

JACKSONSHAW



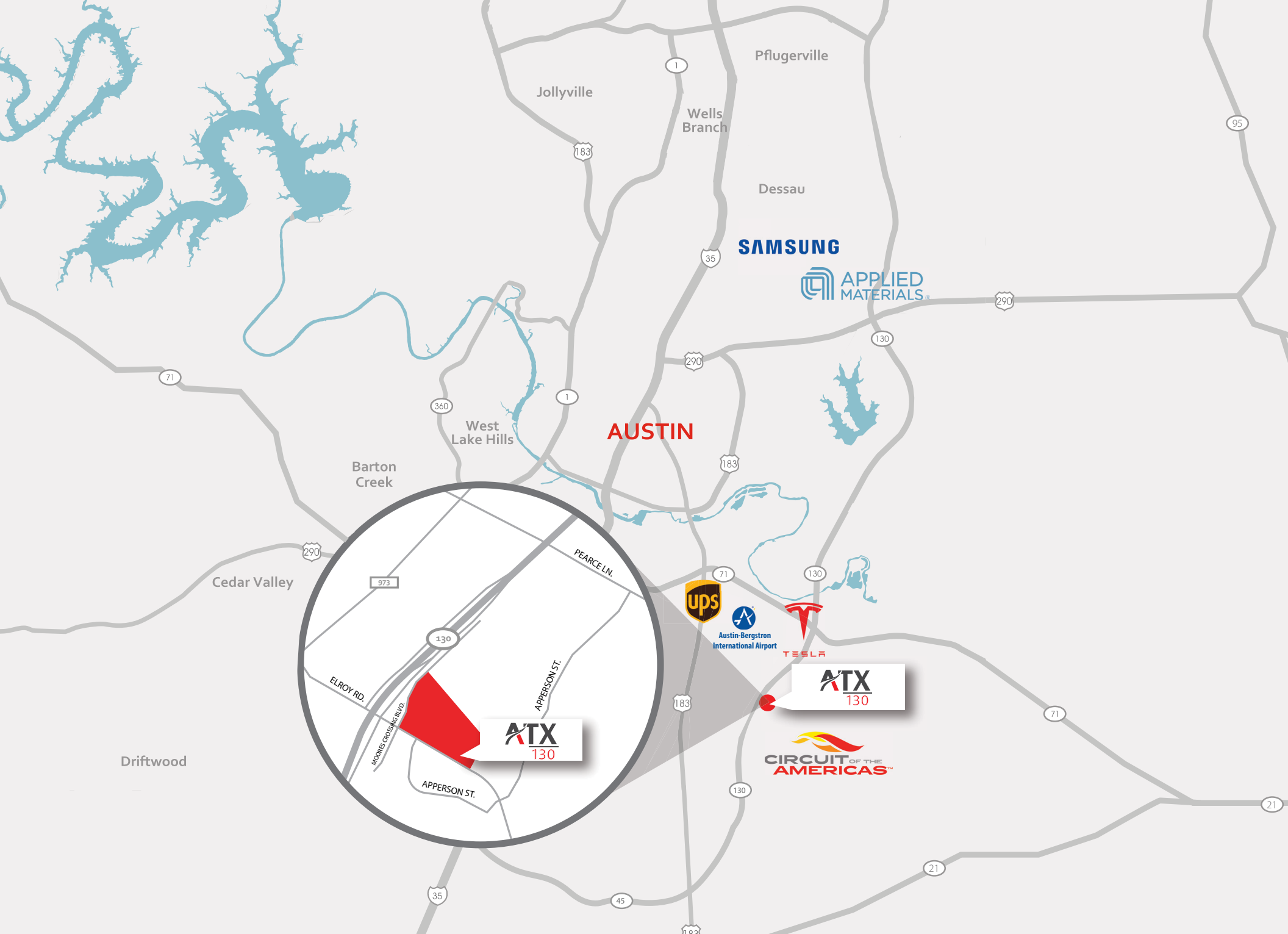
ATX
130

67 Acres // 4 Buildings // 602,470 Overall SF // 395,190 Available SF
6807 Elroy Rd. // Austin, Texas



JACKSONSHAW

ESTABLISHED 1972





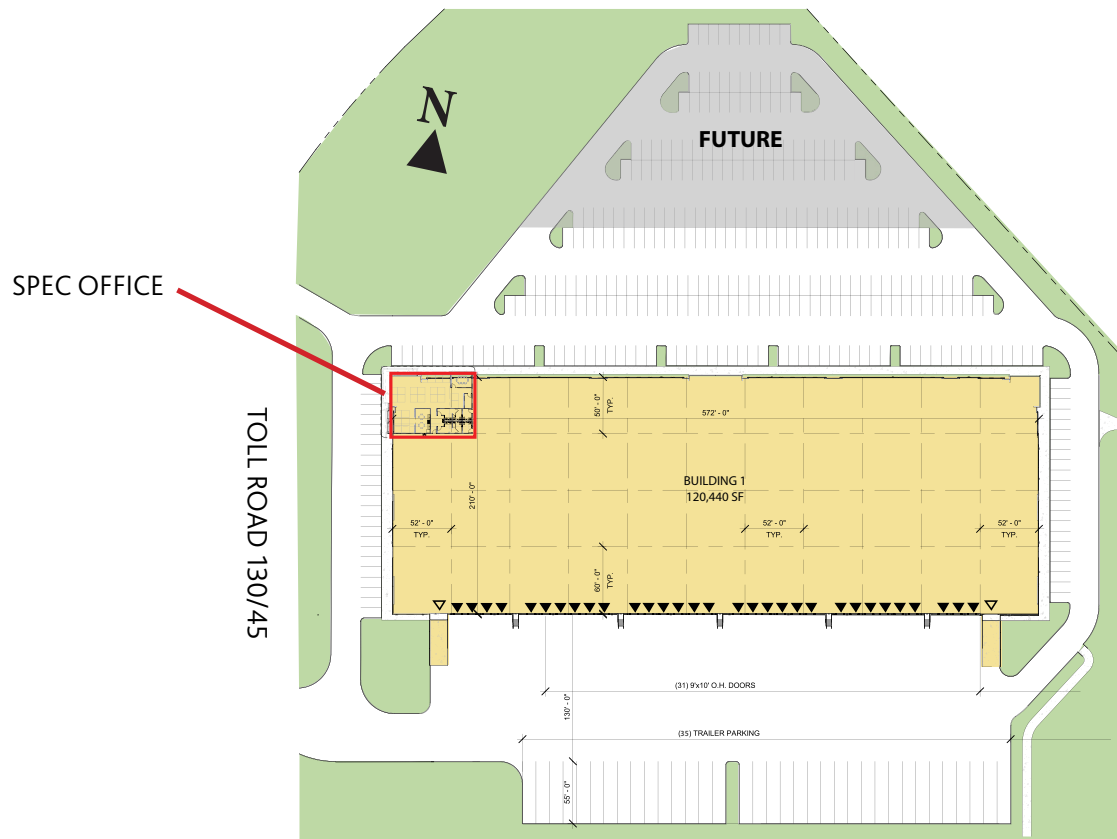
OVERVIEW

ATX 130 is a Class A, four-building, 602,470 square foot business park situated on 67 acres. The project is well positioned in the Southeast submarket with great visibility and unparalleled access to I-35, SH-130 and SH-71, and only 1.5 miles from Austin-Bergstrom International Airport. Coupled with its proximity to strong labor and rooftop growth, the project will offer an ideal location for third-party logistics providers, R&D users, e-commerce distribution, consumer goods warehousing, and direct or indirect supplies to Tesla.

MASTER PLAN

TOTAL SF: 602,470 SF
TOTAL ACRES: 67 Acres
TOTAL BUILDINGS: 4-Buildings





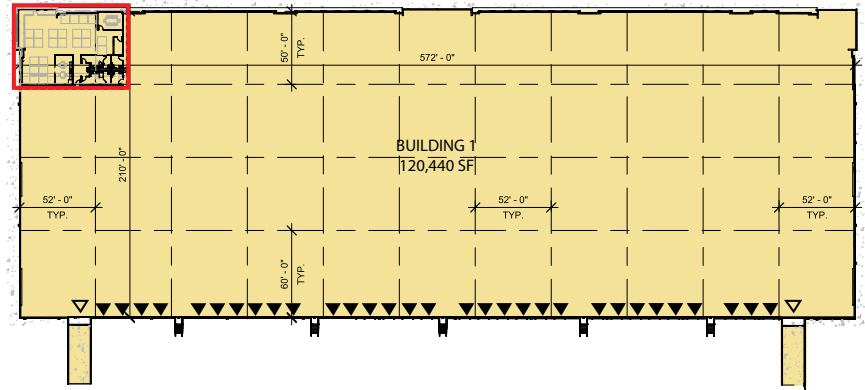
ATX 130

BLDG. 1

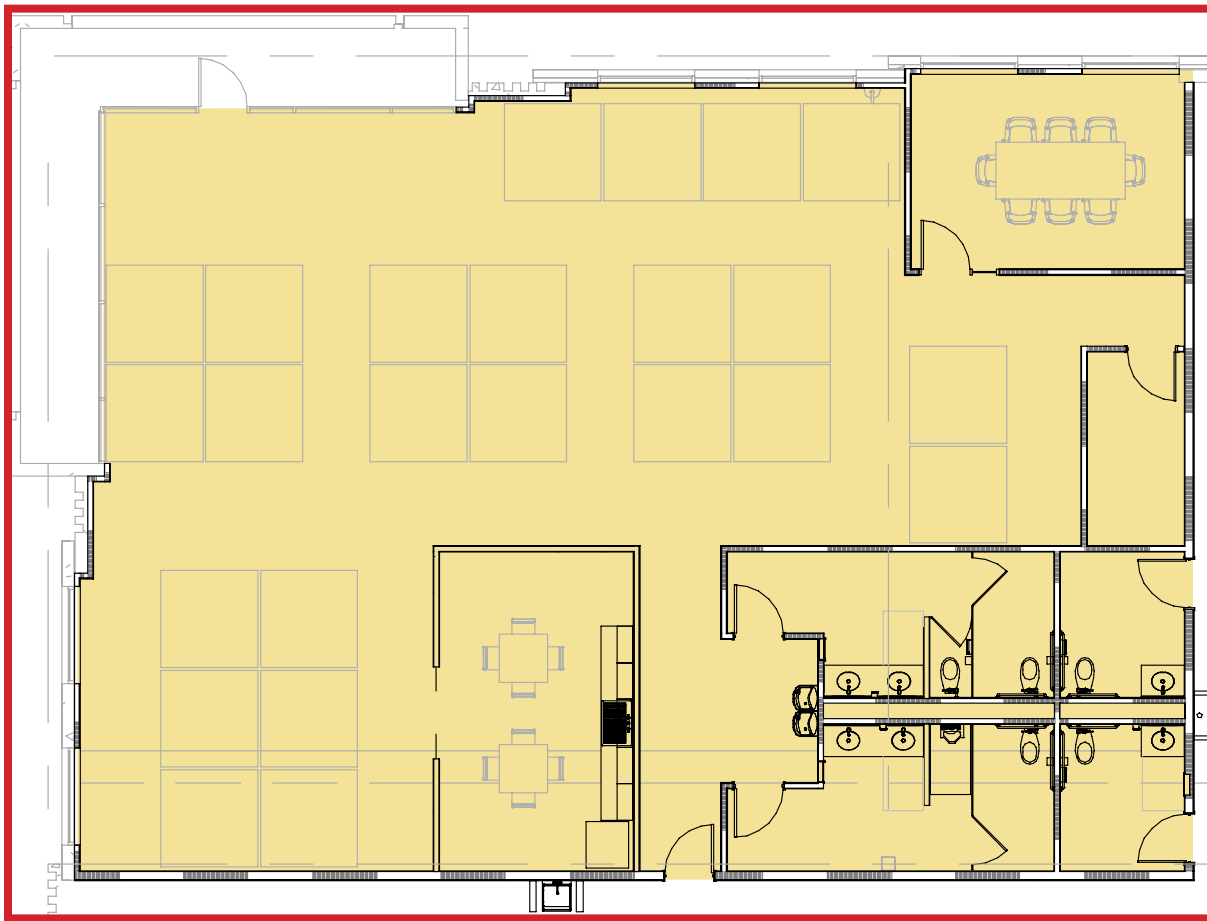
BUILDING SIZE:	120,440 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	3,332 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	210'
DOCK DOORS:	31
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	Up to 348
TRAILER PARKING (APPROX.):	35



SPEC OFFICE

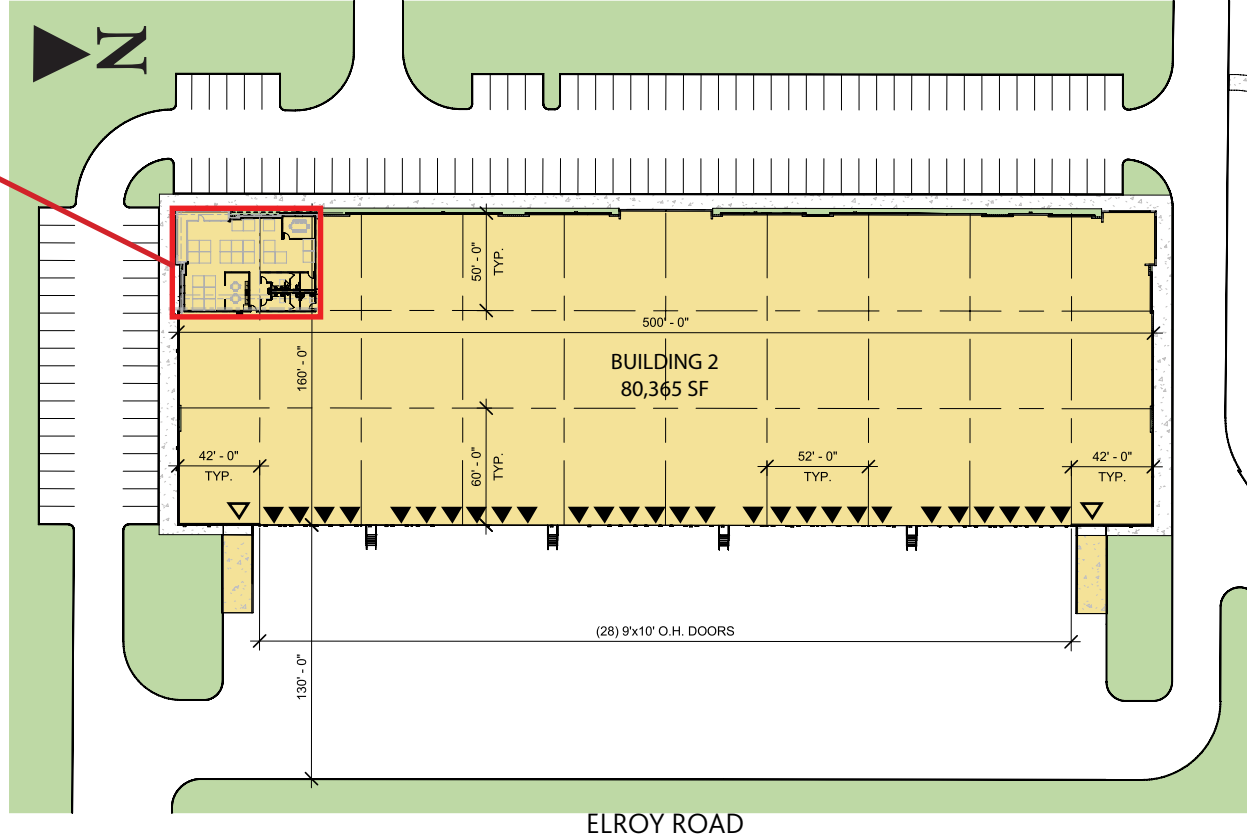


Total SF: ±3,332



SPEC OFFICE

TOLL ROAD 130/45



ELROY ROAD

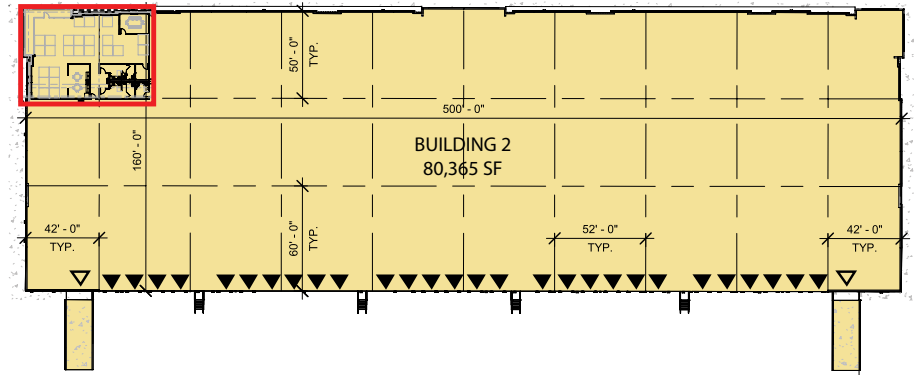
ATX 130

BLDG. 2

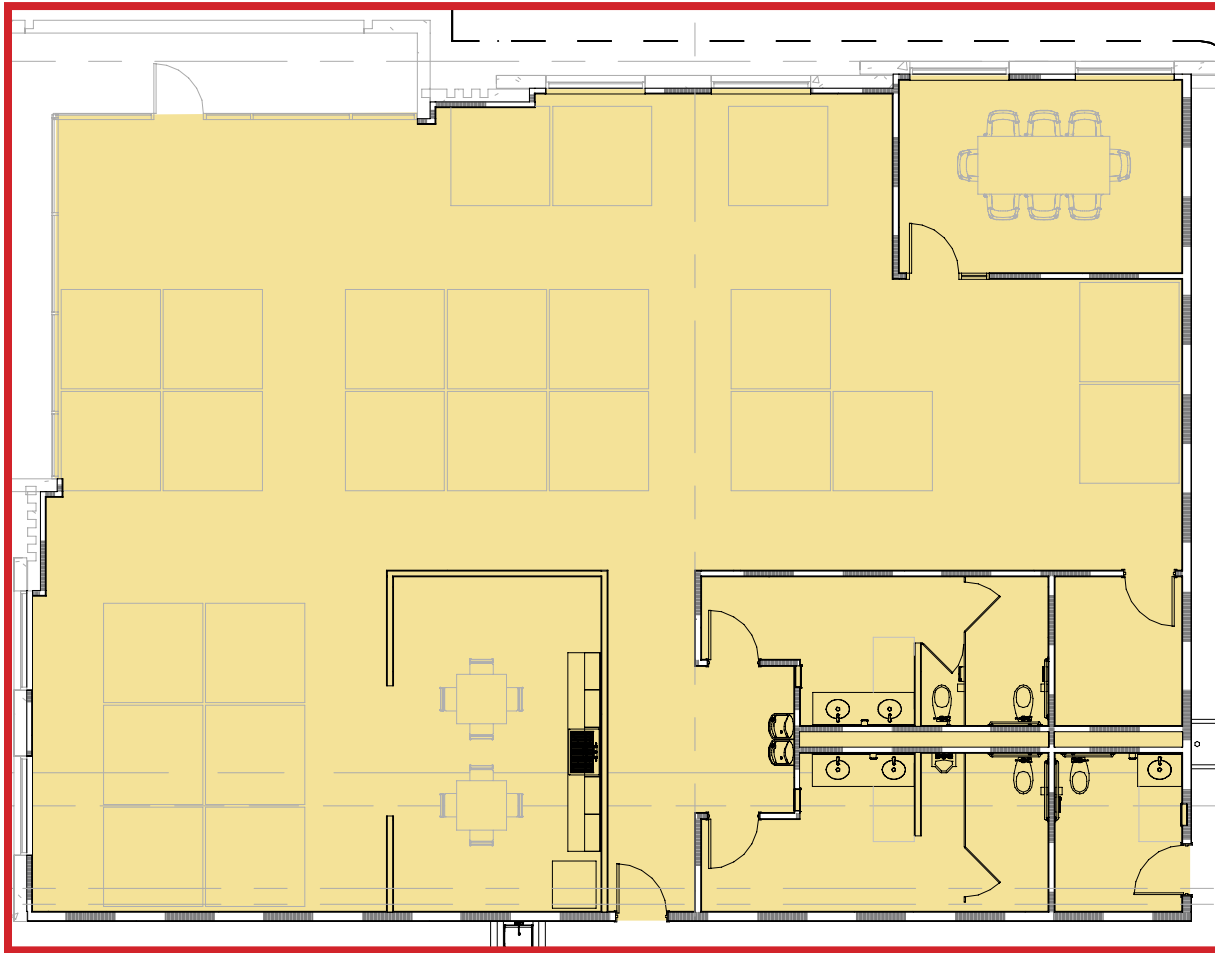
BUILDING SIZE:	80,365 SF
MINIMUM DIVISIBLE:	16,640 SF
SPEC OFFICE:	3,511 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	160'
DOCK DOORS:	28
DRIVE-IN DOORS:	2
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	28'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	139
TRAILER PARKING (APPROX.):	N/A

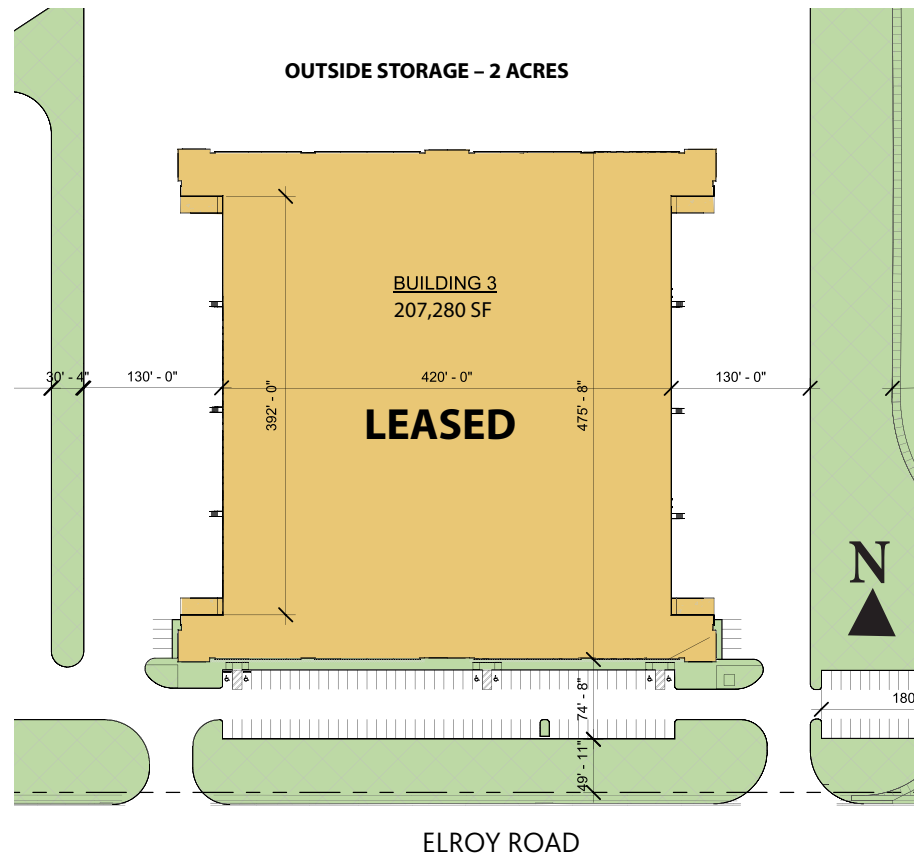


SPEC OFFICE



Total SF: ±3,511





ELROY ROAD

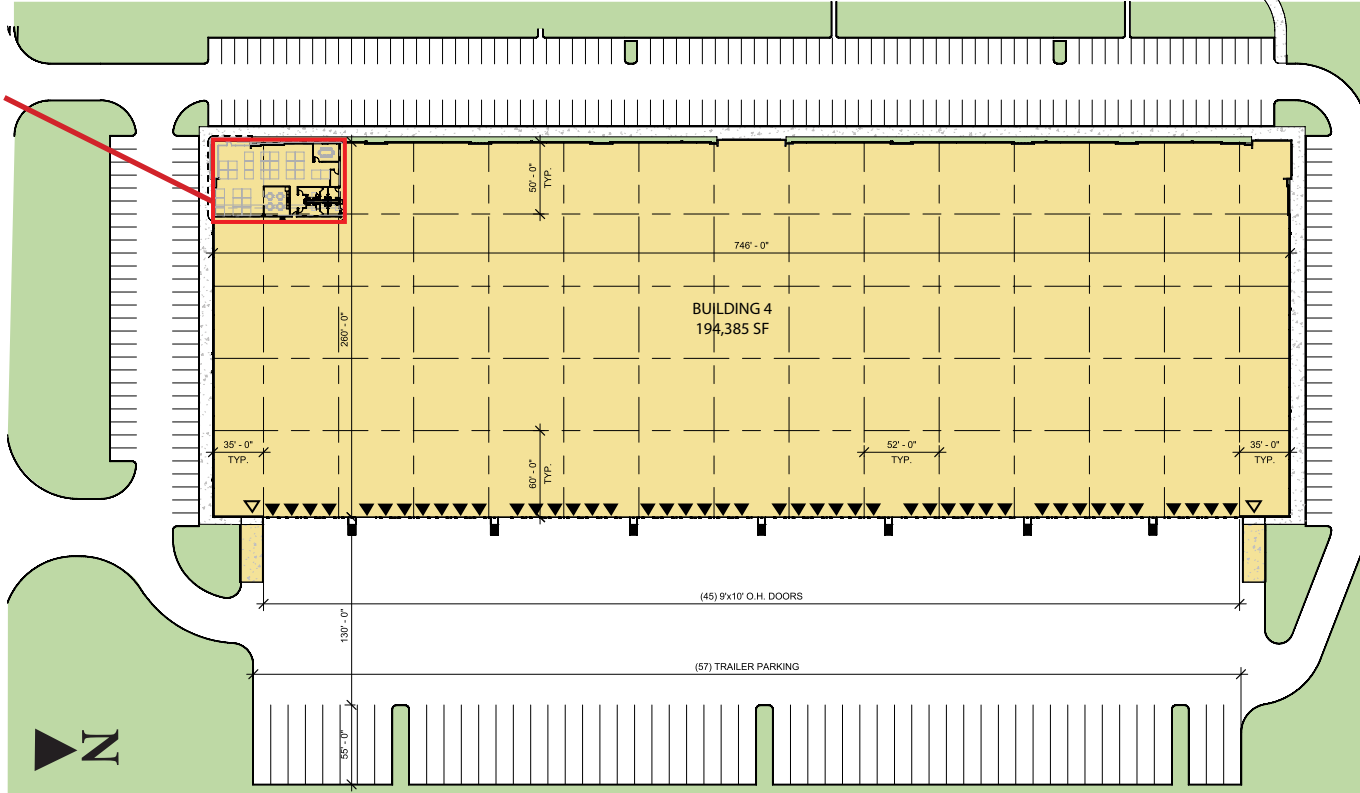
ATX 130

BLDG. 3

BUILDING SIZE:	207,280 SF
MINIMUM DIVISIBLE:	N/A
BUILDING CONFIG:	Cross Dock
BUILDING DEPTH:	420'
DOCK DOORS:	66
DRIVE-IN DOORS:	3
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	150
TRAILER PARKING (APPROX.):	N/A



SPEC OFFICE



ELROY ROAD

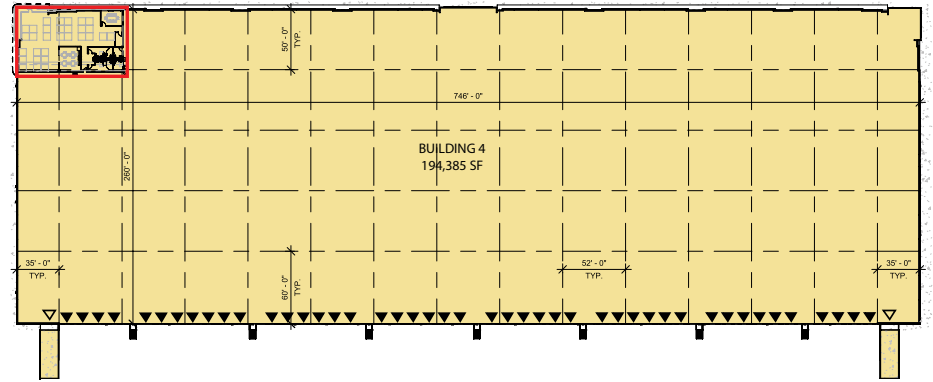
ATX 130

BLDG. 4

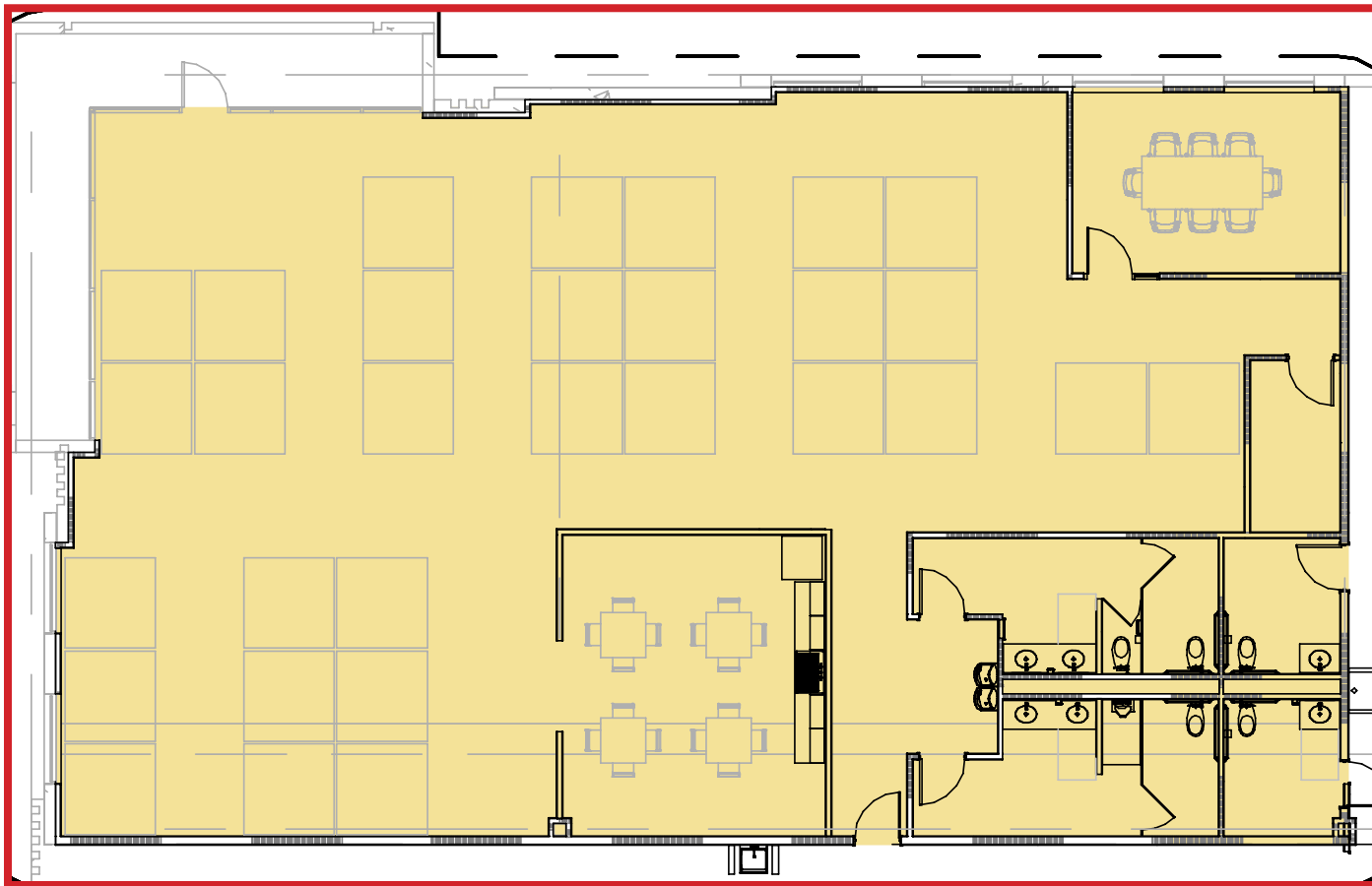
BUILDING SIZE:	194,385 SF
MINIMUM DIVISIBLE:	40,560 SF
SPEC OFFICE:	4,238 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	260'
DOCK DOORS:	45
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	246
TRAILER PARKING (APPROX.):	57



SPEC OFFICE



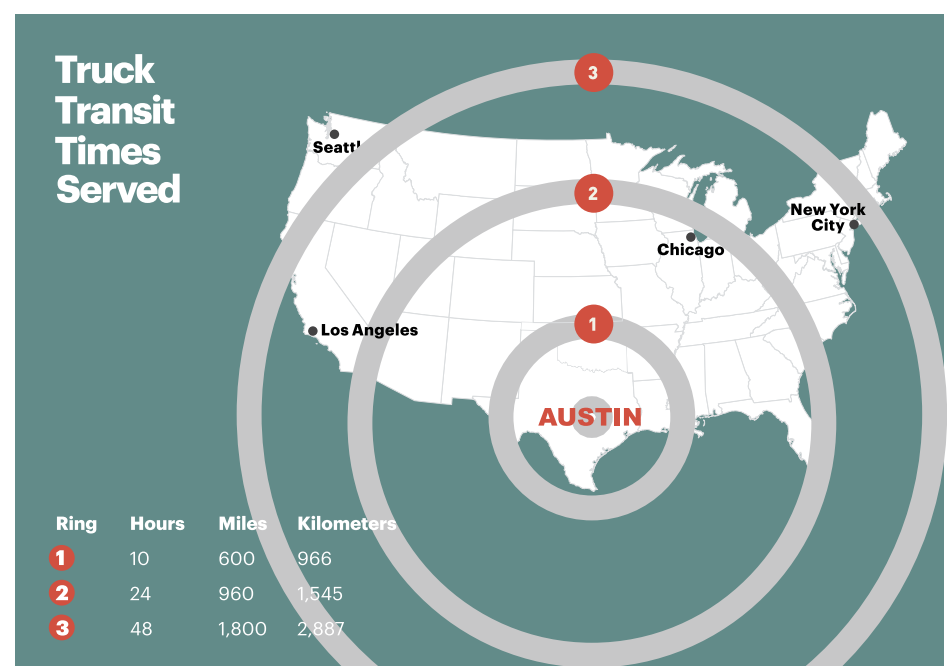
Total SF: +4,238



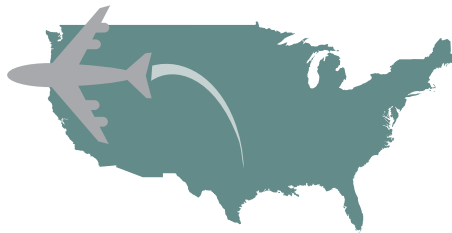
AUSTIN MARKET OVERVIEW

Austin is widely considered by investors to be one of the most desirable and fastest growing markets in the United States. Austin, known as the “Human Capital,” has developed a diverse, creative, and innovative talent ecosystem that has many different layers. Recognized across the country as a top destination for corporate headquarters and supporting facilities, its quality of life, deep talent pool, and a strong regional infrastructure assist in a diverse and strong economy.

The city has a heavy concentration of highly educated millennials. Austin is home to the headquarters for many technology corporations, adopting the nickname Silicon Hills in the 1990s. Recently, however, the current official slogan promotes Austin as The Live Music Capital of the World, a reference to the many musicians and live music venues within the area. One major event, South by Southwest (SXSW), is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around Downtown Austin every March. The event has grown into a 10-day festival celebrating film, interactive media, and music festivals and conferences. Additionally, Austin is home to the University of Texas at Austin, the flagship institution of the University of Texas System.



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
any major city in the continental United States in **<4 hours**



#1 Tech Migration in the past 12 months
Bloomberg

#1 Job Market in the United States
Wall Street Journal

18% State & local tax burden 18% lower than national average

#2 America's Fastest-Growing Cities
Fortune

One of the top 20 U.S. metros for R&D performed by businesses
National Science Foundation

Best State for Business

Chief Executive Magazine



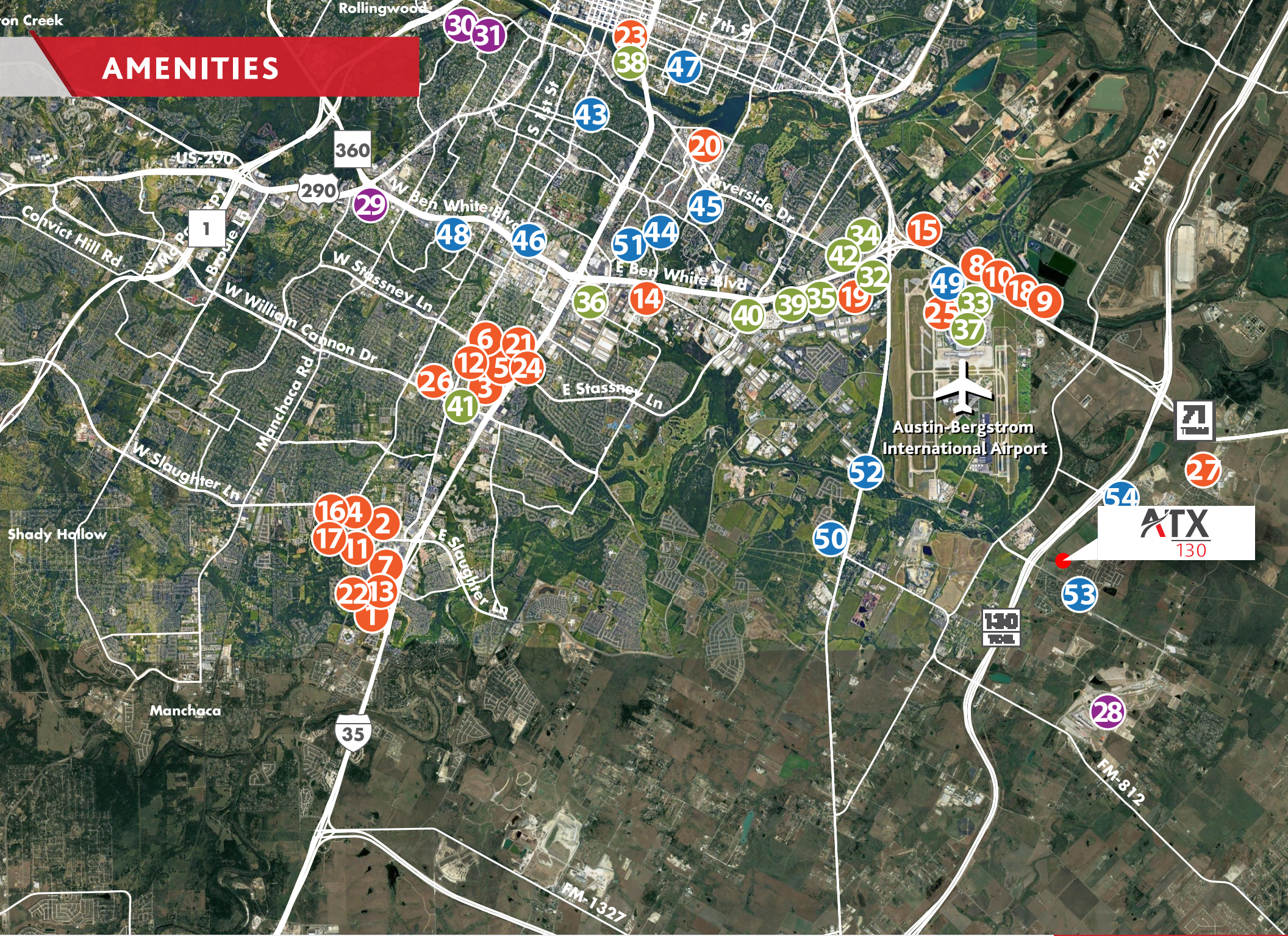
17 Consecutive Years

MAJOR EMPLOYERS

AMD • AMAZON • APPLE • CHARLES SCHWAB • DELL • GENERAL MOTORS • IBM • ICU MEDICAL • INDEED • INTEL • NATIONAL INSTRUMENTS • NXP SEMICONDUCTORS • SAMSUNG • TESLA • VISA • VRBO • WHOLE FOODS



AMENITIES





DINING

- 1 Abby's Crab Shack
- 2 Bill Miller Bar-B-Q
- 3 Buffalo Wild Wings
- 4 Chick-Fil-A
- 5 Chili's
- 6 Chipotle
- 7 DoubleDave's Pizzaworks
- 8 Henry's Barbecue
- 9 Jack in the Box
- 10 Jasmine's Restaurant
- 11 Jason's Deli
- 12 Krispy Kreme
- 13 Longhorn Steakhouse
- 14 McDonald's
- 15 P. Terry's Burger Stand
- 16 Panda Express
- 17 Smoothie King

- 18 Starbucks
- 19 Subway
- 20 Taco Bell
- 21 Texas Land and Cattle
- 22 The Green Mesquite BBQ
- 23 Torchy's Tacos
- 24 Umi Sushi Bar & Grill
- 25 Whataburger
- 26 Wingstop
- 27 Sonic Drive-in



ENTERTAINMENT

- 28 Circuit of the Americas
- 29 Regal Westgate
- 30 Zilker Botanical Garden
- 31 Zilker Park



HOTELS

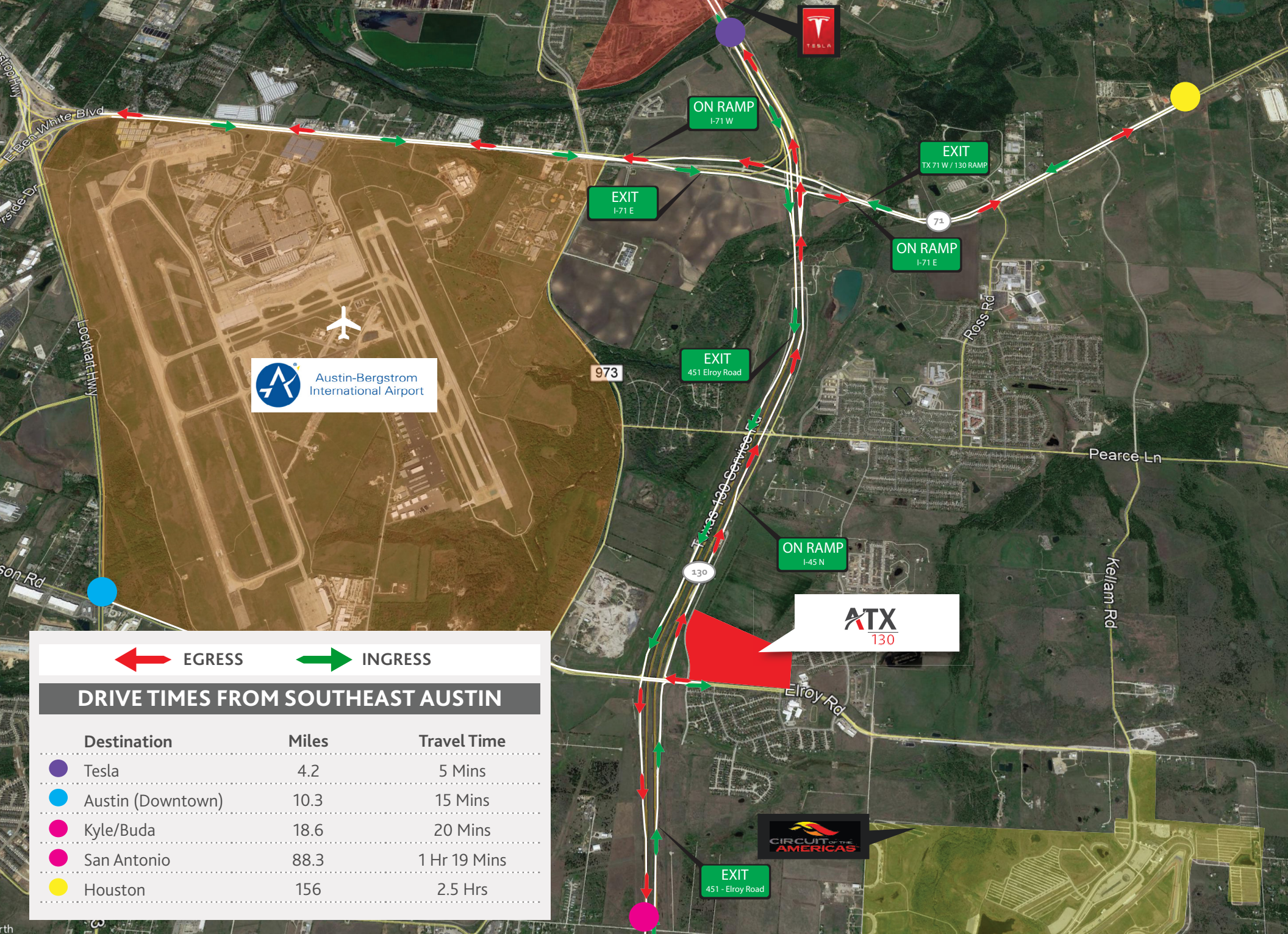
- 32 Courtyard by Marriott
- 33 Hilton Austin Airport
- 34 Hilton Garden Inn
- 35 Holiday Inn
- 36 Homewood Suites
- 37 Hyatt Place Austin Airport
- 38 Four Seasons Hotel Austin
- 39 Residence Inn
- 40 Super 8
- 41 TownePlace Suites
- 42 Tru by Hilton



SERVICES

- 43 Chase Bank
- 44 Chevron
- 45 Chevron
- 46 Chevron
- 47 Shell
- 48 St. David's Hospital
- 49 Texaco
- 50 7-Eleven
- 51 Wells Fargo Bank
- 52 QuikTrip
- 53 Exxon
- 54 Valero





← EGRESS → INGRESS

DRIVE TIMES FROM SOUTHEAST AUSTIN

Destination	Miles	Travel Time
● Tesla	4.2	5 Mins
● Austin (Downtown)	10.3	15 Mins
● Kyle/Buda	18.6	20 Mins
● San Antonio	88.3	1 Hr 19 Mins
● Houston	156	2.5 Hrs

YOU NEED A TRENDSETTER, INNOVATOR AND SHAPER

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters, innovators and shapers of the markets we do business.



CAPABILITIES

51

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.6

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

63

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



NATIONAL PLATFORM - EXAMPLE PROJECTS



// NEXUS PARK
HOUSTON, TEXAS



// PARC SOUTHWEST
IRVING, TEXAS



// PARC NORTHEAST
RICHARDSON, TEXAS



// PARC SANTA FE
LITTLETON, COLORADO



// PARC AIR 59
HOUSTON, TEXAS



// 46 RANCH
FORT WORTH, TEXAS



// PARC ROYAL
IRVING, TEXAS



// PARC 59
HUMBLE, TEXAS



JACKSONSHAW

ESTABLISHED 1972

LEASED BY



LEIGH ELLIS
ellis@aquilacommercial.com
512.684.3802

BLAKE PATTERSON
patterson@aquilacommercial.com
512.684.3717

OMAR NASSER
nasser@aquilacommercial.com
512.684.3721

DEVELOPED BY

JACKSONSHAW