



AUSTIN HILLS
COMMERCE CENTER

11801 DECKER LAKE ROAD
AUSTIN, TX 78724

NEW CLASS A INDUSTRIAL DEVELOPMENT

**UP TO 379,722 SF
AVAILABLE**



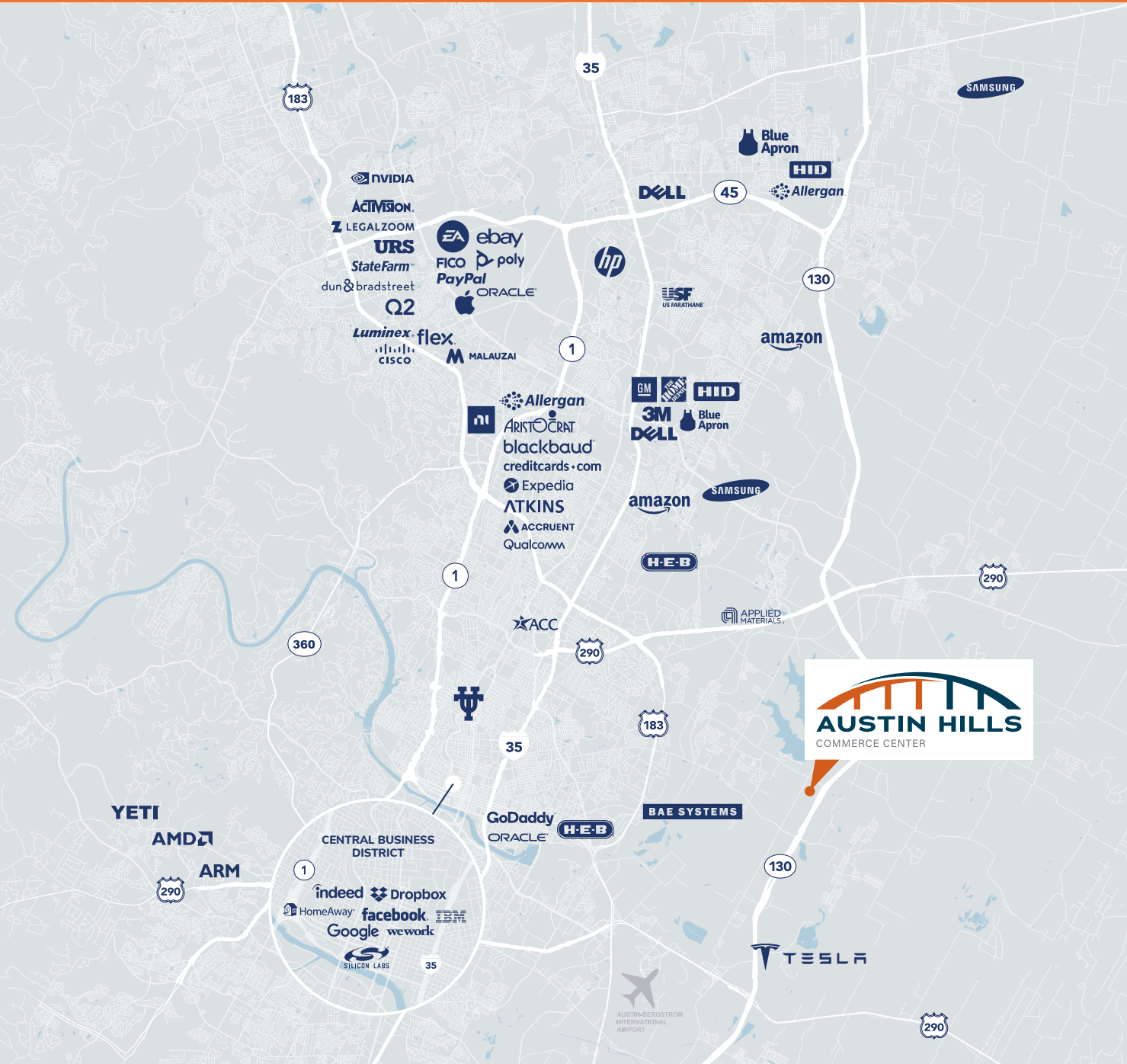
BLDGS 4 & 5 DELIVERED.

LEASED BY:



OWNED & DEVELOPED BY:





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

ABUNDANT LABOR MAP

AREA POPULATION MAP



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

SITE PLAN

6 BUILDINGS | 1.35M SF | 681,259 SF OF CONTIGUOUS SPACE

+ 379,722 SF AVAILABLE

DELIVERED

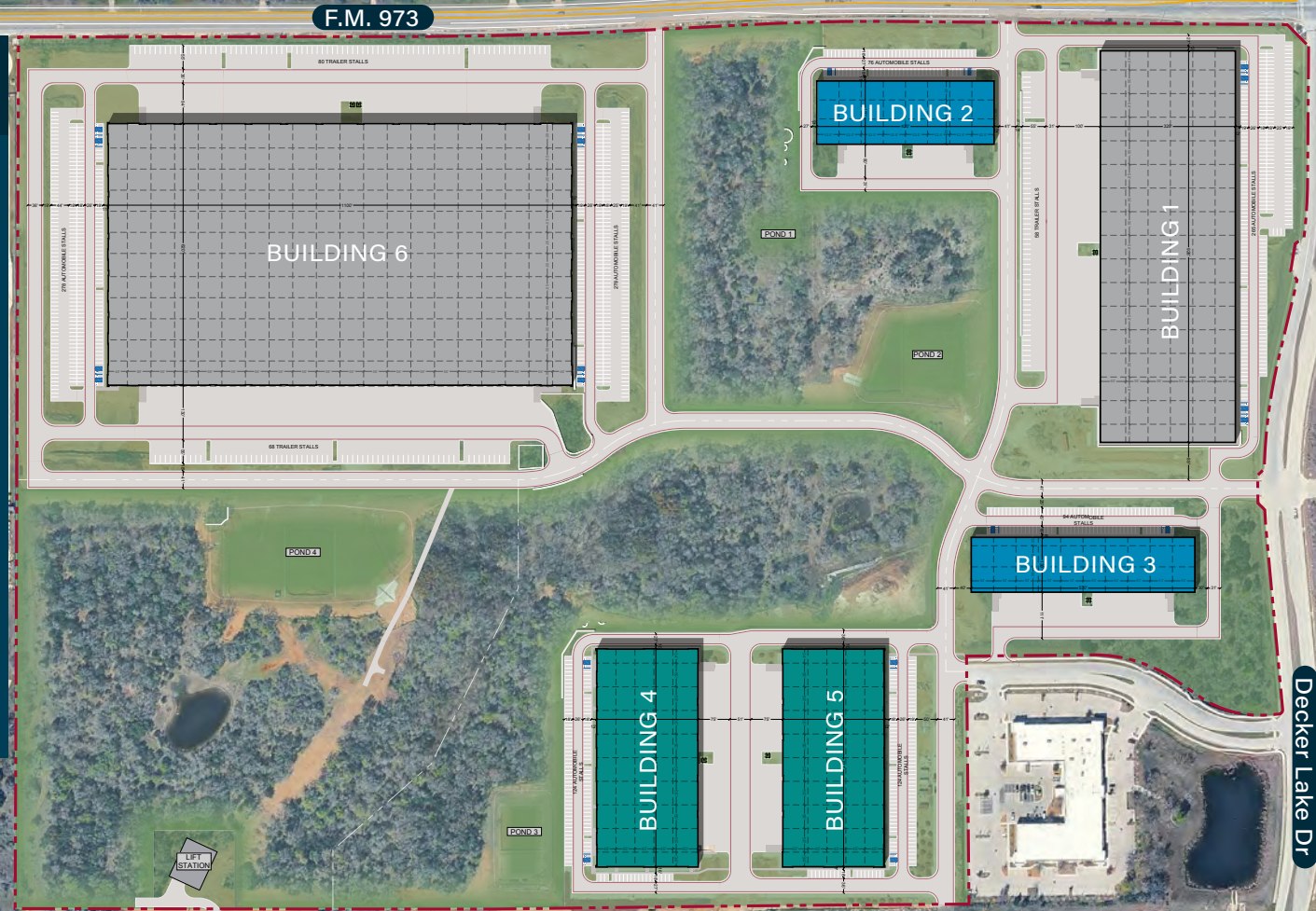
BUILDING 5: 123,911 SF
BUILDING 4: 123,911 SF

BUILD-TO-SUIT

BUILDING 3: 63,000 SF
BUILDING 2: 68,900 SF

LEASED

BUILDING 1: 296,960 SF
BUILDING 6: 681,259 SF



F.M. 973

130
TOLL

Decker Lake Dr

BUILDING 5

Delivered

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

DOCK DOORS: 22
(11 equipped with dock levers)

PARKING: 124 CAR

BLDG. DIMENSIONS: 515' X 240' X 50'

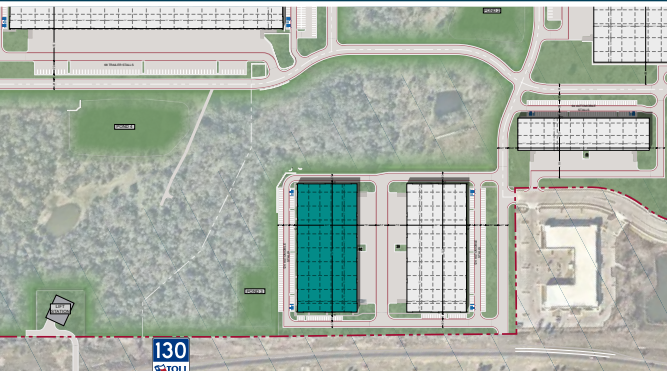
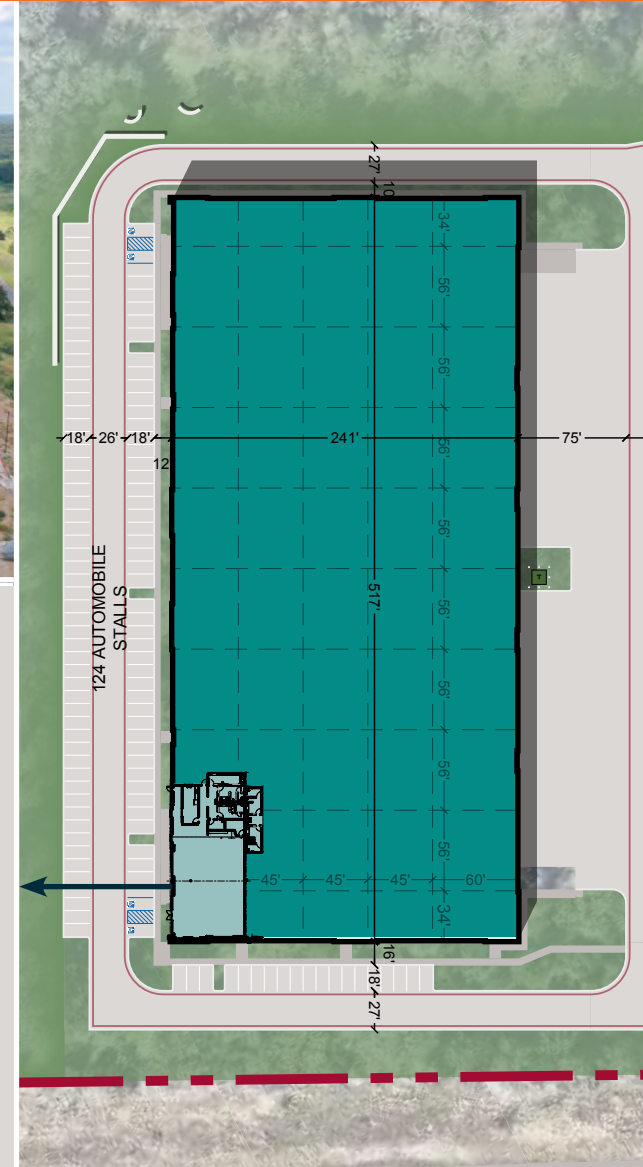
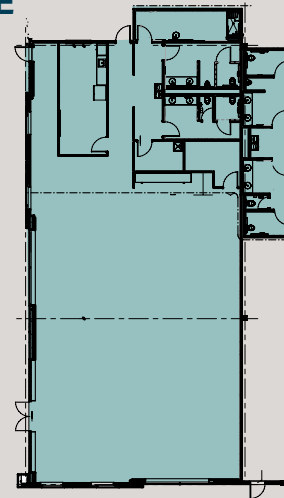
POWER SPECS: 2000A

SLAB THICKNESS: 7"

R-25 ROOF INSULATION



SPEC OFFICE 4,123 SF



BUILDING 4

Delivered

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

DOCK DOORS: 22
(11 equipped with dock levers)

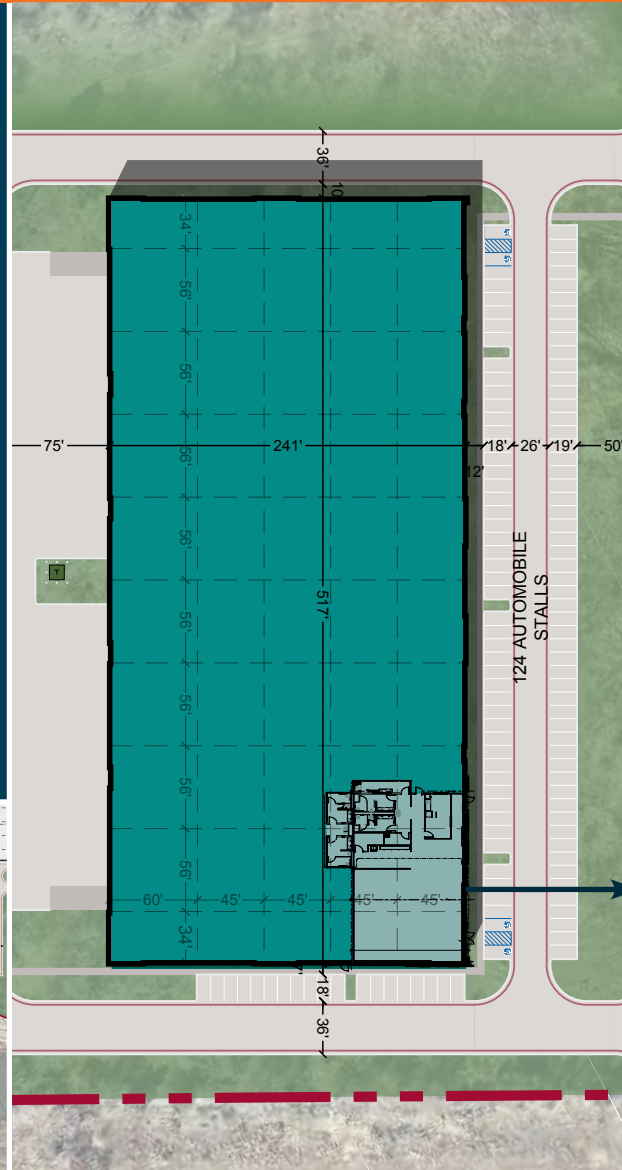
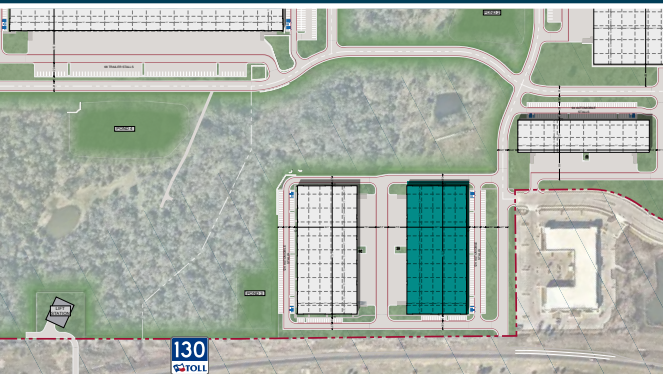
PARKING: 124 CAR

BLDG. DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

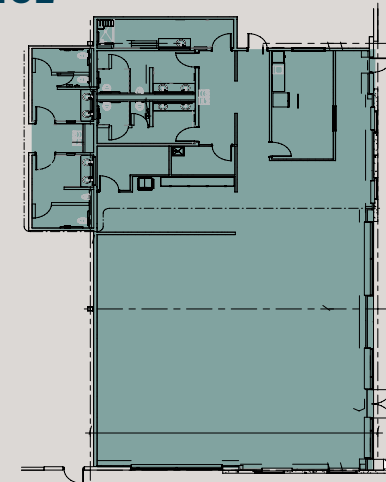
SLAB THICKNESS: 7"

R-25 ROOF INSULATION



SPEC OFFICE

4,037 SF

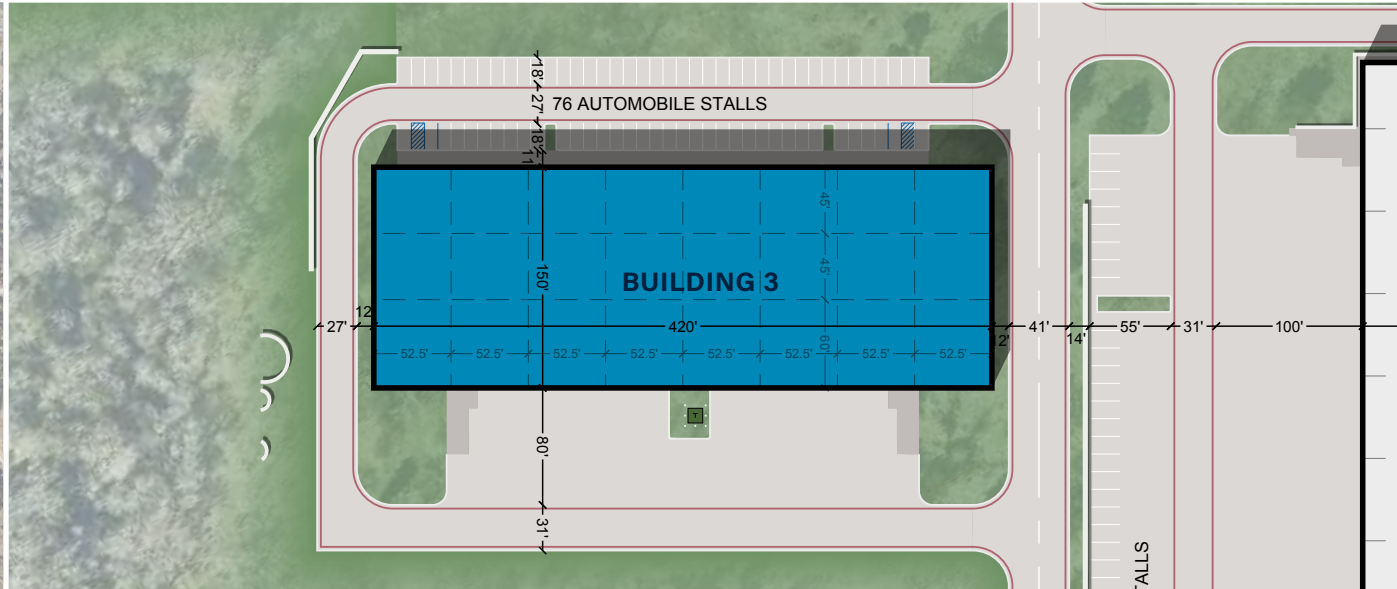
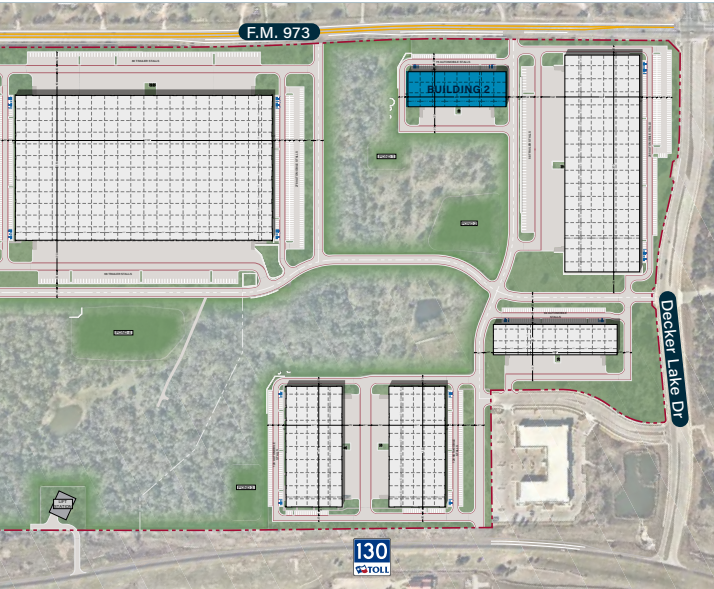


BUILDING 3

Build to Suit

TOTAL SF: 63,000 SF

BLDG. DIMENSIONS: 420' X 150'

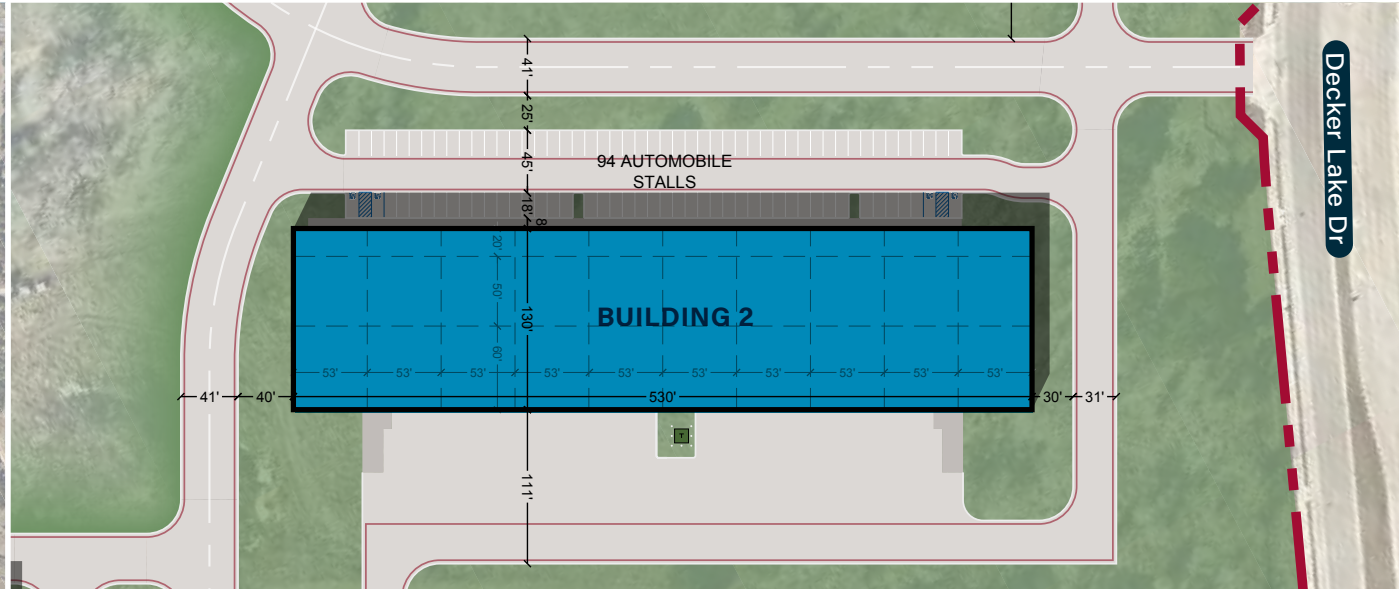
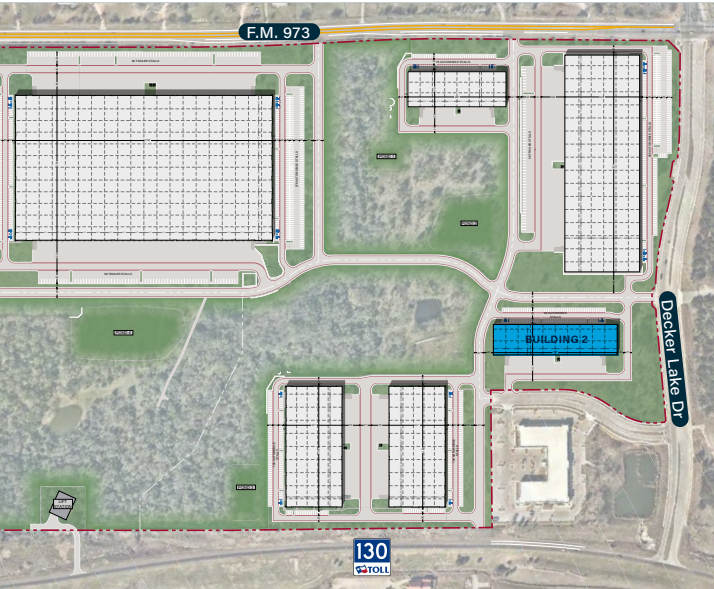


BUILDING 2

Build to Suit

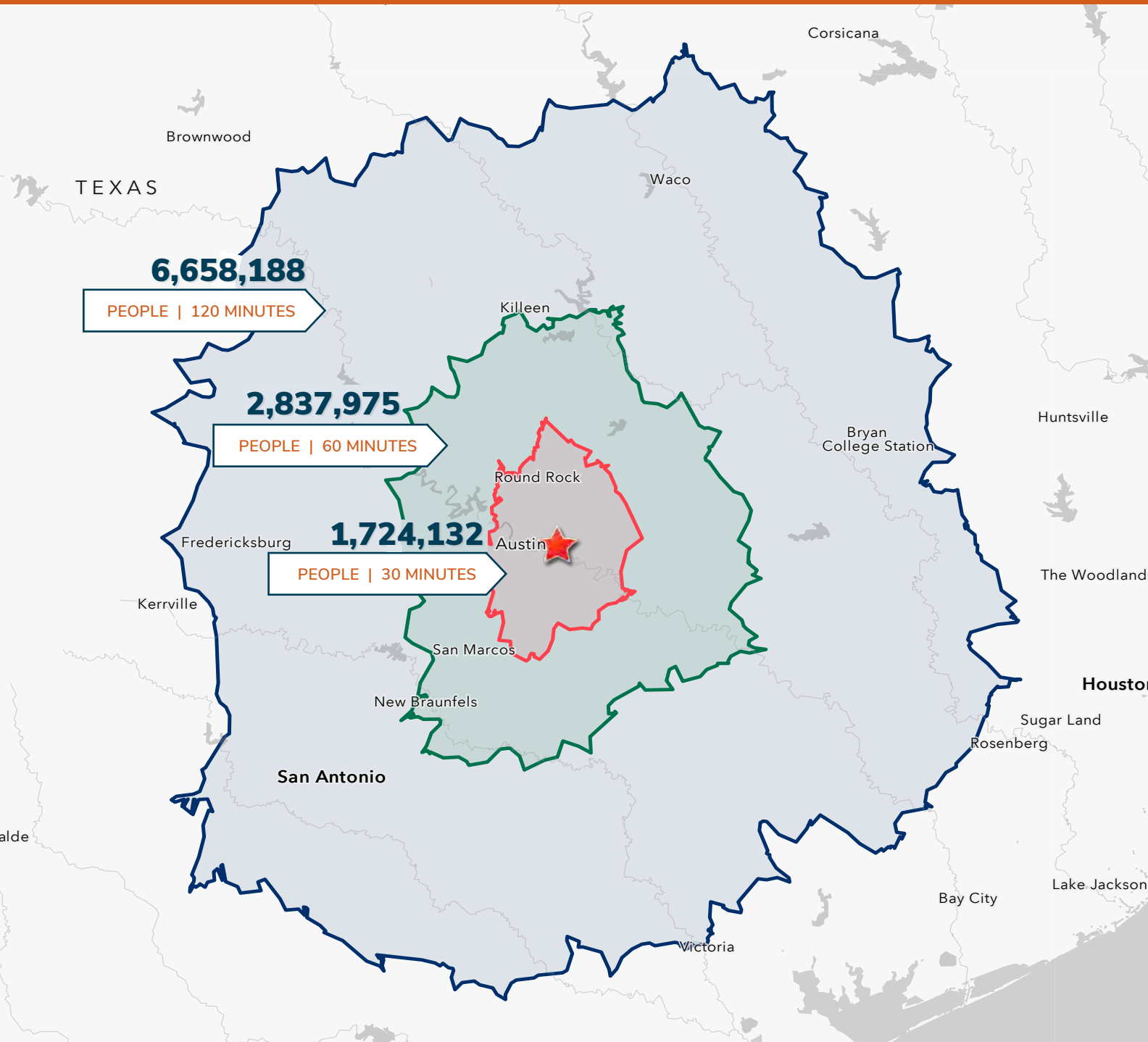
TOTAL SF: 68,900 SF

BLDG. DIMENSIONS: 530' X 130'



**AREA POPULATION
30, 60, 120 RADIUS MARKERS**

**AREA
POPULATION**



30 MINUTE DRIVE TIME
1,724,132
PEOPLE

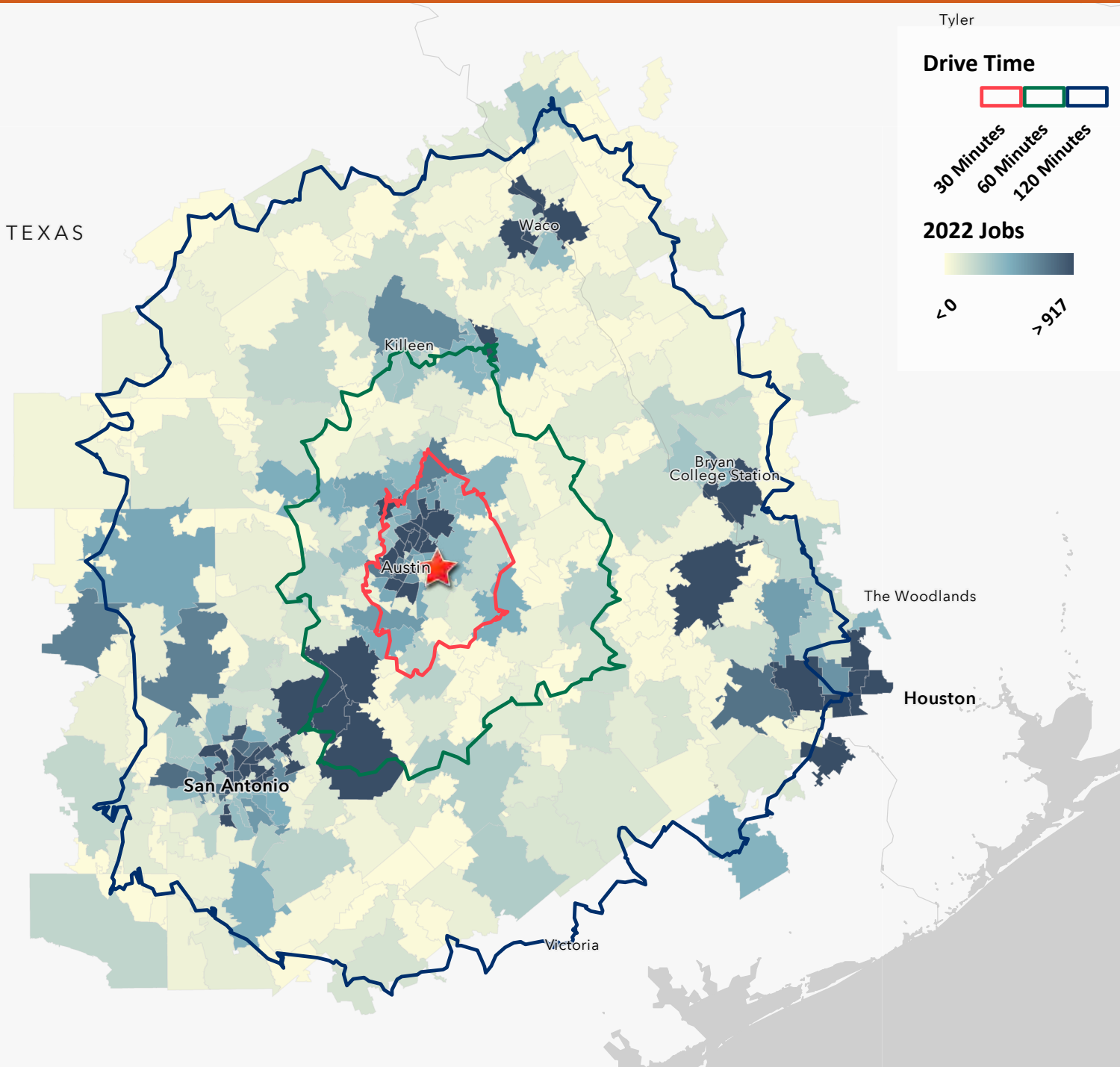
60 MINUTE DRIVE TIME
2,837,975
PEOPLE

120 MINUTE DRIVE TIME
6,658,188
PEOPLE



**ABUNDANT LABOR
PROJECTED JOB GROWTH**

**WAREHOUSE &
DISTRIBUTION
WORKFORCE**



Tyler

Drive Time

30 Minutes 60 Minutes 120 Minutes

2022 Jobs

<0 >917

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





AUSTIN HILLS
COMMERCE CENTER

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