

LEASED BY:


STREAM

OWNED & DEVELOPED BY:


SANSONE
group


Principal
Asset Management


AUSTIN HILLS
COMMERCE CENTER

11801 DECKER LAKE ROAD
AUSTIN, TX 78724



BLDGS 4 & 5 DELIVERED. BLDG 6 DELIVERING Q3 2026

+/- 1,060,981 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.

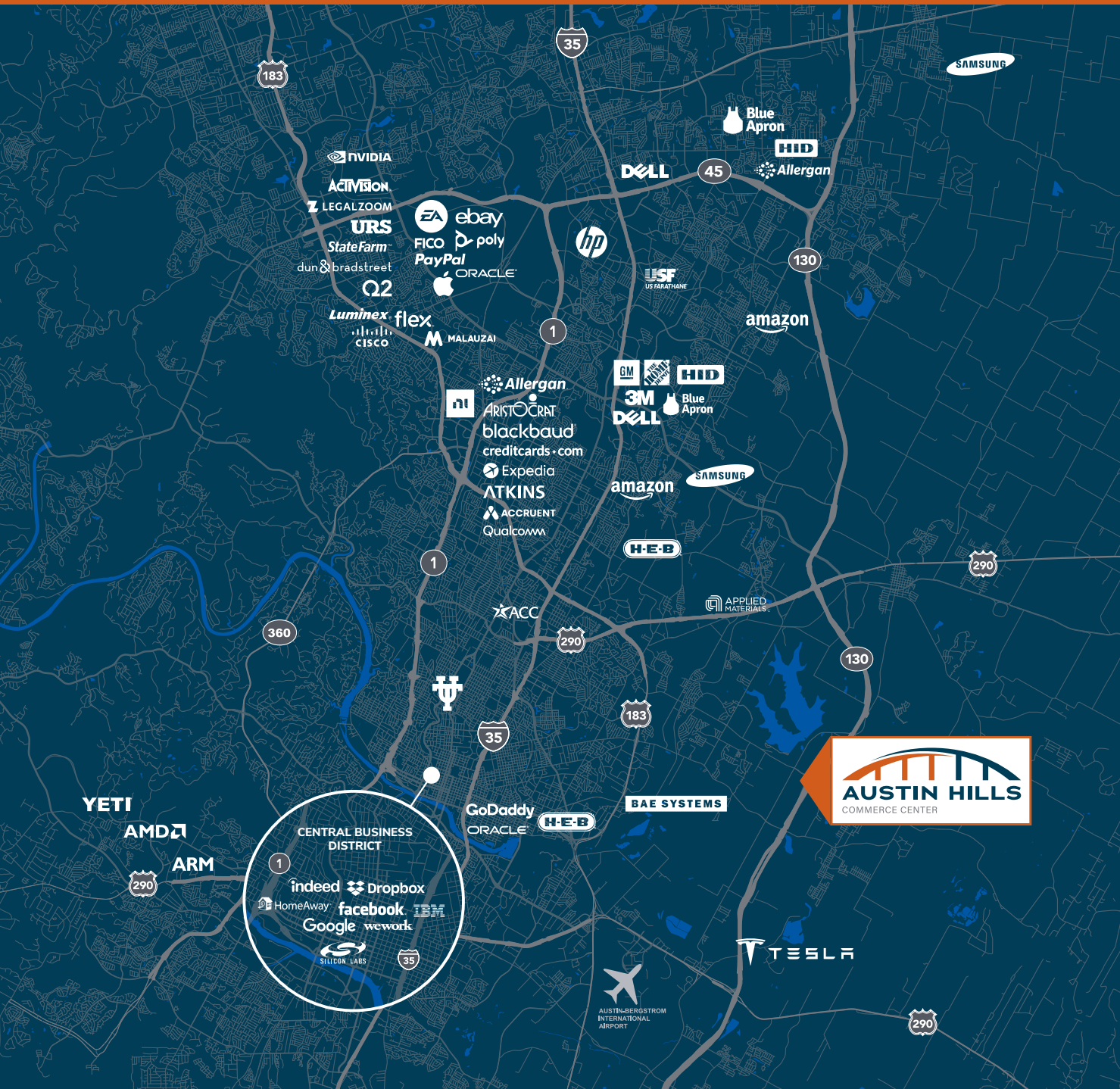
ABUNDANT LABOR MAP

AREA POPULATION MAP



11801 DECKER LAKE ROAD

AUSTIN, TX 78724



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 | 681,259 SF OF CONTIGUOUS SPACE

UNDER CONSTRUCTION



+/- 1,060,981 SF AVAILABLE

681,259 SF OF CONTIGUOUS SPACE

BUILDING 1:
296,960 SF

LEASED

BUILDING 2:
68,900 SF

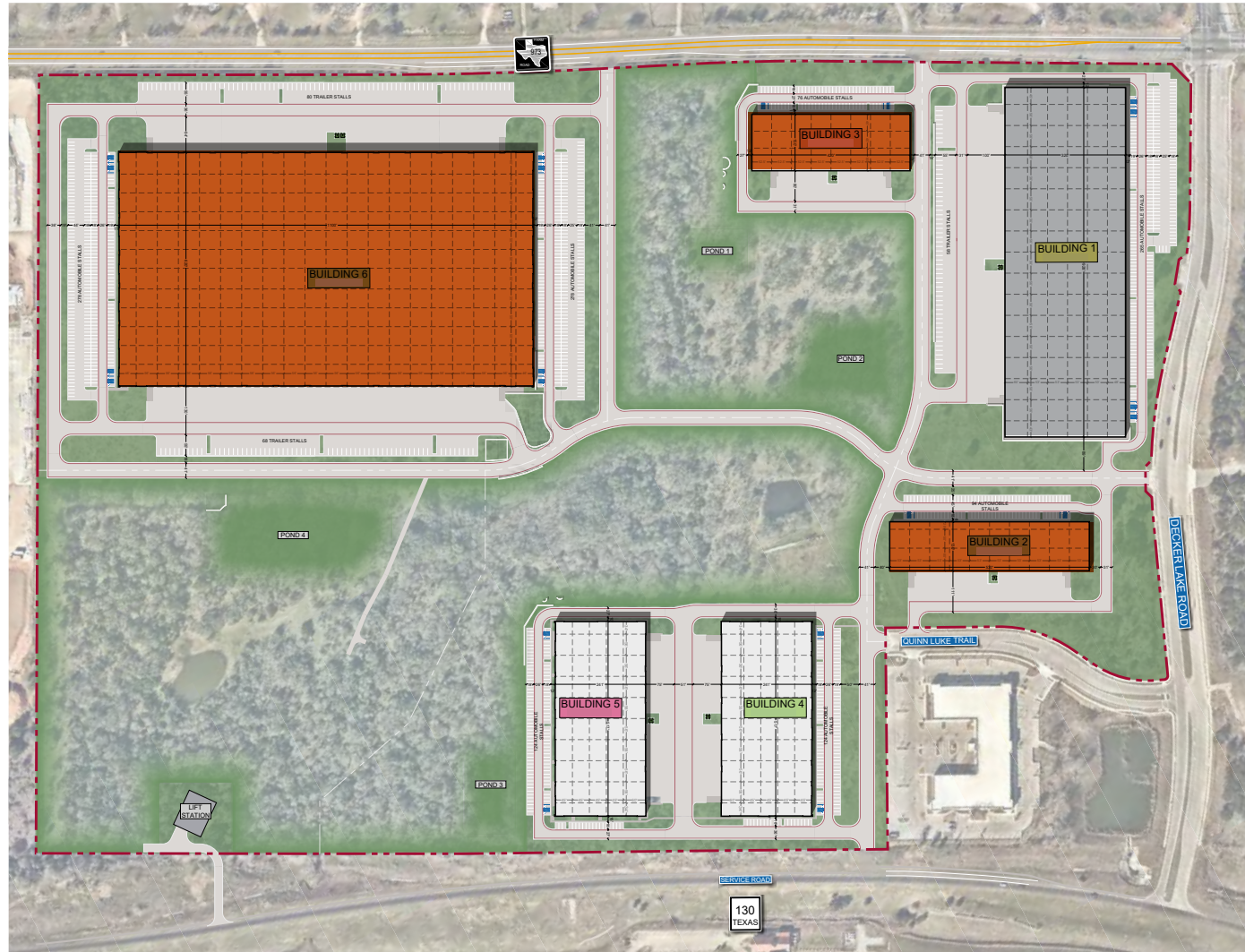
BUILD-TO-SUIT

BUILDING 3:
63,000 SF

BUILDING 4:
123,911 SF

BUILDING 5:
123,911 SF

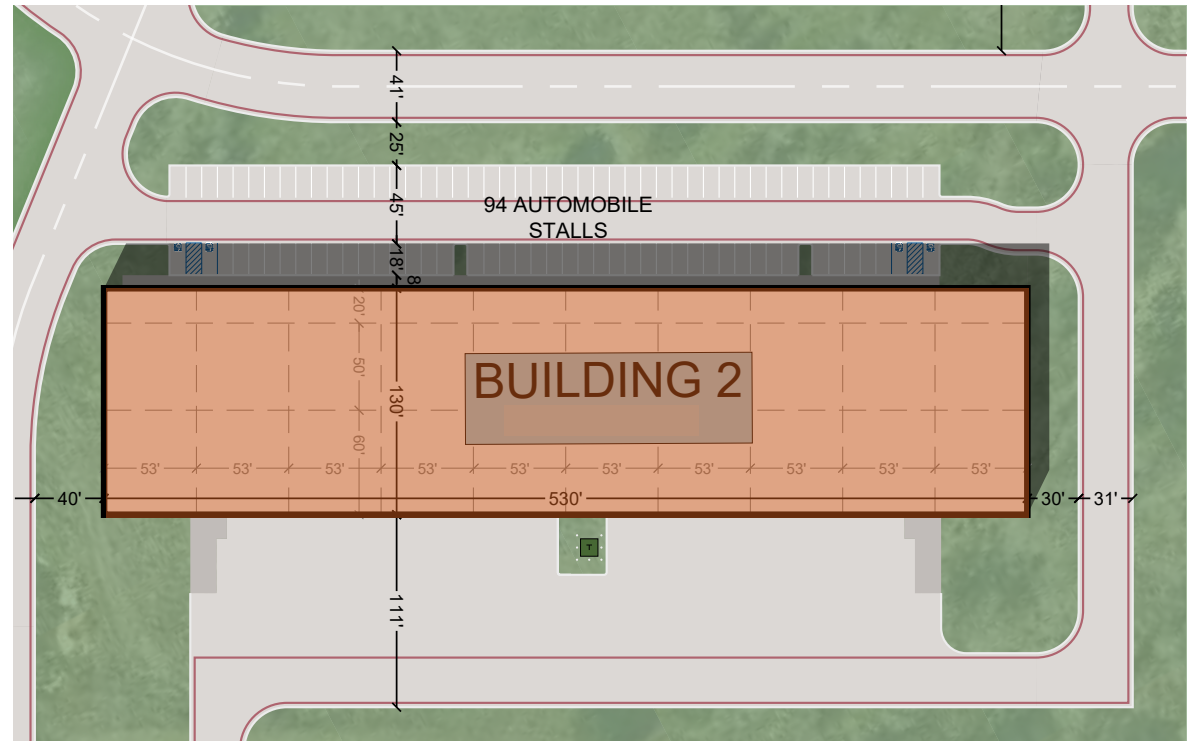
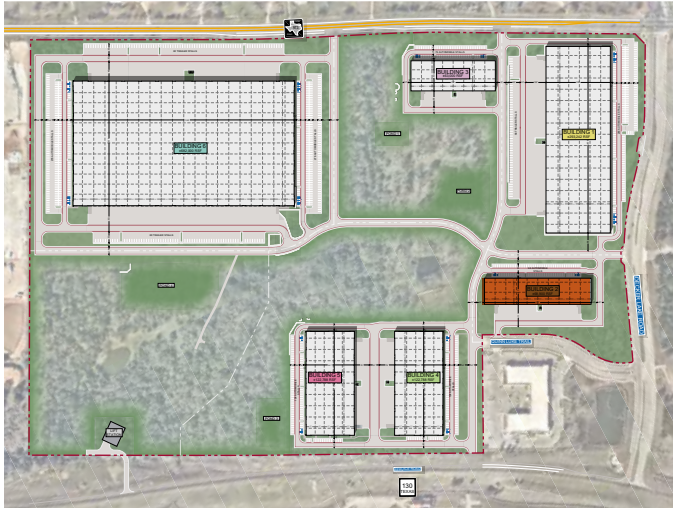
BUILDING 6:
681,259 SF



BUILDING 2 - BUILD TO SUIT

TOTAL SF: 68,900 SF

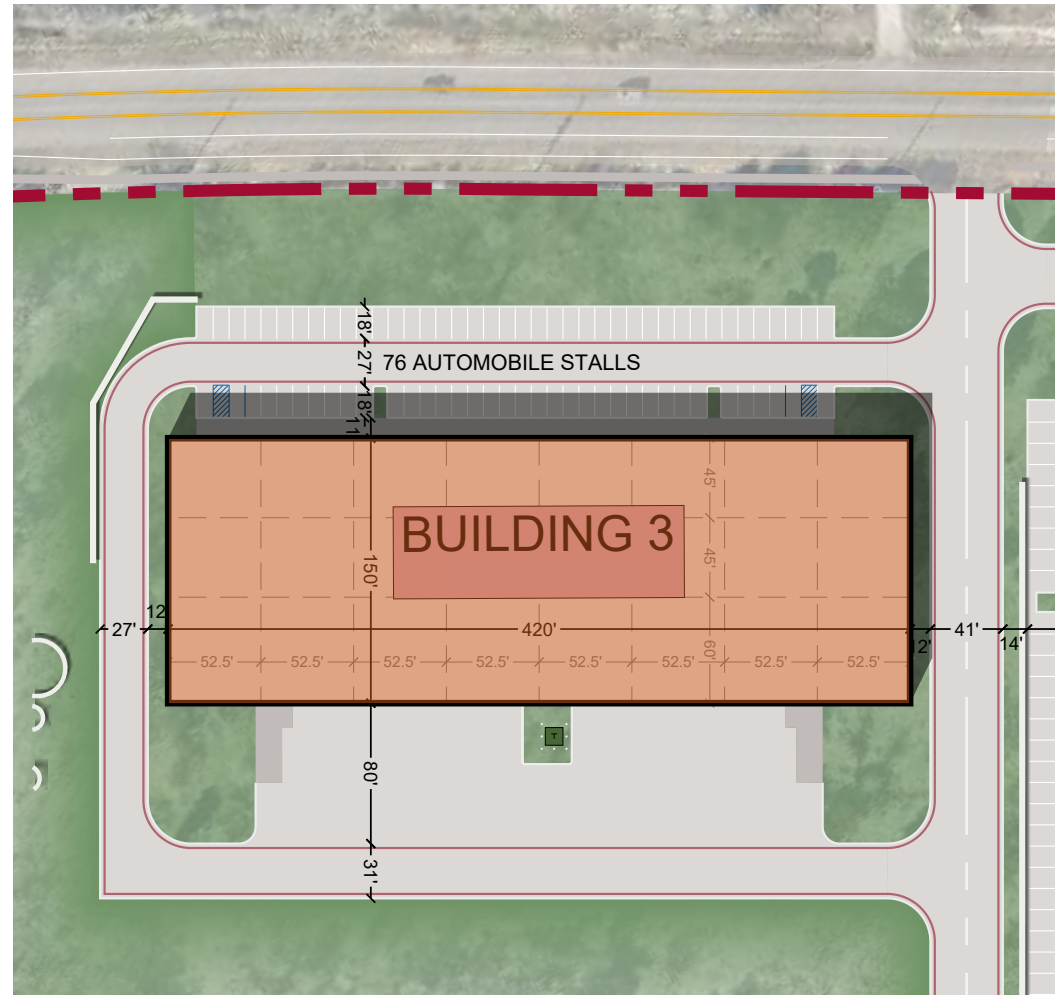
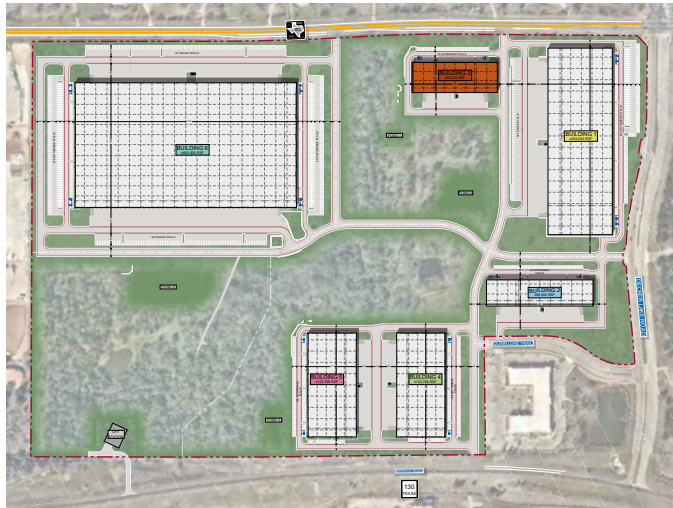
BLD DIMENSIONS: 530' X 130'



BUILDING 3 - BUILD TO SUIT

TOTAL SF: 63,000 SF

BLD DIMENSIONS: 420' X 150'



BUILDING 4

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

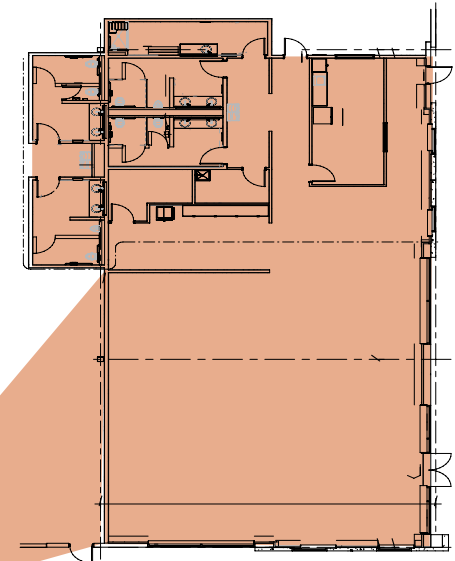
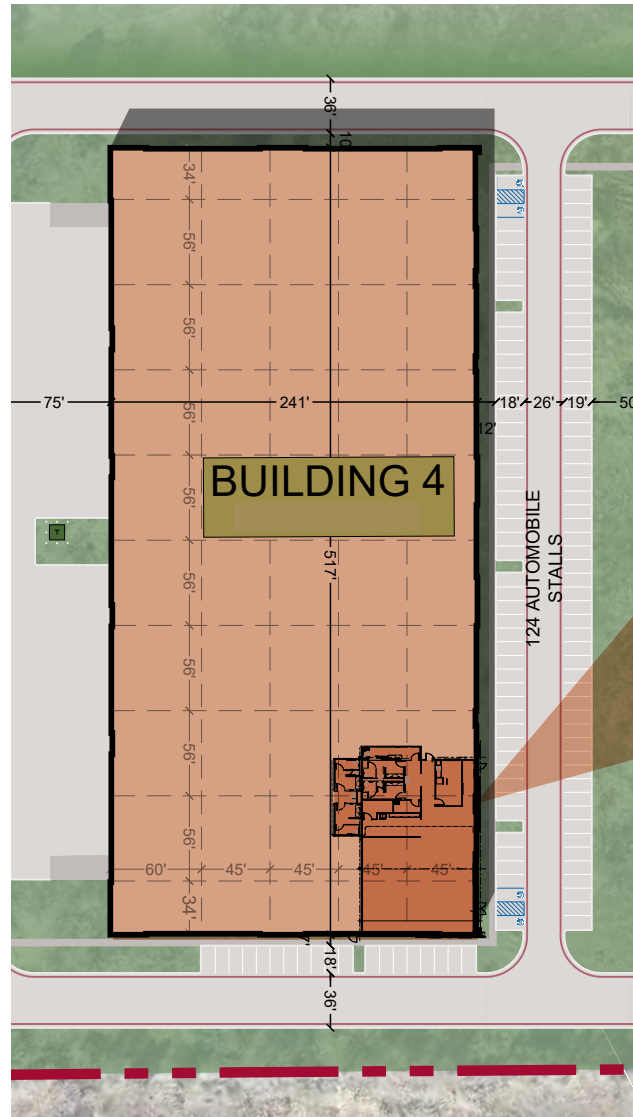
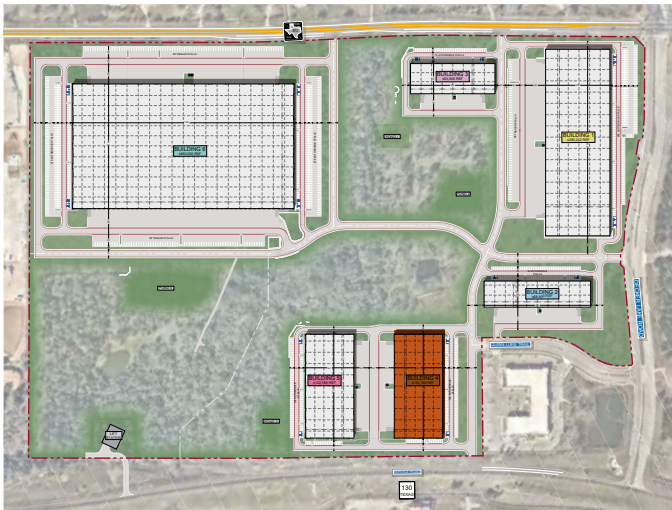
DOCK DOORS: 22

PARKING: 124 CAR

BLD DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

SLAB THICKNESS: 7"



SPEC OFFICE SUITE
4,037 SF

BUILDING 5

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

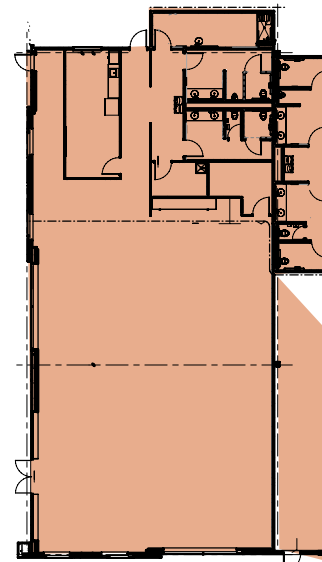
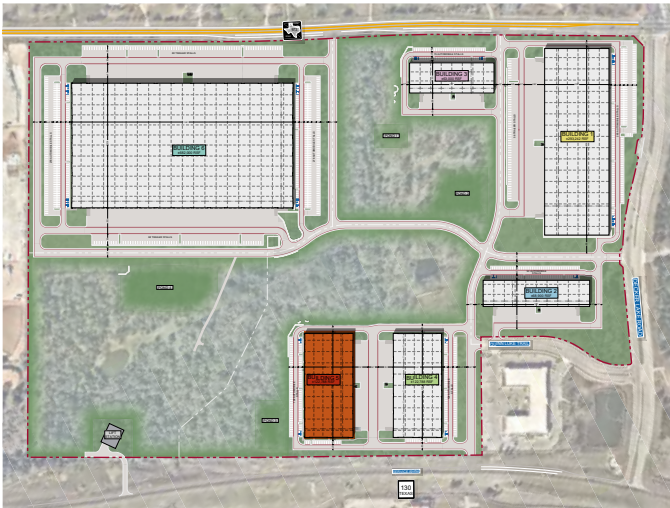
DOCK DOORS: 22

PARKING: 124 CAR

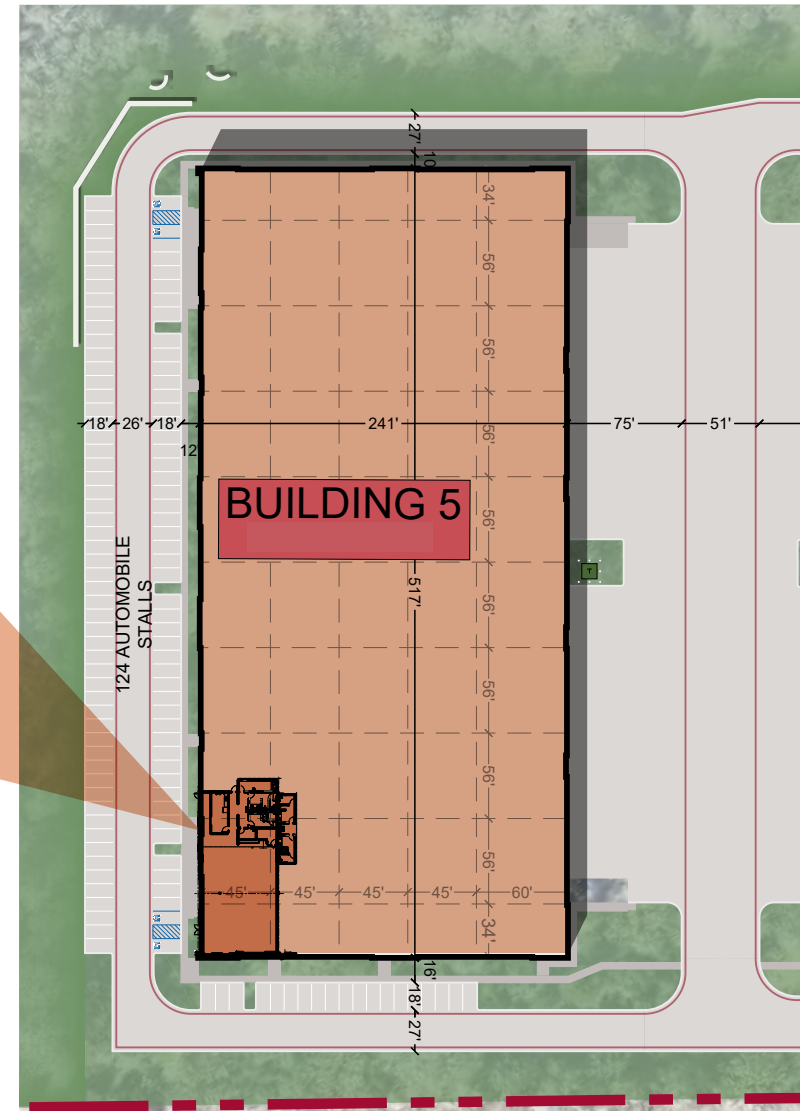
BLD DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

SLAB THICKNESS: 7"



SPEC OFFICE SUITE
4,123 SF



BUILDING 6 - BUILD TO SUIT

TOTAL SF: 681,259

CLEAR HEIGHT: 40'

COLUMN SPACING: 56' X 50'

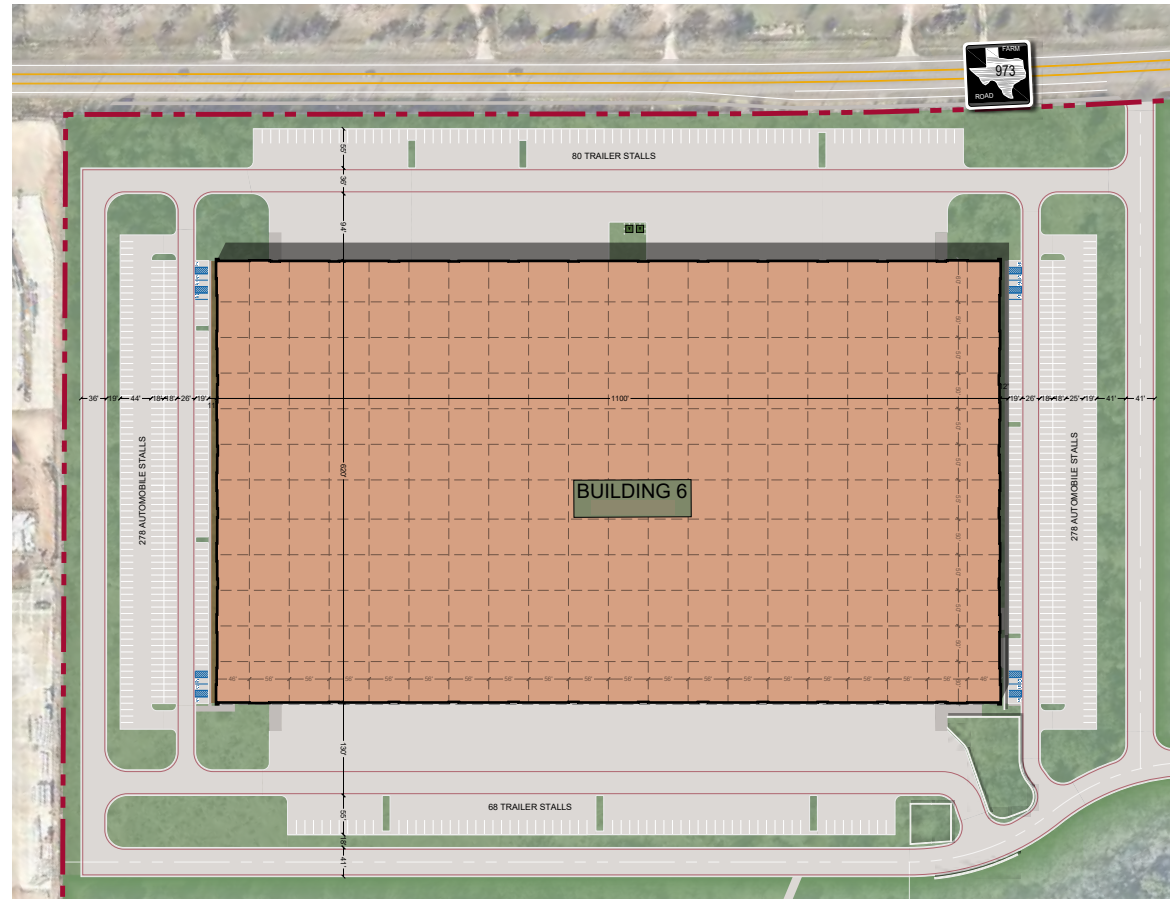
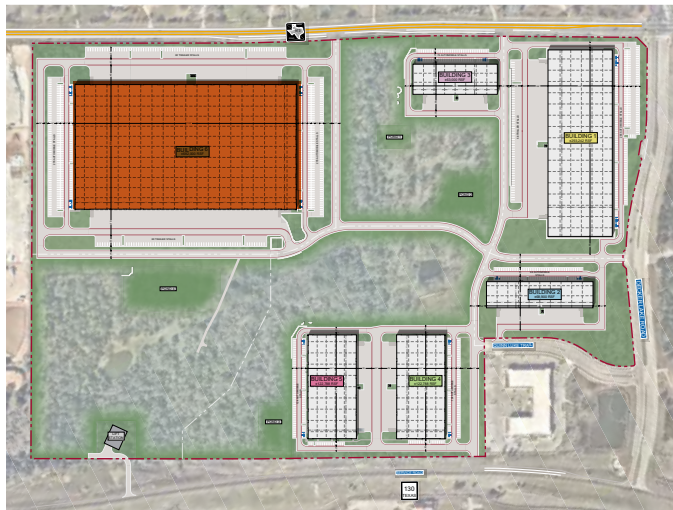
DOCK DOORS: 105

PARKING: 556 CAR / 148 TRAILER

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

POWER SPECS: 6,000 AMPS TOTAL
(TWO 3,000 AMP TRANSFORMERS)

SLAB THICKNESS: 7" REINFORCED



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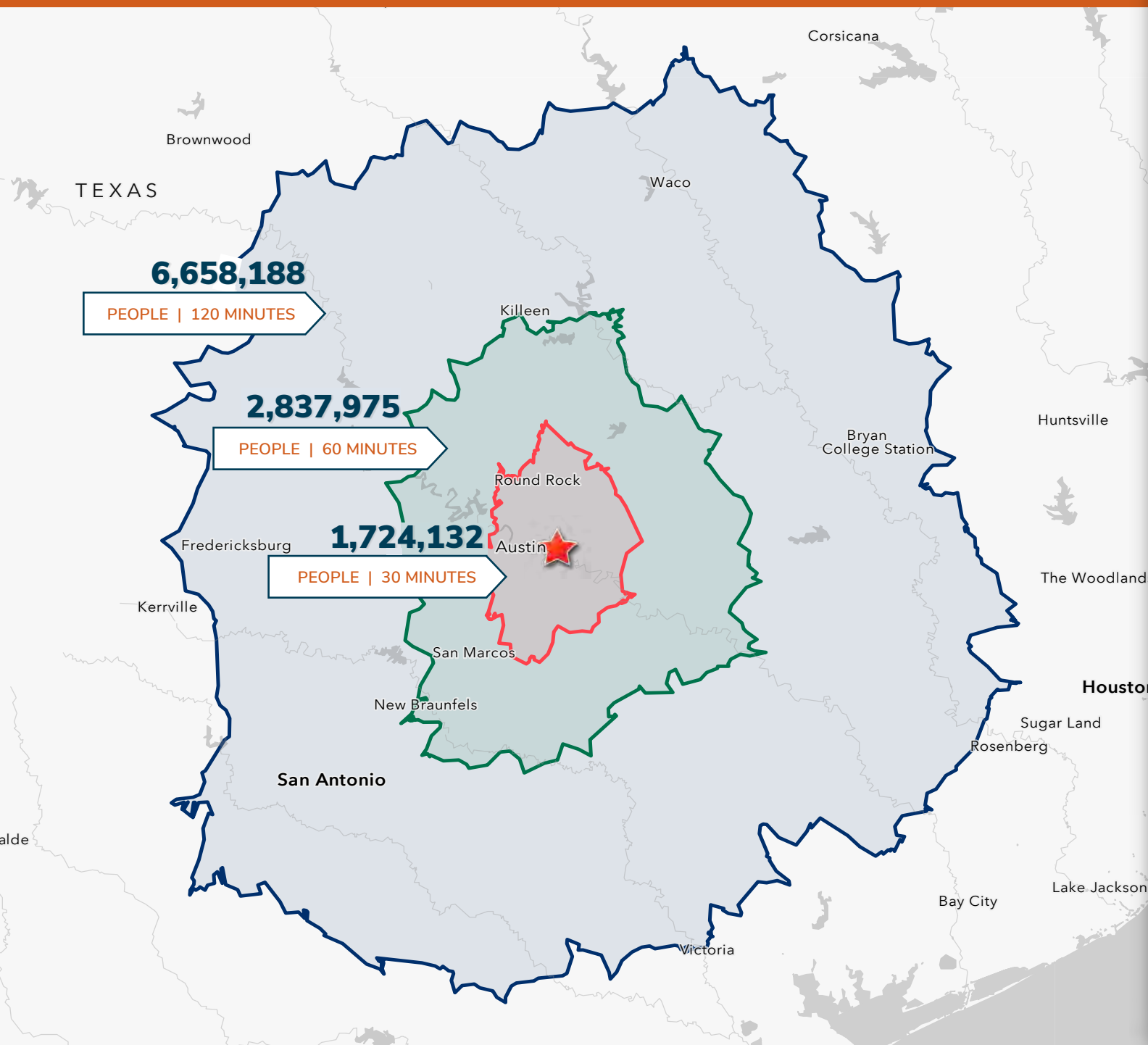


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AREA POPULATION 30, 60, 120 RADIUS MARKERS



AREA POPULATION

30 MINUTE DRIVE TIME

1,724,132

PEOPLE

60 MINUTE DRIVE TIME

2,837,975

PEOPLE

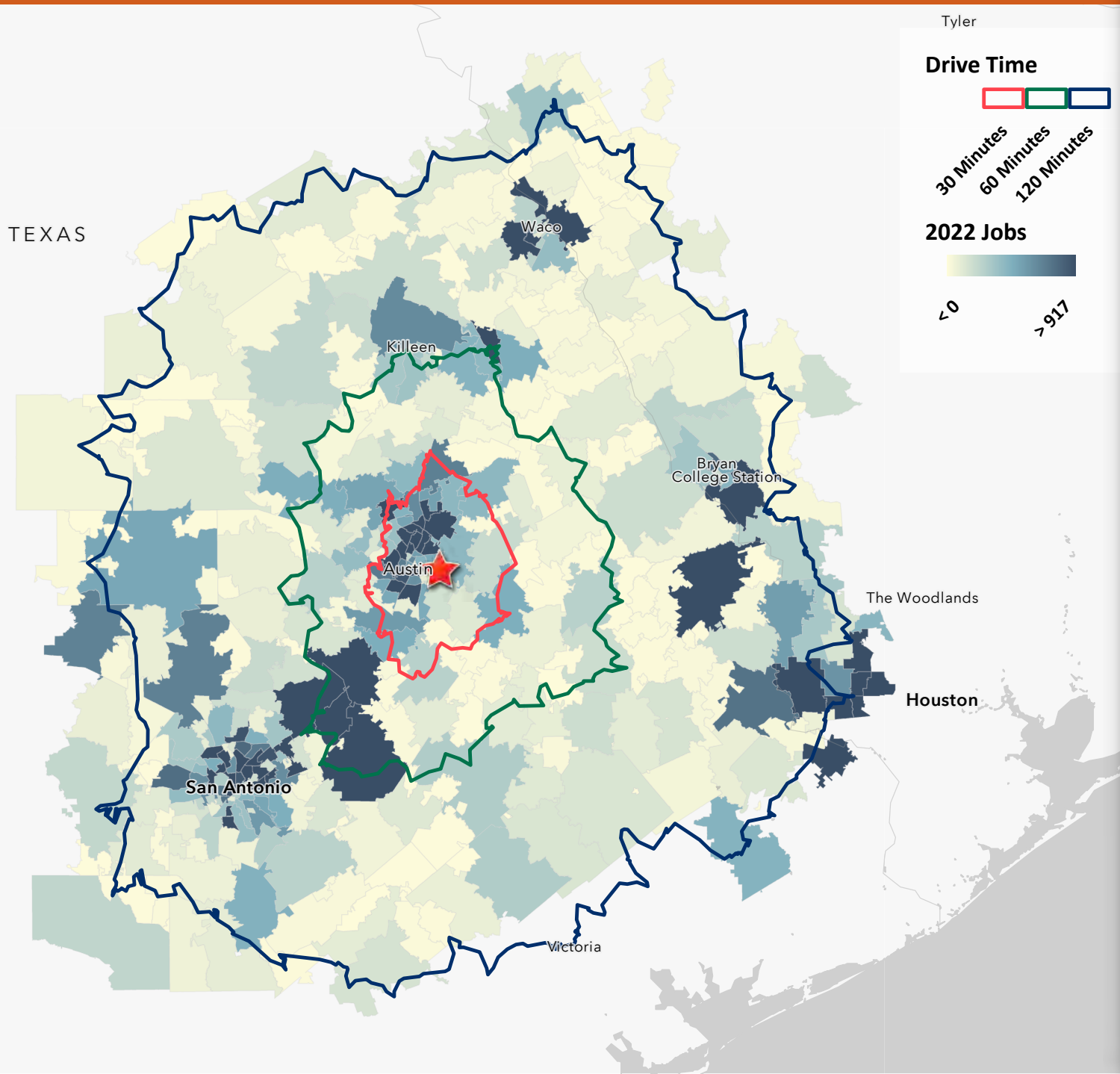
120 MINUTE DRIVE TIME

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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