ALx CO

ALCO at 211 East Alpine Road is a 50,000 square foot property being transformed into a creative hub, resulting in a dynamic commercial space that fosters innovation and collaboration. ALCO offers a unique environment for showroom, tech, studios, creative office, breweries, distilleries, and roasteries in the highly sought after 78704 zip code in Austin.

The redevelopment is complete, including a full rebrand, enhanced landscaping and hardscape, improved parking, and interior and exterior paint. Other project renovations include upgraded common areas and restrooms, enhanced interior and exterior lighting, storefront upgrades, and public art installations. ALCO features attractive building characteristics for the modern user including ample parking, up to 20' clear height, a coveted location, and a front-load configuration.

The rebrand to ALCO represents the intersection of Alpine and Congress, underscoring the strategic geographical advantage of the site and positioning businesses for optimal accessibility and connectivity. Strategically located near Austin's iconic South Congress & Travis Heights neighborhood, ALCO offers easy access to both I-35 and Highway 290, attracting one-of-a-kind users to an already bustling area of the city.

Welcome to ALCO.





WELCOME TO ALCO

PROJECT ATTRIBUTES

50,000 SF	211 East Alpine Road Austin, TX 78704	Up to 20' Clear Height
4 Dock High Doors	Front Showroom Area Fully HVAC with Visibility to Warehouse Area	Strategically located near Austin's iconic South Congress with easy access to I-35 and 290
Spaces Available Ranging from	Ample Parking	High Visibility Signage Opportunities

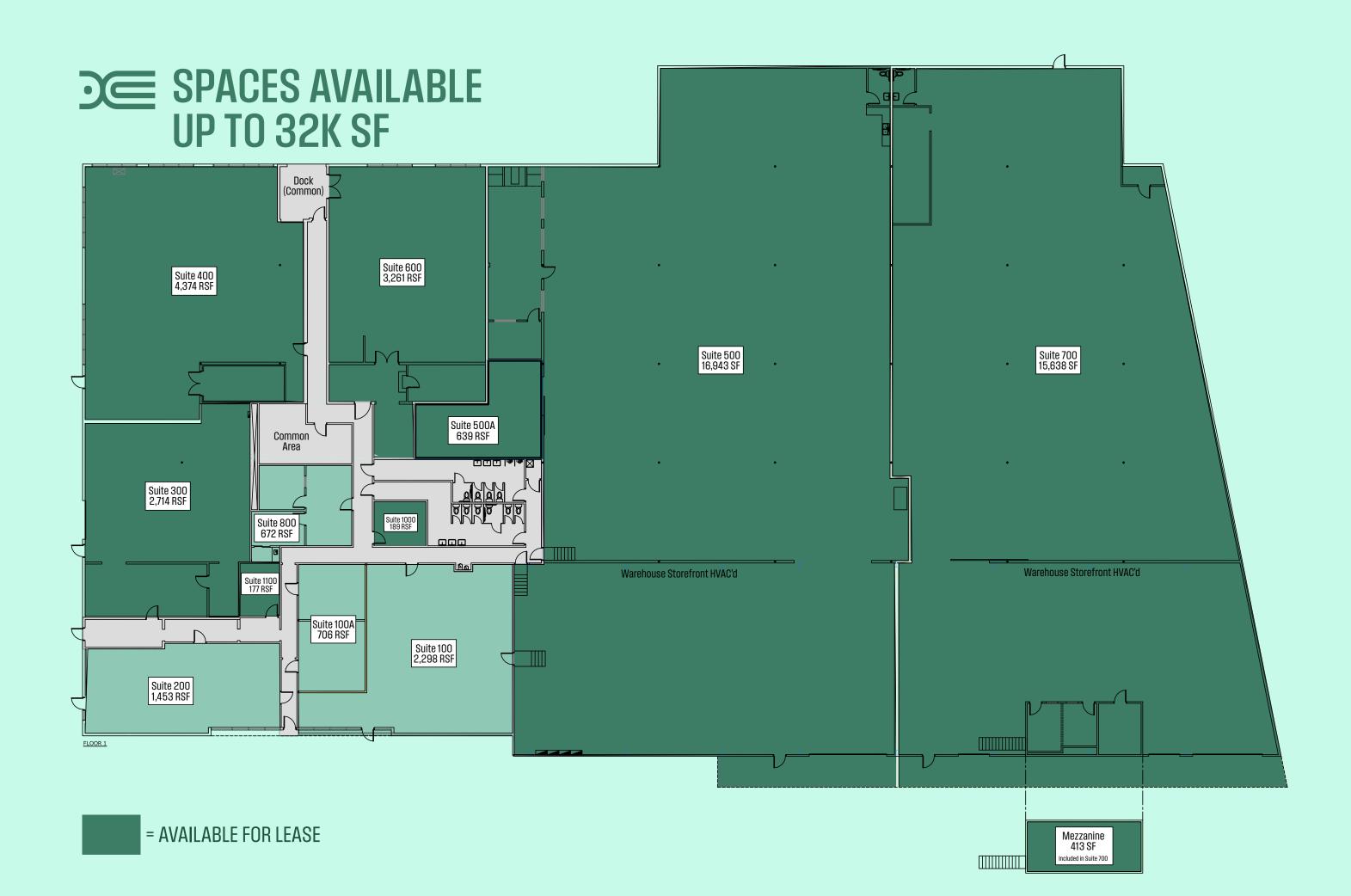
Welcoming a Dynamic Mix of Tenants from Showroom, Tech, Creative Office, and Studios to Breweries, Distilleries,

PROJECT IMPROVEMENTS

Enhanced Landscaping and Hardscape	Improved Parking	Interior and Exterior Paint
Upgraded Common Area and Restrooms	Enhanced Interior and Exterior Lighting	Environmental Graphics
Mural Installations	Storefront Upgrades	Thoughtfully Designed Courtyard and Entry

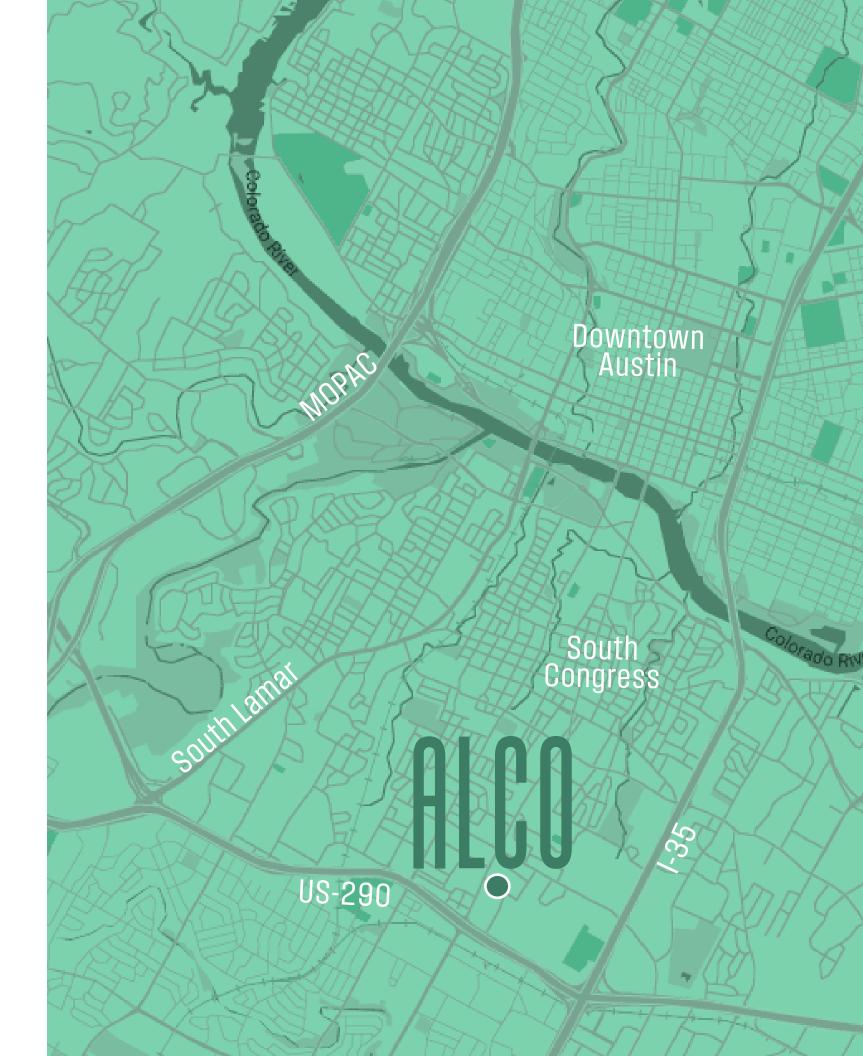






COVETED LOCATION

1 Mile 7 Miles 1 Mile 1-35 US-290 **US-183** 2 Miles 3 Miles 7 Miles South Congress Austin CBD Austin Bergstrom **International Airport** District 2 Miles 6 Miles 18 Miles The Domain South Lamar The University of Texas at Austin 9 Miles .5 Miles 10 Miles **East Austin** St. Edwards University 130 Toll





5 MINUTES TO ENDLESS AMENITIES



























































THE METEOR





AND SO MUCH MORE...



		MEDIAN HOME VALUE	(AREA POPULATION	AVERAGE AGE
	01 MILE	\$558,605	15,893	35 y.o.
BY THE NUMBERS	05 MILES	\$540,509	171,472	36 y.o.
	10 _{Mlles}	\$485,419	364,768	36 y.o.



ALx CO

ALCO WELCOMES A DYNAMIC MIX OF TENANTS FROM SHOWROOM, TECH, CREATIVE OFFICE, AND STUDIOS TO BREWERIES, DISTILLERIES, AND ROASTERIES WITH SPACES AVAILABLE UP TO 32K SF.



















DEVELOPED BY

M2GVENTURES

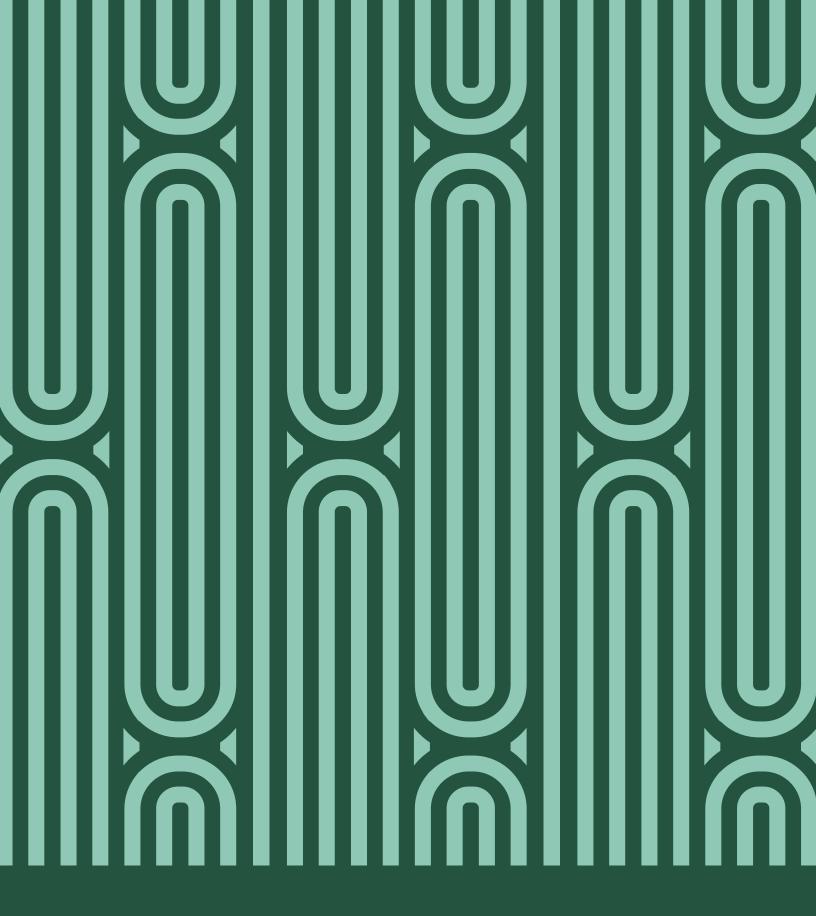
Guided by the company's purpose to inspire evolution through impact and innovation, M2G Ventures carefully and conscientiously invests in distinctive mixed-use and industrial development projects with a focus on creating places that users want to be. Since its founding in 2014, the fast-growing company has become a leading voice in the industry through a bold strategy anchored by a dedication to innovation and an everlasting commitment to conscious development, as embodied by the M2G+ initiative.

The company's capstone is a 501(c)(3) focused on changing the way we treat mental illness. The company is a Certified Women-Owned Business based in Fort Worth, Texas. Learn more at www.m2gventures.com.



Evergen Equity is a multiple family office that is exclusively focused on the real estate allocation for ultra high net worth families across the United States. These families have built and operated businesses in a variety of industries ranging from technology and energy to automotive and consumer packaged goods.

While Evergen is based out of Austin, Texas, it partners with best-in-class operators from coast-to-coast to make long-term investments in exceptional properties and communities across all product types. Partnering evergreen capital with generational real estate has afforded Evergen the ability to make long lasting improvements in its holdings to best serve its tenants and neighborhoods.





MICHAEL NOTEBOOM
512.474.5557
mnoteboom@resolutre.com

DAVIS PAONE **512.474.5557** dpaone@resolutre.com