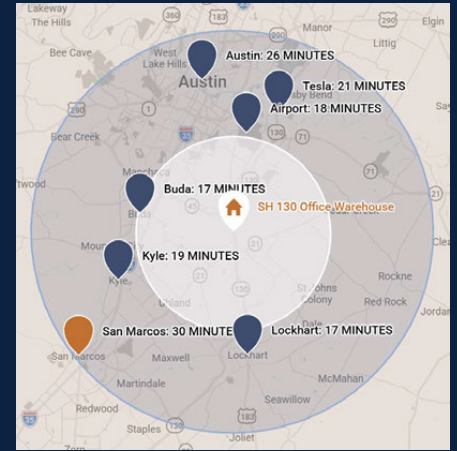


NOW PRE-SELLING PHASE 1 - ESTIMATED DELIVERY Q4, 2026



FOR SALE OR LEASE — OFFICE/WAREHOUSES

SH 130 OFFICE WAREHOUSE

CENTRAL TEXAS'S NEXT GROWTH FRONTIER

SH 130 at Laws Road (Lighted Intersection) | South of the Austin Airport / Mustang Ridge, TX



PROJECT HIGHLIGHTS

2,030 – 10,150 SF per condo
unit

- Direct frontage on 85 mph SH 130 at Laws Road (lighted intersection)
- Pre-engineered steel frame with architectural metal panels & glazing
- 20' eave / 25' ridge clear heights — 70' building depth
- 120/208V 3-phase power — 200 amps per suite (PEC Electric)
- Municipal water & sewer | Time Warner Telecom fiber
- Grade-level roll-up doors — 14' x 14'
- Fully customizable interiors — office, showroom, warehouse, or mixed
- Ideal for: Contractors · Distributors · Creative Trades
- 21 minutes to Tesla Gigafactory
- 26 minutes to Downtown Austin
- 18 minutes to Austin-Bergstrom International Airport

17
MIN TO BUDA

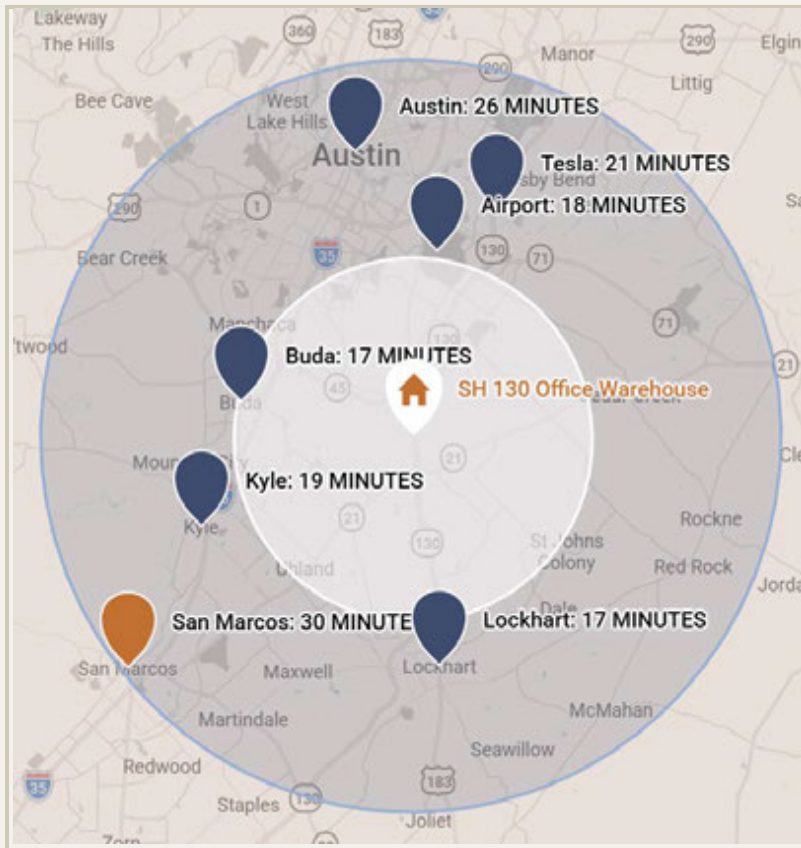
17
MIN TO
LOCKHART

26
MIN TO AUSTIN

WHY SH 130?

THE NEXT GROWTH FRONTIER

SH 130 links major employers, logistics hubs, and the fastest-growing residential markets in Texas — placing your business at the center of it all.



MUSTANG RIDGE

- **Mustang Ridge Business Park** — 750,000 SF industrial development (Clay Development, breaking ground 2025)
- **Xinquan Automotive** — Tesla supplier distribution center: 220,000 SF · 700+ jobs
- **El Famoso** — Distribution center: 540,000 SF
- **Pure Vida Surf Lake Community** — Resort-style amenity development
- **Durango** (D.R. Horton) — 300+ new homesites
- **Stallion Run** (Century Communities) — 600+ new homesites

SH 130 CORRIDOR

- **Tract Development** — 3,000-acre data center technology park (approved Oct 2025)
- **Proto Town Innovation Hub** — 538-acre manufacturing & innovation community (approved Sept 2025)
- **Blue Sky Development** — 3,650 homes starting 2026
- **Moxie Development** — 589-acre master-planned community (under construction)
- **Tesla Gigafactory** — 21 minutes via SH 130
- **Austin-Bergstrom International Airport** — 18 minutes

17 min Buda

26 min Austin

17 min Lockhart

77 mls San Antonio

18 min Airport

158 mls Houston

21 mls Tesla Giga

214 mls Dallas

THE WORKSPACE — FLEXIBLE OFFICE / WAREHOUSE CONDOMINIUMS

Designed for scalability and ownership — industrial strength with flexible layouts for growing businesses

TOTAL DEVELOPMENT

±59,000 SF

Multi-building campus

BUILDING SIZES

6,090 & 10,150 SF

Combinable units available

CONDO UNITS FOR SALE

2,030 – 10,150 SF

Phase 1 now pre-selling

STRUCTURE

Pre-Engineered Steel

Architectural metal panels & glazing

CLEAR HEIGHT

20' eave / 25' ridge

70' building depth

ELECTRICAL

**3-Phase 200A amp/
Suite**

120/208V — PEC Electric



BENEFITS OF OWNERSHIP — TURN OCCUPANCY INTO A BUSINESS ADVANTAGE

Ownership in high-growth Texas markets delivers stability, tax efficiency, and long-term value over leasing

WHY OWN INSTEAD OF LEASE?

Owning commercial real estate is a strategic decision that builds equity, controls long-term occupancy costs, and removes landlord restrictions. SH 130 Office Warehouse pairs those ownership advantages with a location positioned for sustained growth — direct SH 130 access, proximity to major employers and logistics hubs, and surrounding residential and commercial expansion.

"Ownership designed for businesses thinking beyond today."

- | | |
|--|--|
| ✓ Build Equity Over Time: | Monthly payments build toward an appreciating asset, not a rent receipt. |
| ✓ Tax Advantages: | Mortgage interest generally deductible; depreciation reduces taxable income. |
| ✓ Bonus Depreciation: | Improvements, equipment & machinery may qualify for immediate write-offs. |
| ✓ Rent Inflation Protection: | Fixed mortgage payments insulate you from rising market rents. |
| ✓ Design & Operational Control: | Customize layout and improvements without landlord approval. |

RESERVE YOUR SPACE

Now Pre-Selling Phase 1 Units · SH 130 at Laws Road · South of the Austin Airport / Mustang Ridge, Texas

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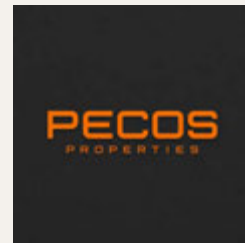
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PECOS PROPERTIES

Phone: (512) 788-0559

Email: jim@ballardfirm.com

License: Texas Real Estate — TREC



INVEST EARLY. GROW WITH EVERY PHASE.

Early phases offer the greatest flexibility, selection, and pricing advantage. Reserve now to lock in your unit.

INTRODUCTORY PRICING - STARTING AT \$275/FT*

1

PHASE 1 — ACTIVE

Now pre-selling
Est. delivery Q4 2026
Greatest unit selection

2

PHASE 2

Following Phase 1 delivery
Pre-sales open based on
demand

3

PHASE 3

Expansion to meet accelerating
corridor demand

4

PHASE 4

Full campus buildout —
±59,000 SF total development

LOCATION

12418 Laws Road
Mustang Ridge, TX

UNIT SIZES

2,030 SF — 10,150 SF
Building sizes: 6,090 & 10,150 SF
Units combinable

UTILITIES

Municipal water & sewer
PEC Electric — 3-phase 200A
Time Warner Telecom

**preliminary construction pricing available for a limited time.*

WWW.SH130OFFICEWAREHOUSE.COM · [DOWNLOAD SPECS @ WEBSITE](#)

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