



AUSTIN HILLS
COMMERCE CENTER

11801 DECKER LAKE ROAD
AUSTIN, TX 78724

NEW CLASS A INDUSTRIAL DEVELOPMENT

UP TO 1M SF AVAILABLE



BLDGS 4 & 5 DELIVERED. BLDG 6 DELIVERING Q1 2027

LEASED BY:



OWNED & DEVELOPED BY:



LARGEST SPEC INDUSTRIAL BUILDING IN CENTRAL TEXAS

BUILDING 6

UNDER CONSTRUCTION | DELIVERING Q1 2027

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.

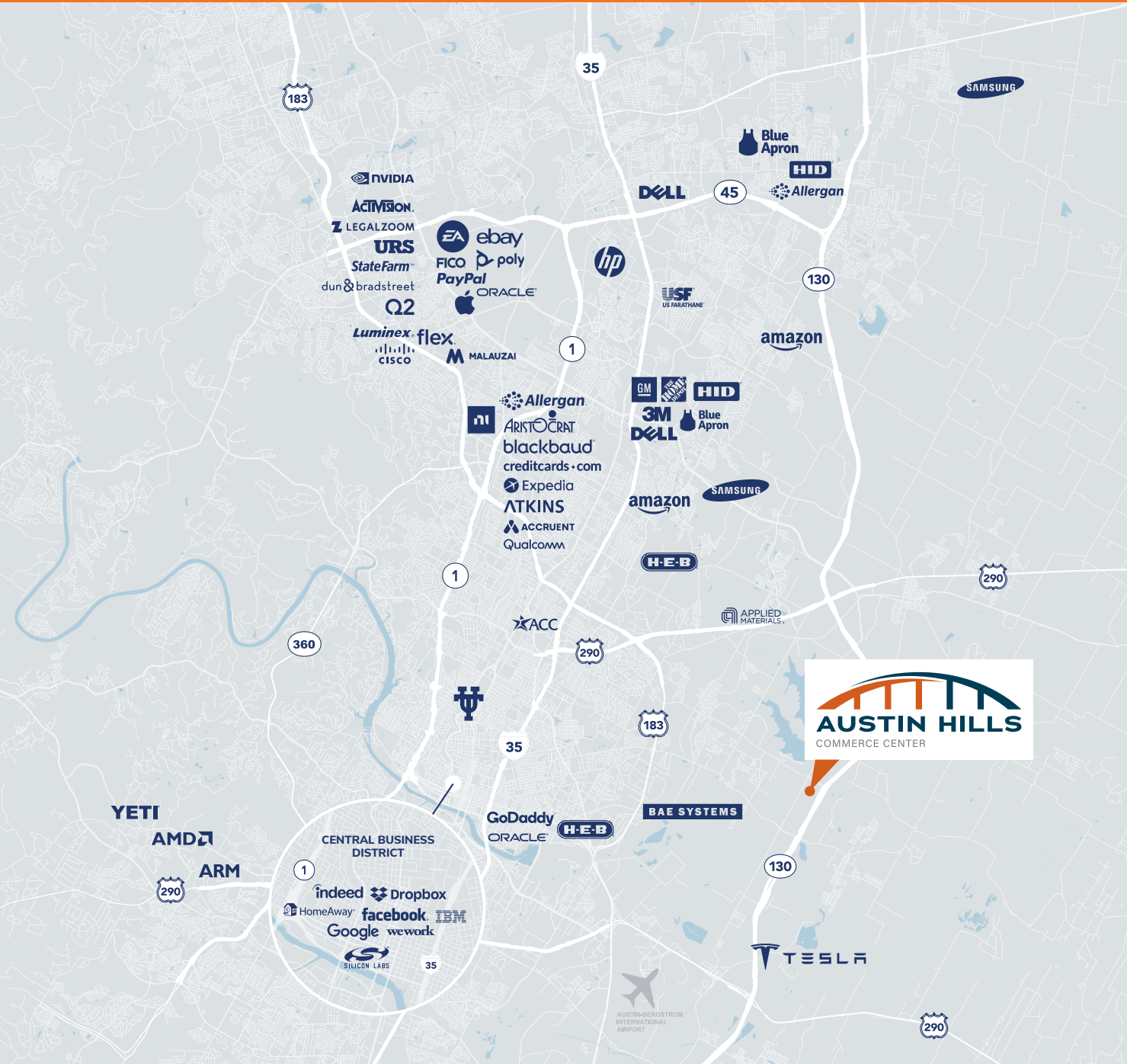


11801 DECKER LAKE ROAD AUSTIN, TX 78724


STREAM


SANSONE
group

 Principal
Asset Management



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



± 1,060,981 SF AVAILABLE

SPEC BUILDING
UNDER CONSTRUCTION

BUILDING 6: 681,259 SF

DELIVERED

BUILDING 5: 123,911 SF

BUILDING 4: 123,911 SF

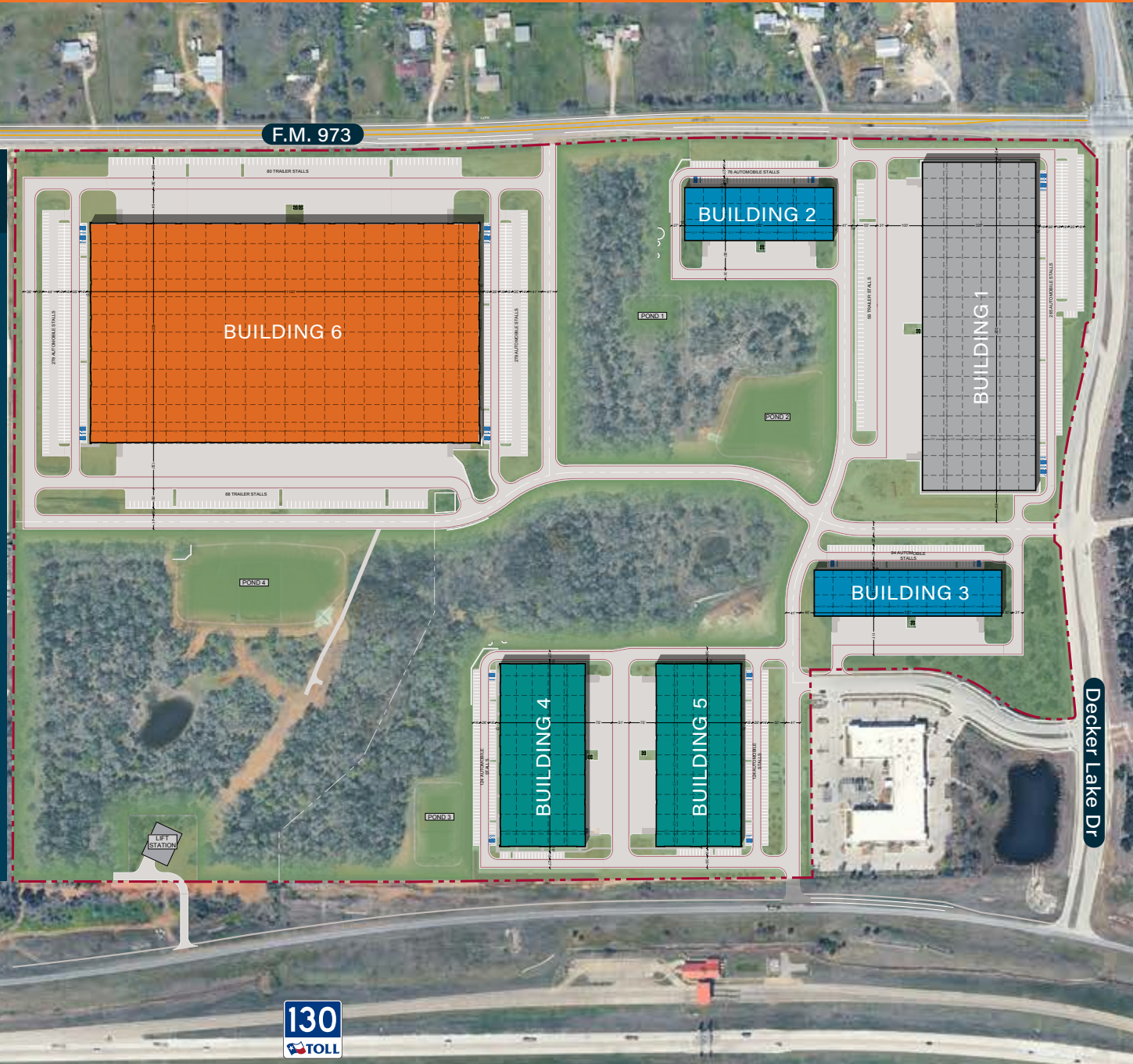
BUILD-TO-SUIT

BUILDING 3: 63,000 SF

BUILDING 2: 68,900 SF

LEASED

BUILDING 1: 296,960 SF



BUILDING 6

Spec - Under Construction

TOTAL SF: 681,259

CLEAR HEIGHT: 40'

COLUMN SPACING: 56' X 50'

DOCK DOORS: 105

PARKING: 556 CAR / 148 TRAILER

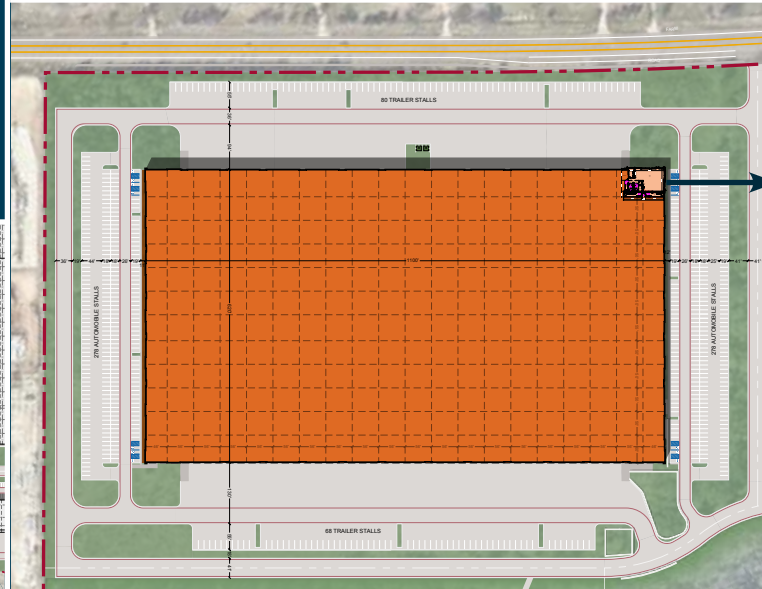
BLDG. DIMENSIONS: 1,100' X 620' X 50'

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

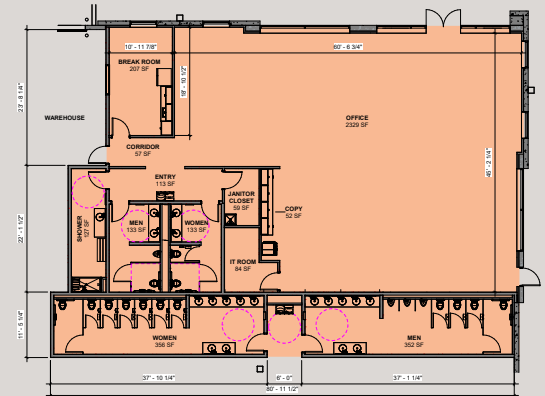
SLAB THICKNESS: 7" REINFORCED

R-25 ROOF INSULATION

LARGEST SPEC INDUSTRIAL BUILDING IN CENTRAL TEXAS



SPEC OFFICE 4,002 SF



BUILDING 6

SPEC - UNDER CONSTRUCTION



SAM OWEN | 512.481.3030
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LUKE WATSON | 512.481.3056
luke.watson@streamrealty.com



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'

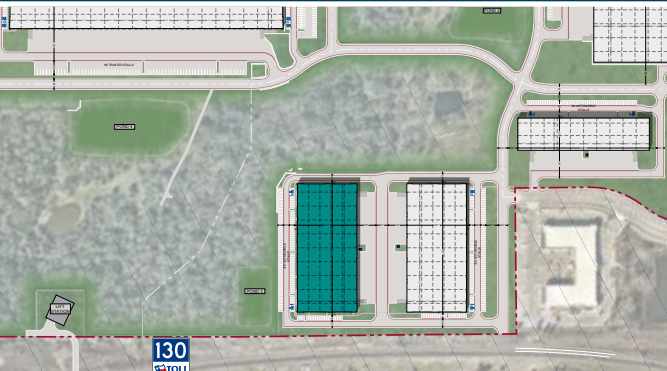
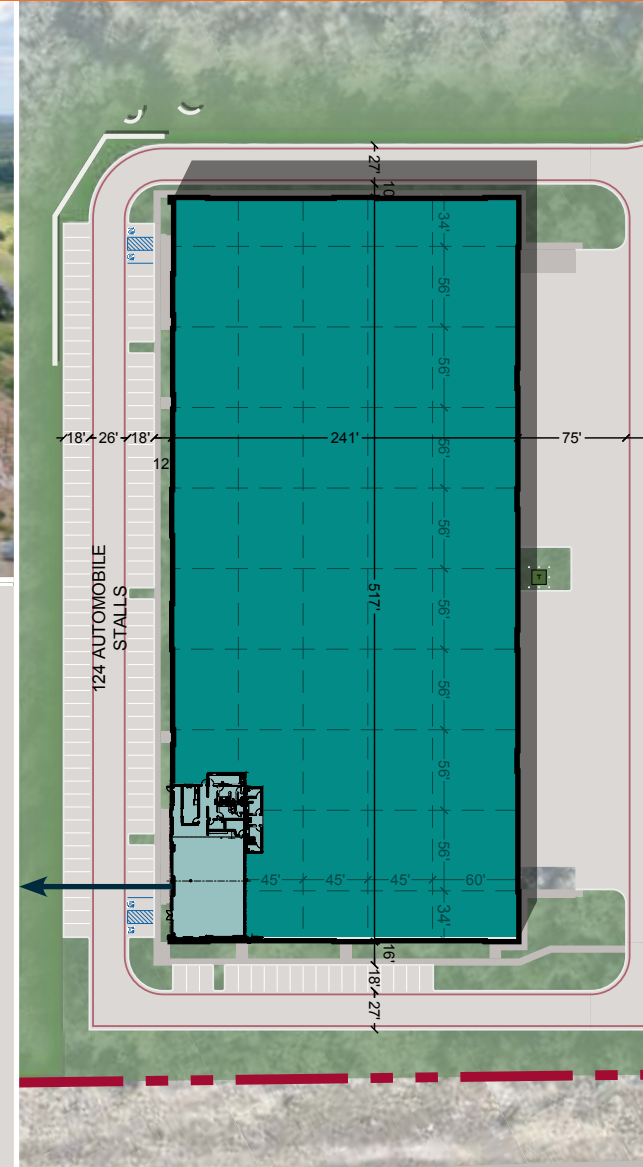
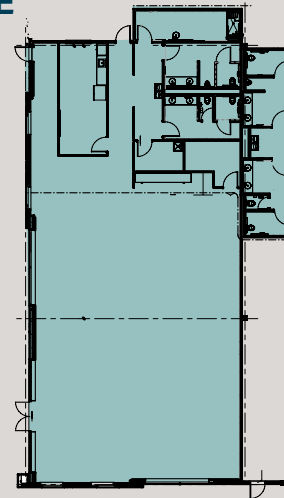
POWER SPECS: 2000A

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)

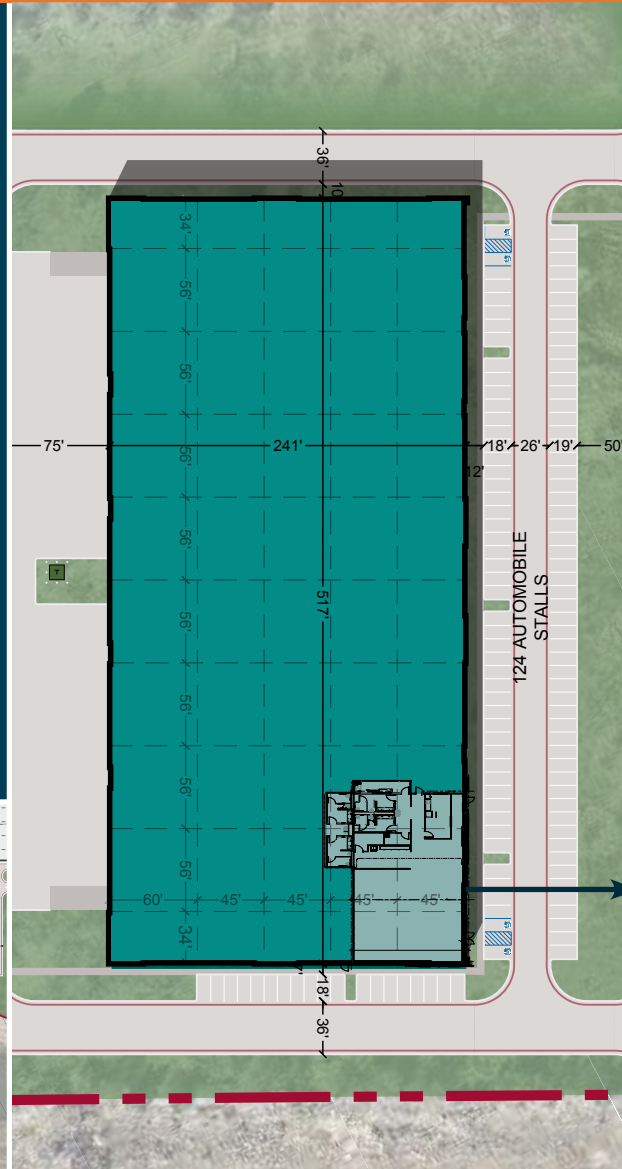
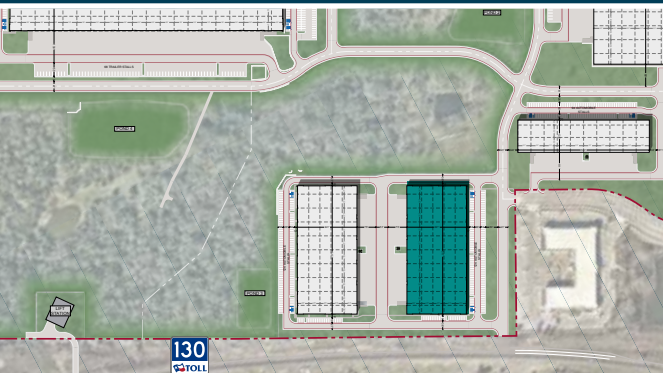
PARKING: 124 CAR

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

POWER SPECS: 2000A

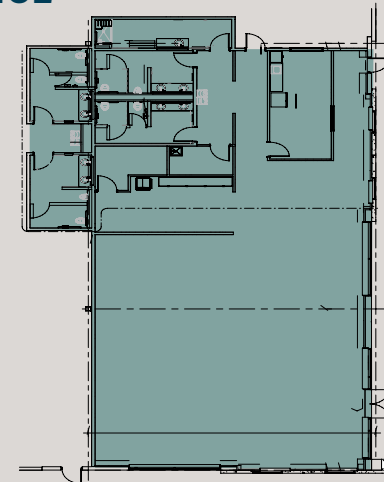
SLAB THICKNESS: 7"

R-25 ROOF INSULATION



SPEC OFFICE

4,037 SF

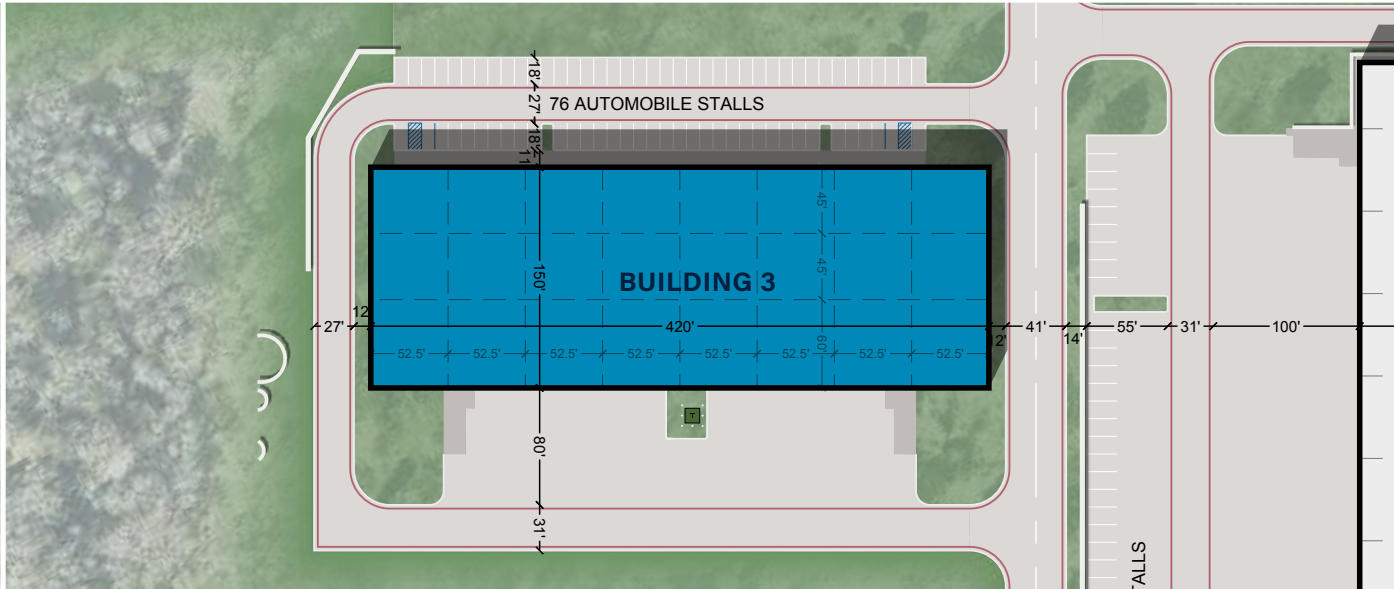
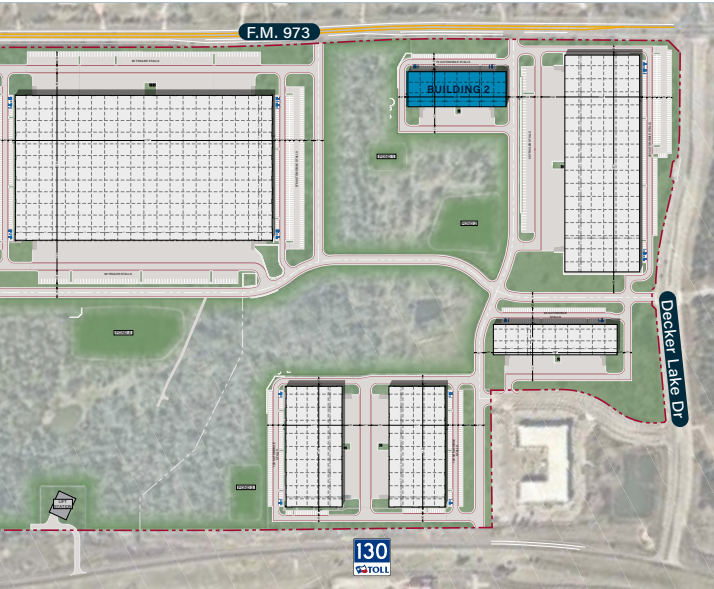


BUILDING 3

Build to Suit

TOTAL SF: 63,000 SF

BLDG. DIMENSIONS: 420' X 150'



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

**AREA
POPULATION**



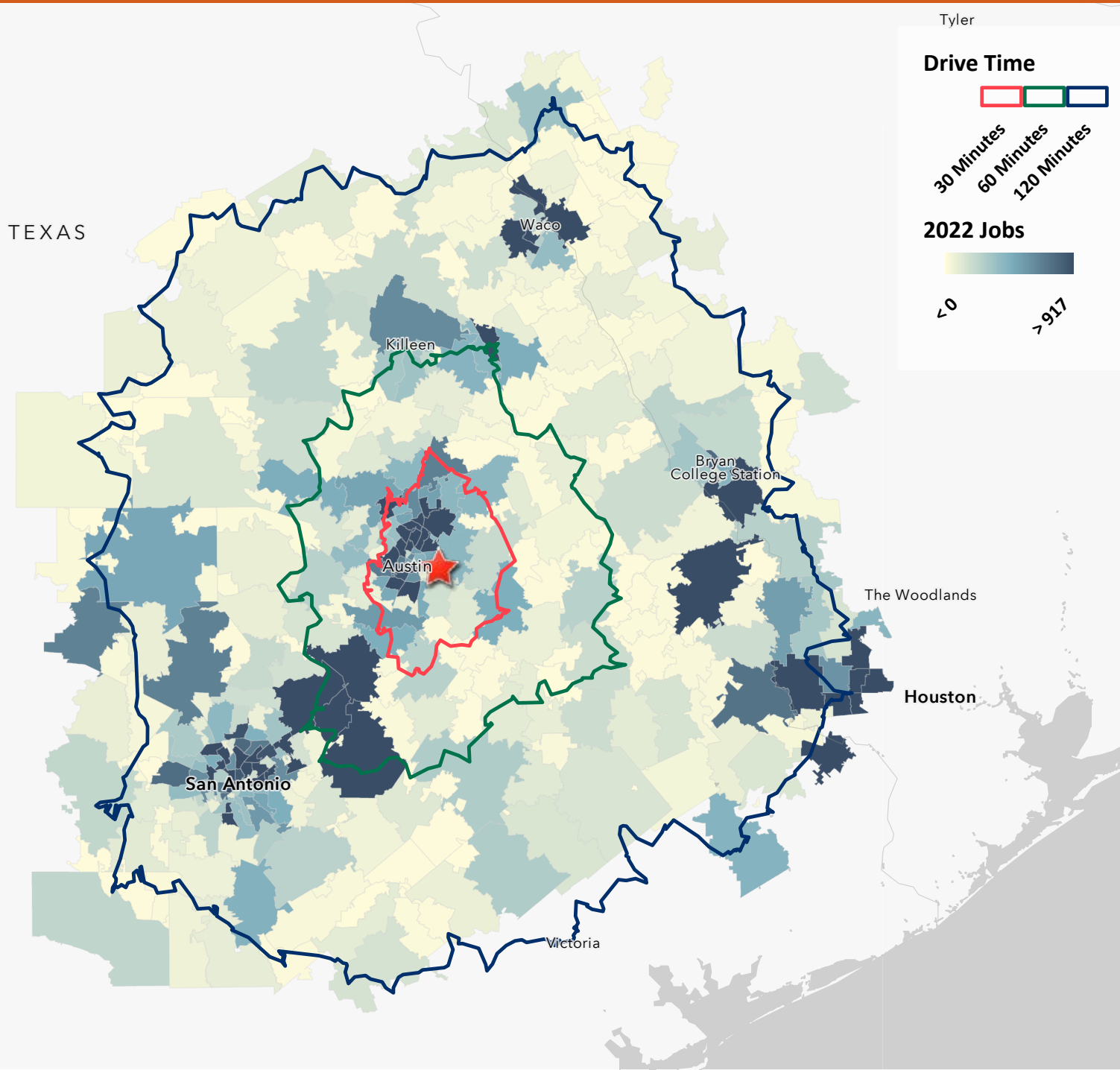
30 MINUTE DRIVE TIME
1,724,132
PEOPLE

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





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