

## Development Site near Austin Airport Gateway to Circuit of the Americas

### Property Overview

Located at the southern intersection of Highway 71 and Kellam Road in Southeast Austin, approximately 4 ½ miles east of ABIA and 1 ¾ miles east of TX 130 Toll Road.

Kellam Road is the newly constructed thoroughfare between Highway 71 and Circuit of the Americas, the first purpose-built Grand Prix racing facility in the United States.

### Property Highlights

Land Area	Site 1	74.8 Acres
	Site 2	SOLD - October 2017
	Site 3	5.6 Acres
Price	Contact Agent	

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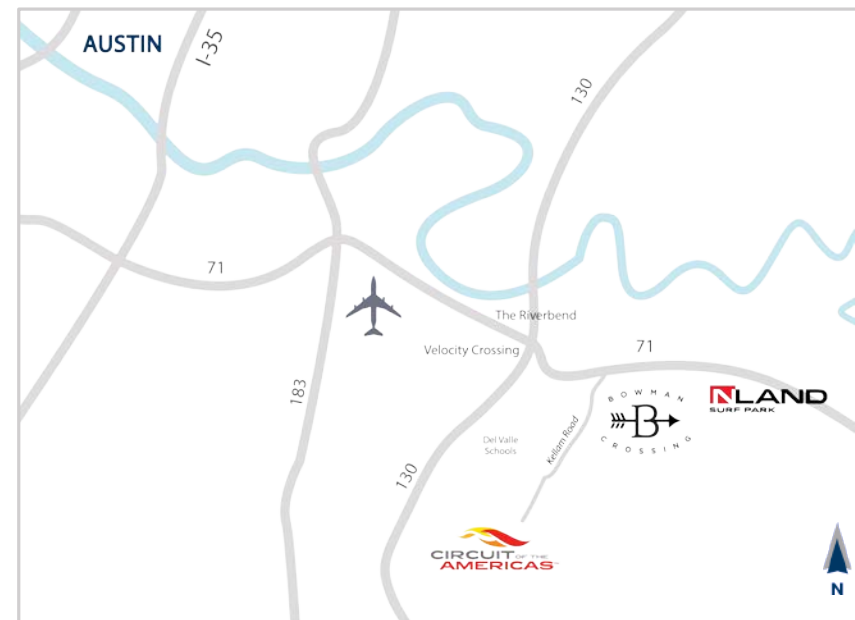
## Property Information

- Legal description:
  - Site 1: 74.7737 acres of J.A. Navarro, Abstract 18
    - TCAD #295866
  - Site 3: 5.5569 acres of J.A. Navarro, Abstract 18
    - TCAD #849736
- ±1,165 feet of frontage on Highway 71
- Water available in Highway 71 at Kellam Road
- Wastewater available at buyer's expense via lift station and proposed force main to Ross Road
- City of Austin, 5 mile extra Territorial Jurisdiction (ETJ)
- 3 ½ miles to Circuit of the Americas (COTA)
- 4 ½ miles to Austin Bergstrom International Airport (ABIA)
- 11 ½ miles to Downtown Austin
- 1 ½ hours to San Antonio
- 1 ¾ miles to TX 130 Toll Road
- 2 ½ hours to Houston

## Market Overview

The subject property is located along the Highway 71 growth corridor just east of Austin, at the new lighted intersection with Kellam Road. TxDOT recently installed stoplights at this intersection, between Austin and Bastrop, making it a prime location for development.

Planned developments at the 130/71 intersection include 220-acre The Riverbend, by Goveia, and 390-acre Velocity Crossing, by SH 71 – 130 Holdings, LP. Construction was recently completed on the 160-acre NLand Surf Park just to the east of Bowman Crossing, which is now open to the public.



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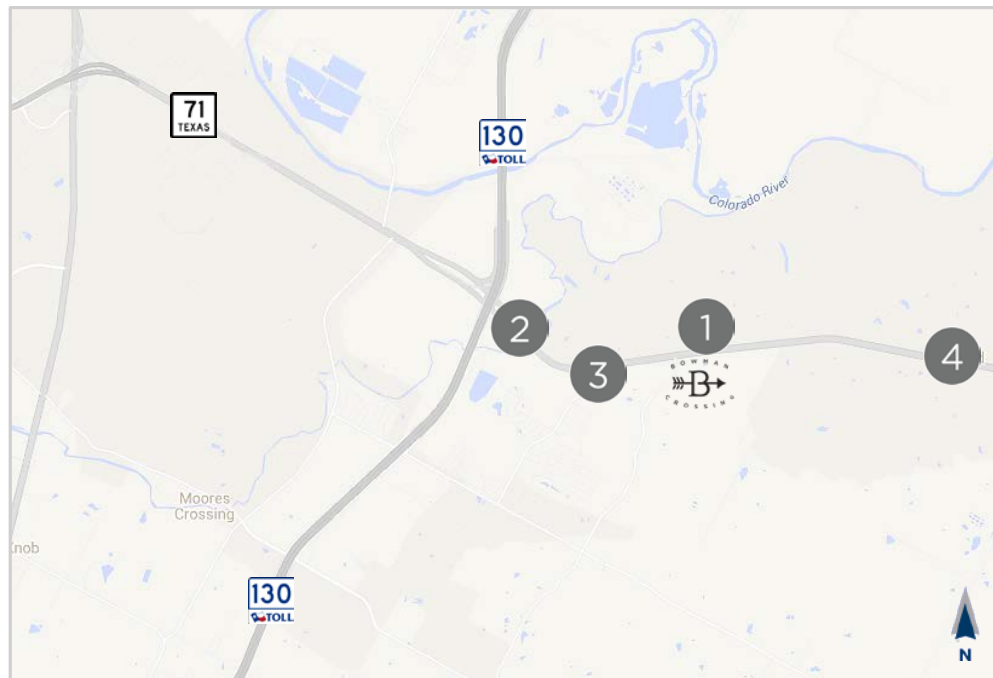
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LOCATION	YEAR	VEHICLES
1. E. Hwy 71 at Kellam Road	2016	23,450 east 35,850 west Total - 59,300
2. E. Highway 71 at 130	2013	40,652
3. E. Highway 71 at Ross Road	2012	36,245
4. E. Highway 71 at Houston Road	2013	33,010

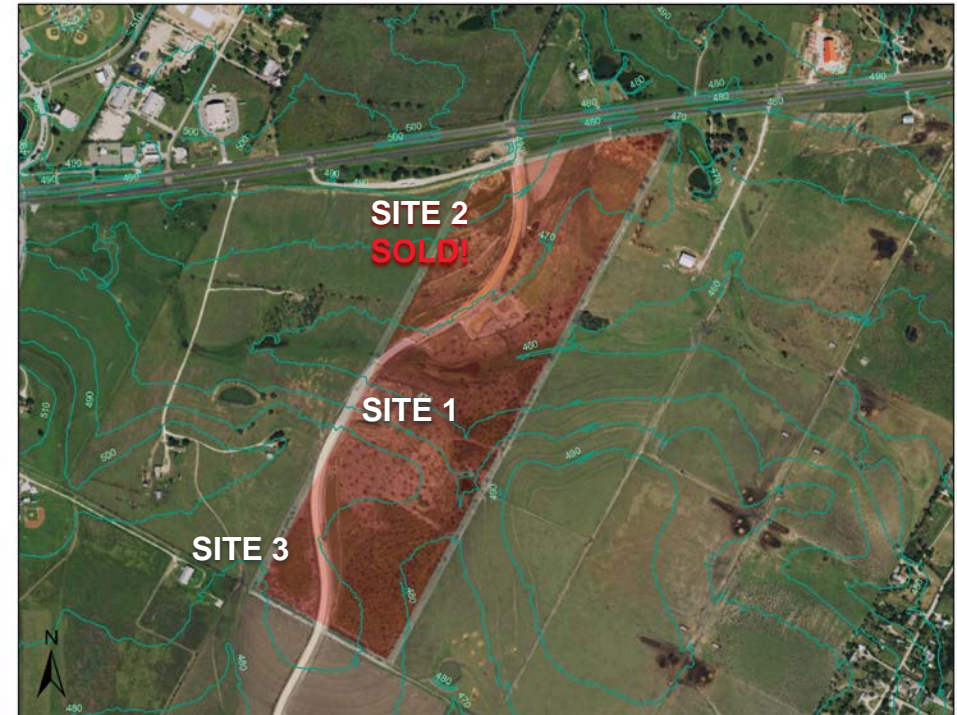
Sources: TxDOT, USDOT, & KSS Fuels



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## Aerial with Topography

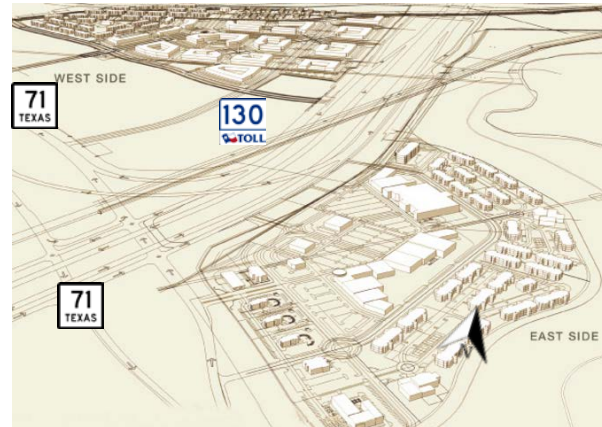


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## The Riverbend

Riverbend is a proposed 220-acre mixed use development planning to begin construction on 600 apartment units. It will be located on the east and west side of SH-130, just north of Hwy 71.

The Riverbend development also is proposed to include more than 900,000 square feet of office space, 200,000-plus square feet of retail space and more than 80 acres of park and trail space.



## NLAND Surf Park

NLand Surf Park is the only inland surfing destination in North America for surfers and wave sport enthusiasts, from novices to world-class competitors. The lagoon features one, four and perfectly tubing six foot waves every 60 seconds with a lengthy surfing experience of 35 seconds per wave. Created in conjunction with the Spanish engineering firm Wavegarden, widely regarded as a leader in wave technology, both companies are dedicated to environmental stewardship in lockstep with ocean surfing. Even in the most challenging drought conditions, the lagoon is self-sustaining with rainwater.

## Velocity Crossing

Velocity Crossing is a 390-acre planned mixed-use development at the corner of SH 71 and SH 130. Proposed to include build-to-suits from 70,000 to 200,000 SF.

### Road Improvements

- Current TXDOT expansion of SH 71 and FM 973.
- FM 973 recently became a four-lane divided highway to front the site, SH 71 added two new toll lanes from Presidential Blvd to SH 130. Completion of eastbound lanes in fourth quarter 2015.

### Features

- Fiber and Redundant Power available
- Rated Austin's #1 most affordable housing
- Triple Freeport
- Future location of HEB grocery store



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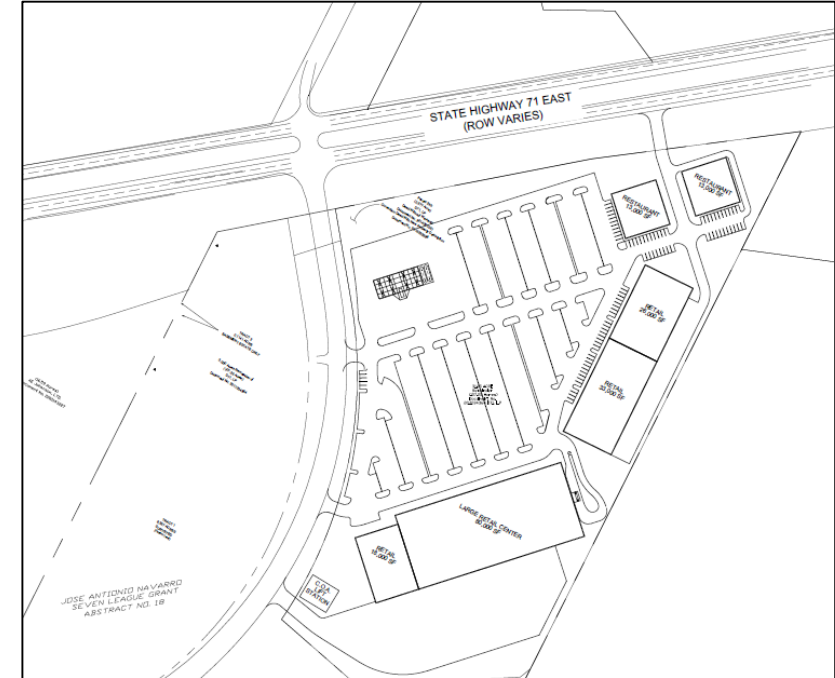
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## Schematic Site Plan



## Highway Frontage



### Disclaimer:

This schematic site plan is for marketing visualization purposes only and does not represent either the owner's intent to subdivide the property or sell smaller parcels than what's currently identified on TCAD. Prospective purchasers will be responsible for creating their own site plan and subdividing the property to suit their intended use.

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