

# CM TECH RIDGE

201 W Howard Ln, Austin, TX 78753

**EV FLEET PARKING & IOS OPPORTUNITY**

This prime Austin location is ready for immediate deployment for EV fleet parking, with over 1,000 striped spaces, and expandable options across 50 acres. Existing infrastructure includes a secured perimeter,  $\pm 6,240$  SF covered entrance/exit area, and firm 15 MW power commitment with 138 kV service. Ideal for large-scale fleet deployment or scalable IOS with excellent access to IH-35 and proximity to major demand drivers.



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### PROPERTY HIGHLIGHTS:

- ±13.81-acre fleet parcel with 1,122 striped stalls
- Fully secured lot: fencing, lighting, and gated access
- Limited Industrial Services & Planned Development Area Zoning
- Impervious Coverage Ratio: 80%
- ±7.92 acres of usable surface area for development
- MTM lease in place (overflow parking tenant)
- Adjacent land available for future expansion or long-term scalability
- Main campus surplus:
  - Total of 2,200 stalls
  - 1,000–1,500 can be dedicated to fleet use
- Power infrastructure in place:
  - 15 MW firm power commitment
  - 138 kV transmission line on-site

### EV CHARGING READINESS:

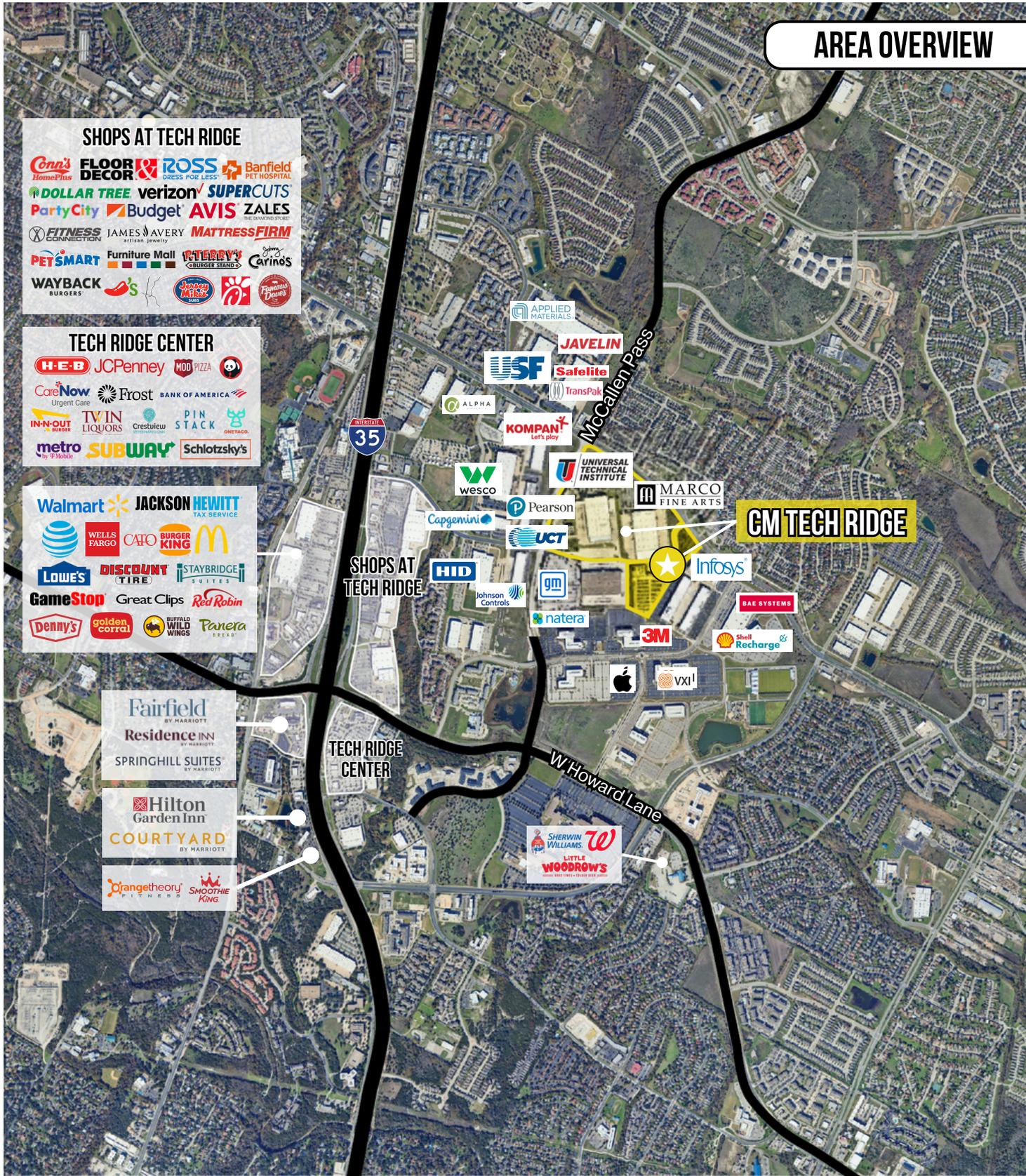
- Two deployment strategies are available:
  - Landlord-funded EV install
  - EV operator-funded improvements via lease

**SITE DETAILS**



<b>Site Address</b>	201 W Howard Ln, Austin, TX
<b>Site Size (Gross)</b>	±13.81 Acres
<b>Usable Acreage</b>	±9.91 Acres
<b>Parking</b>	1,017 striped stalls (fleet-dedicated)
<b>Coverage</b>	±6,240 SF canopy/kiosk
<b>Power</b>	138 kV line + 15 MW firm
<b>Zoning</b>	LI-PDA
<b>Surplus Parking</b>	Additional 941 stalls on main campus
<b>Security</b>	Fully fenced, lighted, gated
<b>Access</b>	Quick to IH-35, The Domain, Airport, Tesla

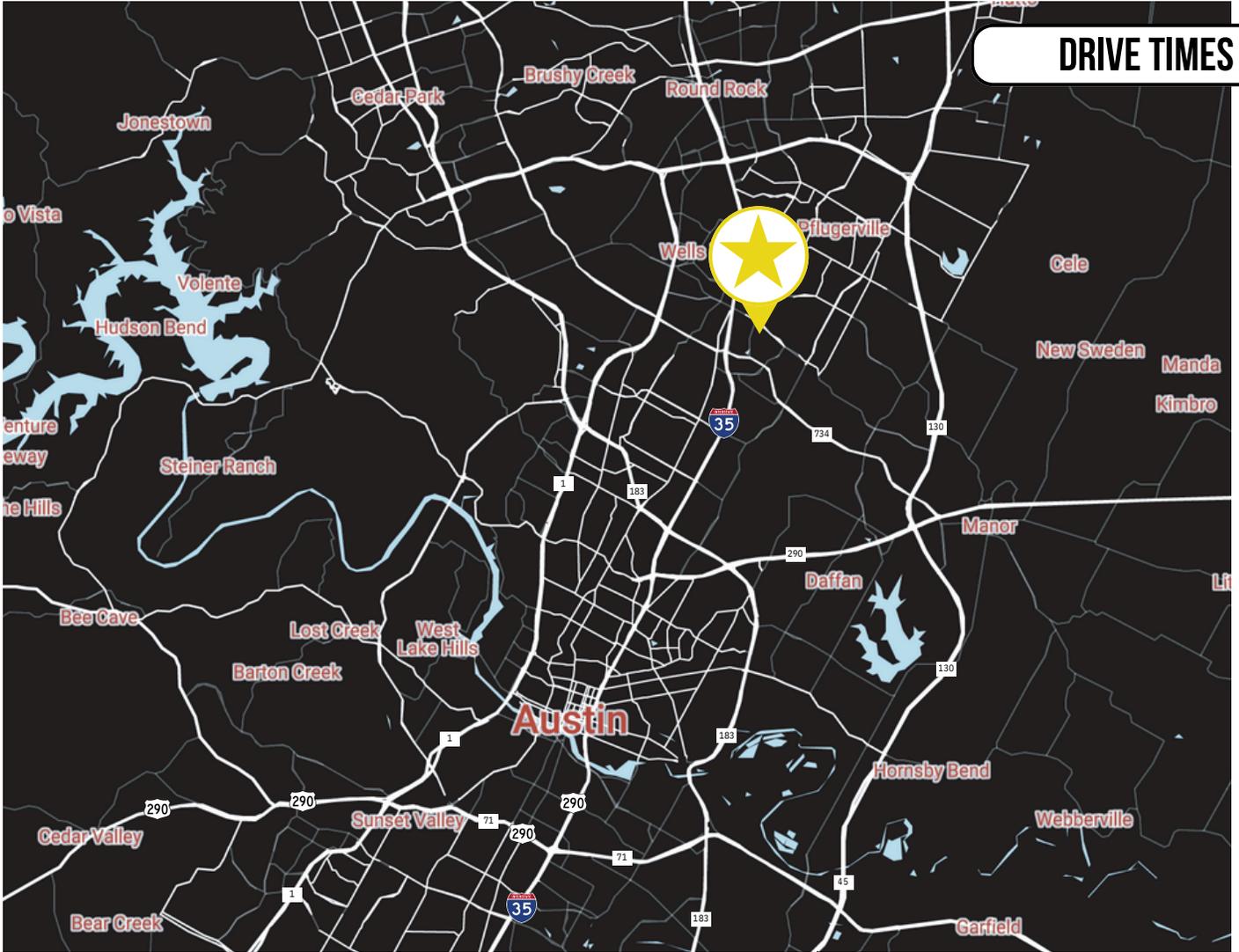
AREA OVERVIEW



**SHOPS AT TECH RIDGE**

**TECH RIDGE CENTER**

DRIVE TIMES



**02** MINS TO  
INTERSTATE  
I-35



**15** MINS TO  
SAMSUNG  
SEMICONDUCTOR  
PLANT



**20** MINS TO  
THE DOMAIN



**25** MINS TO  
DOWNTOWN  
AUSTIN



**26** MINS TO  
TESLA GIGA  
FACTORY



**33** MINS TO  
AUSTIN  
BERGSTROM  
AIRPORT



**FOR MORE INFORMATION, PLEASE CONTACT:**

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