

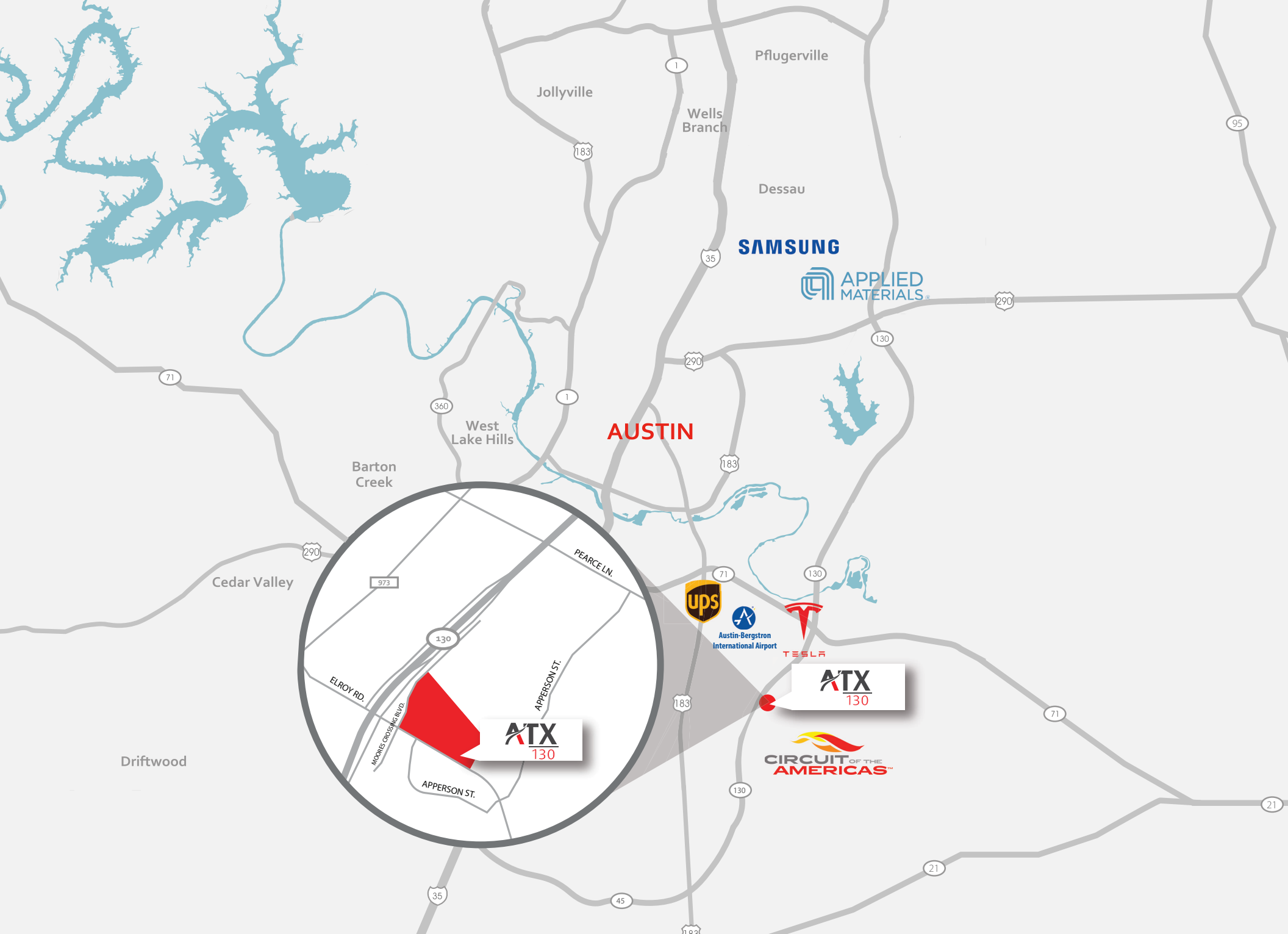
JACKSONSHAW



**ATX**  
**130**

67 Acres // 4 Buildings // 602,470 Overall SF // 274,750 Available SF  
6807 Elroy Rd. // Austin, Texas









## 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.

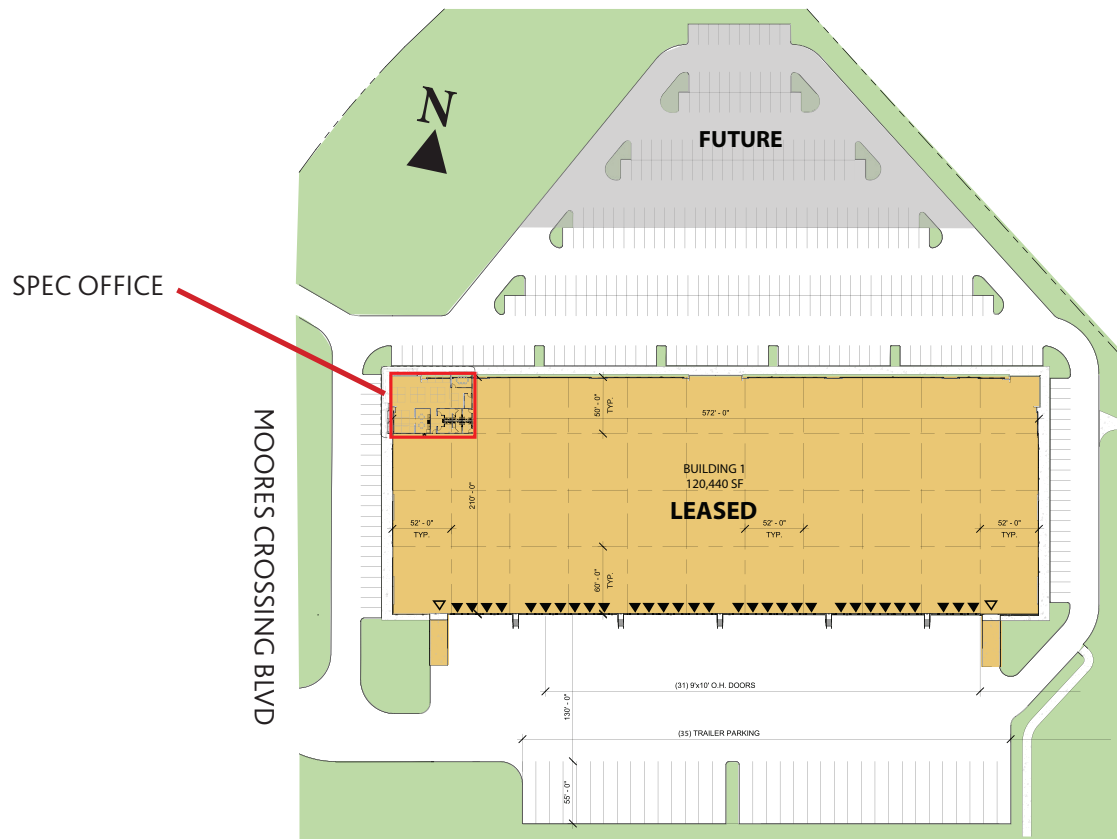


# MASTER PLAN

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







## ATX 130

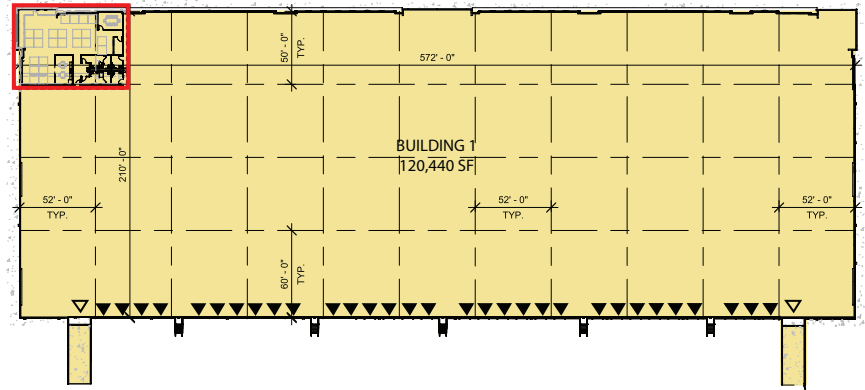
## BLDG. 1

BUILDING SIZE:	120,440 SF
AVAILABLE SF:	Fully Leased
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

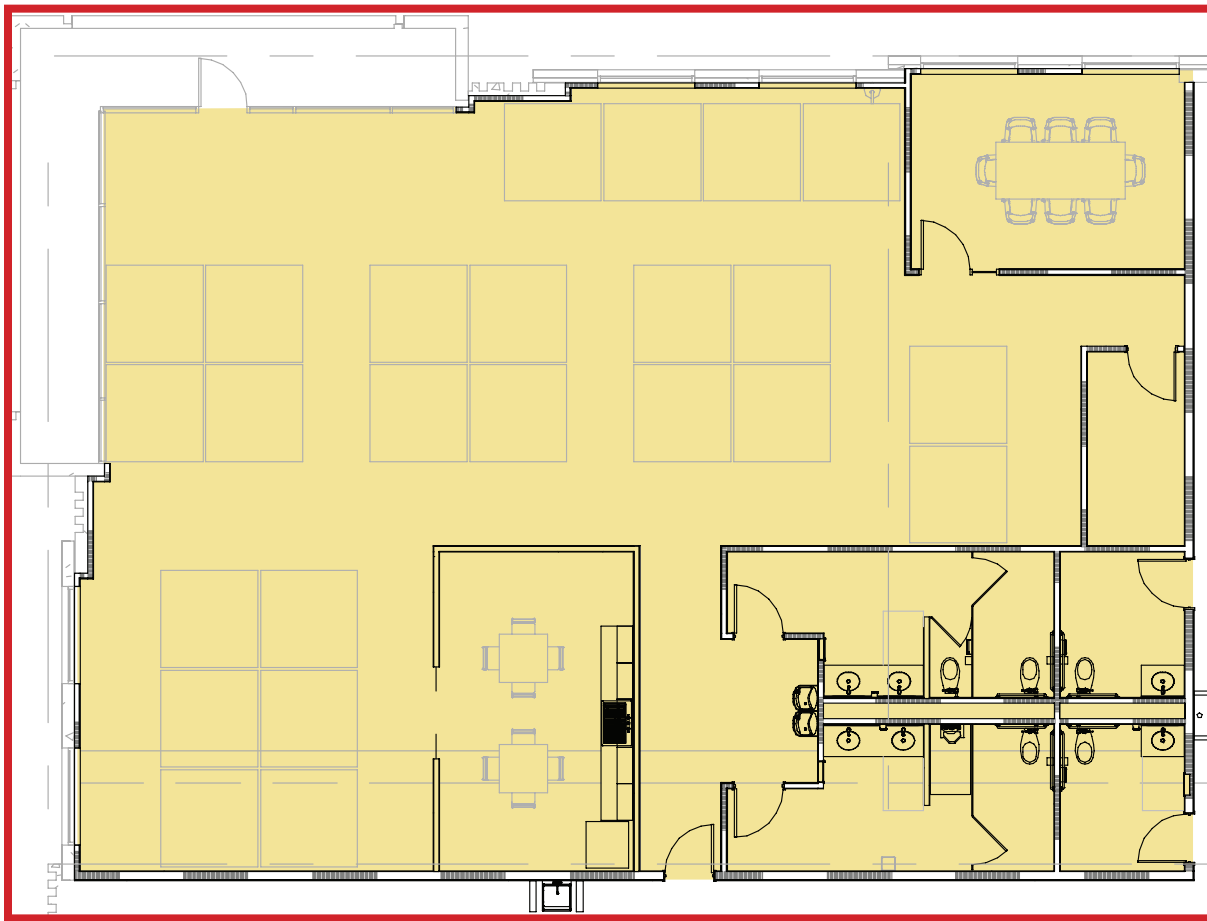




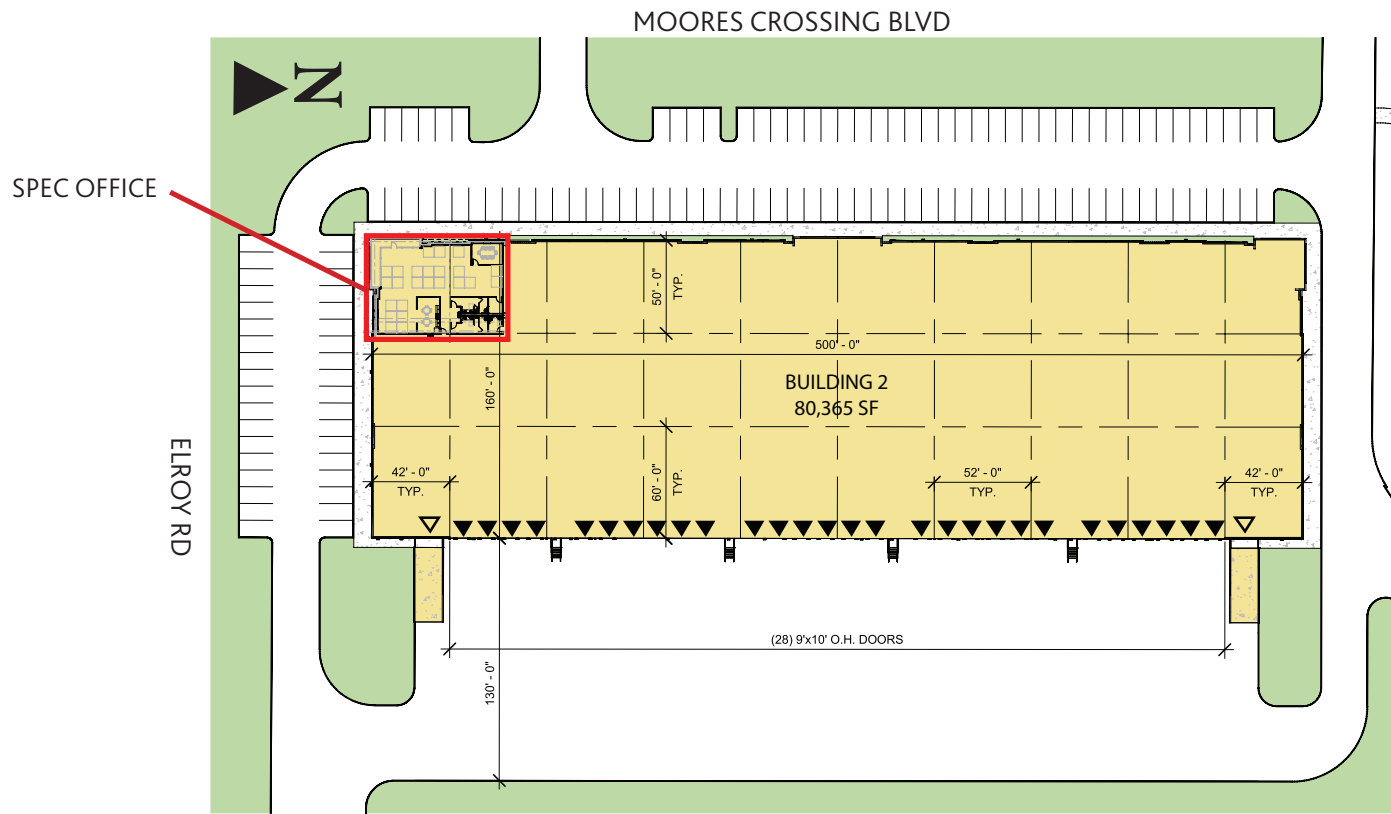
# SPEC OFFICE



Total SF: ±3,332







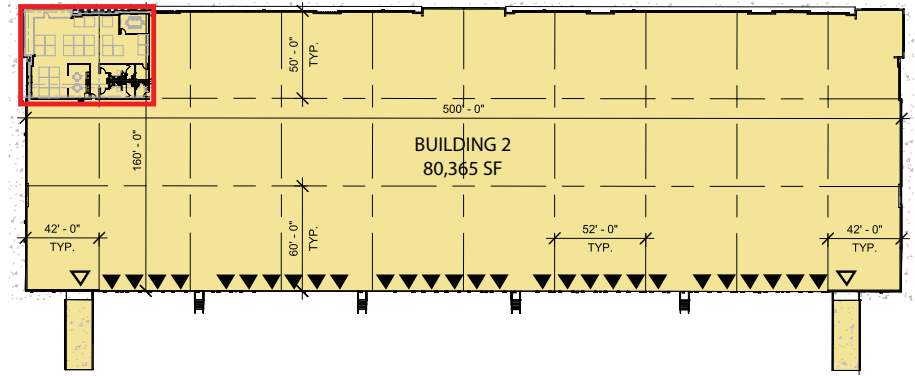
## ATX 130

## BLDG. 2

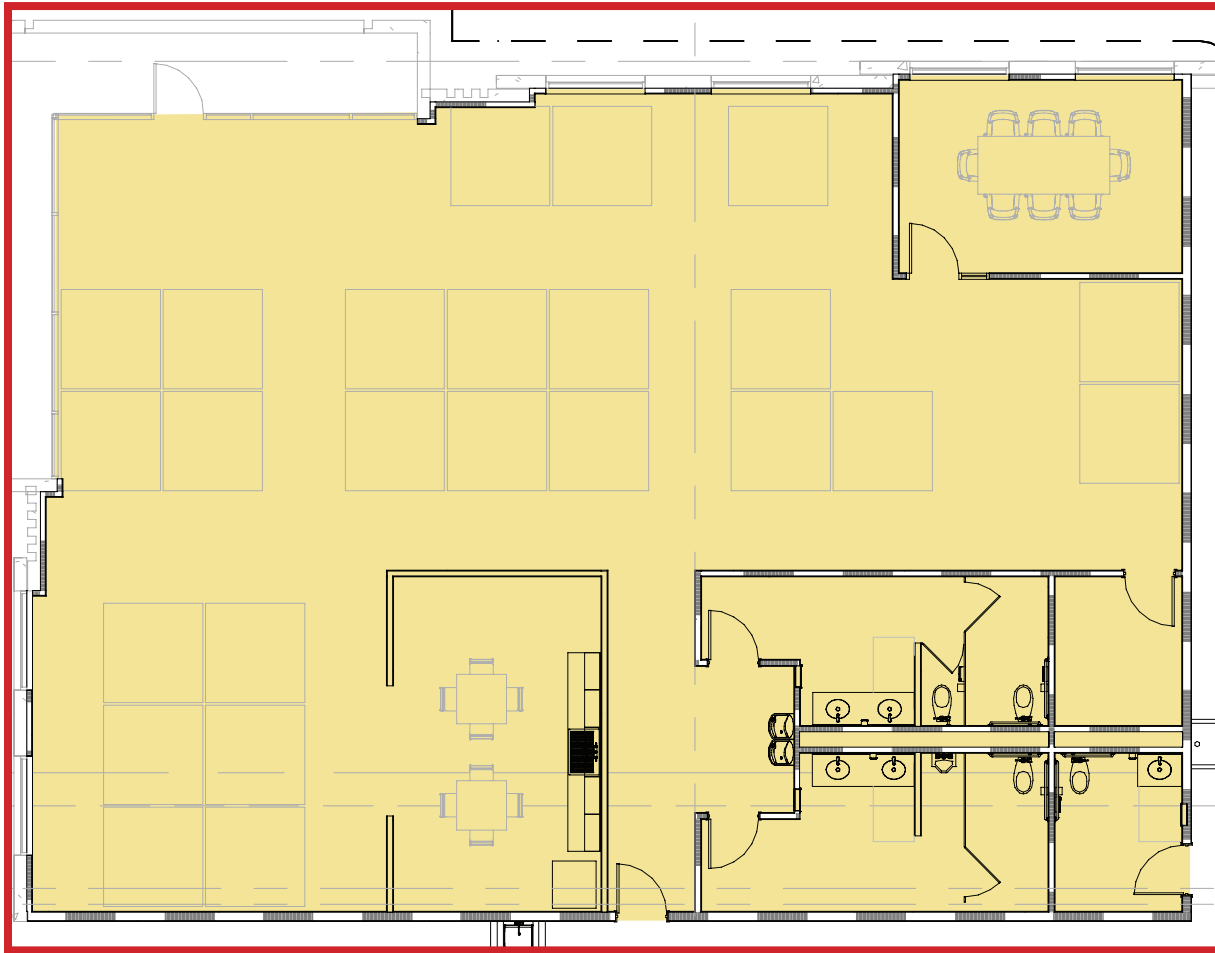
BUILDING SIZE:	80,365 SF
MINIMUM DIVISIBLE:	16,640 SF
SPEC OFFICE:	3,511 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	160'
DOCK DOORS:	28
DRIVE-IN DOORS:	2
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	28'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	139
TRAILER PARKING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



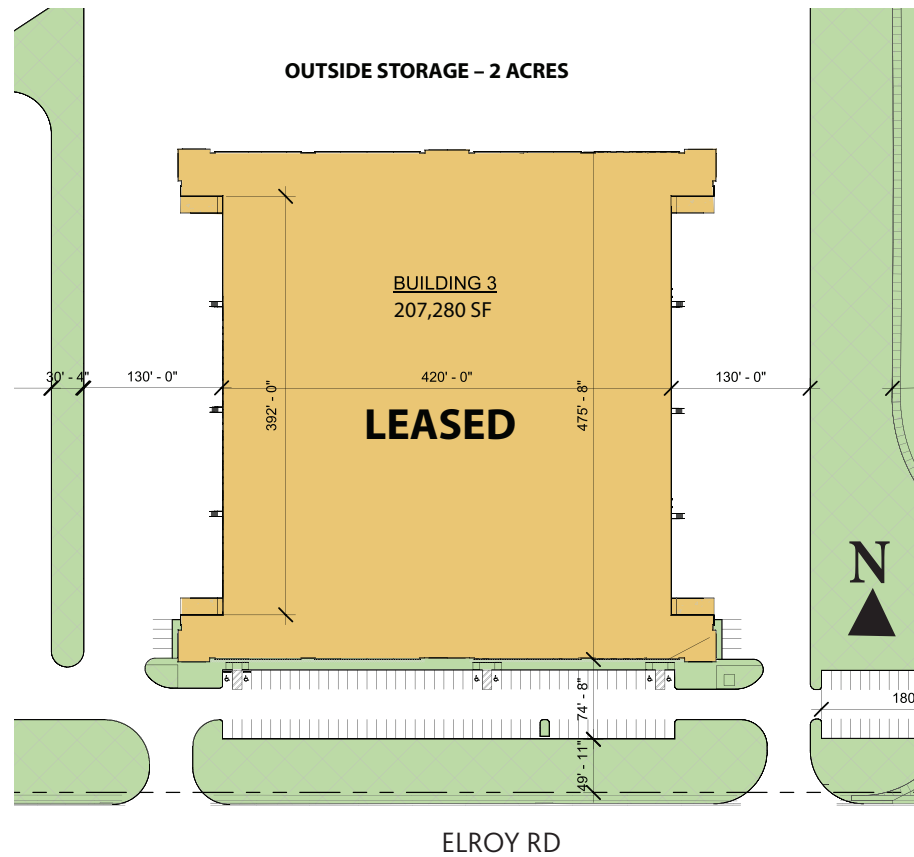
# SPEC OFFICE



Total SF: ±3,511







ELROY RD

## ATX 130

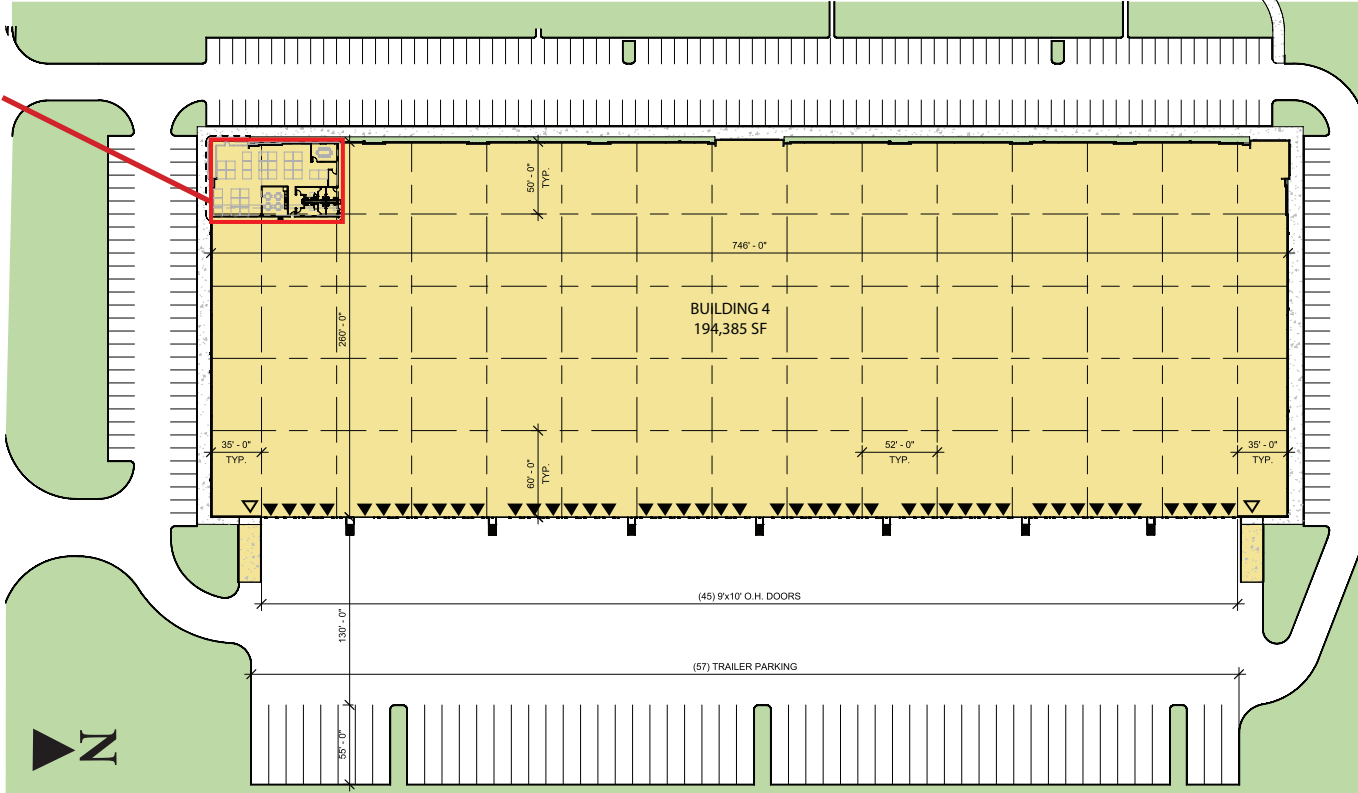
## BLDG. 3

BUILDING SIZE:	207,280 SF
AVAILABLE SF:	Fully Leased
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 RD



## 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





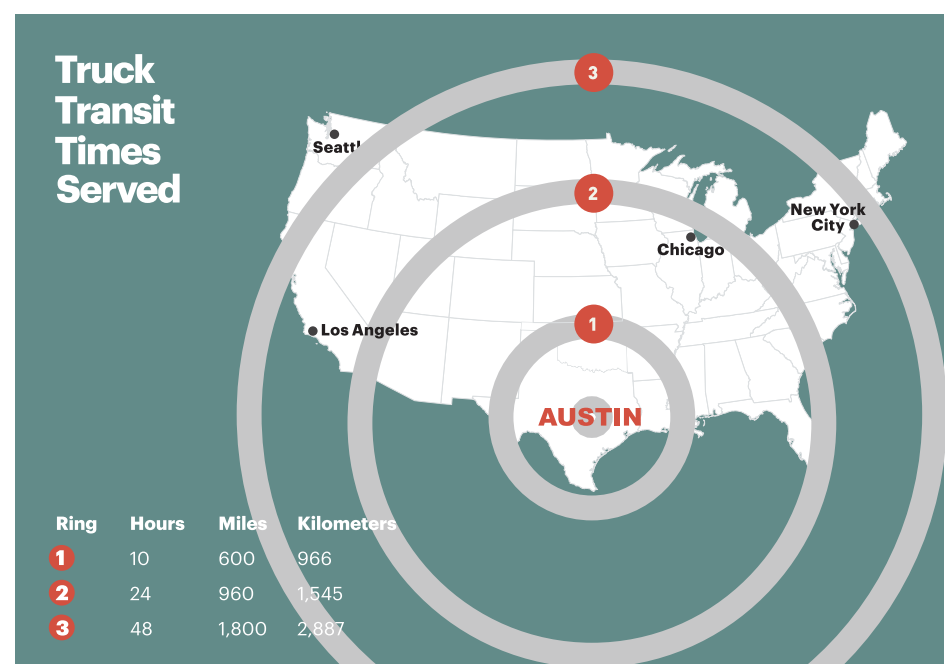
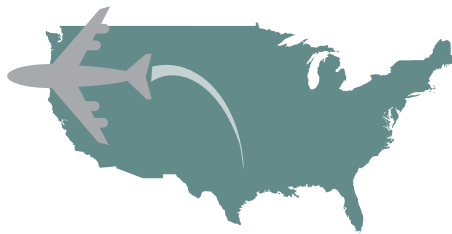


# AUSTIN MARKET OVERVIEW

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

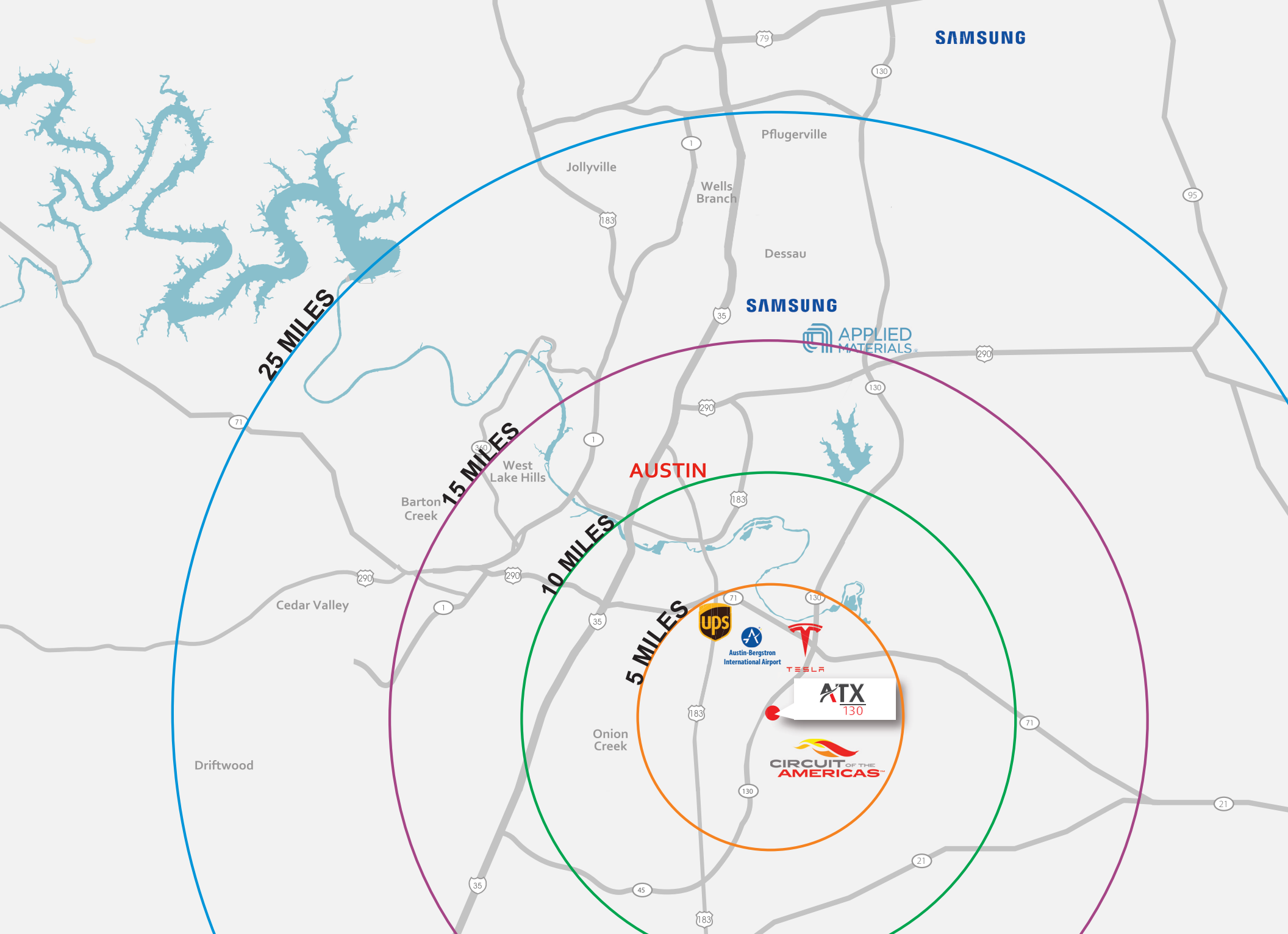


17 Consecutive Years

## MAJOR EMPLOYERS

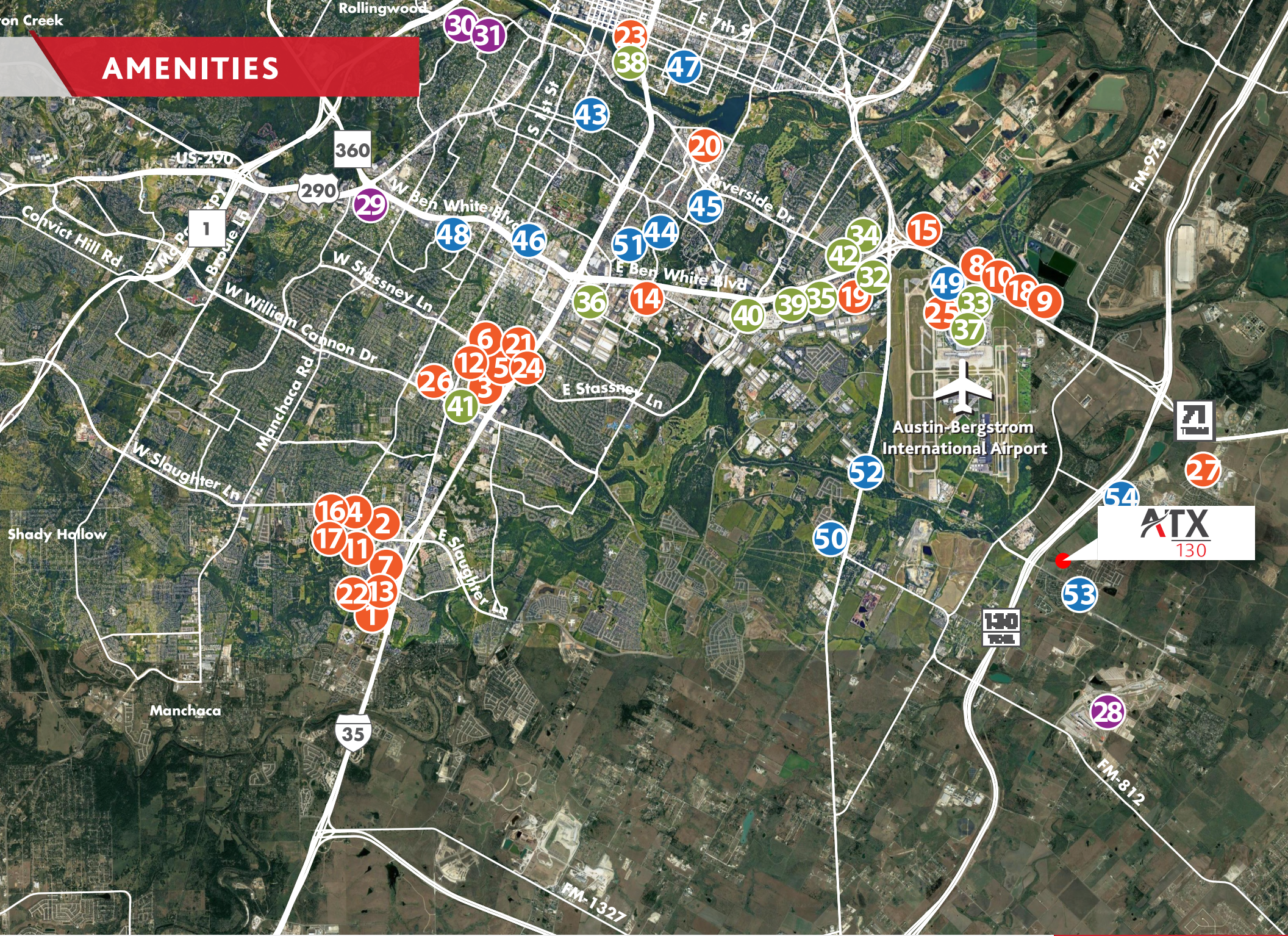
AMD • AMAZON • APPLE • CHARLES SCHWAB • DELL • GENERAL MOTORS • IBM • ICU MEDICAL • INDEED • INTEL • NATIONAL INSTRUMENTS • NXP SEMICONDUCTORS • SAMSUNG • TESLA • VISA • VRBO • WHOLE FOODS







# 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

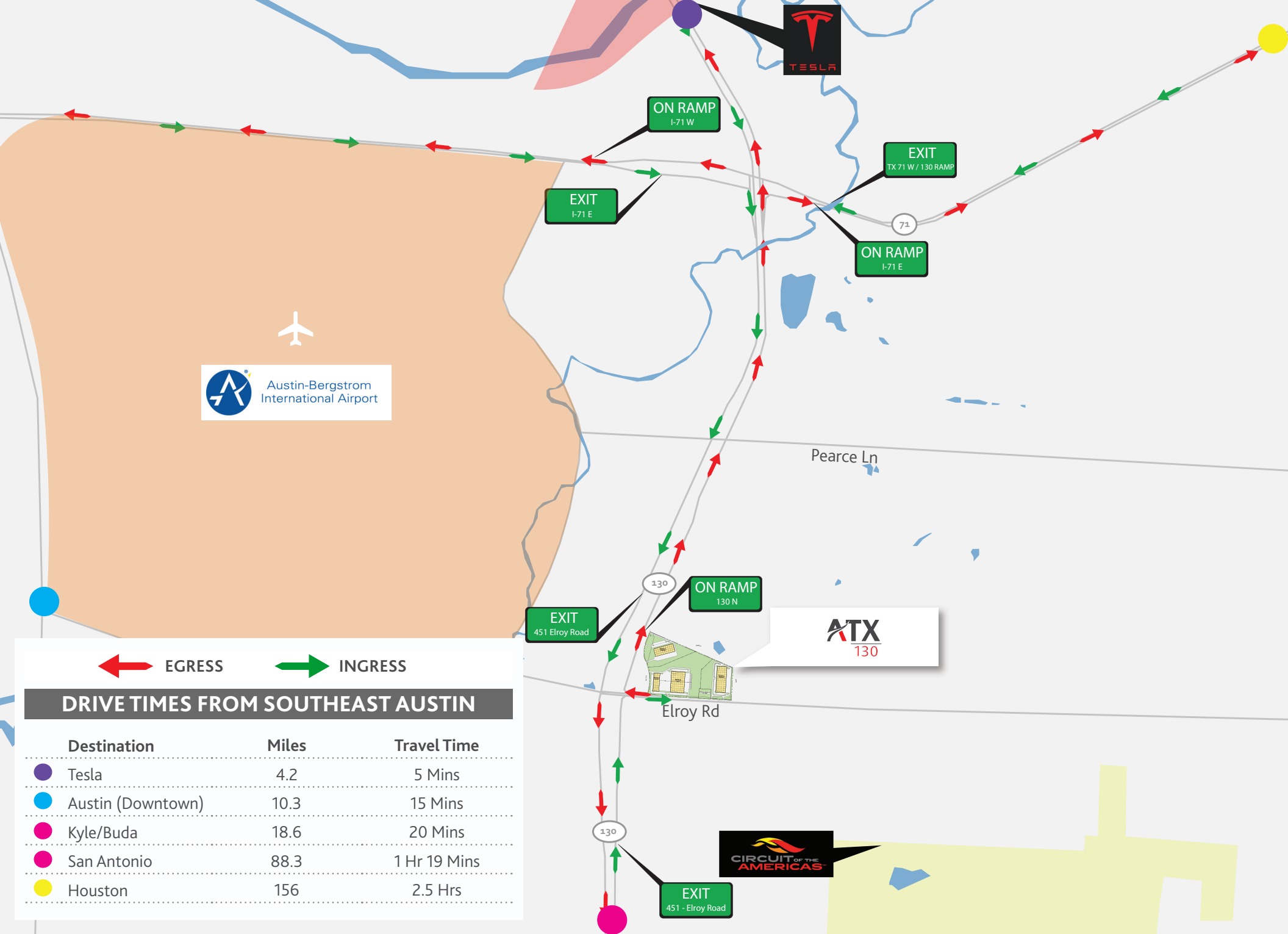


## SERVICES

- 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









130

ON RAMP  
130 N



Elroy Rd

130

EXIT  
451 - Elroy Road

## **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

**52**

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

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