

AUSTIN HILLS
COMMERCE CENTER

11801 DECKER LAKE ROAD
AUSTIN, TX 78724

NEW CLASS A INDUSTRIAL DEVELOPMENT

**UP TO 379,722 SF
AVAILABLE**



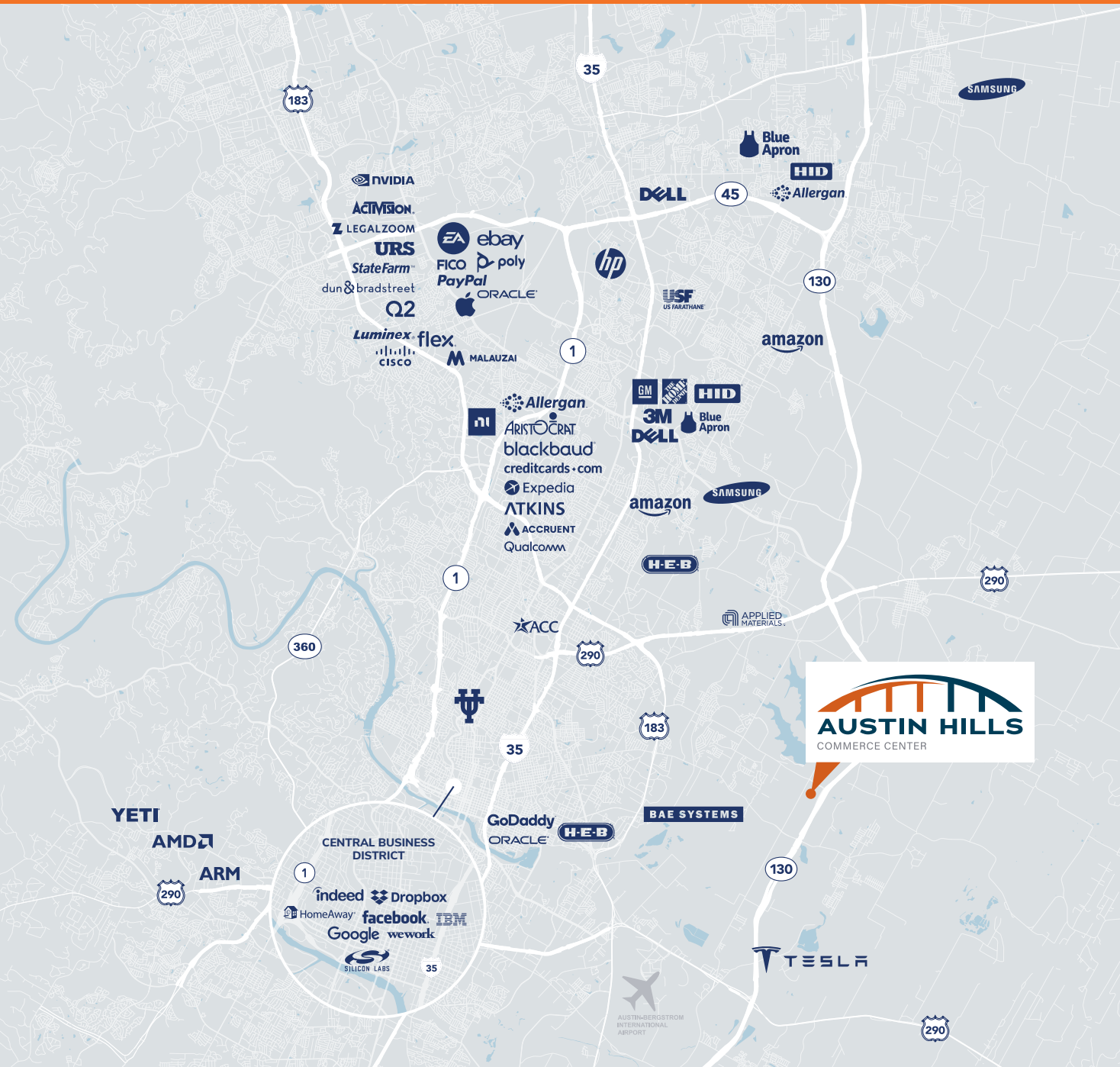
BLDGS 4 & 5 DELIVERED.

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

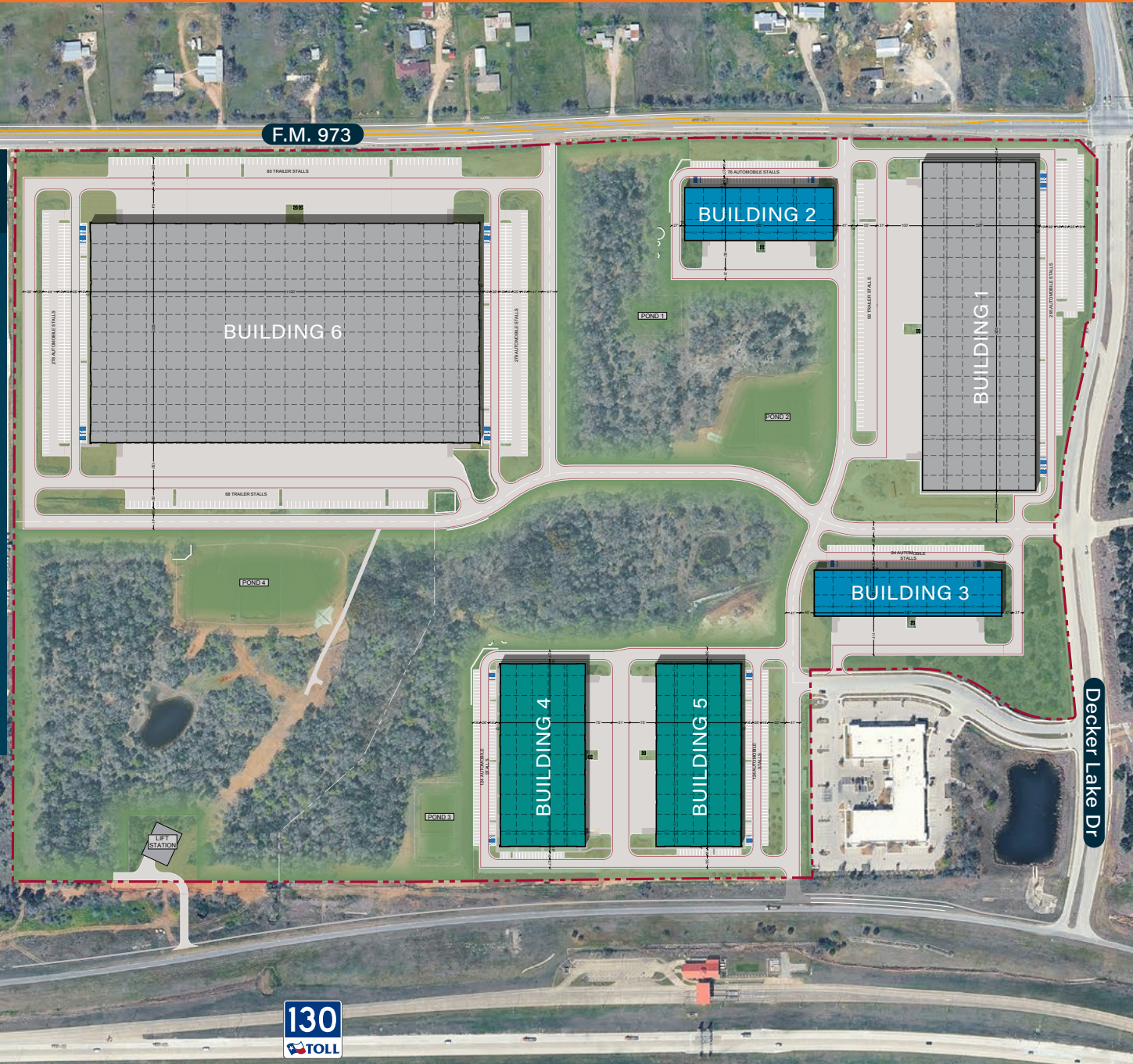
BUILDING 3: 63,000 SF

BUILDING 2: 68,900 SF

LEASED

BUILDING 1: 296,960 SF

BUILDING 6: 681,259 SF



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'

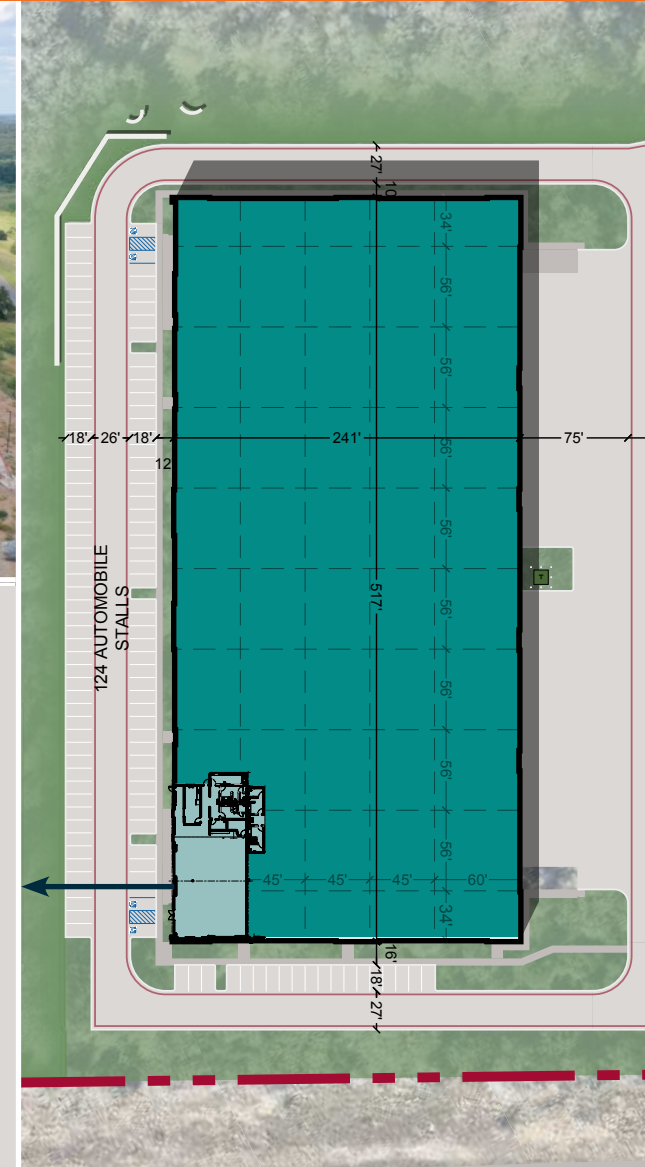
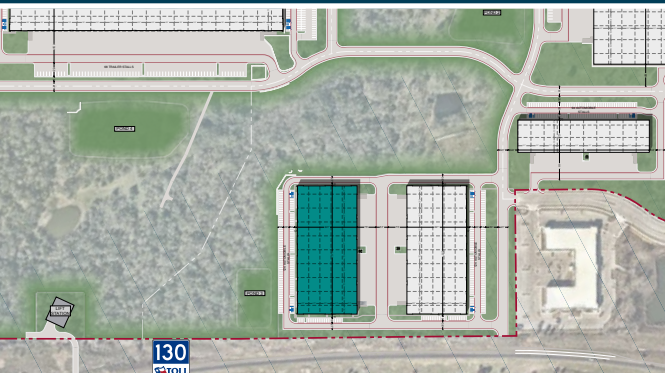
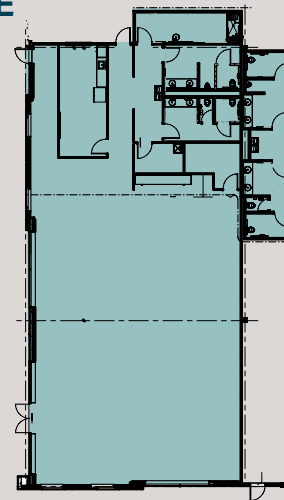
POWER SPECS: 2000A

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)

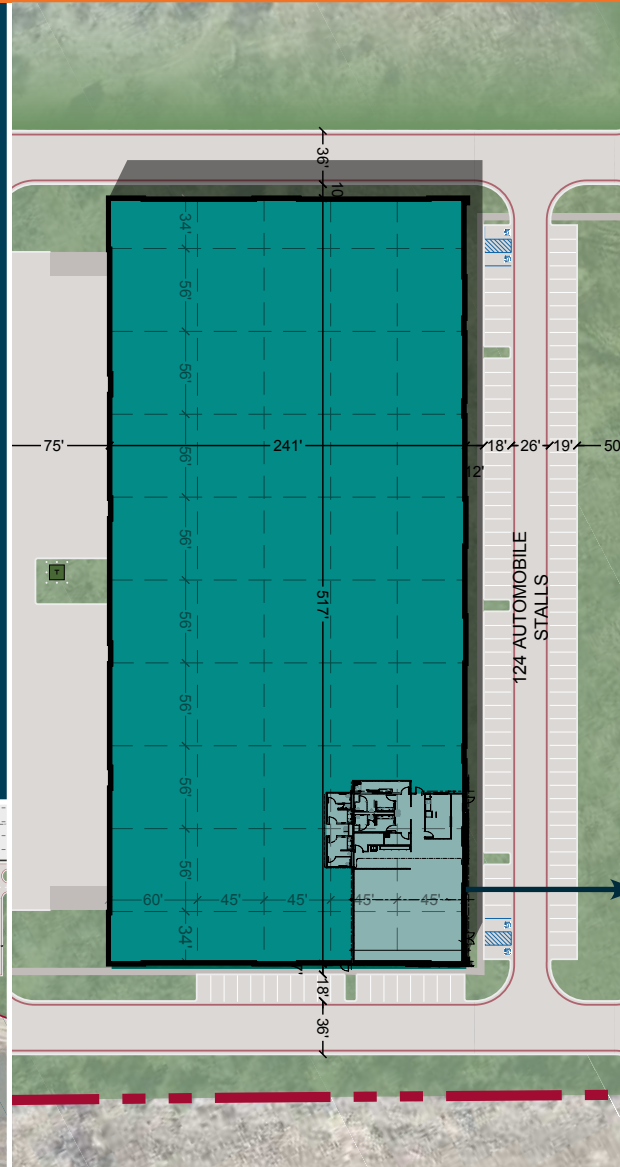
PARKING: 124 CAR

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

POWER SPECS: 2000A

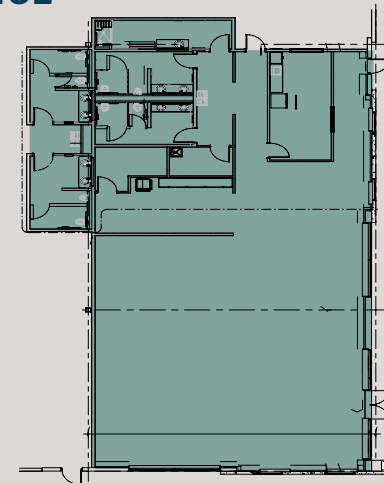
SLAB THICKNESS: 7"

R-25 ROOF INSULATION



SPEC OFFICE

4,037 SF

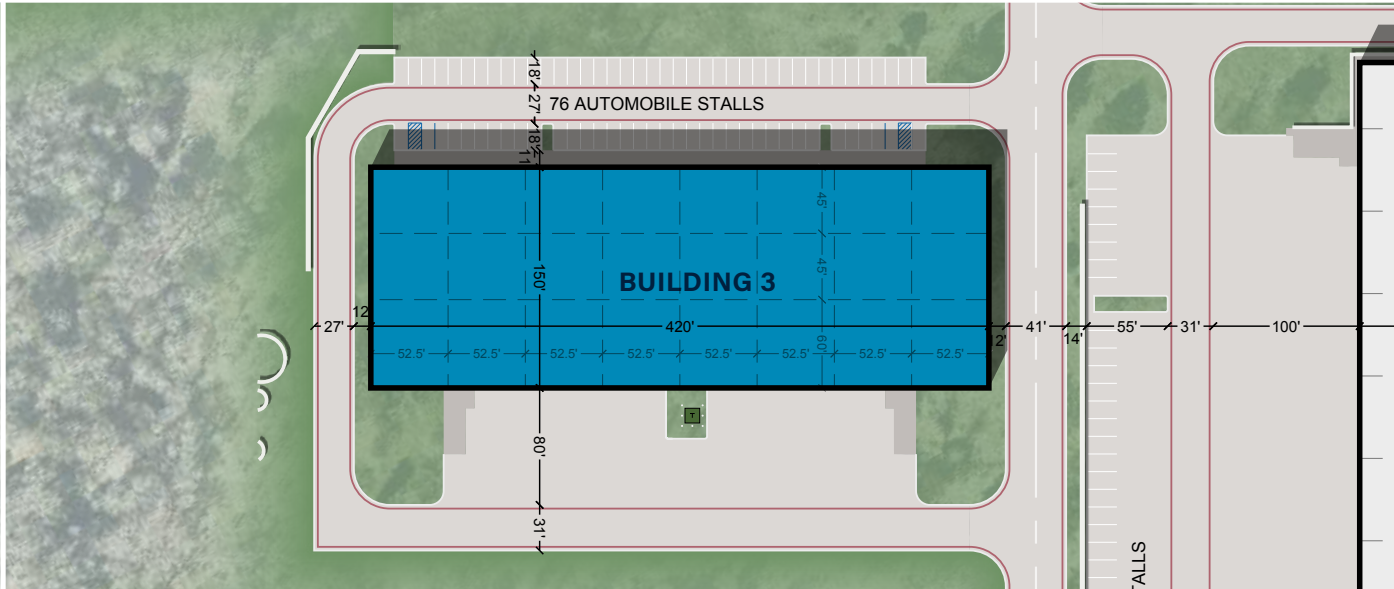
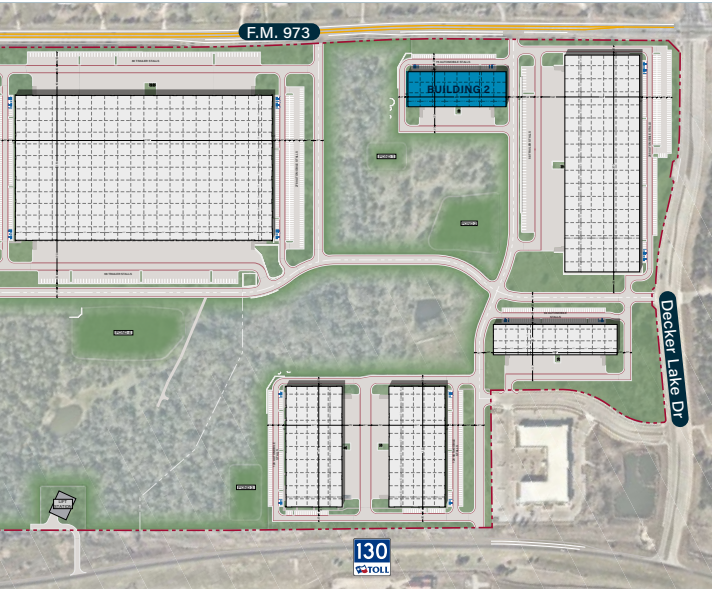


BUILDING 3

Build to Suit

TOTAL SF: 63,000 SF

BLDG. DIMENSIONS: 420' X 150'

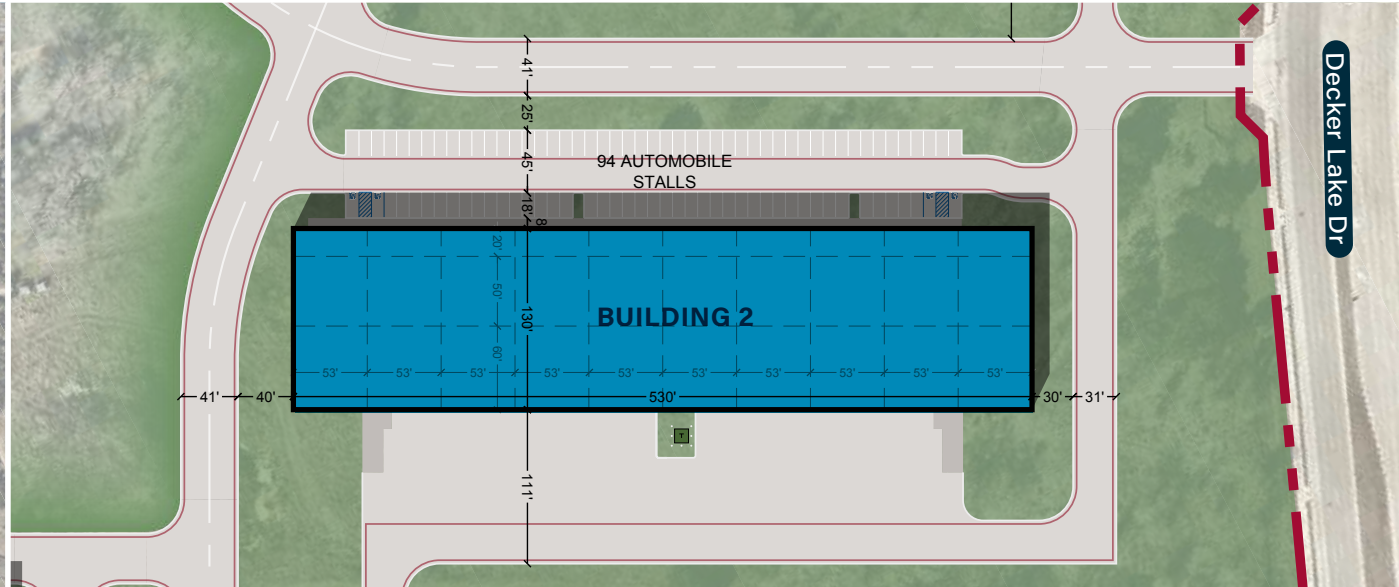
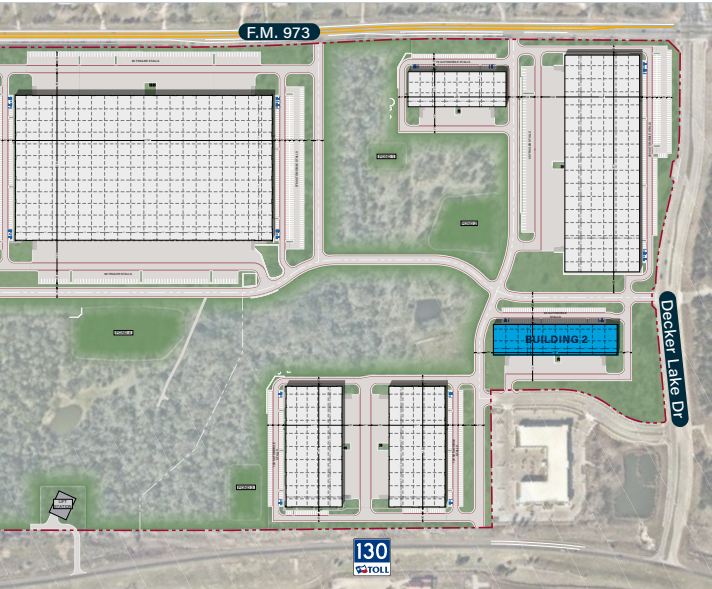


BUILDING 2

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

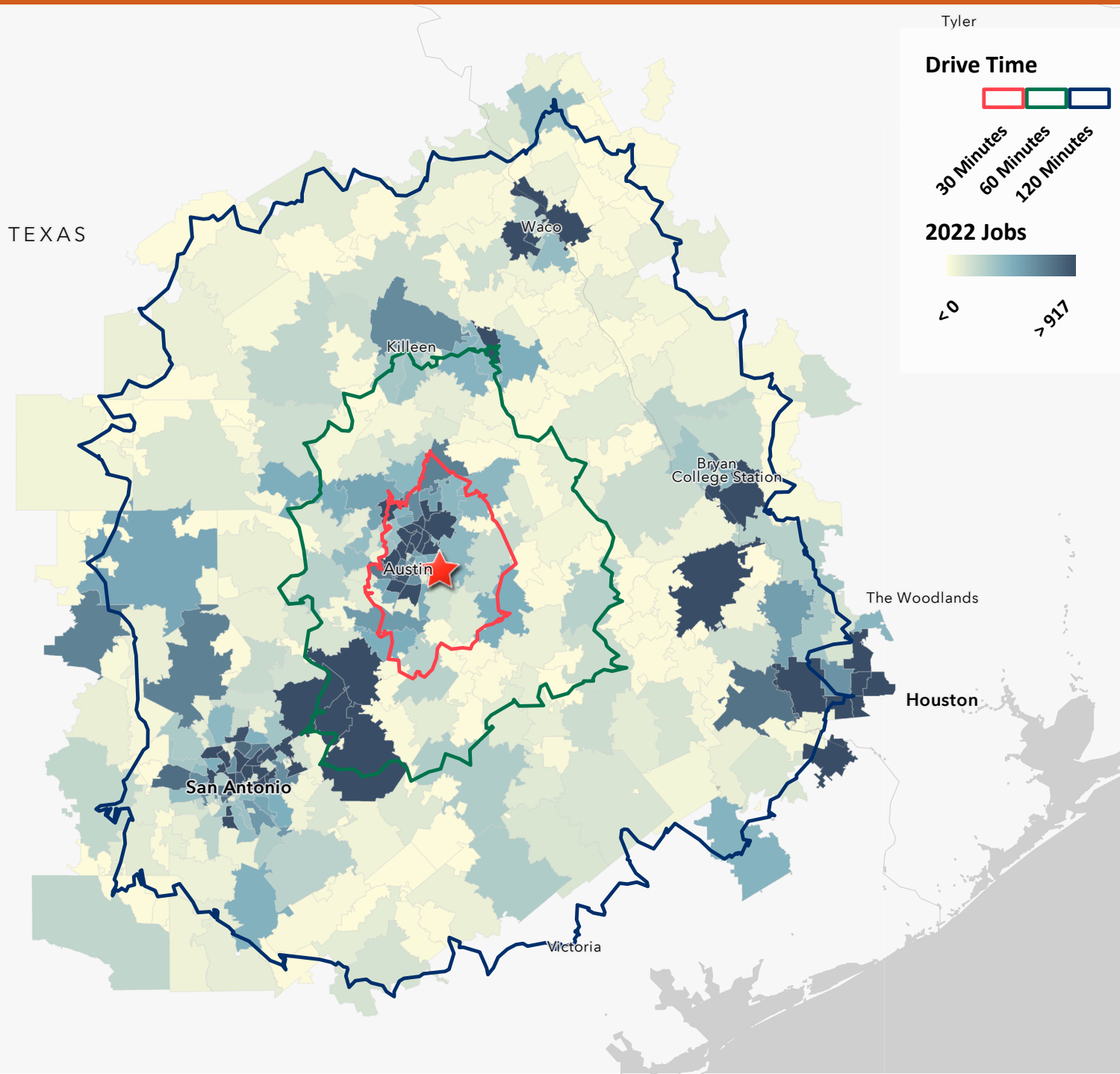
120 MINUTE DRIVE TIME

6,658,188

PEOPLE

ABUNDANT LABOR PROJECTED JOB GROWTH

WAREHOUSE & DISTRIBUTION WORKFORCE



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





SAM OWEN | SOWEN@STREAMREALTY.COM | 512.481.3030

LUKE WATSON | LUKE.WATSON@STREAMREALTY.COM | 512.481.3056

