

**FOR LEASE OR SALE**

**MAKE READY UNDERWAY**



# 1101 & 1019 DALTON LANE, AUSTIN TX

±25.25 ACRES | ±17,000 SF INDUSTRIAL OUTDOOR STORAGE

## ■ SUMMARY

1101 & 1019 Dalton Lane is an extremely rare ±25.25-acre IOS laydown yard in the heart of Southeast Austin. Ownership is currently pricing a make ready to convert the site to a flat, graded, and fenced IOS yard. Due to Austin land prices, zoning ordinances, and low vacancy rate, IOS sites in Central Texas are extremely hard to come by and rarely come available. This property is a great fit for landscapers, equipment rental, building supply, trench and shoring services, and truck parking groups looking for an Austin presence that's in the heart of all the action.

# 1101 & 1019 DALTON LN, AUSTIN TX

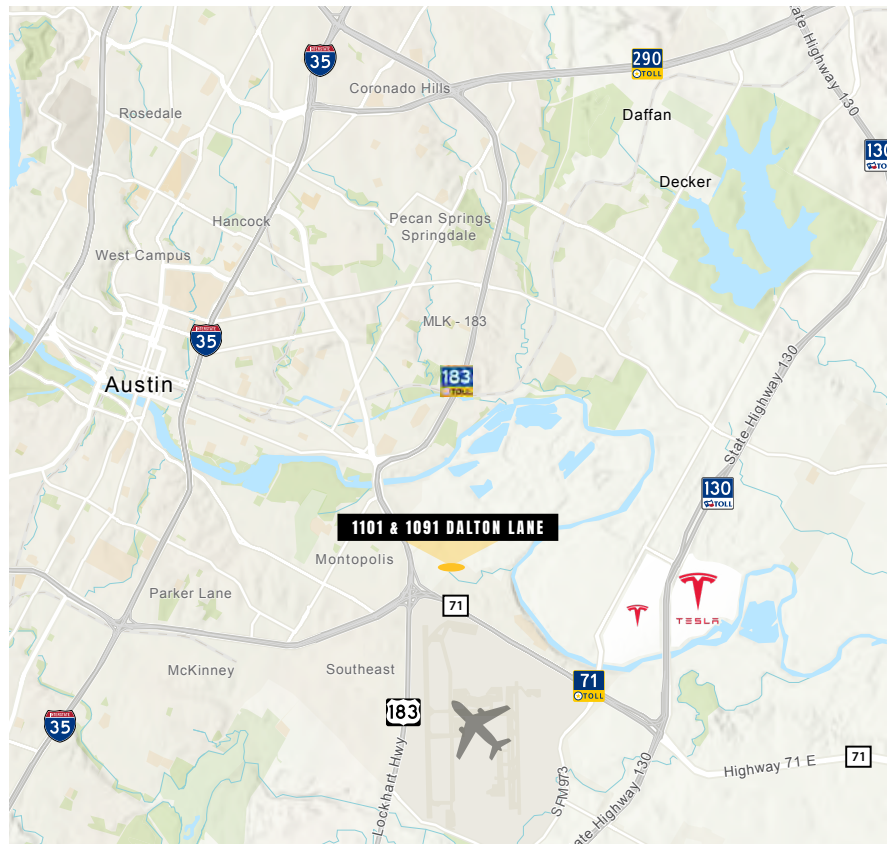
±25.25 ACRE | ±17,000 SF IOS

±25.25 AC



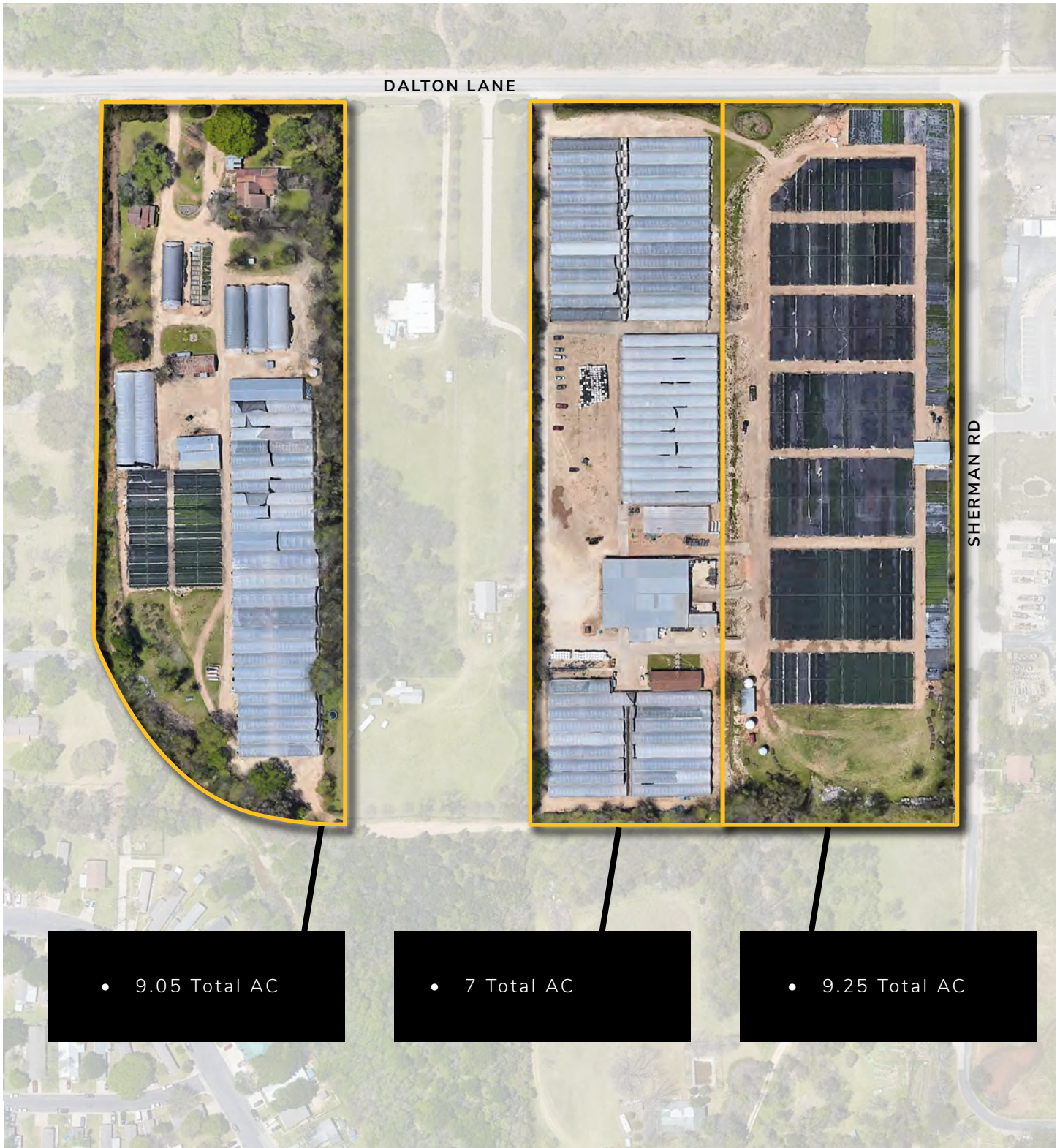
## ■ SITE SPECIFICATIONS

- ± 25.25 Acres of Outdoor Storage
- ± 17,000 SF Available
- Make Ready Underway
- Infill Location



# DETAILS

1101 & 1019 DALTON LANE, AUSTIN TX



# AERIAL VIEWS

1101 & 1019 DALTON LANE, AUSTIN TX

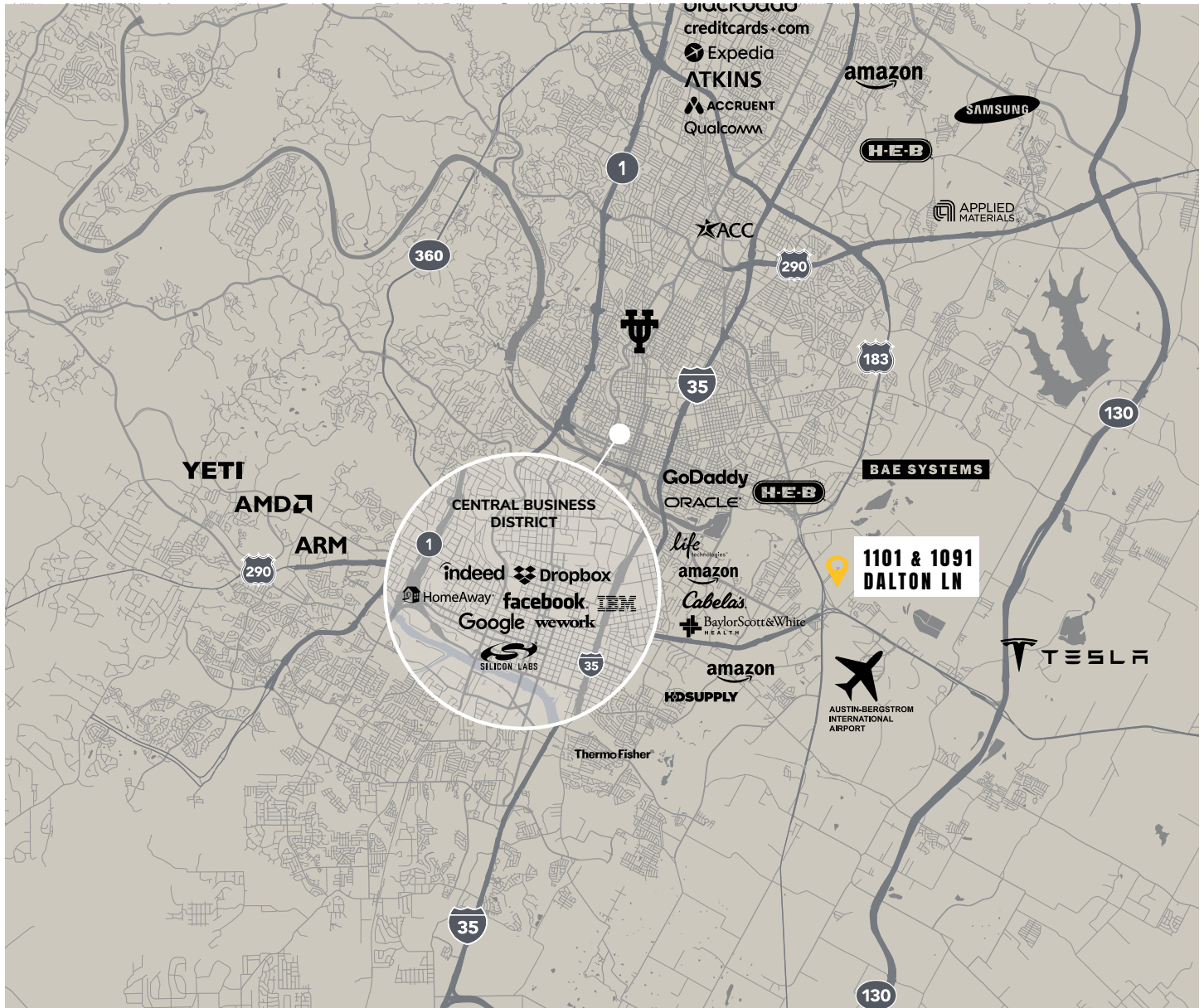


**CONCEPTUAL IOS SITE RENDERINGS**



# DRIVE TIMES

1101 & 1019 DALTON LANE, AUSTIN TX



**3 MILES**

Austin International Airport

**5 MILES**

Tesla Gigafactory

**5.5 MILES**

Downtown Austin

**32 MILES**

San Marcos

**158 MILES**

Houston

**199 MILES**

Dallas

# INGRESS/EGRESS MAP

1101 & 1019 DALTON LANE, AUSTIN TX



**ENTRANCE FROM  
HWY 183 SOUTHBOUND**

**EXIT TO  
HWY 183 NORTHBOUND**

**ENTRANCE FROM  
HWY 71 EASTBOUND**

**EXIT TO  
HWY 71 EASTBOUND**

**ENTRANCE FROM  
HWY 183 NORTHBOUND**

**ENTRANCE FROM  
HWY 71 WESTBOUND**

**EXIT TO  
HWY 71 WESTBOUND**

**EXIT TO  
HWY 183 SOUTHBOUND**

**AUSTIN-BERGSTROM  
INTERNATIONAL  
AIRPORT**