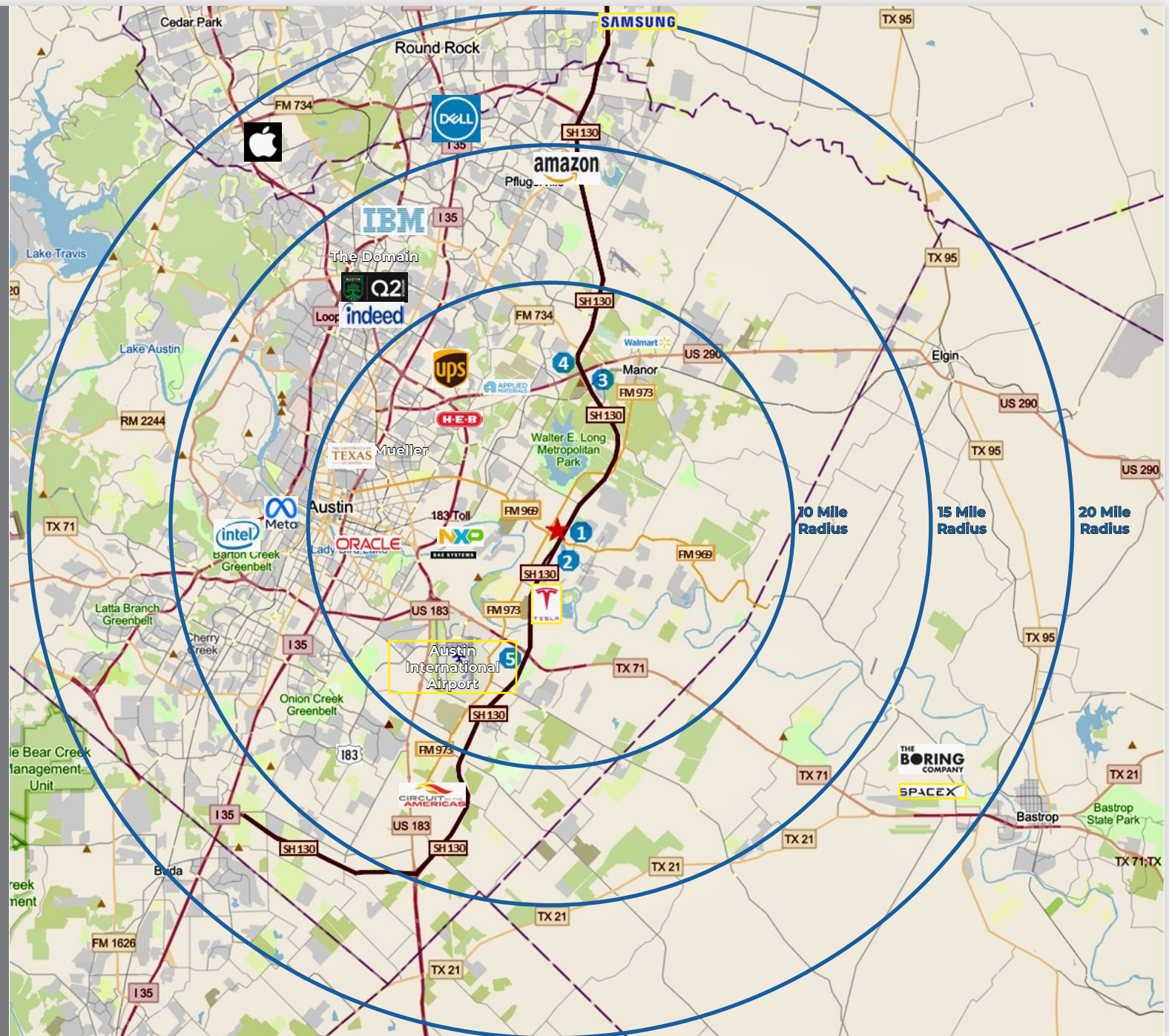
21 Minutes

Samsung Austin

27 Minutes

TRAFFIC COUNTS

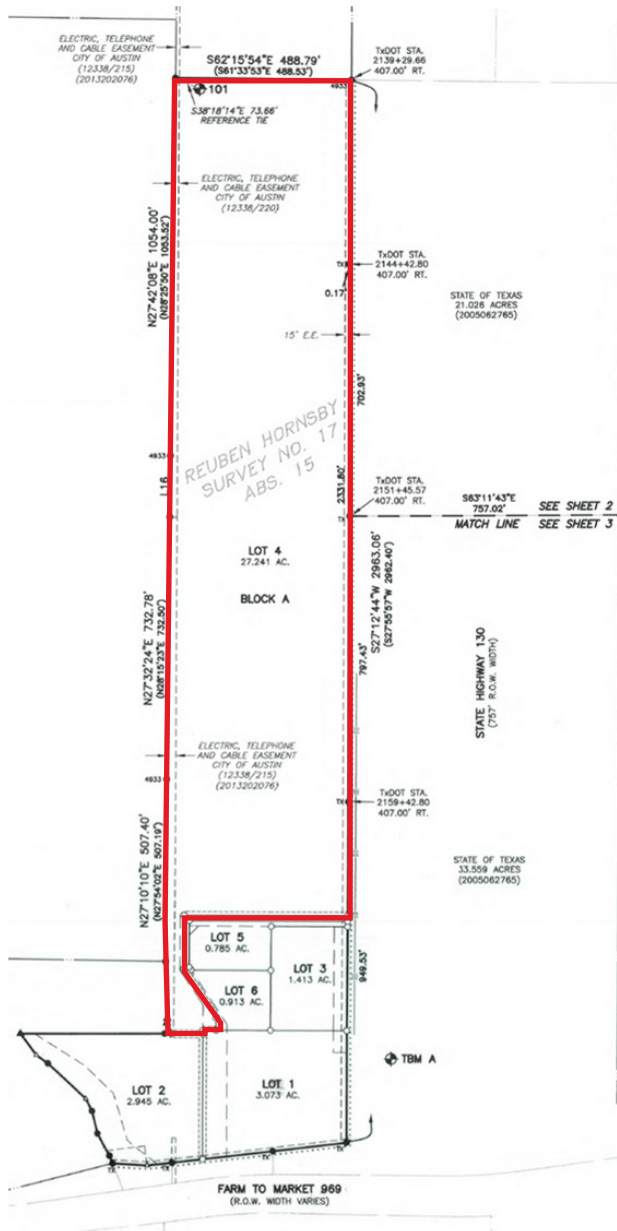
- 1 SH 130 at FM 969
47,084 Vehicles Per Day
- 2 FM 969 at SH 130
17,933 Vehicles Per Day
- 3 SH 130 at US 290
48,880 Vehicles Per Day
- 4 US 290 at SH 130
55,815 Vehicles Per Day
- 5 TX 71 at SH 130
55,730 Vehicles Per Day



FOR SALE OR LEASE: FM 969 and SH 130, Austin, TX 78724



Property Boundary Lines and Notes for Lot 4



BENCHMARK INFORMATION:

TBM A: PK NAIL WITH WASHER ON THE SOUTHEASTERLY CORNER OF HEADWALL ON WEST MARGIN OF S.H. 130 ACCESS ROAD, +/-325' NORTH OF F.M. 969

ELEVATION = 448.16'
VERTICAL DATUM: NAVD 88
PROVIDED BY OTHERS

LINE	BEARING	DISTANCE	(RECORD LINE)
L1	N69°36'24"W	206.39'	(N68°49'53"W 206.23')
L2	N69°32'28"W	279.78'	(N66°53'03"W 279.69')
L3	N69°28'07"W	68.38'	(N66°46'40"W 68.38')
L4	N59°41'03"W	96.12'	(N56°59'24"W 96.04')
L5	N05°41'29"E	22.94'	(N08°16'39"E 22.86')
L6	N01°47'48"W	70.75'	(N00°53'48"E 70.81')
L7	N12°59'48"E	64.58'	(N15°37'36"E 64.51')
L8	N00°17'58"W	38.25'	(N02°19'50"E 38.25')
L9	N20°38'50"W	146.45'	(N18°01'11"W 146.26')
L10	N27°52'42"W	39.97'	(N24°53'27"W 39.97')
L11	N09°16'28"W	73.47'	(N06°37'02"W 73.47')
L12	S62°01'49"E	19.34'	(S59°22'23"E 19.34')
L13	N03°11'15"E	32.12'	(N05°13'50"E 31.91')
L14	N31°50'41"E	12.79'	(N33°59'55"E 12.83')
L15	N25°00'46"E	159.45'	(N27°43'21"E 159.48')
L16	N27°34'22"E	170.22'	(N28°15'23"E 170.25')
L17	S63°06'13"E	37.96'	
L18	S31°16'02"E	167.25'	
L19	S19°51'04"E	112.05'	
L20	S10°20'06"W	138.26'	
L21	S24°02'16"E	105.50'	
L22	S69°28'07"E	40.49'	
L23	N27°15'32"E	11.13'	
L24	S27°12'44"W	34.20'	
L25	N06°17'04"W	9.60'	
L26	N27°15'32"E	70.35'	
L27	N26°59'58"E	152.30'	
L28	N62°47'16"W	37.60'	
L29	S72°17'29"W	35.18'	
L30	S26°59'58"W	149.26'	
L31	N26°59'58"E	129.70'	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FOR CHAPARRAL CONTROL POINT "101".

CONTROL POINT "101":
1/2" REBAR WITH "CHAPARRAL RANDOM" CAP SET

SURFACE COORDINATES:
N 10073484.56
E 3160006.79

TEXAS STATE PLANE COORDINATES:
N 10069644.27
E 3158802.11

COMBINED SCALE FACTOR = 0.999618773
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000381372
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1'24'24"

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{TX} 1/2" REBAR WITH "TxDOT" CAP FOUND
- ⁴⁹³³ 1/2" REBAR WITH "INLAND 4933" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- ||— CONTROL OF ACCESS
- J.A.E. ACCESS EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK

In Depth Recap

Ranger Village is nestled in the vibrant heart of East Austin and encompasses a prime 27.24-acre tract, presenting a unique and lucrative development opportunity. This Property, located on the northwest quadrant of FM 969 and SH 130, directly diagonally across from the Tesla Gigafactory (and its 23,000 employees as of 12/23), offers an impressive 2,335 feet of frontage on SH 130, ensuring unmatched visibility and access.

This site is uniquely advantaged by its strategic positioning in an area otherwise constrained by geographical and regulatory challenges. While adjacent properties grapple with limitations such as floodplain restrictions, Ranger Village stands unencumbered, residing within the Extraterritorial Jurisdiction (ETJ) of Austin, which allows for a broad scope of development possibilities devoid of stringent city zoning laws.

The proximity to Tesla's Gigafactory is a strategic asset, positioning Ranger Village at a hub of technological and industrial activity. The Gigafactory has driven regional economic growth on eastern Travis County, attracting industries and enhancing the area's appeal to investors. As the Austin Business Journal recently reported: "Tesla's presence in Austin, marked by its headquarters and extensive supplier network, continues to drive regional growth and innovation, despite national trends suggesting a slower expansion," said Stacy Schmitt of Opportunity Austin. "Understanding Tesla's broad economic impact is crucial, as it significantly boosts regional logistics and manufacturing, with an 8-to-1 job creation ratio," explained Kevin Fincher, CEO of the Austin Regional Manufacturers Association." This synergy enhances Ranger Village potential, making it an ideal spot for developments including retail centers, industrial complexes, residential communities, and hotels.

Located in a rapidly emerging corridor, Ranger Village offers a strategic advantage with its proximity to key destinations. Although the area is still developing, the property is just minutes away from downtown Austin and the Austin airport. This prime location positions Ranger Village perfectly to attract a diverse range of tenants and investors—from professionals seeking a quick commute to the heart of the city, to businesses looking for convenient access to ground and air transportation.

Market Overview

Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion. With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments. Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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FOR SALE OR LEASE: FM 969 and SH 130, Austin, TX 78724



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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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