

Confidential Offering Memorandum

For Sale

Development Opportunity off SH-130
±43.25 acres located at in Pflugerville, TX



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Executive Summary

The Offering

Jones Lang LaSalle (“JLL”) has been exclusively retained by the owners to offer the opportunity to purchase 15218 Cameron Road in Pflugerville, (the “Property” or the “Site”), a ±43.25-acre development site located along Cameron Road, featuring convenient access to State Highway 130 within the growing corridor of Pflugerville.

The property has power and will have water and wastewater delivered to the site. This rapidly-growing Austin community is home to a number of new industrial, office, retail and multi-family developments. The property is conveniently close to the Tech Ridge area, and has easy access to the Austin-Bergstrom International Airport.

Broker Contacts

This Confidential Offering Memorandum provides preliminary information to assist interested parties with their assessment of the property. Contact Reid, Jeff, or Graham for more information.



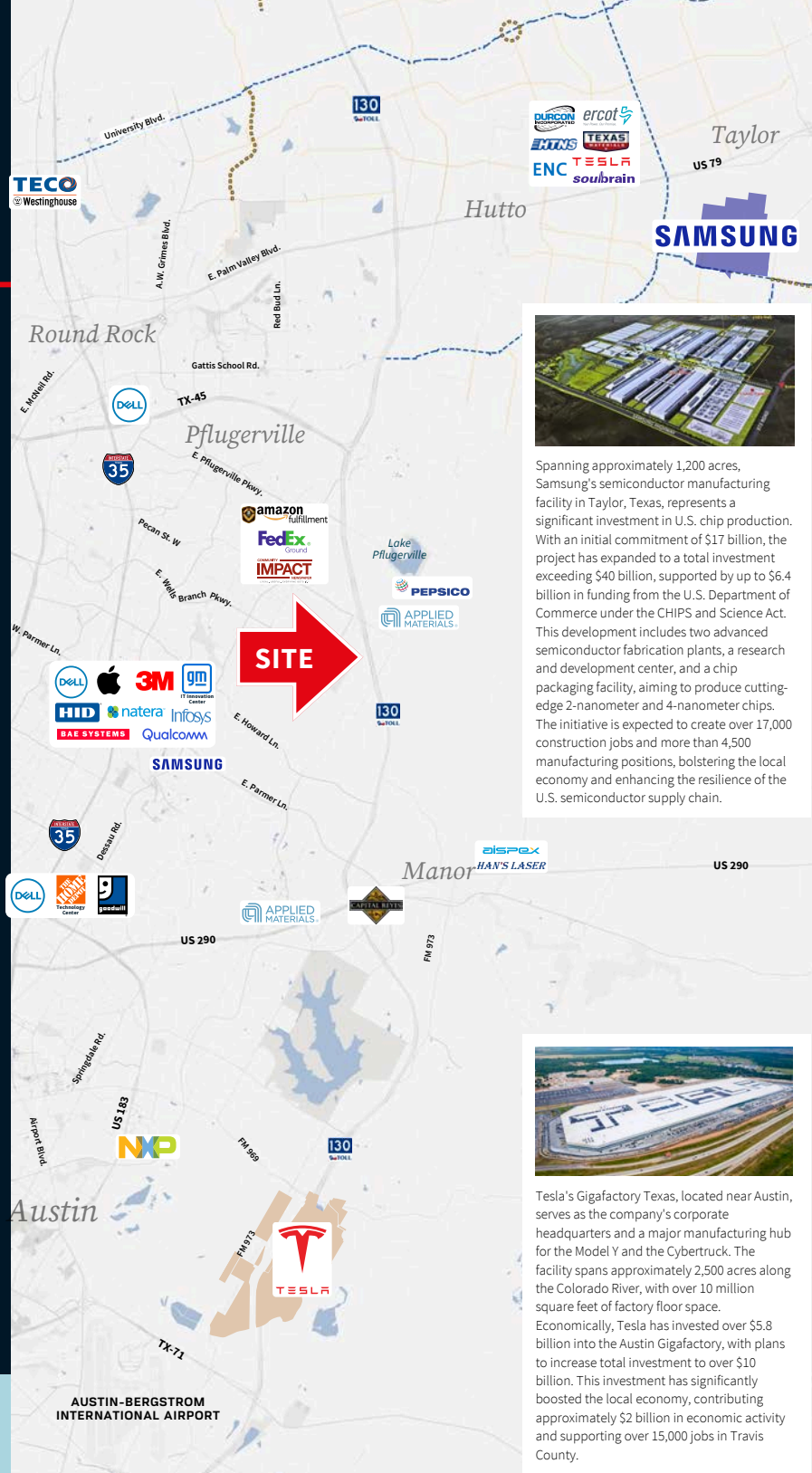
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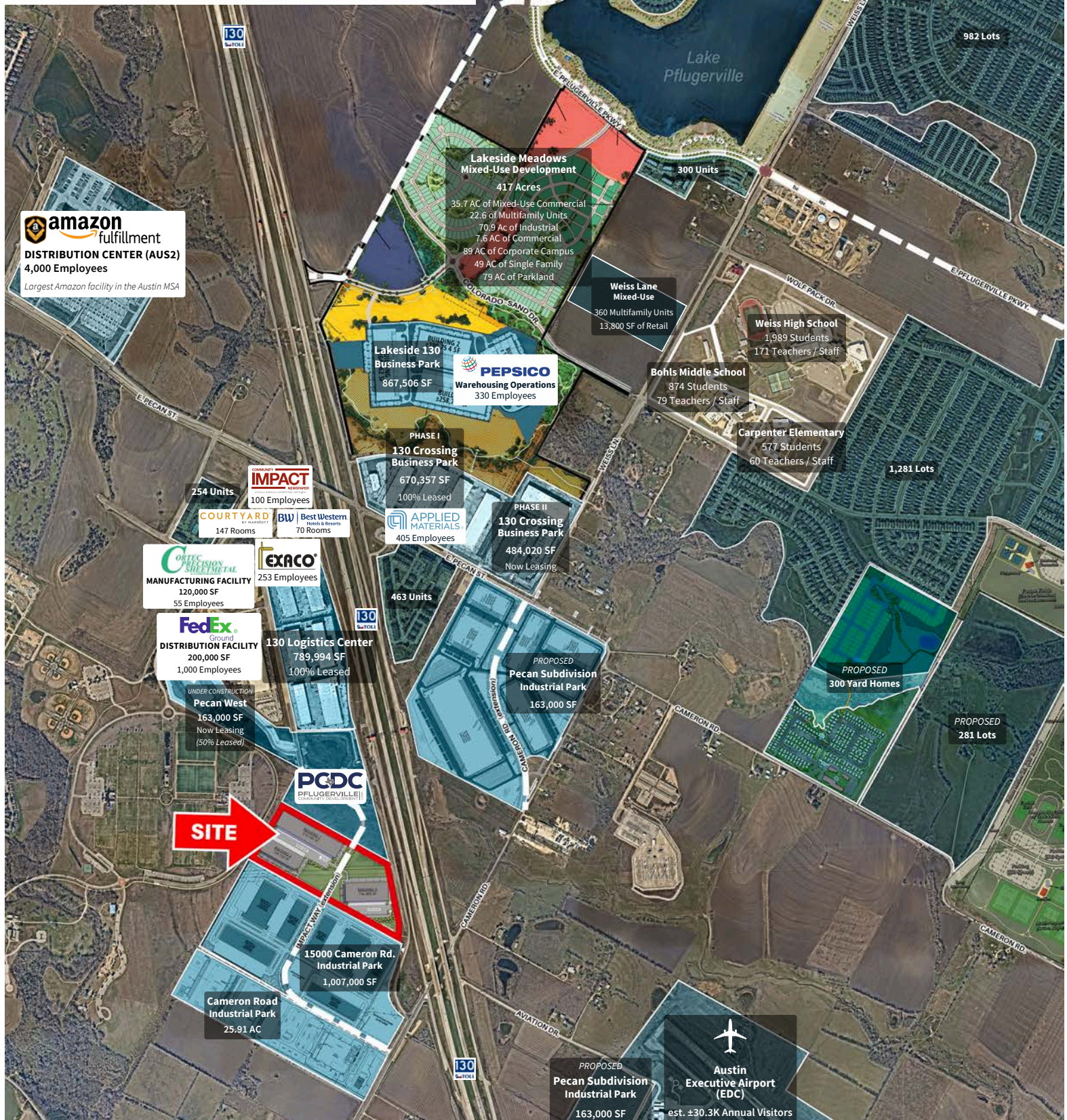
Spanning approximately 1,200 acres, Samsung's semiconductor manufacturing facility in Taylor, Texas, represents a significant investment in U.S. chip production. With an initial commitment of \$17 billion, the project has expanded to a total investment exceeding \$40 billion, supported by up to \$6.4 billion in funding from the U.S. Department of Commerce under the CHIPS and Science Act. This development includes two advanced semiconductor fabrication plants, a research and development center, and a chip packaging facility, aiming to produce cutting-edge 2-nanometer and 4-nanometer chips. The initiative is expected to create over 17,000 construction jobs and more than 4,500 manufacturing positions, bolstering the local economy and enhancing the resilience of the U.S. semiconductor supply chain.



Tesla's Gigafactory Texas, located near Austin, serves as the company's corporate headquarters and a major manufacturing hub for the Model Y and the Cybertruck. The facility spans approximately 2,500 acres along the Colorado River, with over 10 million square feet of factory floor space. Economically, Tesla has invested over \$5.8 billion into the Austin Gigafactory, with plans to increase total investment to over \$10 billion. This investment has significantly boosted the local economy, contributing approximately \$2 billion in economic activity and supporting over 15,000 jobs in Travis County.

Trade Area

SH-130 Corridor in Pflugerville



Investment Highlights

- » **Entitlements** Special use permit in place, in connection with the site plan (see below and on [Page 6](#))
- » **Strategic Location** Strong submarket, with easy access to SH-130:
 - The site is just south of the Pflugerville Community Development Corporation, and they are open to having incentive conversations with users
 - Easy connectivity to Austin's Tech Ridge District, the Samsung Austin Semiconductor Plant, Amazon Pflugerville Distribution Center, and the Tesla Gigafactory
- » **Utilities** Water and Wastewater to be delivered to the property
- » **Access** Bond money has been secured, and Impact Way will be extended through the site (with utilities), offering the subject property connectivity to both 1825 (north) and Cameron Rd (south)



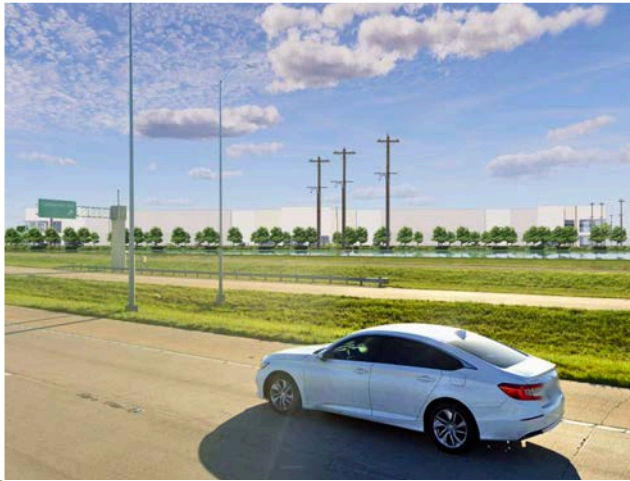
Special Use Permit Plan



*Proposed Special Use Permit Plan subject to change.

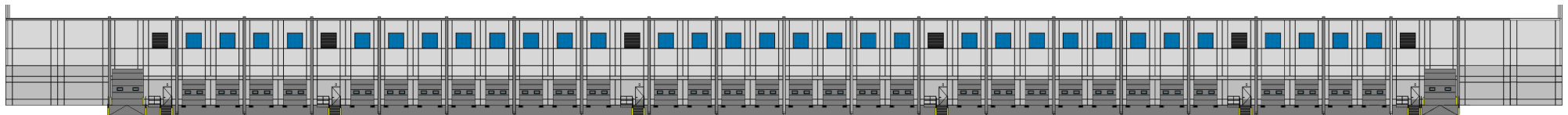
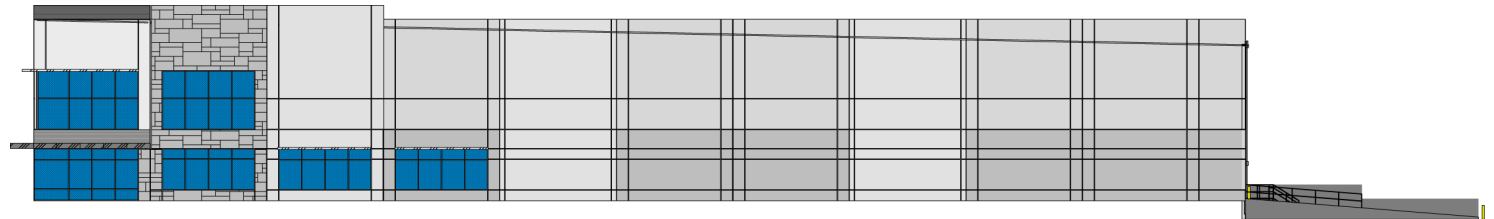
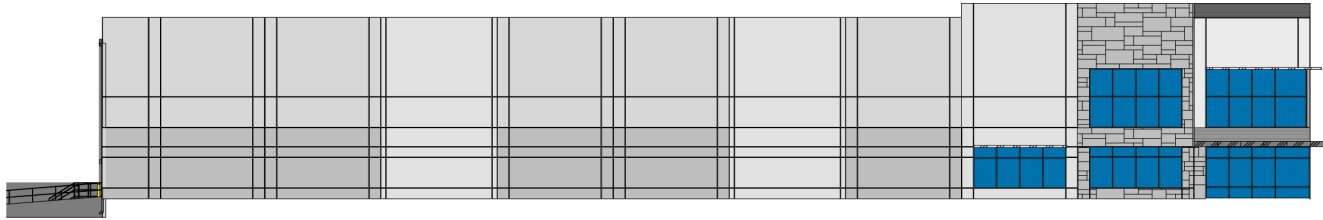
Conceptual
Renderings

Confidential Offering Memorandum



Building Elevations

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Market Overview

SH-130 Corridor in Pflugerville

With its prime location along the State Highway 130 (SH 130) Corridor, Pflugerville has become a sought-after destination for both residents and businesses alike.



Contact Info

We can support you with expert advice that reflects your business needs and priorities



Reid Gilbreath

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About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 91,000 as of March 31, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

11-2-2015



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.



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:

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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.

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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 (713) 888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Reid Gilbreath	591725	Reid.Gilbreath@jll.com	+1 (512) 861-3422
Sales Agent/Associate's Name	License No.	Email	Phone

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