

LEASED BY:

  
**STREAM**

OWNED & DEVELOPED BY:

  
**SANSONE**  
group

  
Principal  
Asset Management

  
**AUSTIN HILLS**  
COMMERCE CENTER

11801 DECKER LAKE ROAD  
AUSTIN, TX 78724



**NOW UNDER CONSTRUCTION**

+/- 1,358,060 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

11801 DECKER LAKE ROAD AUSTIN, TX 78724



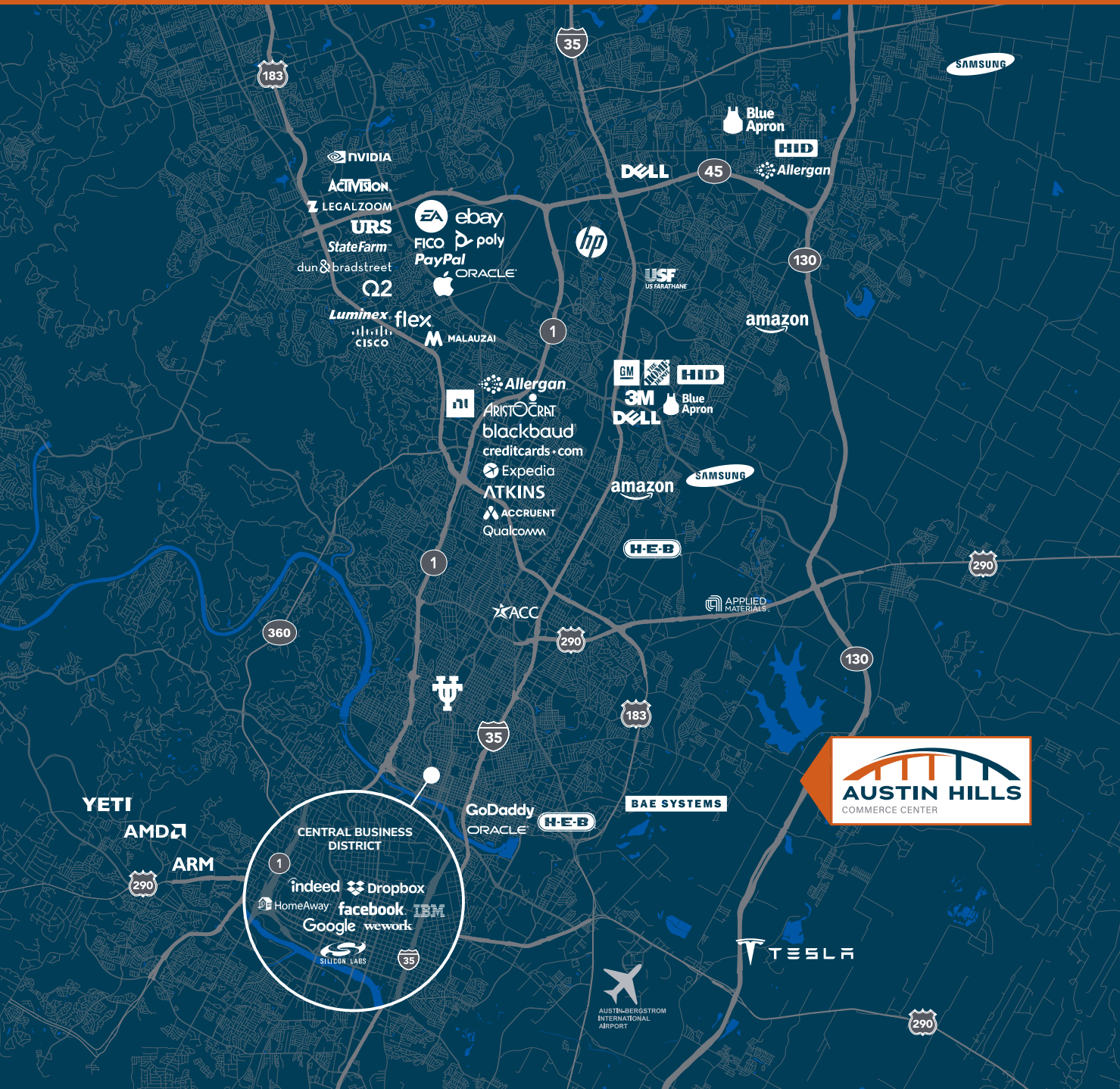
## LARGEST SPEC INDUSTRIAL BUILDING IN AUSTIN

Austin Hills Commerce Center is a multi-phase industrial development that sits on 135 acres in a highly desirable area of Northeast Austin. The site is located 11 miles from downtown Austin just off Highway 130, so it offers easy accessibility as well as a unique opportunity to serve both Austin and the surrounding areas. With six impeccably designed Class-A buildings totaling 1,350,000 square feet, unmatched building depths, and ample trailer parking, Austin Hills is a state-of-the-art development that can accommodate tenants of all sizes.

ABUNDANT LABOR MAP

AREA POPULATION MAP





## DRIVE TIMES

**5 MIN**  
GIGA TEXAS

**11 MILES**  
DOWNTOWN AUSTIN

**7 MILES**  
AUSTIN-BERGSTROM

**90 MILES**  
SAN ANTONIO

**159 MILES**  
HOUSTON

**191 MILES**  
DALLAS/FT. WORTH



## ACCESSIBILITY MAP

### INGRESS:

- SH-130 Northbound and Southbound
- Exit FM 973 or FM 969

### EGRESS:

- Exit FM 973 or Decker Lake Road
- Frontage Road to Northbound and Southbound SH-130 via 969

## BIRDS-EYE-VIEW RENDERING

6 BUILDINGS | 1.35M SF | 682,000 SF OF CONTIGUOUS SPACE

UNDER CONSTRUCTION



**+/- 1,358,060 TOTAL SF**

**682,000 SF OF CONTIGUOUS SPACE**

**BUILDING 1:**  
296,960 SF

**BUILDING 2:**  
68,900 SF

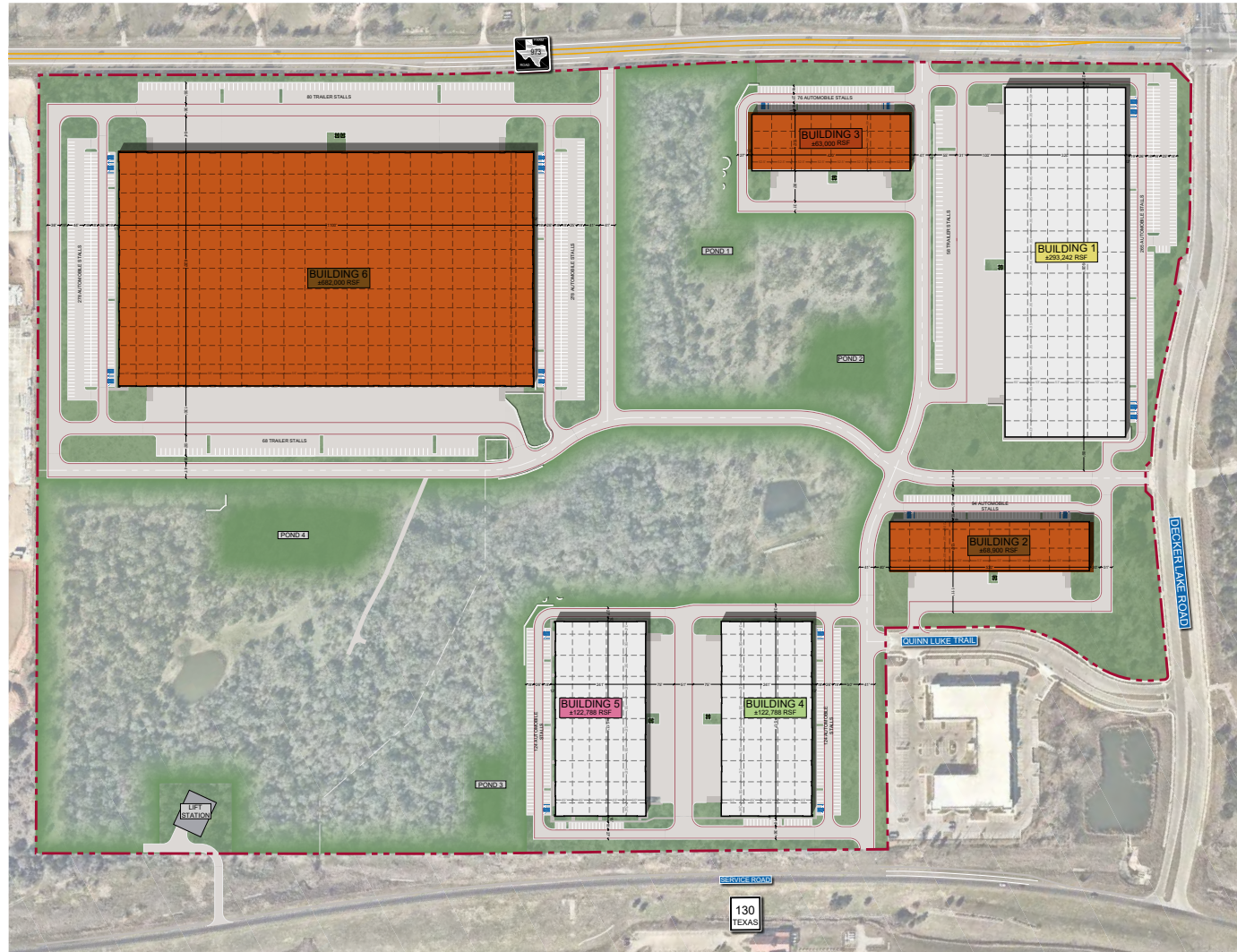
**BUILDING 3:**  
63,000 SF

**BUILDING 4:**  
123,600 SF

**BUILDING 5:**  
123,600 SF

**BUILDING 6:**  
682,000 SF

**BUILD-TO-SUIT**



## BUILDING 1

TOTAL SF: 296,960 SF

CLEAR HEIGHT: 36'

COLUMN SPACING: 53' X 56'

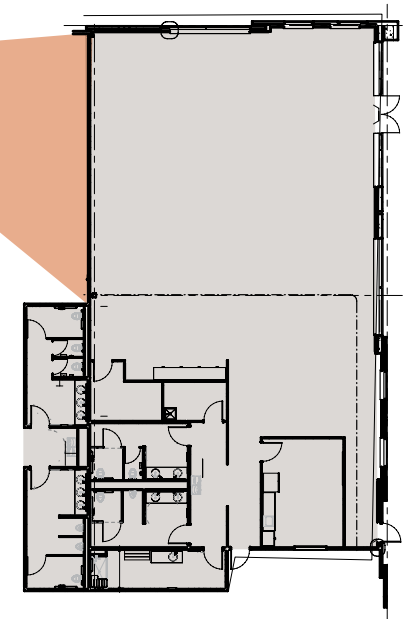
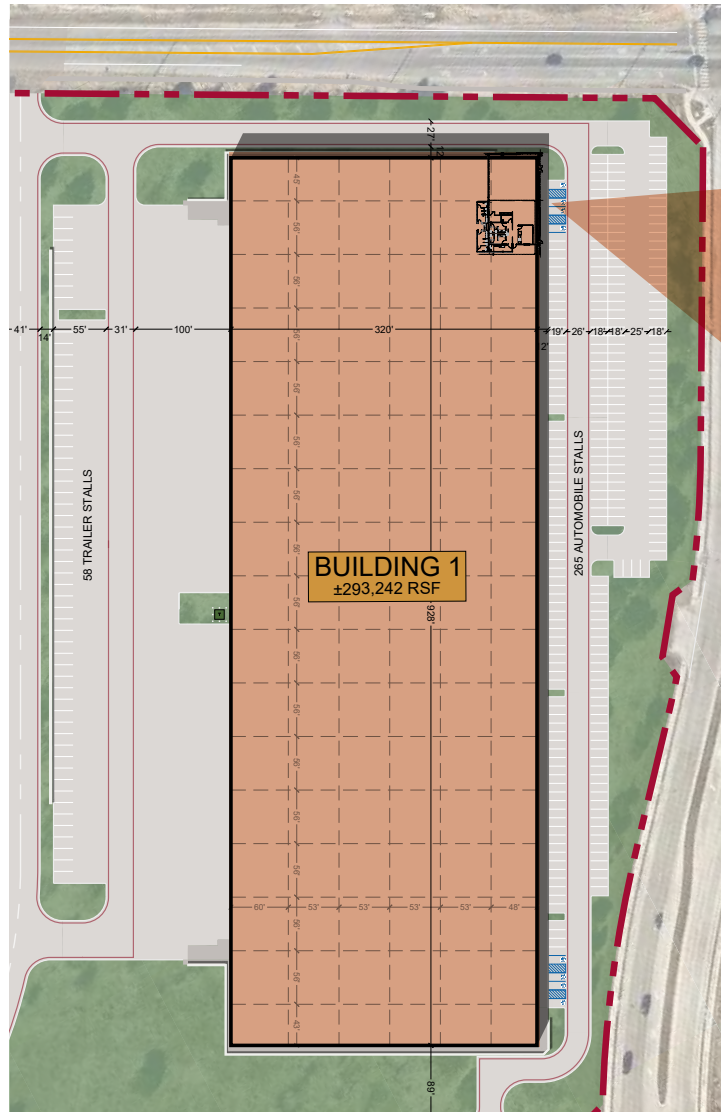
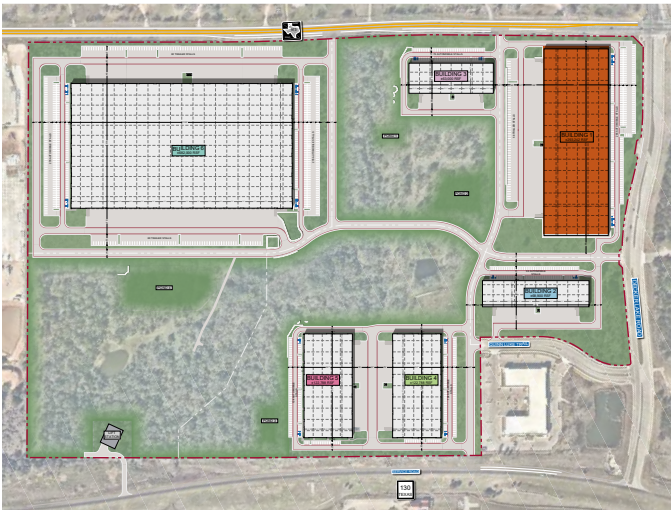
DOCK DOORS: 46

PARKING: 265 CAR / 58 TRAILER

BLD DIMENSIONS: 928' X 320' X 50'

POWER SPECS: 3000A

SLAB THICKNESS: 7"



**SPEC OFFICE SUITE**

**X,000 SF**

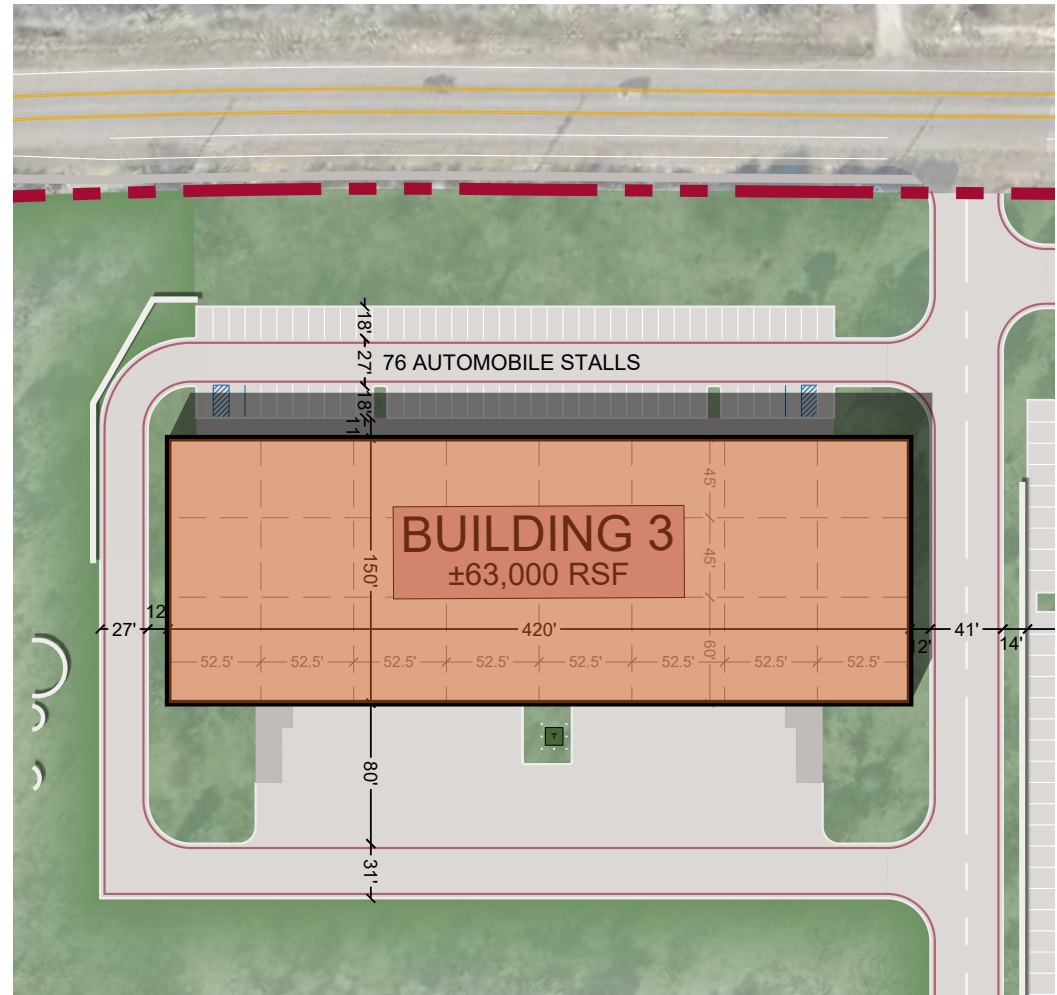
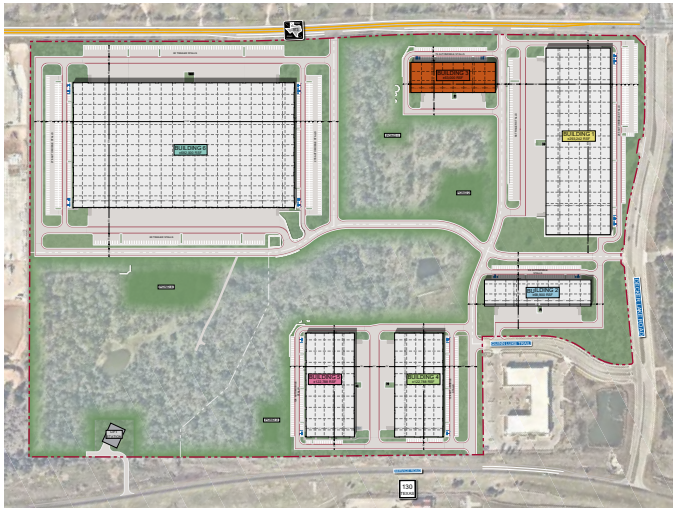




## BUILDING 3 - BUILD TO SUIT

TOTAL SF: 63,000 SF

BLD DIMENSIONS: 420' X 150'





## BUILDING 5

TOTAL SF: 123,600 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

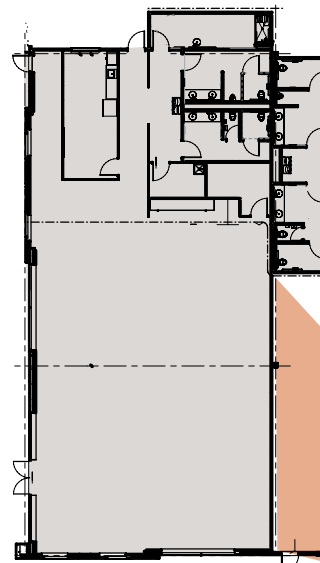
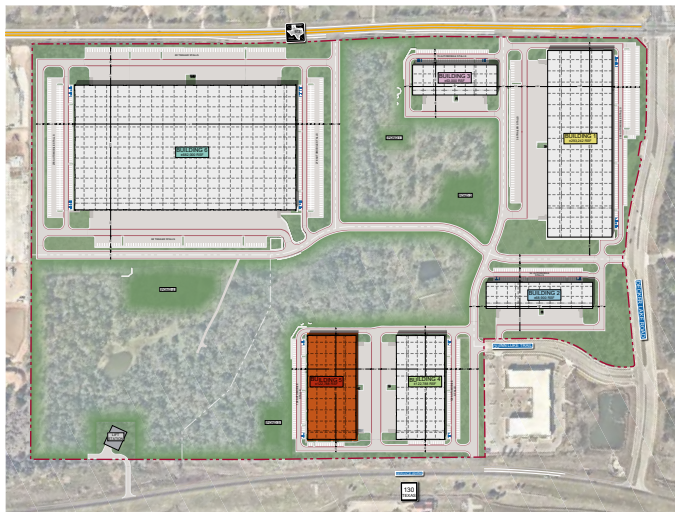
DOCK DOORS: 22

PARKING: 124 CAR

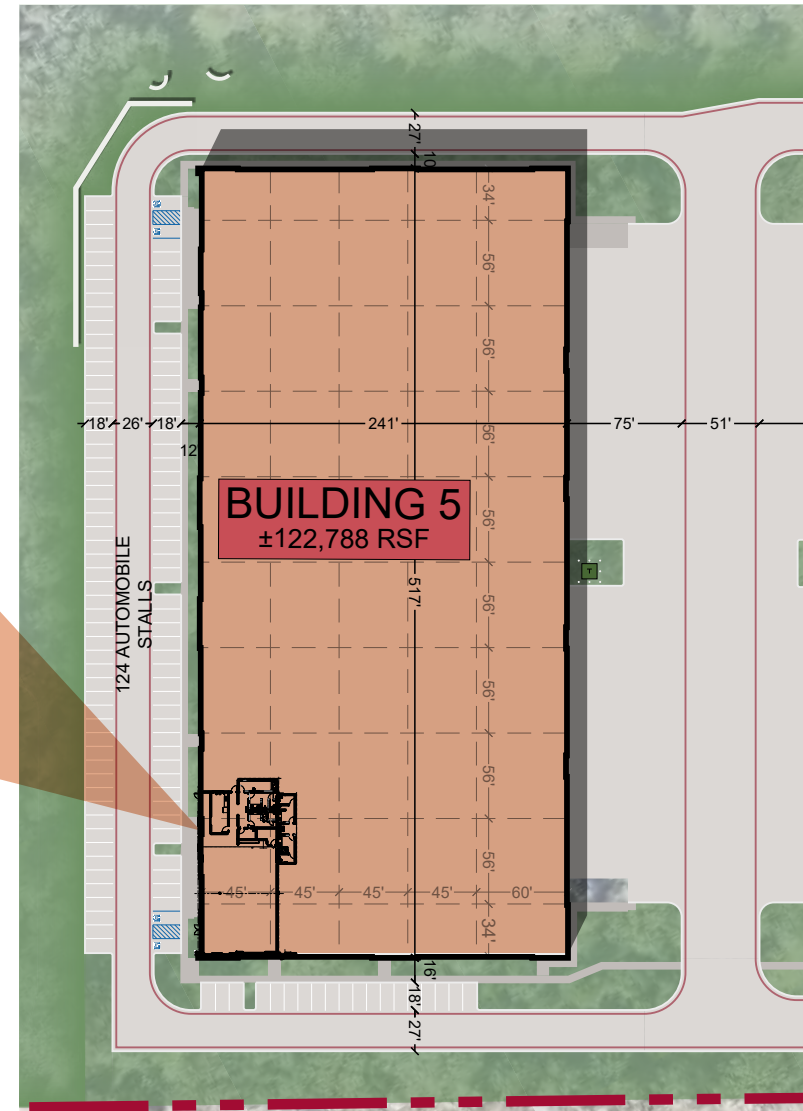
BLD DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

SLAB THICKNESS: 7"



SPEC OFFICE SUITE



## BUILDING 6 - BUILD TO SUIT

TOTAL SF: 682,000 SF

CLEAR HEIGHT: 40'

COLUMN SPACING: 56' X 50'

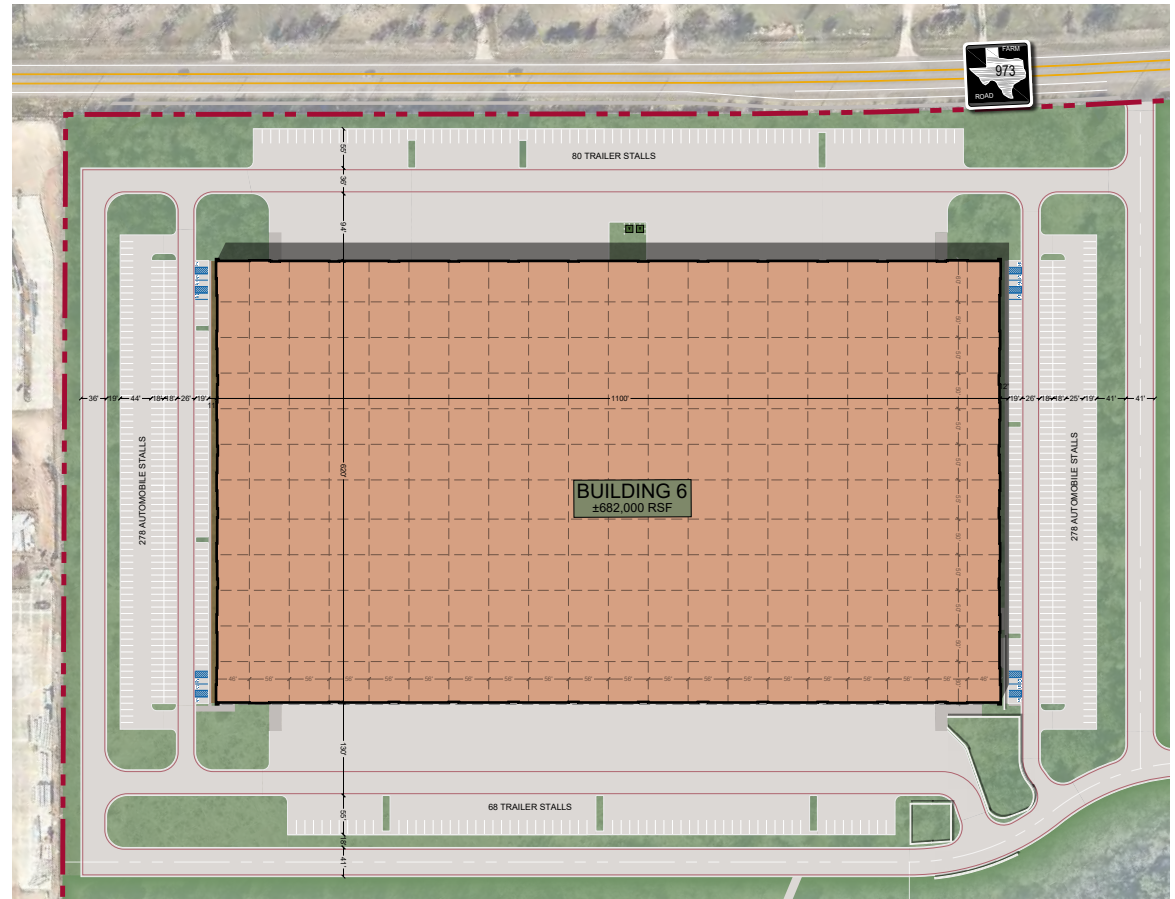
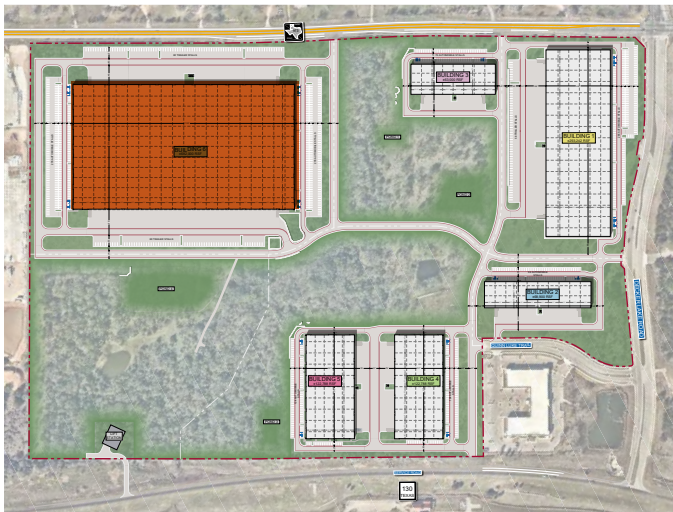
DOCK DOORS: 105

PARKING: 556 CAR / 148 TRAILER

BLD DIMENSIONS: 1,100' X 620' X 50'

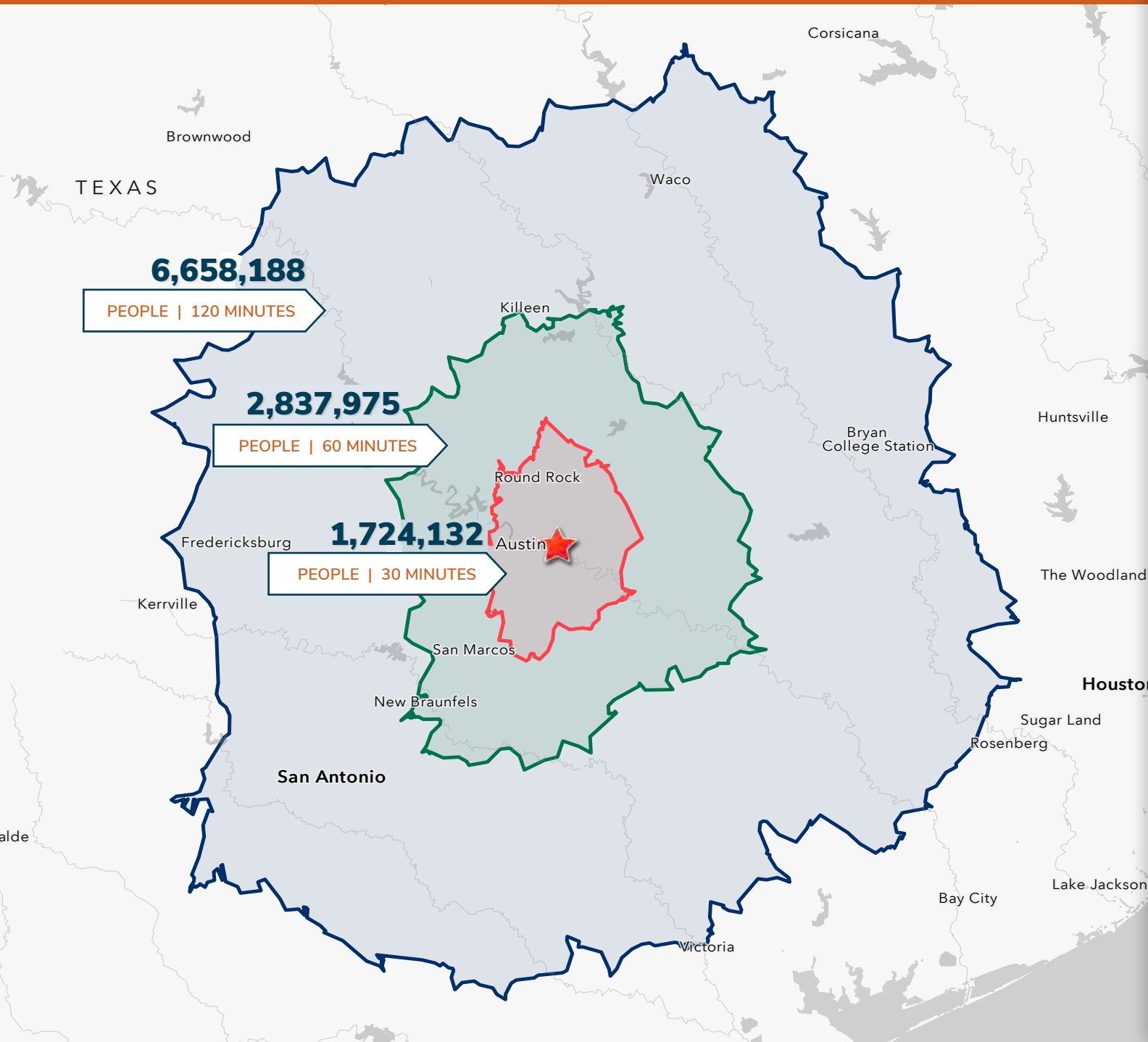
POWER SPECS: 3000A

SLAB THICKNESS: 8"



**AREA POPULATION  
30, 60, 120 RADIUS MARKERS**

**AREA  
POPULATION**



30 MINUTE DRIVE TIME  
**1,724,132**  
PEOPLE

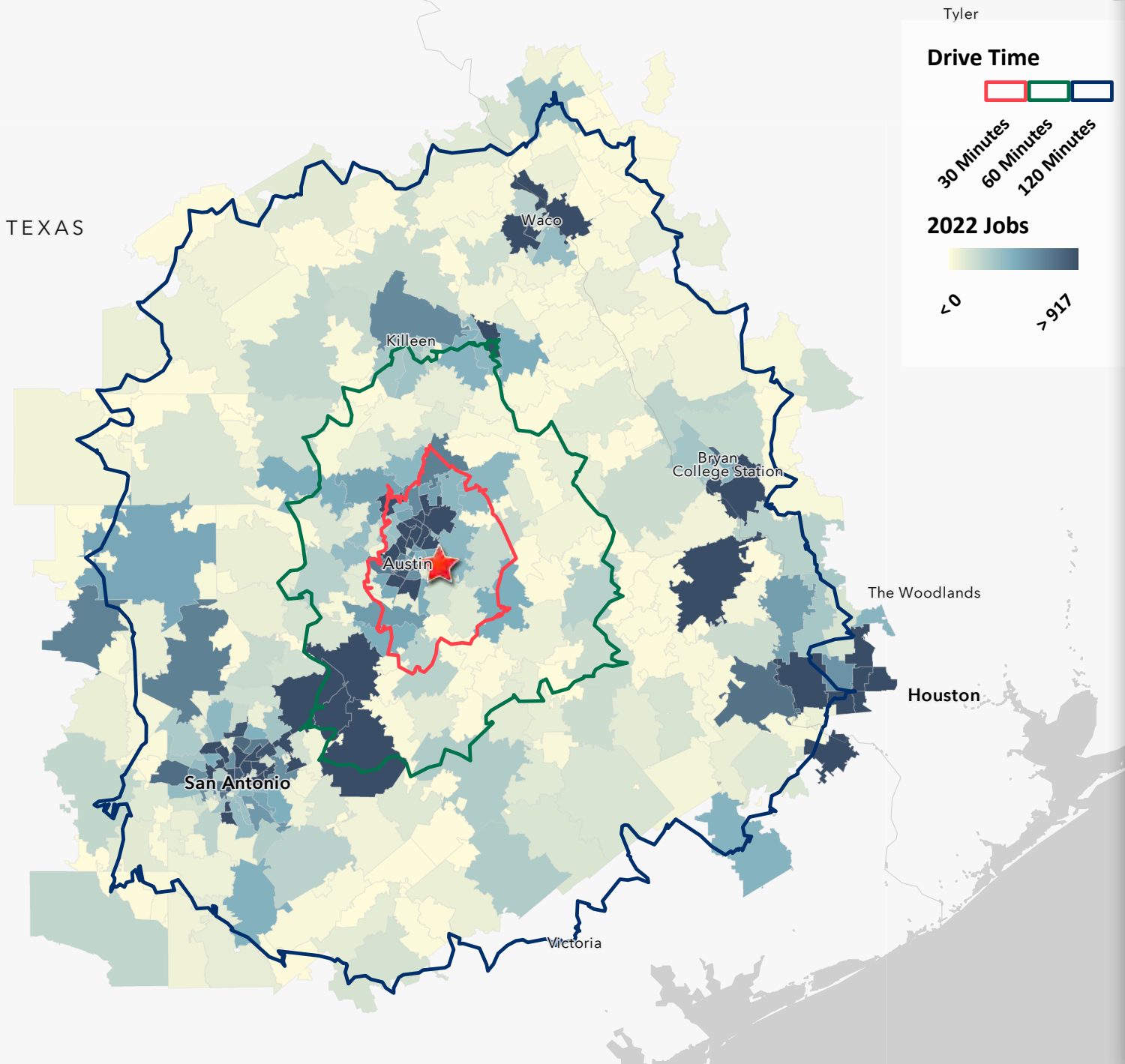
60 MINUTE DRIVE TIME  
**2,837,975**  
PEOPLE

120 MINUTE DRIVE TIME  
**6,658,188**  
PEOPLE



**ABUNDANT LABOR  
PROJECTED JOB GROWTH**

**WAREHOUSE &  
DISTRIBUTION  
WORKFORCE**



30 MINUTE DRIVE TIME

**979,864**

Labor Force

**\$17.74**

Average Hourly Wage

**\$33,783**

Average Annual Income

60 MINUTE DRIVE TIME

**1,517,516**

Labor Force

**\$17.43**

Average Hourly Wage

**\$33,148**

Average Annual Income

120 MINUTE DRIVE TIME

**3,340,526**

Labor Force

**\$17.05**

Average Hourly Wage

**\$32,765**

Average Annual Income





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