

867 ACRES

♦ PEARCE LANE AND KELLAM ROAD ♦

AUSTIN, TEXAS

71

PEARCE LANE

KELLAM ROAD

ELROY ROAD

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ENGINEER'S SITE INVESTIGATION MEMO



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EXECUTIVE SUMMARY

THE OFFERING

CBRE, as exclusive advisor, is pleased to present for sale a major mixed-use development opportunity in one of the fastest growing submarkets in the Austin metro area. Truly one of a kind, the offering consists of 867 bisected by Kellam Road and Pearce Lane in southeast Austin. The Property is located less than one mile from the Circuit of the Americas (COTA) racetrack, two miles east of Austin-Bergstrom International Airport (ABIA), and two miles southeast of the Tesla Giga-Factory. The Property represents a major opportunity to acquire a flagship development parcel in the heart of one of the fastest growing areas of the Austin area with unparalleled proximity to commercial, recreational, and transportation infrastructure.

While significant utility infrastructure is planned and already in place in the immediate vicinity, it is up to a potential purchaser to verify availability of utilities sufficient to serve its intended purpose. The seller has obtained a site investigation memo from Kimley-Horn Engineering that outlines some of the major aspects of the property and its development potential. Copies of the report are available via the property website, and upon request from CBRE

The site is ideally suited for a developer seeking to capitalize on the region's population growth, expanding employment base, and increasing demand for commercial services.



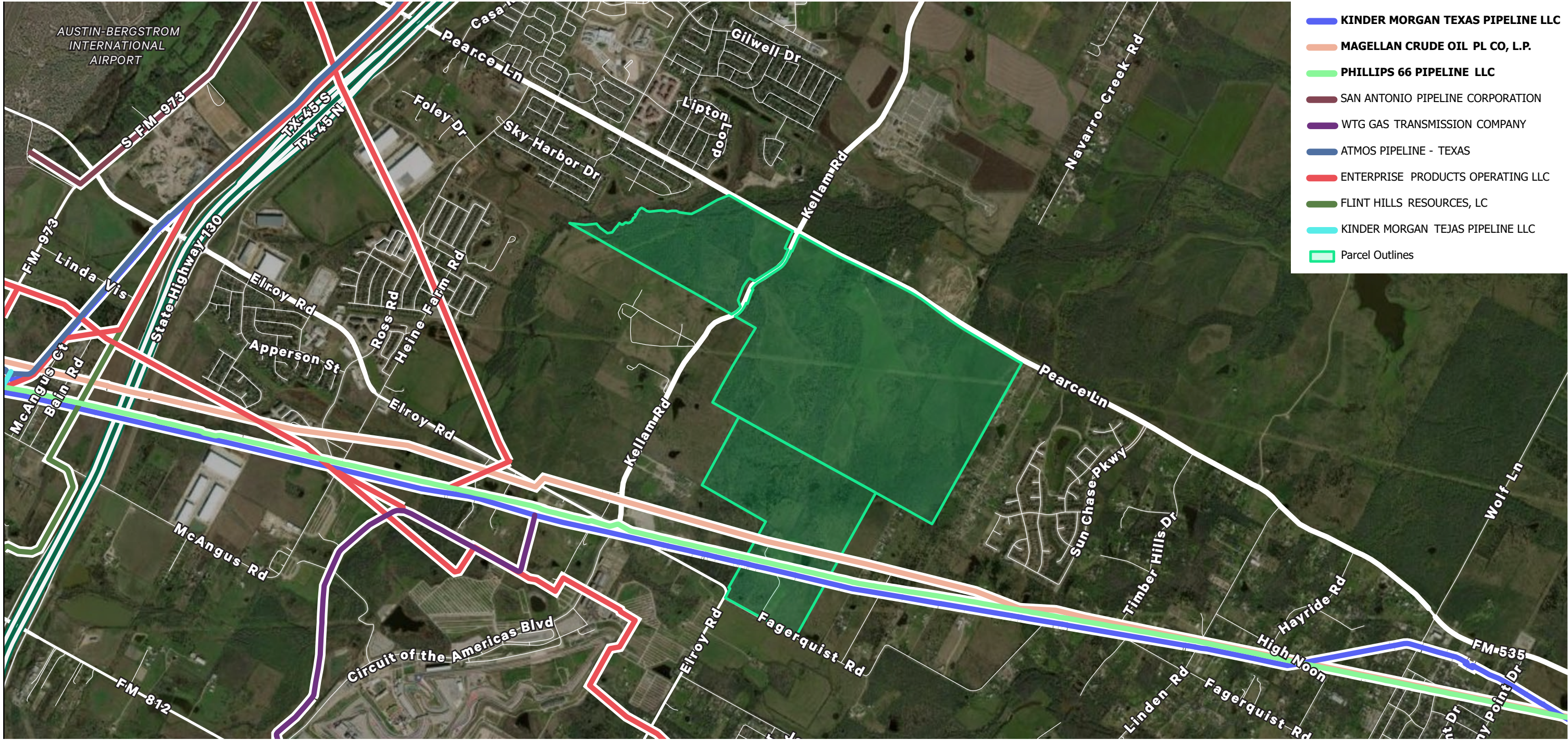
SURROUNDING DEVELOPMENT



POWER AVAILABILITY



PIPELINES



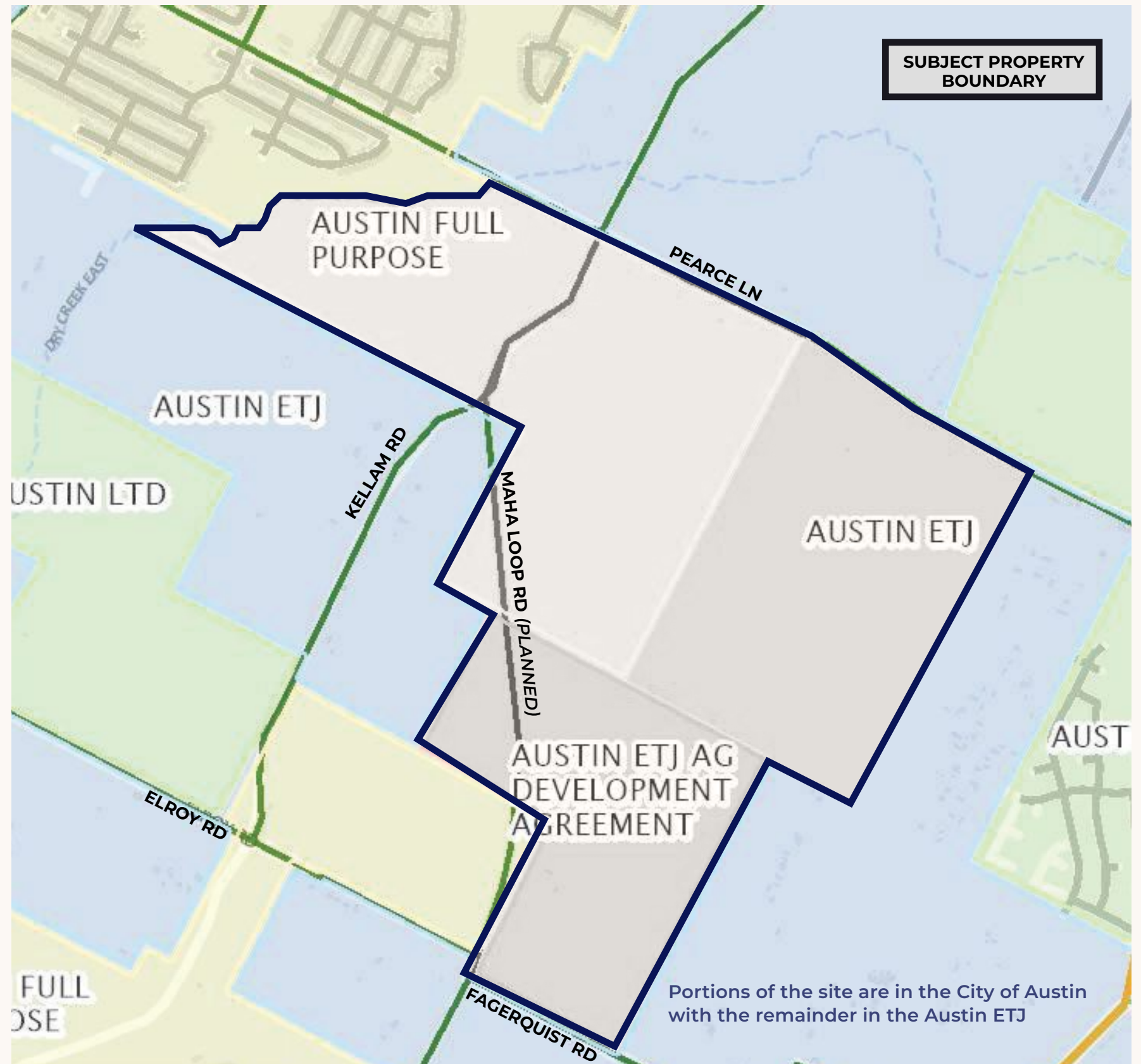
AUSTIN STRATEGIC MOBILITY PLAN

Kellam Road is planned to be a Level 3 Street with four total lanes and raised median. Required total right-of-way is 116'. Boundary survey needed to confirm existing right-of-way. Based on nearby projects, plan for some amount of right-of-way dedication to obtain 116'.

Pearce Lane is planned to be a Level 3 Street with four total lanes and raised median. Required total right-of-way is 116'. Boundary survey needed to confirm existing right-of-way. Based on nearby projects, plan for some amount of right-of-way dedication to obtain 116'.

Fagerquist Rd is planned to be a Level 3 Street with four total lanes and raised median. Required total right-of-way is 116'. Boundary survey needed to confirm existing right-of-way. Average right-of-way width today is 66'. Therefore, approximately 25' of right-of-way should be planned for dedication.

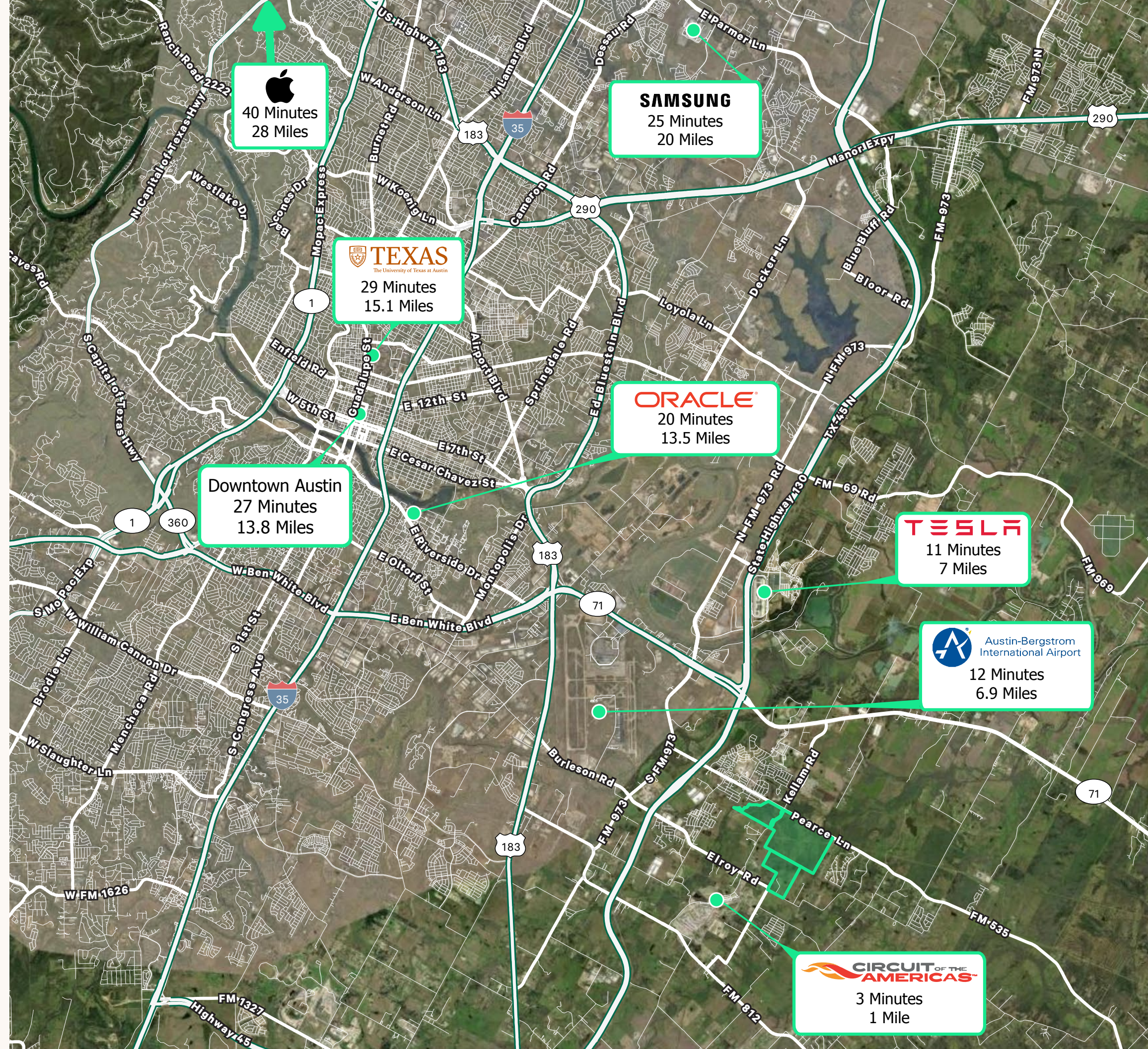
Planned **Maha Loop Rd** will be a 116' right-of-way is proposed to bisect the property and provide another connection between Kellam and Elroy.



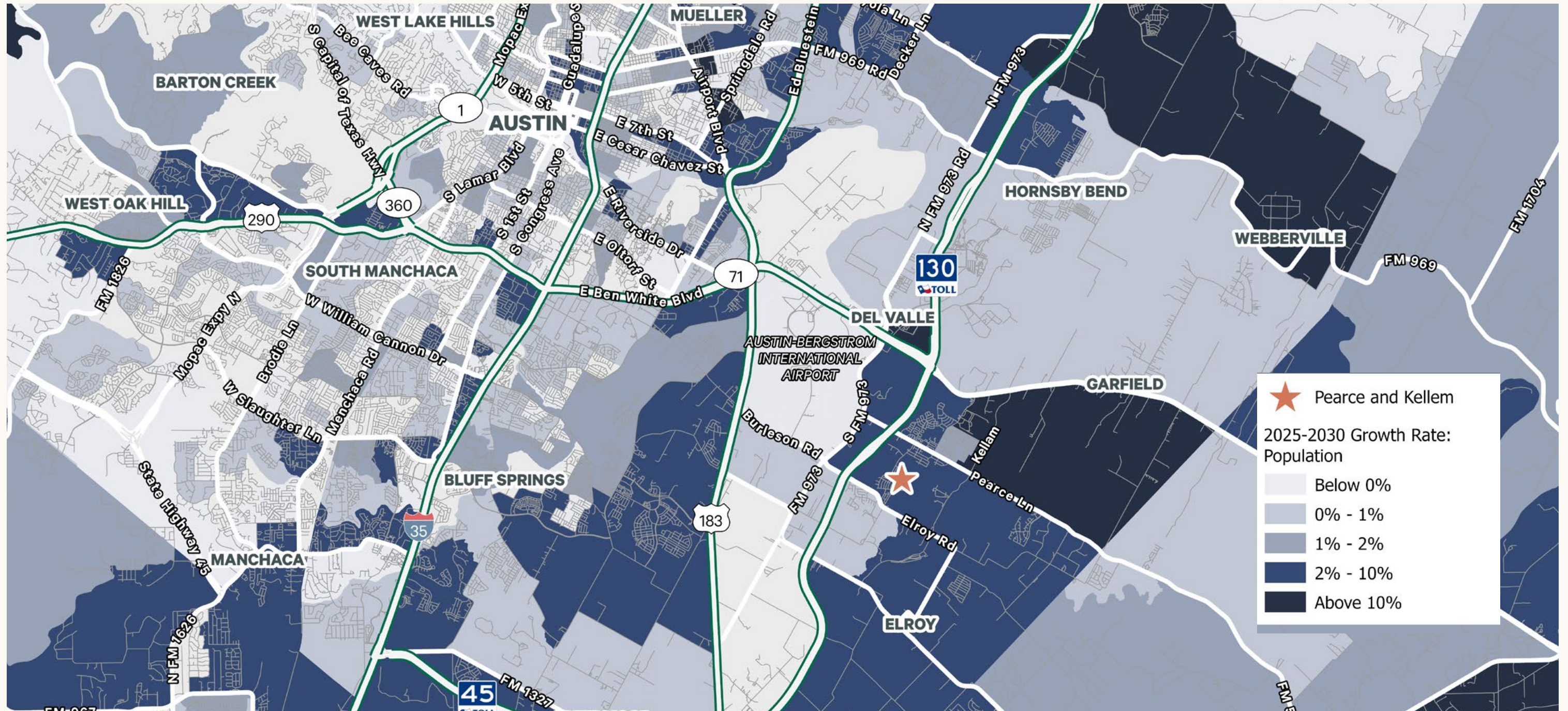
PROPERTY DESCRIPTION

DRIVE TIMES MAP

- ◆ Austin Bergstrom International Airport - 7 Miles, 13 Minutes
- ◆ Tesla – 7 Miles, 12 Minutes
- ◆ Circuit of the Americas – 3 Miles, 7 Minutes
- ◆ Austin CBD – 17 Miles, 23 Minutes
- ◆ Mirador – 1 Mile, 1 Minute
- ◆ Oracle – 12 Miles, 18 Minutes
- ◆ Samsung – 19 Miles, 22 Minutes
- ◆ University of Texas – 14 Miles, 25 Minutes



POPULATION GROWTH



PROPERTY DESCRIPTION

AREA DEVELOPMENT



TESLA
GIGA TEXAS CAMPUS

HORNSBY GLEN
538 SINGLE FAMILY HOMES

(PROPOSED)
THE RIVERBEND (WEST)
30 AC OF MULTIFAMILY
92 AC OF INDUSTRIAL
73 AC OF COMMERCIAL/RETAIL
16 AC OF OPEN SPACE

FUTURE
H-E-B
(PROPOSED)
130,000 SF STORE

Capsum

(PROPOSED)
AUSTIN COMMUNITY COLLEGE

(PROPOSED)
VELOCITY
893 MULTIFAMILY UNITS
1,935,000 SF OF OFFICE
1,000,000 SF OF WAREHOUSE
540,000 SF OF RETAIL
1,200 HOTEL BEDS

(PROPOSED)
THE RIVERBEND (EAST)
600 MULTIFAMILY UNITS
900,000 SF OF OFFICES
200,000 SF OF RETAIL
80 AC OF PARKS/TRAILS

WATERSEEDGE
1,254 SINGLE FAMILY HOMES
323 MULTIFAMILY UNITS
244 TOWNHOMES

(PROPOSED)
GARFIELD PARK
5.41 AC OF OFFICE BUILDING

GARFIELD

ENCLAVE AT ROSS
288 MULTIFAMILY UNITS

Kubota

(PROPOSED)
KELLAM COMMERCIAL

FUTURE
ZOHO
400-500 EMPLOYEES

(PROPOSED)
KELLAM MULTIFAMILY (PHASE 1)

CVS pharmacy
AutoZone
DOLLAR GENERAL

DEL VALLE

(PROPOSED)
BARKLEY MEADOWS
MULTIFAMILY & SINGLE FAMILY

(PROPOSED)
COOPERS MEADOW
318 RESIDENTIAL UNITS

O'Reilly
Chevron
SONIC

DEL VALLE HS
3,310 STUDENTS
206 FACULTY & STAFF

OAK RANCH
300 SINGLE FAMILY HOMES

BERDOLL FARMS
966 SINGLE FAMILY HOMES

(PROPOSED)
LONGVIEW
1,500 SINGLE FAMILY HOMES

MOORES CROSSING

(PROPOSED)
INDUSTRIAL
103 AC - 6 BUILDINGS

(PROPOSED)
INDUSTRIAL

(PROPOSED)
INDUSTRIAL
67 AC - 4 BUILDINGS

STONEY RIDGE NORTH
629 SINGLE FAMILY HOMES

ROSS ROAD
16 AC OF MULTIFAMILY

STONEY RIDGE HIGHLANDS
579 SINGLE FAMILY HOMES
3.81 AC OF RETAIL
120 AC OF GREENBELT

LENNAR STONEY RIDGE
105 SINGLE FAMILY HOMES

Circuit City AMERICAS

(PROPOSED)
INFINITY PARK
50 AC OF INDUSTRIAL

STONEY RIDGE
489 SINGLE FAMILY HOMES

(PROPOSED)
MOORE'S CROSSING
65 AC OF LIGHT INDUSTRIAL
61 AC OF R & D
21 AC OF COMMERCIAL/RETAIL
5.4 AC FOR DEALERSHIP
3.3 AC FOR HOTEL

MIRADOR
2,500 SINGLE FAMILY HOMES
1,500 MULTIFAMILY UNITS
75 AC OF COMMERCIAL/RETAIL
600 AC OF GREENBELT
60 AC LAKE

SUNCHASE SOUTH
470 SINGLE FAMILY HOMES
358 MULTIFAMILY UNITS
45 TOWNHOMES
2.92 AC OF RETAIL
52 AC OF GREENBELT

Subject Site

Pearce Ln

130

183

183

71

MARKET OVERVIEW

THE TEXAS TRIANGLE

The Texas Triangle is a region of Texas that contains the state's five largest cities, Dallas, Fort Worth, Houston, Austin, and San Antonio. This area contains roughly 66% of the State's population and 77% of its GDP. In 2025, the population of the Texas Triangle reached nearly 23 million.



867 ACRES

PEARCE LANE AND KELLAM ROAD

MARKET OVERVIEW

AUSTIN, TEXAS

The Austin metropolitan area is the second fastest-growing MSA in the nation. Austin, the capital of Texas, is known for its live music, eclectic art, sprawling parks, renowned universities, and diverse culture.





MARKET OVERVIEW

ECONOMY

\$193B
Current GDP

\$479.6B
GDP by 2040
(forecasted)

Source - Bureau of Labor Statistics, January 2023

LABOR FORCE & UNEMPLOYMENT

1,271,100
Total employment
(Non-farm — Austin)

2.7%
Unemployment rate
(Non-Farm — Austin)

3.4%
Unemployment rate
(Non-Farm — US)

Source - Bureau of Labor Statistics, January 2023



- 20.8% Professional & Business Services
- 16.4% Trade, Transportation, & Utilities
- 14.6% Government
- 11.9% Leisure & Hospitality
- 11.5% Education & Health Services
- 6.1% Financial Activities
- 5.6% Mining, Logging, & Construction
- 5.5% Manufacturing
- 4.0% Information
- 3.7% Other Services

CORPORATE HEADQUARTERS & OFFICES

AMD
ACCENTURE
APPLE
APPLIED MATERIALS
BAE SYSTEMS
CHARLES SCHWAB
DELL TECHNOLOGIES
EBAY
GAF ENERGY
GENERAL MOTORS
GOOGLE
IBM
INDEED
INTEL
KENDRA SCOTT
LEGALZOOM
META
NATIONAL INSTRUMENTS
NEURALINK

NXP SEMICONDUCTORS
ORACLE
ROKU
SAMSUNG
SEMICONDUCTOR
SILICON LABORATORIES
SOLARWINDS
SPACEX
TCS MECHANICAL
TESLA
THE BORING COMPANY
VALEX
VISA
VRBO
WHOLE FOODS MARKET
WISE
YETI

Source - Austin Chamber of Commerce

DISCLAIMER

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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