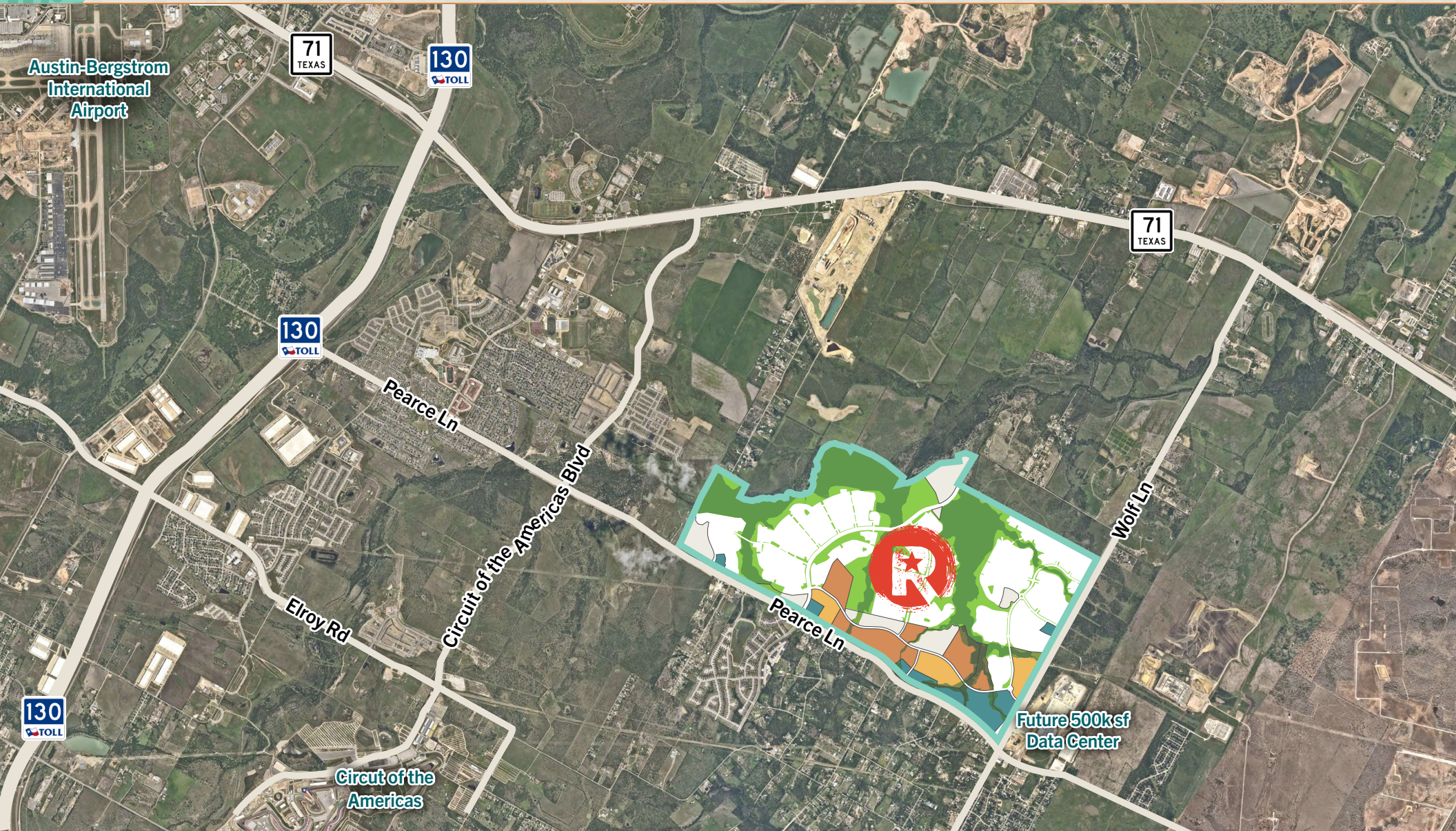


REVELRY

±182.70 ACRES OF MULTIFAMILY, BUILD-TO-RENT, AND COMMERCIAL DEVELOPMENT PARCELS

NWC of Pearce Ln and Wolf Ln | Del Valle, TX 78617



THE OFFERING

Revelry presents approximately ± 182.70 acres currently available for multifamily, mixed-residential and commercial development within a $\pm 1,400$ -acre master-planned community in Del Valle, Texas. The offering includes a range of parcel sizes and development opportunities positioned along Pearce Lane, Wolf Lane and future Sun Chase Boulevard.

Planned for approximately 2,300 single-family homes, Revelry is designed as a mixed-use community integrating residential neighborhoods, commercial destinations, amenities, civic uses and future Del Valle ISD school sites. Utilities will be delivered to each parcel, and internal roadways will be constructed by the master developer.

DEVELOPMENT OPPORTUNITIES:

MULTIFAMILY:

± 43.88 total acres available.

Parcels ranging from ± 20.77 to 23.11 acres.

MIXED RESIDENTIAL:

± 82.23 total acres available.

Parcels ranging from ± 7.71 to 32.49 acres.

MIXED COMMERCIAL + RETAIL:

± 56.59 total acres available.

Parcels ranging from ± 2.81 to 23.93 acres.

** Additional ± 44.30 acres are currently under contract*

INFRASTRUCTURE + COMMUNITY TIMELINE:

SINGLE FAMILY TIMELINE:

MUD 2 lots delivering Q4 2025; Residents anticipated early 2026.

MUD 4 lots delivering Q2 2026; Residents anticipated late 2026.

INFRASTRUCTURE:

All utilities will be brought to each development parcel.

Internal roadways will be constructed by the master developer.

MUD 4 offsite water has a targeted completion of mid-year 2026.

Sun Chase Blvd anticipated to deliver Q1 2027.

REVELRY



PROPOSED LIFESTYLE RETAIL CONCEPT



FEATURED BUILDERS

Brightland
HOMES

PERRY
HOMES

David Weekley Homes

HIGHLAND
HOMES

COVENTRY
HOMES

Toll Brothers
America's Luxury Home Builder

LENNAR

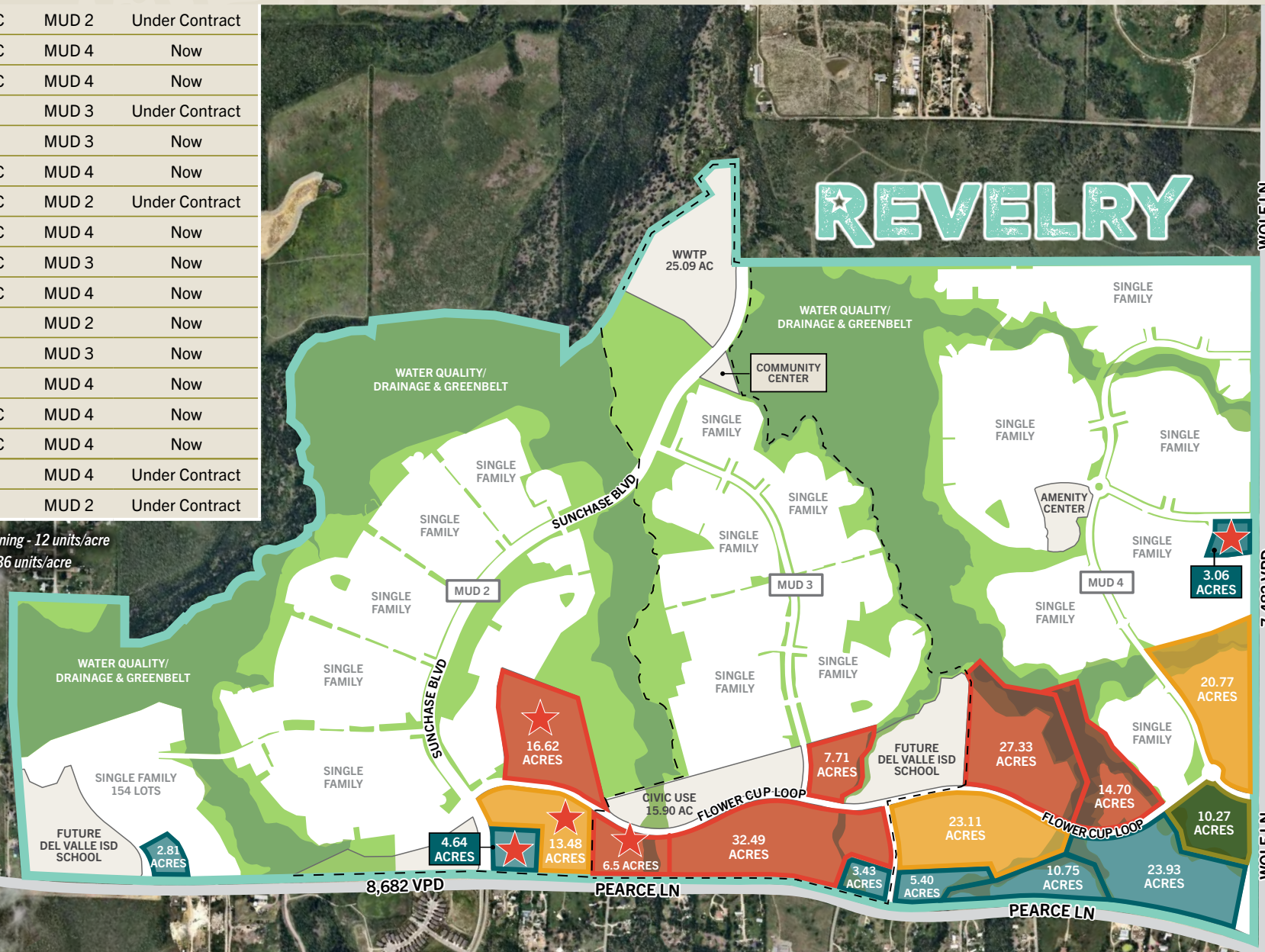


AVAILABILITIES

PARCEL	GROSS AC	MUD	AVAILABLE
Multifamily	13.48 AC	MUD 2	Under Contract
Multifamily	20.77 AC	MUD 4	Now
Multifamily	23.11 AC	MUD 4	Now
Mixed Residential	6.50 AC	MUD 3	Under Contract
Mixed Residential	7.71 AC	MUD 3	Now
Mixed Residential	14.70 AC	MUD 4	Now
Mixed Residential	16.62 AC	MUD 2	Under Contract
Mixed Residential	27.33 AC	MUD 4	Now
Mixed Residential	32.49 AC	MUD 3	Now
Lifestyle / Retail	10.27 AC	MUD 4	Now
Mixed Commercial	2.81 AC	MUD 2	Now
Mixed Commercial	3.43 AC	MUD 3	Now
Mixed Commercial	5.40 AC	MUD 4	Now
Mixed Commercial	10.75 AC	MUD 4	Now
Mixed Commercial	23.93 AC	MUD 4	Now
Mixed Commercial	3.06 AC	MUD 4	Under Contract
Mixed Commercial	4.64 AC	MUD 2	Under Contract

*Mixed-Residential uses MF-1 as base zoning - 12 units/acre

*Multifamily uses MF-3 as base zoning - 36 units/acre



REVELRY

Commercial Development Parcels 1-3

■ Multifamily
 ■ Mixed Residential
 ■ Lifestyle/Retail
 ■ Mixed Commercial
 ★ Under Contract

NEARBY AMENITIES

LOCATION

Revelry is located at the northwest corner of Pearce Ln and Wolf Ln near Del Valle, TX. The major highways serving the area are Highway 71 and Highway 130 (Pickle Parkway). Austin-Bergstrom International Airport, Circuit of the Americas, and the Tesla Gigafactory are just a short drive from Revelry.

DRIVE TIMES

Circuit of the Americas	6 min
Austin-Bergstrom International Airport	14 min
Tesla	14 min
Oracle	23 min
Bastrop, TX	24 min
Intel	24 min
YETI	26 min
Samsung	26 min
Downtown Austin	27 min
The Domain	27 min
Meta	30 min
The University of Texas at Austin	30 min



MAJOR EMPLOYERS

EMPLOYER EMPLOYEES DISTANCE

H-E-B	±27,300	13 miles
University of Texas at Austin	±20,000	12 miles
Amazon	±17,000	18 miles
Tesla Giga Texas	±16,500	4 miles
Dell Technologies	±13,000	23 miles
St. David's Healthcare	±13,000	12 miles
Ascension Seton	±12,000	13 miles
Apple Austin Campus	±10,000	22 miles
Baylor Scott & White Health	±6,000	15 miles
IBM Austin	±6,000	18 miles
Samsung Austin Semiconductor	±4,500	15 miles
Oracle	±4,000	9 miles
SpaceX / Starlink	±1,000	15 miles



SITE IMAGES



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	31,098	86,502	499,412
Median age	32.4	34.6	32.6
INCOME			
Average income	\$124,036	\$124,937	\$122,925
Median income	\$91,816	\$92,480	\$86,971
HOUSEHOLDS			
Average home value	\$441,562	\$418,304	\$623,230
Total households	8,921	28,005	218,504
# of persons per HH	3.88	3.58	3.10
WORKFORCE			
Employed population	16,945	46,612	321,076
White collar	54.3%	57.5%	67.9%
Blue Collar	31.5%	26.8%	16.2%
Bachelor's degree or above	19.7%	33.6%	54.3%





DROP US A LINE

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