

OFFERING MEMORANDUM

12317 Moore Road

Austin, Texas 78719



± 5.21 Acres
TOTAL SITE AREA

\$2,000,000
ASKING PRICE

Del Valle ISD / ETJ
JURISDICTION

CALL FOR OFFERS — CONTACT LISTING BROKER

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All tours by appointment only. Do not contact property owner directly.

PROPERTY OVERVIEW

This Offering Memorandum presents the opportunity to acquire approximately 5.21 acres of unimproved land at 12317 Moore Road in Austin, Texas, within the City of Austin's 2 Mile Extraterritorial Jurisdiction (ETJ). The tract is positioned adjacent to Fifth Generation Inc. (Tito's Handmade Vodka) along the SH-130 corridor, one of Central Texas's most active industrial and logistics submarkets. With approximately 365 feet of frontage on Moore Road, no zoning designation, City of Austin water and sewer CCN, and proximity to Austin-Bergstrom International Airport, Tesla's Gigafactory Texas, and Circuit of the Americas (COTA), this site offers compelling flexibility for a wide range of commercial development programs.

Property Address	12317 Moore Road, Austin, Texas 78719
Travis CAD No.	300299
Gross Acreage	± 5.21 Acres
School District	Del Valle ISD
Jurisdiction	City of Austin 2 Mile Extraterritorial Jurisdiction (ETJ)
Zoning	No municipal zoning (outside city limits, within ETJ)
Current Use	Unimproved agricultural / vacant land
Pricing	\$2,000,000
Frontage	± 365 LF on Moore Road
Floodplain	± 0.30 AC FEMA 100 yr on southern boundary; majority outside
Water	City of Austin CCN; 24" main along Moore Road
Wastewater	City of Austin Sewer CCN
Electric / Gas	Bluebonnet Electric Cooperative Atmos Gas
Listing Broker	Charlice Wehbe McAllister & Associates
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<p>Moore Road Frontage</p> <p>± 365 LF on Moore Road with direct proximity to SH-130 (Pickle Pkwy), providing access to a major toll corridor connecting ABIA, I-10, and US-183.</p>	<p>No Zoning Designation</p> <p>Within the Austin 2 Mile ETJ, the site carries no municipal zoning, providing broad development flexibility without the entitlement burden of in city parcels.</p>
<p>City Utilities In Place</p> <p>City of Austin water and sewer CCN. 24" water main along Moore Road. Bluebonnet Electric and Atmos Gas available following predevelopment coordination.</p>	<p>Minimal Floodplain</p> <p>Only ± 0.30 AC of FEMA 100 year floodplain touches the southern boundary. The overwhelming majority of the 5.21-acre site is unencumbered and fully developable.</p>
<p>Adjacent Industrial Neighbor</p> <p>Directly adjacent to Fifth Generation Inc. (Tito's Handmade Vodka), consistent with the site's established manufacturing and industrial character along this corridor.</p>	<p>Favorable Topography</p> <p>Gentle 1-5% slopes from a high point of ±574 ft MSL near the northeast corner, grading toward the southeast, favorable for efficient site development and drainage.</p>

LOCATION & REGIONAL MARKET CONTEXT

The Del Valle/SH-130 corridor has emerged as one of the most closely watched growth markets in Central Texas, driven by the convergence of Tesla's Gigafactory, Austin Bergstrom International Airport, Circuit of the Americas, and a wave of large scale industrial and mixed-use development reshaping southeast Travis County.

Distance to Key Destinations

Austin-Bergstrom Intl Airport (ABIA)	± 5 miles north
Tesla Gigafactory Texas (SH-130)	± 6 miles north
Circuit of the Americas (COTA)	Same corridor
Fifth Generation Inc. (Tito's) adjacent	Direct neighbor
SH-45 / I-35 Intersection	± 10 miles
Downtown Austin	± 15 miles



SH-130 Corridor Infrastructure & Industrial Demand

The subject property sits just west of Texas State Highway 130 (Pickle Pkwy), a toll bypass of I-35 providing direct north-south connectivity to Austin, Dallas, and San Antonio. The Southeast Austin industrial submarket surrounding ABIA and SH-130 averages approximately \$11.66 per square foot annually in industrial rental rates, with demand from logistics, distribution, and advanced manufacturing users consistently outpacing new supply. Industrial land in this corridor has commanded premium per-acre pricing as available sites continue to be absorbed.

AREA OVERVIEW & MARKET DRIVERS

Del Valle and the SH-130 corridor have undergone a fundamental shift in recent years, driven by a convergence of corporate investment, infrastructure expansion, and population growth. The subject property sits at the center of this transformation.



Tesla Gigafactory Texas

Tesla's Gigafactory opened in Del Valle in April 2022 and serves as the primary production facility for the Cybertruck and Tesla Semi. With expansion plans potentially reaching 5.6 million square feet, the facility has catalyzed unprecedented supplier and industrial activity throughout the SH-130 corridor, attracting logistics operators, manufacturers, and workforce housing development at a scale not seen in this submarket before.

Austin-Bergstrom International Airport (ABIA)

Located approximately 5 miles to the north, ABIA is one of the fastest-growing airports in the United States and a primary demand driver for logistics, cargo, and freight operations in southeast Travis County. The airport's continued expansion directly benefits industrial properties along the SH-130 and SH-71 corridors.

Circuit of the Americas (COTA)

Set on 1,500 acres minutes from the subject property, COTA hosts the Formula 1 United States Grand Prix, NASCAR, MotoGP, and major concerts at the Germania Insurance Amphitheater, attracting approximately 1.5 million visitors annually with projections reaching 3.5 million by 2028. COTALAND, a new 30-acre amusement park, opened in 2025, and T11 Car Condos adds a 170 unit private garage community at Turn 11. COTA is evolving into a year-round destination with plans for a luxury hotel and dedicated transit connections to ABIA.

Presidium's The Row — 314-Acre Mixed-Use District

Formerly known as Velocity, The Row is under construction in Del Valle, ultimately planned for nearly 2,700 apartments, 2.9 million square feet of office space, retail, hospitality, and 100 acres of green space. Phase one apartment deliveries began in 2025 with a retail phase adding a freestanding restaurant pad and 22,000 SF of retail, and an AC Hotel by Marriott in subsequent phases.

Fifth Generation Inc. (Tito's Handmade Vodka)

The property is directly adjacent to Fifth Generation Inc., producer of Tito's Handmade Vodka, one of the country's top selling spirits brands. This established industrial neighbor reflects the corridor's longstanding appeal for production and operations users and is consistent with the site's manufacturing character.

Industrial Outdoor Storage (IOS Demand)

Austin has seen near-record demand for Industrial Outdoor Storage due to severe supply constraints and high land costs. Sunbelt IOS sites average approximately \$6,500 per usable acre annually on triple-net leases. The 5 acre footprint and ETJ location make this an ideal candidate for this high-demand asset class with limited local competition.

SITE & ENGINEERING SUMMARY (PRELIMINARY REPORT AVAILABLE ON REQUEST)

Topography

The property reaches a high point of approximately 574 feet above Mean Sea Level near the northeast corner, falling toward the southeast at slopes generally ranging from 1 to 5 percent, with steeper slopes at the southeast corner. This profile is favorable for site planning, grading efficiency, and drainage design across all intended development types.

Floodplain

Approximately 0.30 acres of FEMA 100-year regulated floodplain lightly crosses the southern boundary of the property, as identified on FEMA FIRM Panel No. 4845C0710J. The overwhelming majority of the site is outside the floodplain and fully developable. Stormwater drains northeast, ultimately flowing into an unnamed tributary of Dry Creek.

Storm Drainage & Detention

Development will require stormwater interception, conveyance, and detention to mitigate impervious cover impacts, unless a peak-on-peak analysis supports an alternative approach. All drainage structures must be designed per Travis County criteria. On-site soils are classified as Type D Houston Black Clay, Ferris-Heiden complex, and Tinn clay which are typical for the Del Valle area and relevant to civil and geotechnical design.

Water

The property is within the City of Austin water CCN. A 24" main runs along Moore Road from west to east. Service connection requires an engineering feasibility study, application, contract execution, and utility easement dedication with the City of Austin.

Wastewater

The property is within the City of Austin Sewer CCN. Connection requires an engineering feasibility study, application, contract execution, and easement dedication, subject to system capacity confirmation.

Gas & Electric

The site is within the Bluebonnet Electric Cooperative and Atmos Gas service areas. Predevelopment meetings with both providers are required to determine infrastructure upgrade needs for the intended development program.

Zoning & Jurisdiction

No municipal zoning applies. The property lies within the City of Austin's 2-Mile ETJ, subject to City of Austin development guidelines. The absence of prescriptive zoning provides meaningful flexibility to pursue industrial, flex, storage, manufacturing, or a phased combination shaped around the buyer's development program.



HIGHEST AND BEST USE ANALYSIS

The absence of a zoning designation within the Austin ETJ is a material advantage. Unlike parcels inside Austin city limits, ETJ properties offer developers and owner-users considerably more flexibility to pursue the use type that best fits market demand, without the entitlement timelines typical of in city sites. The following uses represent the strongest candidates based on location, site size, surrounding context, and current market conditions along the SH-130 corridor.

Industrial / Flex Warehouse (Recommended Primary Use)

The SH-130 Southeast submarket is one of Austin's most active industrial corridors, driven by demand from Tesla suppliers, airport logistics users, and e-commerce distribution. A 5-acre site can support 40,000 to 60,000+ SF of single-story flex or warehouse product. Average annual industrial rental rates in this submarket reach approximately \$11.66 per square foot, with flex rates at approximately \$1.55 per square foot per month. This corridor continues to see near-record demand and limited available supply.

Industrial Outdoor Storage (IOS)

The 5-acre footprint is well suited for an IOS operation, one of the most sought-after commercial land uses in Austin given a severe supply shortage. Typical uses include truck/trailer parking, container storage, equipment rental yards, and contractor storage. Sunbelt IOS sites average approximately \$6,500 per usable acre annually on NNN lease structures. Proximity to ABIA and SH-130 creates strong operational demand.

RV and Boat Storage

Proximity to COTA and its 1.5 million annual visitors, combined with the growing residential base across Del Valle, creates meaningful demand for premium RV and boat storage. An ETJ location with no zoning designation makes permitting this use straightforward relative to in-city alternatives.

Light Manufacturing / Production

Consistent with the adjacent use by Fifth Generation Inc. (Tito's), the site is well-positioned for manufacturing or production. City of Austin water and sewer CCN infrastructure supports wet users. Bluebonnet Electric can accommodate power-intensive operations following a predevelopment capacity assessment.

Contractor / Trades Yard

Construction activity driven by Tesla, COTA, The Row, and new residential communities across Del Valle has created strong demand for contractor staging, laydown yards, and trades operations. This lower-barrier entry use can generate near-term cash flow while a buyer pursues longer-term development entitlements.

MARKETING COPY

Lot Description

± 5.21 acre unimproved tract in Austin ETJ. ± 365 LF on Moore Road. No zoning. City of Austin water and sewer CCN; 24" main adjacent. Adjacent to Tito's. Minutes from Tesla Gigafactory, ABIA, and COTA. Del Valle ISD. \$2,000,000.

Marketing Summary

Rarely does a site this size emerge at the center of a corridor this active. This ± 5.21 acre ETJ tract in Del Valle fronts Moore Road within direct reach of SH-130, 5 miles from Austin Bergstrom International Airport, minutes from Tesla's Gigafactory and Circuit of the Americas. No zoning, no significant floodplain, proximate city utilities. Industrial, storage, or manufacturing ready. \$2,000,000.

Full Property Description

The Del Valle/SH-130 corridor is no longer an emerging market; it is an arrived one. At the center of this growth sits 12317 Moore Road: a ± 5.21 acre unimproved tract within the City of Austin's 2 Mile ETJ, positioned where established industrial users, a major international airport, and one of the world's most recognized automotive manufacturers converge.

The site is located approximately 5 miles south of Austin-Bergstrom International Airport and sits just west of Texas State Highway 130 (Pickle Pkwy), with approximately 365 linear feet of frontage on Moore Road. SH-130 provides direct toll-road access toward ABIA, I-10, and US-183. The SH-45 and I-35 interchange is approximately 10 miles away; downtown Austin is approximately 15 miles out.

The property sits directly adjacent to Fifth Generation Inc. (Tito's Handmade Vodka), one of the country's top-selling spirits brands, and within the Tesla Gigafactory Texas growth corridor along SH-130. Tesla's facility, which opened in April 2022, has driven unprecedented supplier and industrial activity throughout this submarket. Circuit of the Americas, minutes away, attracts 1.5 million visitors annually and is actively expanding with COTALAND and T11 Car Condos. Presidium's 314-acre mixed-use development, The Row, is underway nearby, bringing 2,700+ apartments and 2.9 million square feet of office and retail to Del Valle.

The property is entirely unimproved with no active structures. Topography is favorable: a gentle 1-5% slope from a high point of approximately 574 feet MSL near the northeast corner. Approximately 0.30 acres of FEMA 100 year regulated floodplain touches the southern boundary only; the overwhelming majority of the site is outside the floodplain. On site soils are classified as Type D Houston Black Clay, Ferris-Heiden complex, and Tinn clay.

The site is within the City of Austin water and sewer CCN, with a 24" water main running along Moore Road. Bluebonnet Electric Cooperative and Atmos Gas serve the area. No municipal zoning applies. The property lies within the ETJ, subject to City of Austin development guidelines, offering meaningful flexibility to pursue industrial, flex, storage, light manufacturing, or a phased combination. Priced at \$2,000,000. Contact the listing broker for due diligence materials.

PROPERTY HIGHLIGHTS

- ± 5.21 acres of unimproved land within the City of Austin 2 Mile ETJ
- Asking price of \$2,000,000 (~\$384,000/acre) in one of Austin's fastest growing industrial and logistics corridors
- ± 365 LF of frontage on Moore Road with direct proximity to SH-130 (Pickle Pkwy), providing access to a major toll corridor
- 5 miles south of Austin Bergstrom International Airport (ABIA), a primary driver of logistics and industrial demand along this corridor
- Directly adjacent to Fifth Generation Inc. (Tito's Handmade Vodka), consistent with the site's established manufacturing character
- Within the Tesla Gigafactory Texas growth corridor along SH-130, which has generated unprecedented supplier and industrial activity
- Minutes from Circuit of the Americas (COTA) - 1.5 million annual visitors, expanding with COTALAND amusement park and T11 Car Condos
- Near Presidium's The Row, a 314 acre mixed use district bringing 2,700+ apartments and 2.9M SF of office and retail to Del Valle
- City of Austin water and sewer CCN in place; 24" water main along Moore Road; Bluebonnet Electric and Atmos Gas available
- Only ± 0.30 AC of FEMA 100 year floodplain, limited to the southern boundary; the vast majority of the site is outside the floodplain
- Gentle 1-5% topographic slopes across most of the site, favorable for cost-effective grading and site development
- Ideal for industrial/flex warehouse, Industrial Outdoor Storage (IOS), RV and boat storage, light manufacturing, or contractor/trades yard
- Del Valle ISD | Travis CAD No. 300299 | FEMA FIRM Panel No. 4845C0710J
- ± 10 miles to SH-45 / I-35 interchange | ± 15 miles to Downtown Austin | connectivity without the urban land cost premium

DISCLAIMERS & CONTACT

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Prospective purchasers are urged to conduct independent due diligence including environmental assessments, geotechnical studies, utility feasibility studies, zoning and entitlement review, and title examination. This OM does not constitute a contract, offer, or commitment to sell. The Owner reserves the right to withdraw the property from the market at any time, to reject any or all offers, and to negotiate with multiple parties simultaneously.

Information regarding area developments, local development activity, infrastructure improvements, and market statistics has been compiled from publicly available sources and is subject to change without notice.

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Company	McAllister & Associates