

11708 McAngus Road

49.955 ACRES OF LAND IN SOUTHEAST AUSTIN, TX

CONFIDENTIAL OFFERING MEMORANDUM

DOWNTOWN AUSTIN

AUSTIN BERGSTROM
INTERNATIONAL AIRPORT

STONY RIDGE NORTH

ELROY RD

130

11708
MCANGUS
ROAD

49.955 ACRES
IN AUSTIN, TX

7

10 MINUTES FROM
TESLA'S NEW GIGAFACTORY

MCANGUS RD

EXECUTIVE SUMMARY

JLL is pleased to offer the unique opportunity to purchase 11708 McAngus Road, a 49.955-acre parcel (the "Property" or "Site") in the rapidly gentrifying southeast submarket of Austin, TX which is located within an Opportunity Zone. Located south of the intersection of SH 71 (Ben White) & SH 130, the Site offers exceptional visibility along SH 130. Situated just south of Austin Bergstrom International Airport, the Property is poised to take advantage of the exposure to ABIA as the airport is one of Austin's largest employment hubs supporting nearly 40,000 jobs and over 17.3 million passengers each year. Additionally, the site is positioned to benefit from its location in one of the fastest growing employment and residential pockets in the city of Austin.

PROPERTY SUMMARY

LOCATION	11708 McAngus Road, Austin, TX 78617
SITE AREA	49.955 Acres
COUNTY/CITY/STATE	Travis/Austin/Texas
CURRENT ZONING	ETJ
WATER/SEWER	City of Austin
ELECTRICITY	Austin Energy





INVESTMENT HIGHLIGHTS

CRITICAL MASS IN AN OPPORTUNITY ZONE WITH DEVELOPMENT POTENTIAL

Located in one of the city's preferred development zones as well as one of Austin's Opportunity Zones, the site offers investors the rare prospect to acquire developable land in one of Austin's fastest growing economic and residential areas in the city.

Approximately 49.955 acres of developable land with no heritage trees to limit development potential, with site access via McAngus Road.

REGIONAL GROWTH

The southeast submarket is primed for substantial growth with over 20 subdivisions and lot development projects being planned on SH 71, Hwy 183, and SH 130 that will provide sustainable housing with pricing starting at \pm \$250,000.

Notable developments include Austin Green (1,200+ homes) and Velocity (2,683 apartment units; 2.9 million square feet of office space providing the opportunity for two, large corporate campuses along with traditional office space; 585,000 square feet of flexible industrial and creative office space; 310,000 square feet of commercial use for retail, restaurants and a cinema; and three hotel sites).

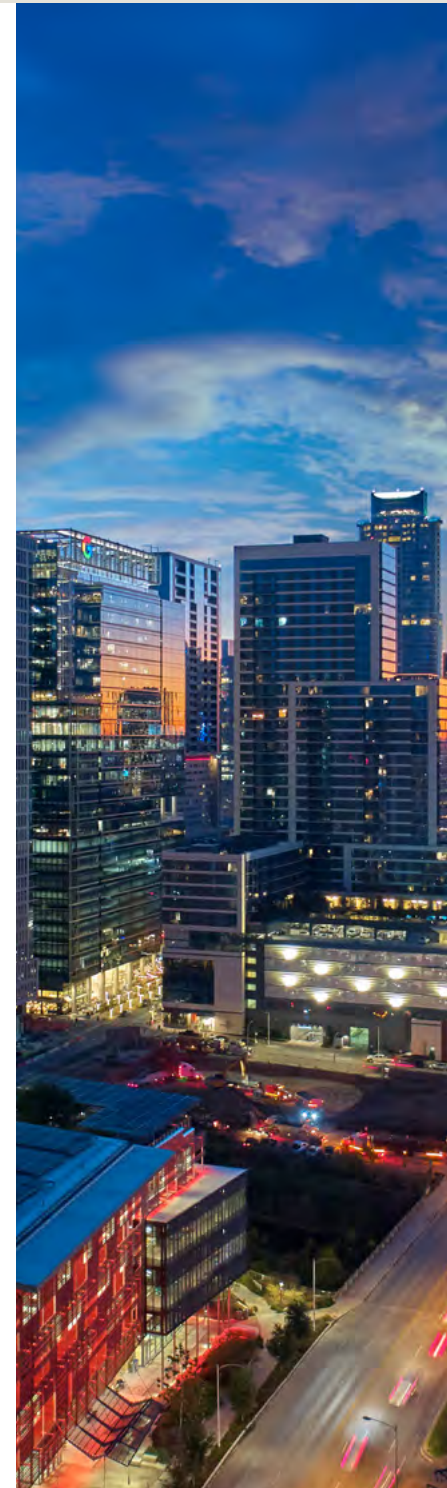
As Austin's urban core continues to grow, residents and local attractions move southeast, providing comparable amenities while alleviating the exorbitant rates of Downtown Austin.

Nearby SH 71, Ben White Expressway and SH 130 are the only underutilized transportation arteries in Travis Country, according to TxDot.

OUTSTANDING LOCATION PROXIMATE TO MAJOR HIGHWAYS

The Property offers unparalleled visibility and access along SH 45 and SH 130, some of Austin's most recently constructed and improved major thoroughfares.

North of the Property is SH 71, which is Austin's least congested highway section according to TxDot, allowing for easy access in and out of Austin.



2
MINUTES
2.8 MILES
CIRCUIT OF THE AMERICAS

8
MINUTES
5.8 MILES
HWY 71/130

10
MINUTES
7.3 MILES
AUSTIN BERGSTROM INTL. AIRPORT

16
MINUTES
10.6 MILES
EAST AUSTIN

16
MINUTES
12.4 MILES
INTERSTATE 35



INVESTMENT HIGHLIGHTS

PROXIMATE TO TESLA'S NEW GIGAFACTORY

- 10 minutes from Tesla's recently announced Gigafactory near Downtown Austin
- This newest Tesla factory will focus primarily on the company's all-electric pickup vehicle, the Cybertruck, but also manufacture the automaker's Semi, Model 3 and Model Y vehicles for the eastern half of North America
- The Austin location is set to include a 4 to 5 million square foot factory that could employ 5,000 workers

SOUTHEAST ATTRACTIONS

- **Circuit of the Americas** is the first track in the United States to be purpose-built for Formula One racing, attracting 200,000+ people over the United States Grand Prix weekend.
- Circuit of the Americas has had a cumulative economic impact of \$5 billion on the Austin metropolitan area, and is a boon for southeast Austin drawing substantial attention to the area.
- The circuit also hosts the Motorcycle Grand Prix, Road Racing World Championship, FIA World Endurance Championship, as well as the WeatherTech SportsCar Championship.
- **Austin 360 Amphitheater** is the premier destination to see the brightest stars in person. Situated within Circuit of The Americas' entertainment complex, the open-air venue provides room for up to 14,000 guests.
- **NLand Surf Park** is the first inland surfing destination in the country and is a net-zero water user offering 9 football fields worth of recreation space. The wave technology took 10 years to develop.
- **H-E-B** will kick start the southeastern expansion with their recently closed 17.2-acre grocery store site on the northwest corner of Velocity Crossing. H-E-B is the dominant grocery chain in the Austin metro area, with their two nearest sites 6 and 9 miles away.



Industrial Opportunity Zone Development Opportunity



11708
MCANGUS
ROAD

49.955 ACRES
IN AUSTIN, TX

10 MINUTES FROM
TESLA'S NEW GIGAFACTORY

MCANGUS RD

130

Demographic Highlights

Demos	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2019)	3,237	49,199	172,784
2024 Project Population	3,614	53,397	187,418
Population Growth 2010-2019	50.42%	21.02%	19.82%
Average Household Income	\$62,895	\$52,713	\$74,004
Median Housing Value	\$164,228	\$151,786	\$217,633

AUSTIN'S RUNWAY

- In February of 2019, Austin Bergstrom International Airport debuted a \$350 million expansion increasing operational capacity by 30%.
- The investment resulted in a new security checkpoint and nine new gates to The Barbara Jordan Terminal, among other improvements, increasing annual capacity from 11 million passengers to 17 million.
- Austin Bergstrom International Airport has seen year-on-year growth in passenger embarkations throughout its history, with 6.6 million passengers in 2002 and 17.3 million passengers in 2019.
- The airport has doubled its nonstop destinations over the past five years, with more nonstop destinations being announced frequently.
- ABIA set a record with over 17.3 million passengers through their gates in 2019.
- ABIA is also under construction with a new parking garage, set to occupy 6,000 vehicles.
- ABIA is one of Austin's largest employment centers supporting over 40,000 jobs, 4,933 at the airport itself.
- Airport officials have announced a 2040 master plan with the goal of adding up to 32 more gates.
- ABIA has been named one of the nation's "Best Airports" by Travel & Leisure World.

SOUTHEAST AUSTIN INFRASTRUCTURE IMPROVEMENTS

SH 71 Expansion

In 2014, due to the rapid growth of southeast Austin, the Texas Department of Transportation approved \$190 million in funding for a major expansion of SH 71 which was completed in February of 2017.

Traffic in the project area has increased 158% since 1990 driven by the nation's leading population growth.

The expansion is expected to reduce travel time by 26% by 2026.

FM 973 Expansion

FM 973 runs along the eastern side of the airport offering four lanes of traffic, slated for improvements per CAMPO 2035 and 2040.

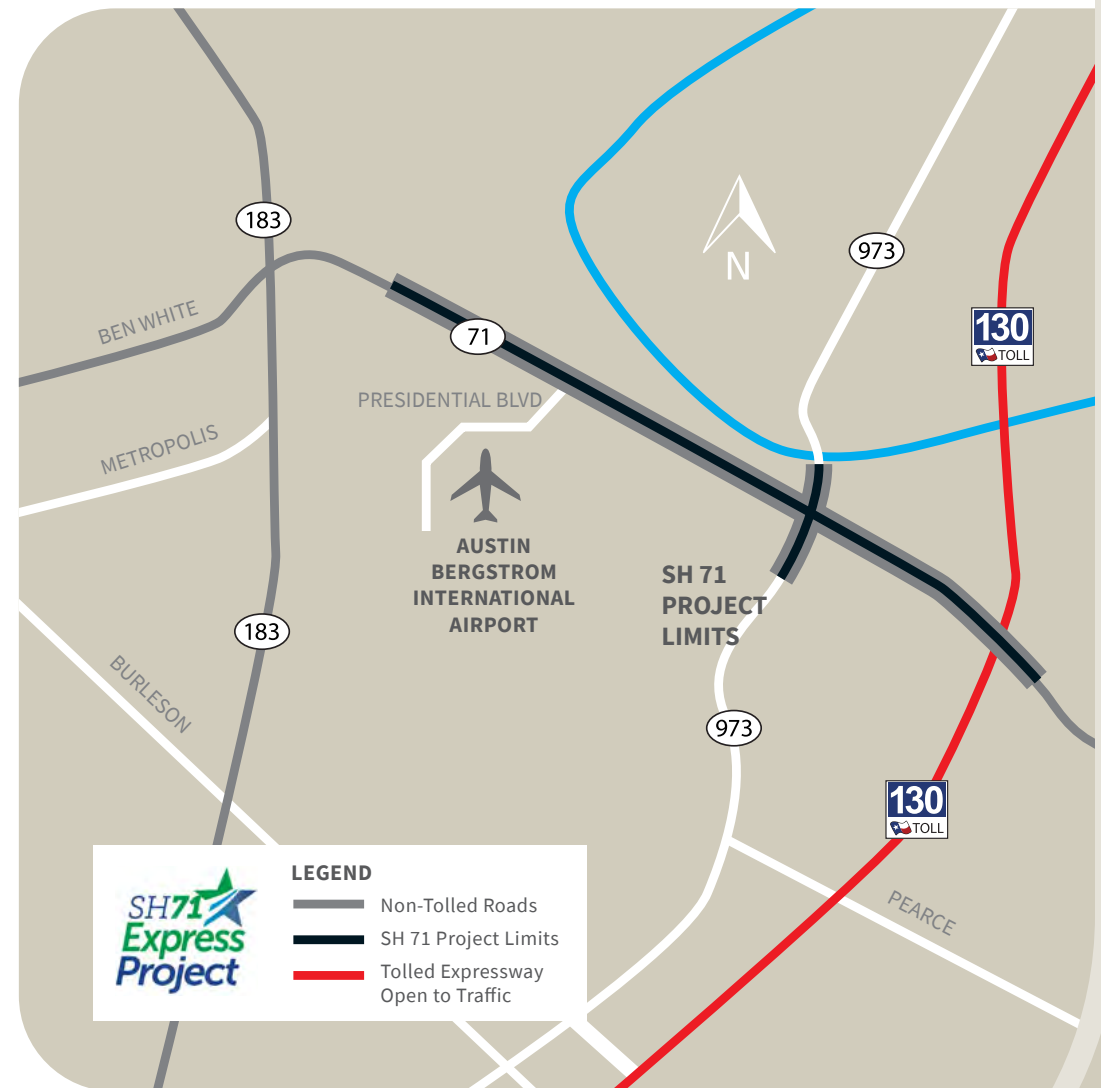
As part of the SH 71 expansion, a flyover was installed over FM 973.

SH 130 Expansion

SH 130 serves as one of four major north/south arteries in Austin.

Traffic along the SH 130 from SH 71 near the Property to SH 45 in Pflugerville has surged 286% since 2009 as motorists look to avoid the immense congestion along Mopac (Loop 1) and I-35.

This continued demand has prompted TxDot to schedule a four to six lane road expansion between SH 71 and SH 45.



ECONOMIC OVERVIEW

Thriving Austin Economy

Austin consistently ranks as one of America's best cities to live and work according to national publications such as U.S. News & World Report, The Wall Street Journal, Money Magazine, and Forbes. Although it maintains a laid-back vibe, the city dedicated to "Keeping Austin Weird" shows no signs of slowing down. A booming economy, growing job market, high quality of life, and low cost of living make Austin a sought-after city for all ages. As one of the nation's top economic performers, Austin is a vibrant city with a young, highly educated population that attracts business and tourism. The metro leads the nation in terms of population growth, fueled largely by the strongest rate of in-migration with an impressive 169 people moving to the city a day. The population explosion of the Texas capital, which reached approximately 2.1 million last year, is projected to grow faster than any other large U.S. city in the next 25 years. Named by ULI's Emerging Trends in Real Estate as the No. 1 Market for Real Estate Investment, Austin has transformed from a city once defined by state government and the University of Texas, into one of the best job markets in the nation. With a trend of nearly 20-year lows in the metro's monthly unemployment rate, Austin boasts a 2.7% seasonally adjusted unemployment rate versus 3.6% nationally. In the 12 months ending January 2020, the Austin metro added 39,400 net new jobs, a growth rate of 3.6%.

**BEST PLACE TO LIVE IN THE U.S.
2017, 2018, 2019**

U.S. News & World Report



No. 1

JOB MARKET

The Wall Street Journal

No. 1

SOARING TECH SALARIES

Bloomberg

No. 1

NATION'S HIGH-TECH HUB

The Wall Street Journal

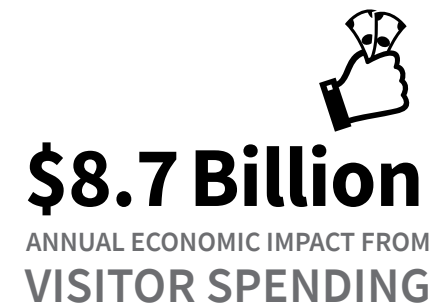
No. 1

RIISING CITY FOR STARTUPS

Inc.



Named by U.S. News and World Report as the Best Place to Live in the U.S. for three consecutive years, the city of Austin has transformed from a relatively quiet state capital into one of the fastest-growing areas in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life and desirability is what truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces and vibrant food and entertainment scene. Affectionately deemed "The Live Music Capital of the World", Austin boasts hundreds of live music venues and is home to South by Southwest (SXSW) and ACL Music Festival, two of the largest media events in the nation. Austin is an enchanting city celebrated for its robust natural beauty and oasis of outdoor activities. Austin's Parks and Recreation Department maintains 300 parks, over 18,000 acres of green space and 227 miles of trails throughout the city, including the popular Hike and Bike Trail, Lady Bird Lake and Zilker Metropolitan Park. Austinites enjoy a reasonable cost of living with a median home price that is below the national average, lack of state income taxes and the highest per capita income of all major cities in the Lone Star State. Central Texas offers a unique diversity of lifestyles within its boundaries, and it is not hard to see why many people love to call Austin home.



N, TEXAS
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No. 1

BEST CITY TO LIVE IN AMERICA

Money Magazine

No. 1

MARKET FOR REAL ESTATE INVESTMENT 2020

Emerging Trends in Real Estate® 2020

No. 2

BEST JOB MARKET

Forbes

No. 2

LARGEST MILLENNIAL POPULATION

Commercial Cafe

High-Tech Hub

Austin's economy continues to benefit from the technology sector boom that began in the 1990s, dubbing the metropolitan area "Silicon Hills". One of the nation's preeminent locations for technology, Austin is now growing four times faster than most of Silicon Valley--drawing talent and startups from all over the country.

Corporate Expansions & Relocations

- Austin is a hot spot for tech companies from all over the U.S. with a total of 138,000 tech-related jobs (14% of total jobs compared to 7% nationally)
- In the past decade Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total



12

144 IN 2019 *(Creating 12,328 new jobs)*

135 IN 2018 *(Creating 18,213 new jobs)*

115 IN 2017 *(Creating 13,051 new jobs)*

Major Tech Employers

DELL
13,000
EMPLOYEES

amazon.com
6,600
EMPLOYEES
(7,400 Potential)

GM
IT INNOVATION CENTER
2,800
EMPLOYEES


6,000+
EMPLOYEES
(11,000 Potential)

IBM
6,000
EMPLOYEES

facebook.
2,700
EMPLOYEES

ORACLE
5,000+
EMPLOYEES
(10,000 Potential)

SAMSUNG
3,800
EMPLOYEES

indeed™
1,800+
EMPLOYEES
(4,500 Potential)

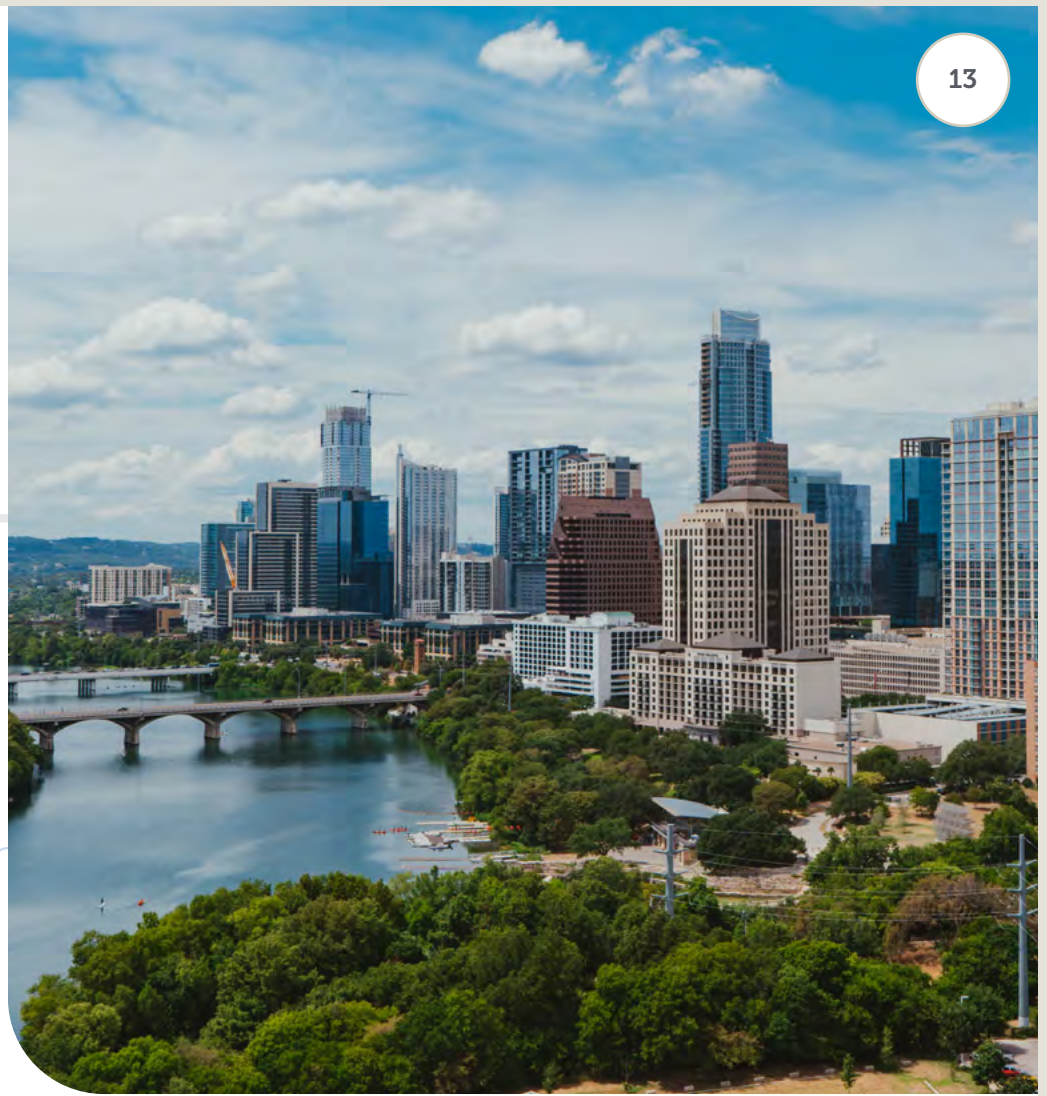
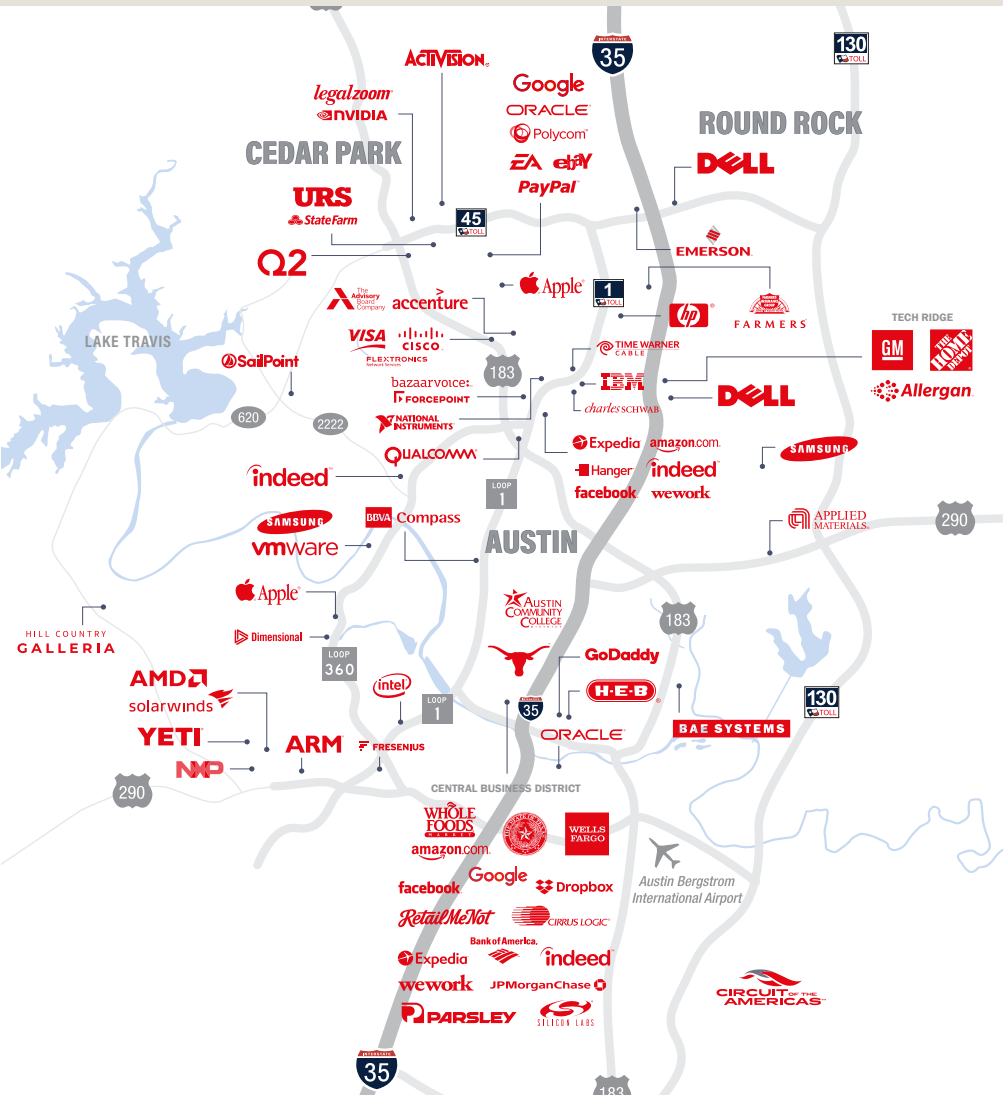


APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.

TIM COOK, CEO OF APPLE

"Literally, many, many pieces of our company are here. The team here is a very critical part of our company, and we've been very happy here."



2.2 Million

MSA POPULATION

11th Most Populous City in the U.S.



169

NEW RESIDENTS DAILY



17.4%

OF AUSTIN'S POPULATION
are Millennials



84%

INCREASE IN HOME SALES
2010

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