

FOR LEASE / FOR SALE

**INDUSTRIAL
BUILD-TO-SUIT
AVAILABLE**

**100,000 – 1,000,000 SF
AUSTIN ETJ
LOCATED IN OPPORTUNITY ZONE**



Please forward all inquiries to:

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512.645.6353
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NICK KRATZ
770.362.4086
nkratz@stcroixca.com

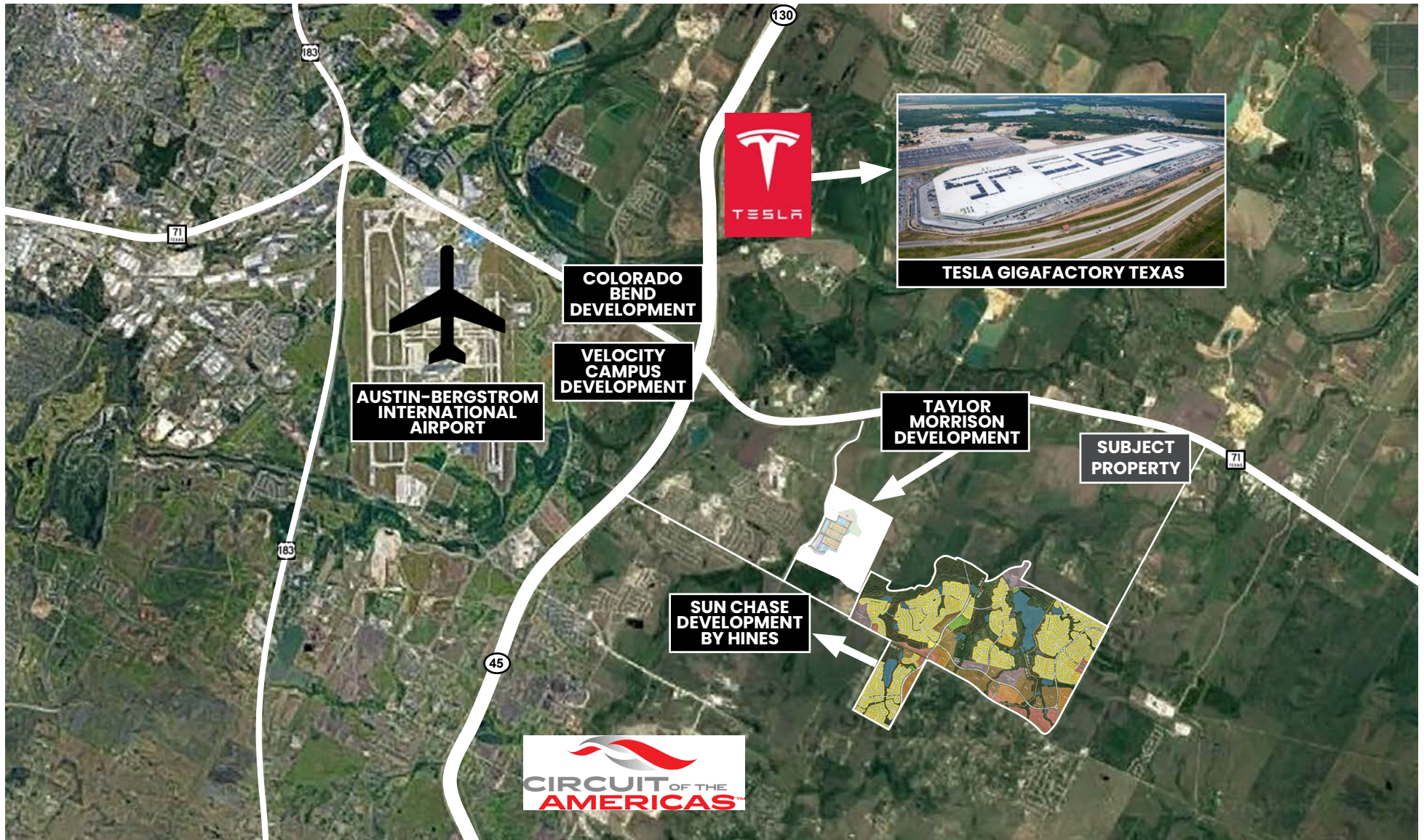
INDUSTRIAL BUILD-TO-SUIT AVAILABLE

AERIAL MAP



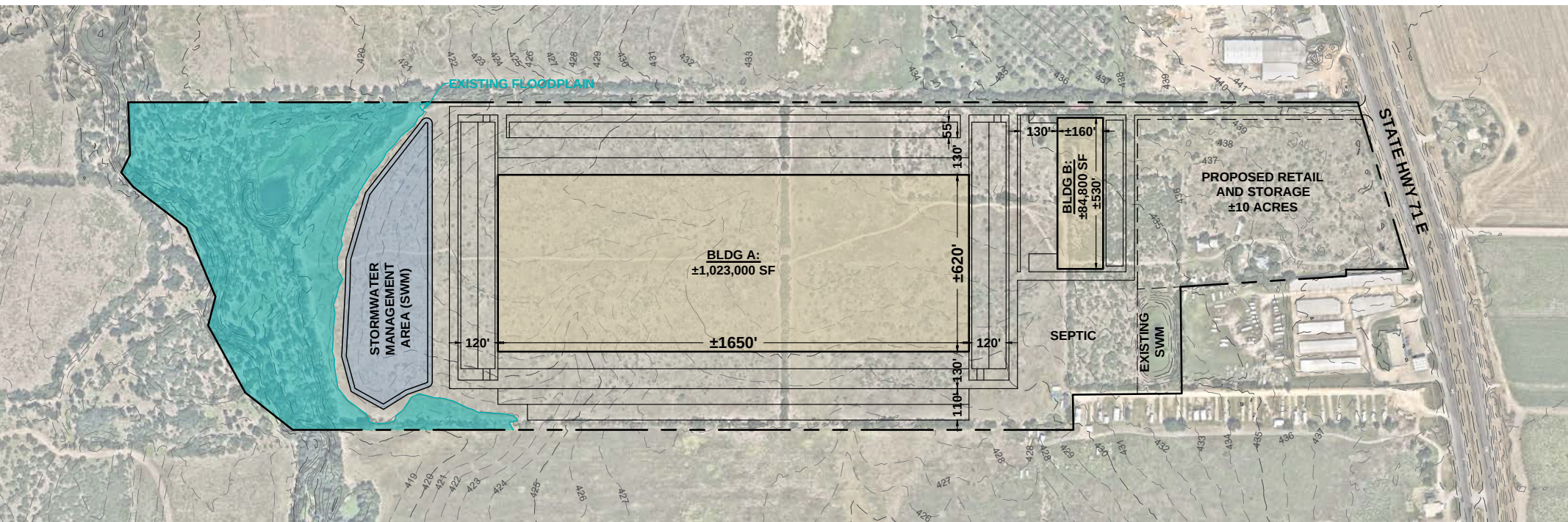
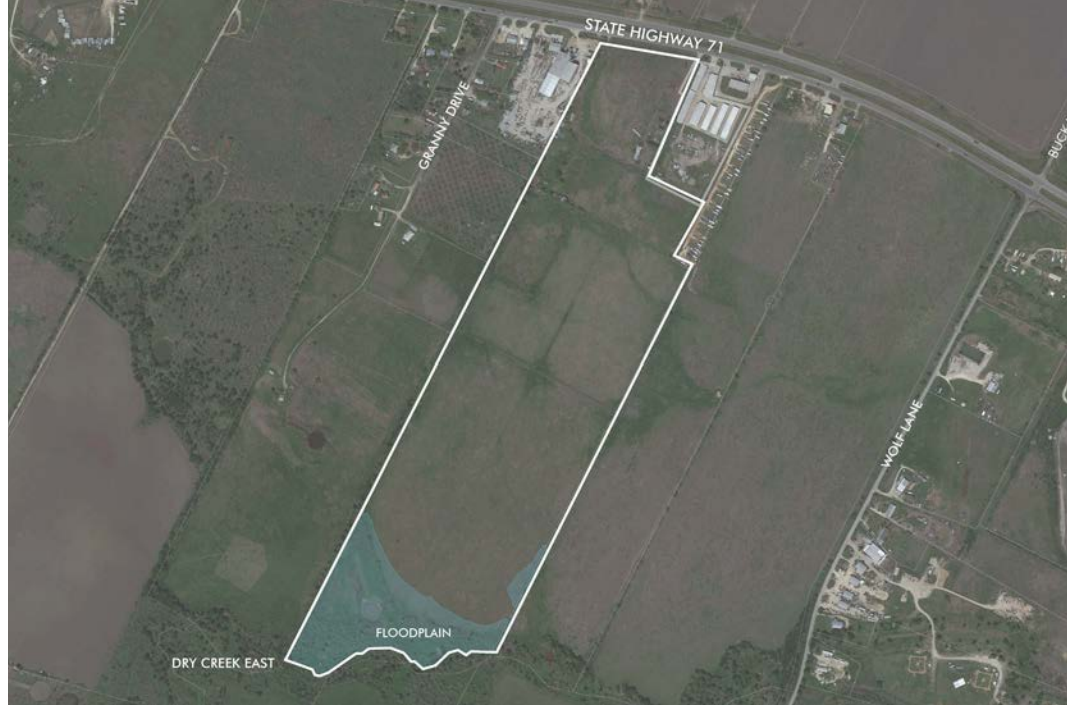
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AERIAL MAP



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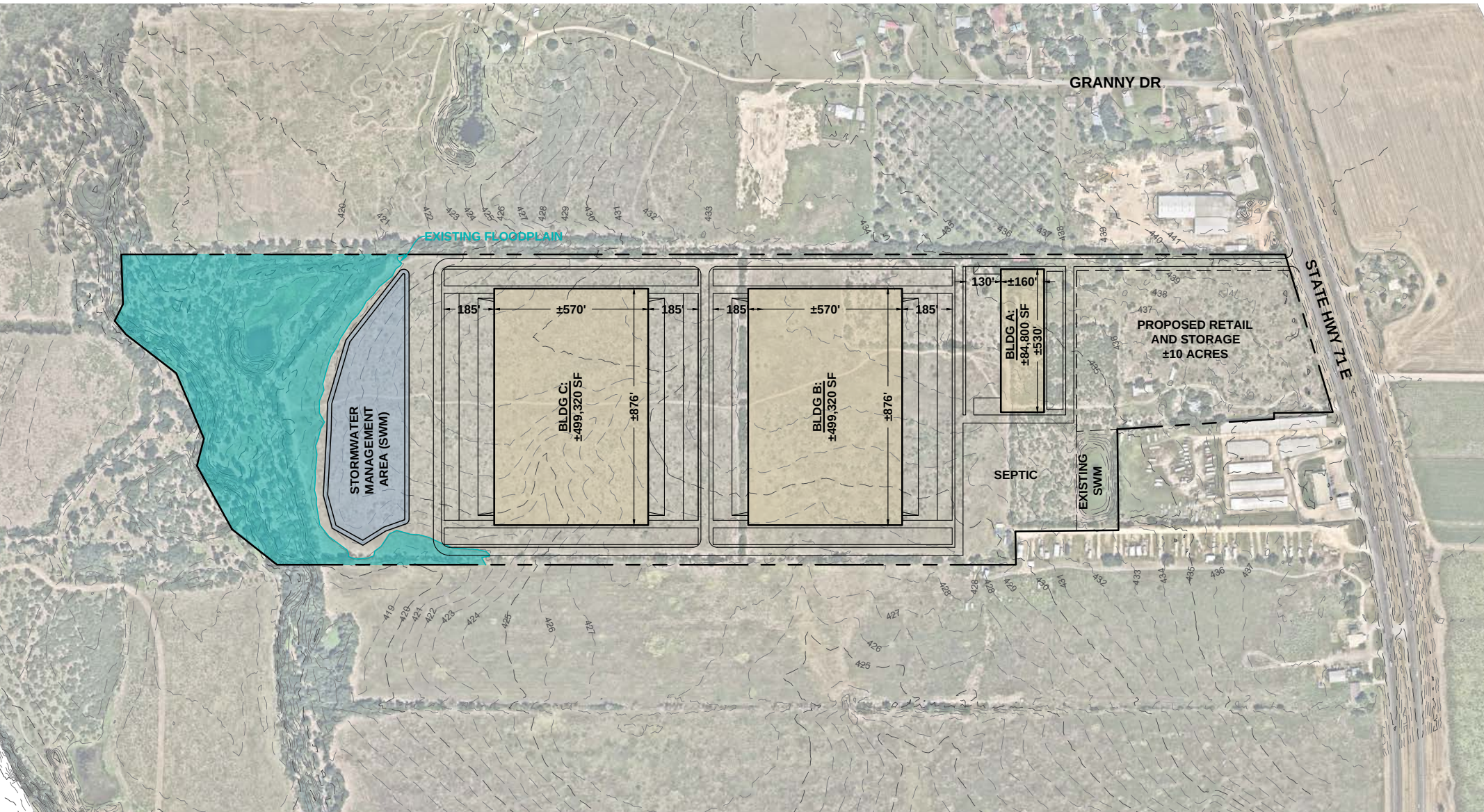
Address:	5266-5270 HWY 71 E Del Valle, TX 78617
Available Size:	100,000 - 1,000,000 SF
Rate / Price:	Negotiable
Property Type:	Industrial / Warehouse
Zoning:	Austin ETJ Located in Opportunity Zone



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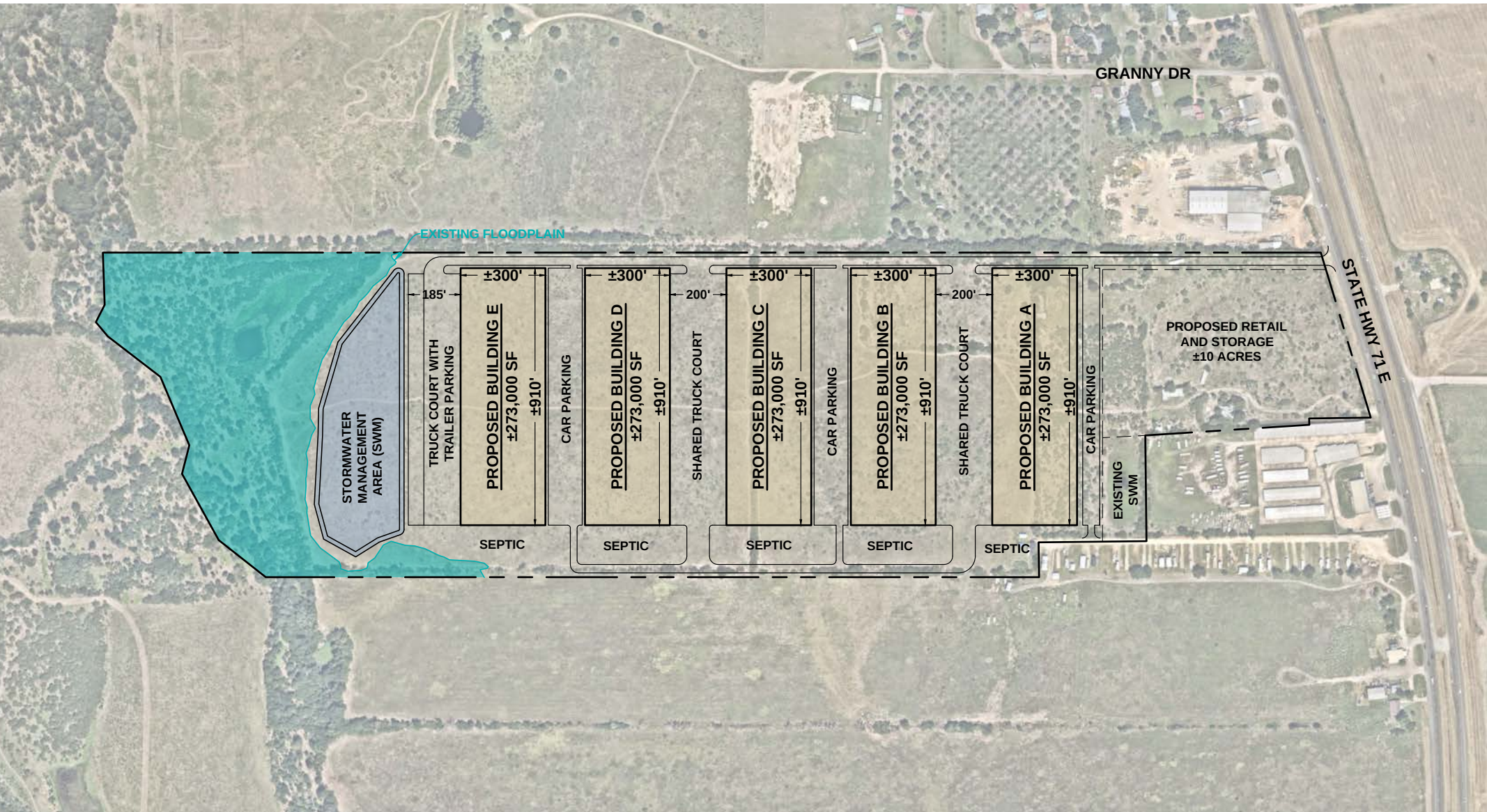
INDUSTRIAL BUILD-TO-SUIT AVAILABLE

PRELIMINARY SITE PLAN



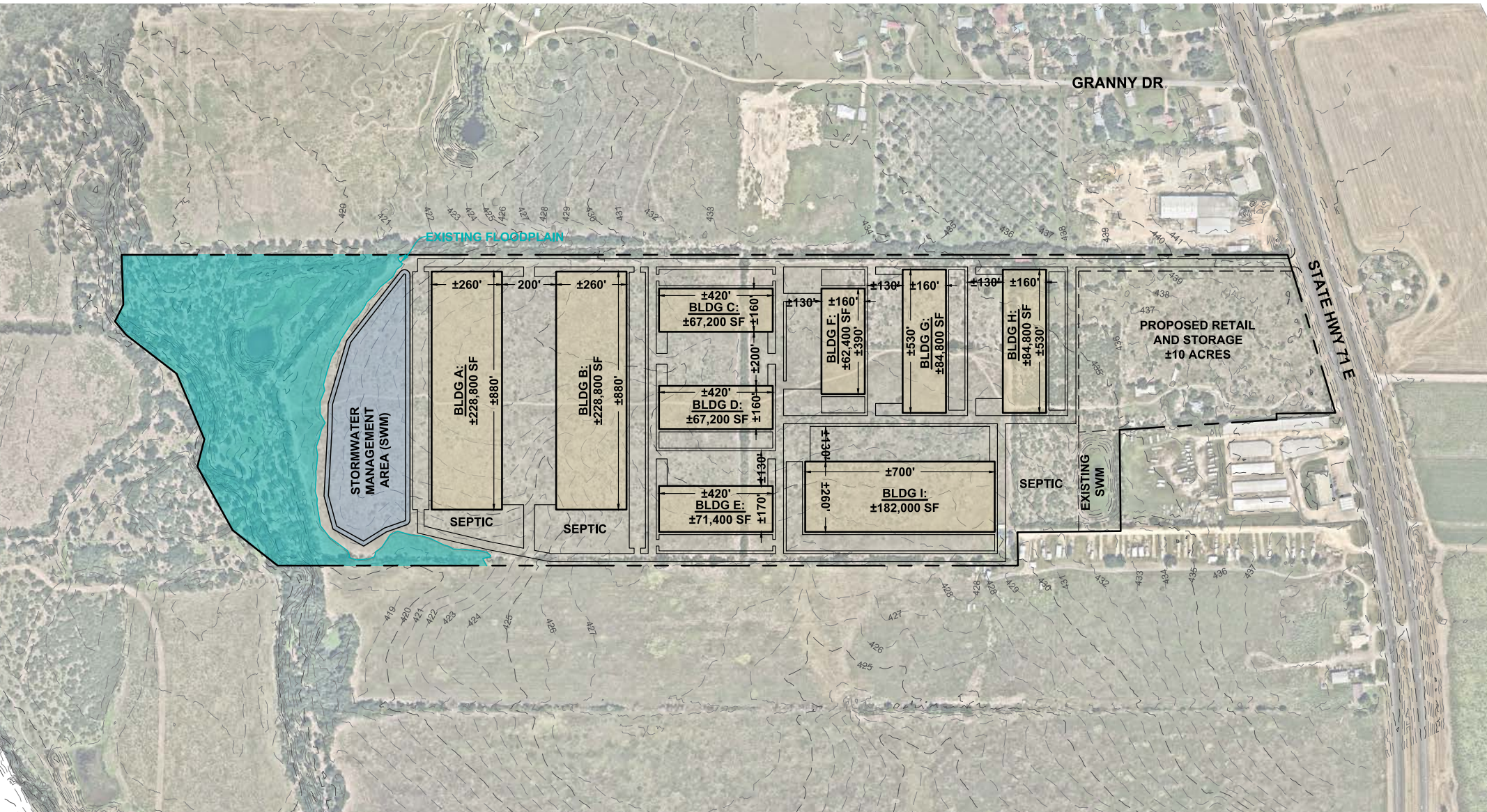
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PRELIMINARY SITE PLAN



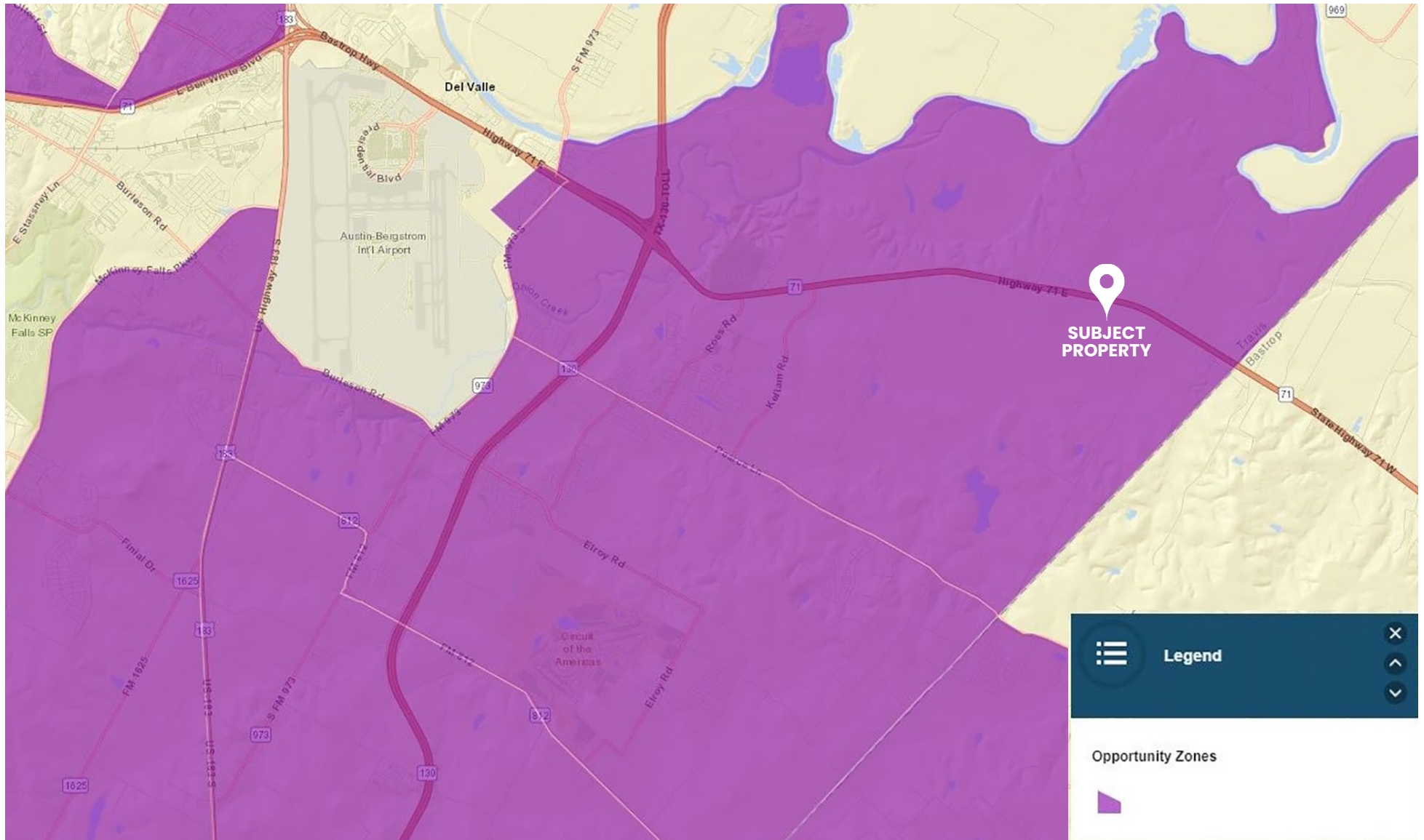
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PRELIMINARY SITE PLAN



INDUSTRIAL BUILD-TO-SUIT AVAILABLE

OPPORTUNITY ZONE



INDUSTRIAL BUILD-TO-SUIT AVAILABLE

TESLA

Tesla's expansion could mean more jobs for one of Travis County's largest employers.

Nearly a dozen new projects are being planned as Tesla prepares for a massive expansion of Giga Texas in Austin.

According to recent filings with the Texas Department of Licensing and Regulation, Tesla has submitted 10 filings for construction at the electric vehicle plant that would add more than 5 million square feet.

While it's unclear what the expansion entails, the filings show project names including Body in White, Castings, Cell 1 and Cell 2, Drive Unit, Paint, Plastics and Stamping.

The start date for the expansion was Oct 25 with projected completion to be Dec. 31, 2025.



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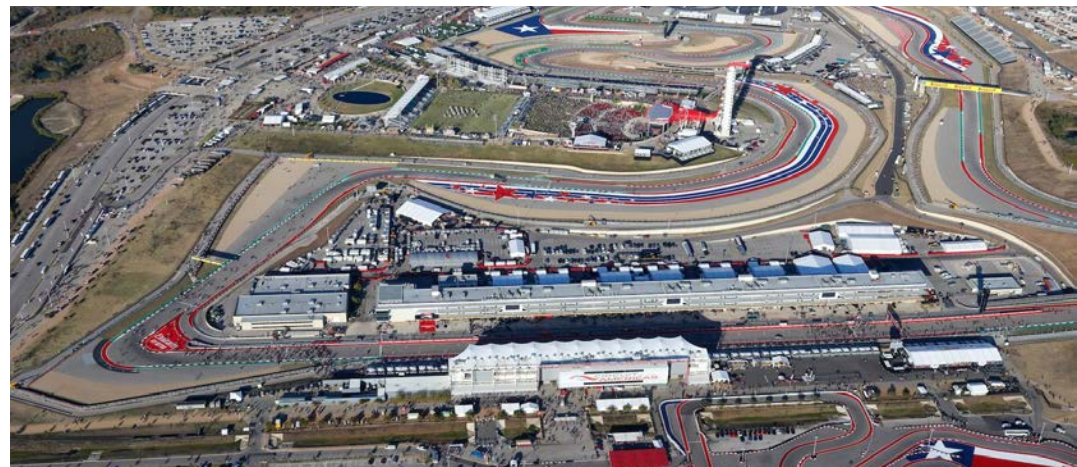
CIRCUIT OF THE AMERICAS

Circuit of The Americas is the premier destination for world-class motorsports and entertainment in the United States. Set on 1,500 acres in the rolling hills just outside downtown Austin, Circuit of The Americas has hosted the biggest names in racing, action sports and music since 2012. At its heart is a 3.41-mile racetrack that was designed to challenge the world's most exacting competitors while providing a thrilling spectacle for audiences.

Construction of Circuit of The Americas began in 2010 and was funded entirely using private money. Today, COTA contributes almost \$1 billion in economic impact to Central Texas through increased tourism and annual operations. The Circuit also continues to be a leader in environmental awareness and sustainability, and has helped make advances in educational and scientific fields, including solar car technology, as well as racing and consumer automotive technology. And it's all just getting started. With plans for more world championship racing, new amenities, features and more events, COTA is set for excitement for years to come. For an experience as unique as Austin and a rush you'll never forget, come to Circuit of The Americas — where exhilaration happens.

Circuit of The Americas is more than just a home for unique and exhilarating experiences. It has also become a major economic driver in Central Texas.

Since its announcement in 2010, Circuit of The Americas has had a cumulative economic impact of \$5 billion on the Austin metropolitan area. More than 1 million people from all over the world and from all 50 states attend COTA events each year.



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AUSTIN BERGSTROM INTERNATIONAL AIRPORT

Austin-Bergstrom International Airport (AUS) is a state-of-the-art airport with 2 terminals, 37 gates, full customs facilities for international travelers and two parallel runways, including a 12,250-foot runway. Easy to get to (only 7.5 miles from the Austin Convention Center) and easy to get through, passengers enjoy exceptional customer service Austin-style, with art exhibits, local food (from brisket and breakfast tacos to Shiner Bock beer) and 995 live music performances in 2018. In operation since 1999, the airport has roughly 350 daily flights with nonstop service to about 70 destinations. A record 15.8 million passengers traveled through ABIA in 2018, resulting in 13.9 percent growth from 2017.

- 70+ nonstop domestic & international destinations
- 7.5 miles to downtown Austin
- A quick 15-minute drive to downtown Austin
- Easy access
- TSA Pre-Check ✓ Point service

ABIA was named "Airport of the Year" by ALPA (2018). The airport also made the list for the "World's Best Airports for Customer Service" in 2017, according to the Airports Council International (ACI), which conducted the survey.

In February 2019, ABIA completed a nine-gate terminal expansion, increasing the airport by nearly 175,000 square feet.



INDUSTRIAL BUILD-TO-SUIT AVAILABLE

#1 BEST PLACE TO LIVE - AUSTIN, TEXAS

COMPANY	# OF EMPLOYEES
Apple	15,000
Ascension Seton	13,807
Austin Independent School District	11,101
City of Austin	13,531
Dell Technologies	14,030
HEB	24,161
IBM Corp.	6,000
Round Rock Independent School District	6,311
Samsung Austin Semiconductor	8,935
St. David's HealthCare Partnership	12,191
State of Texas	63,900
University of Texas at Austin	23,925





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date