

GROUND LEASE OR BUILD TO SUIT UP TO ±2.9 ACRES NEAR TESLA FM 969 & SH-130, AUSTIN, TX ETJ



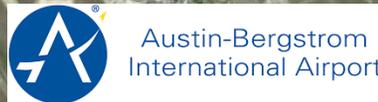
**NO ZONING
NEEDED!!
BUILD NOW!!**

SITE

**Tesla Gigafactory
Opening 2021**

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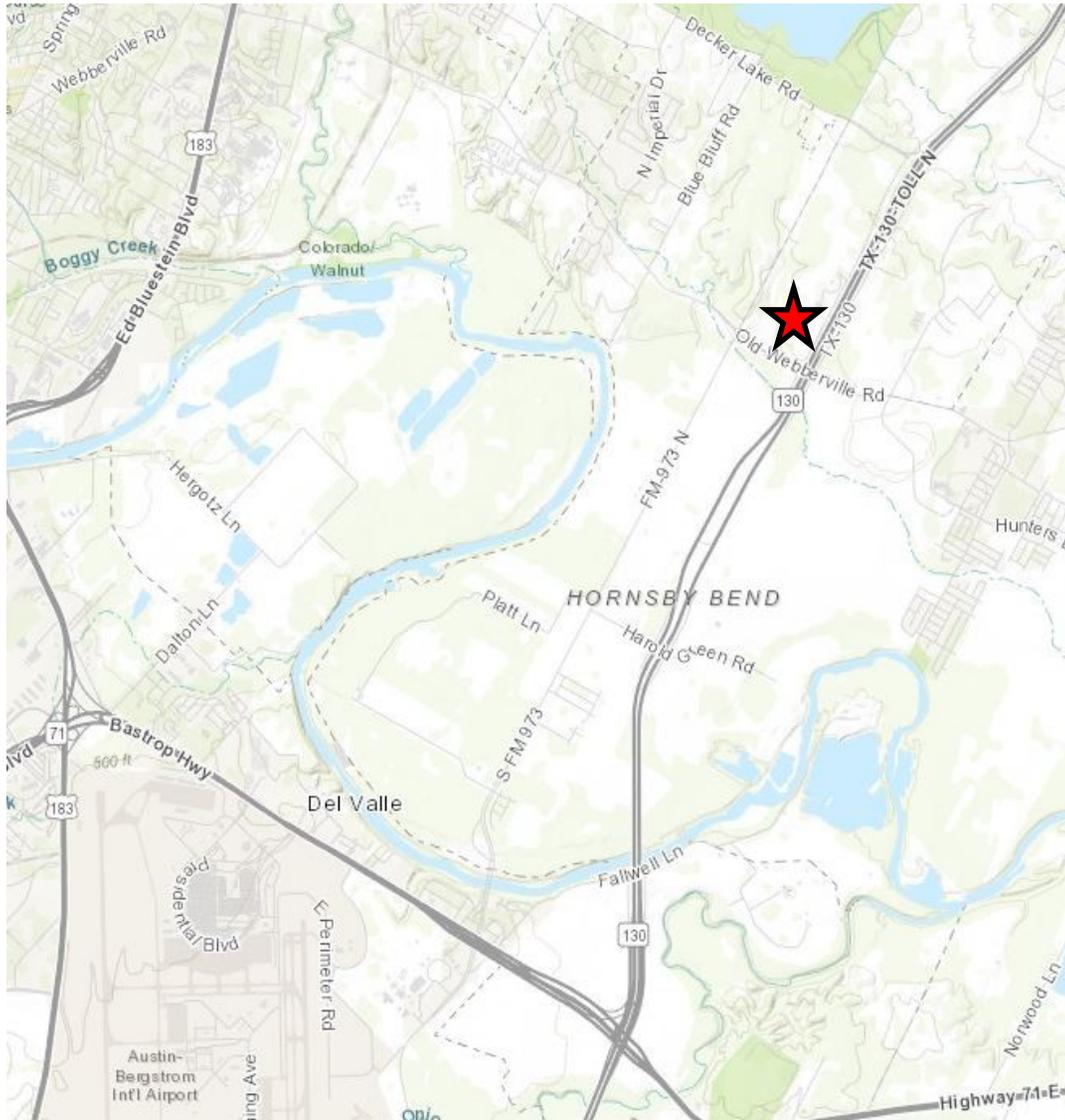
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2.9 ACRES AT CORNER OF SH-130 & FM 969 AUSTIN, TX



Map & Property Details



PROPERTY DETAILS

- **Size:** Up to ±2.945 AC
(Flexibility to handle single or multiple users)
- **Ground Lease Rate:** Contact Broker
- **Zoning:** ETJ, no zoning needed
- **Utilities:** Electric (Austin Energy)
Water (City of Austin)
Sewer (septic)
- **Impervious Cover:** 65%
- **Access:** Shared access off FM 969 with Valero Circle K and access to SH-130 Frontage Road.

Potential Uses:

- * Fast Food
- * Drug Store
- * Office
- * Day Care
- * Bank
- * Retail
- * And Many More....

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Interested parties should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.

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Aerial Map

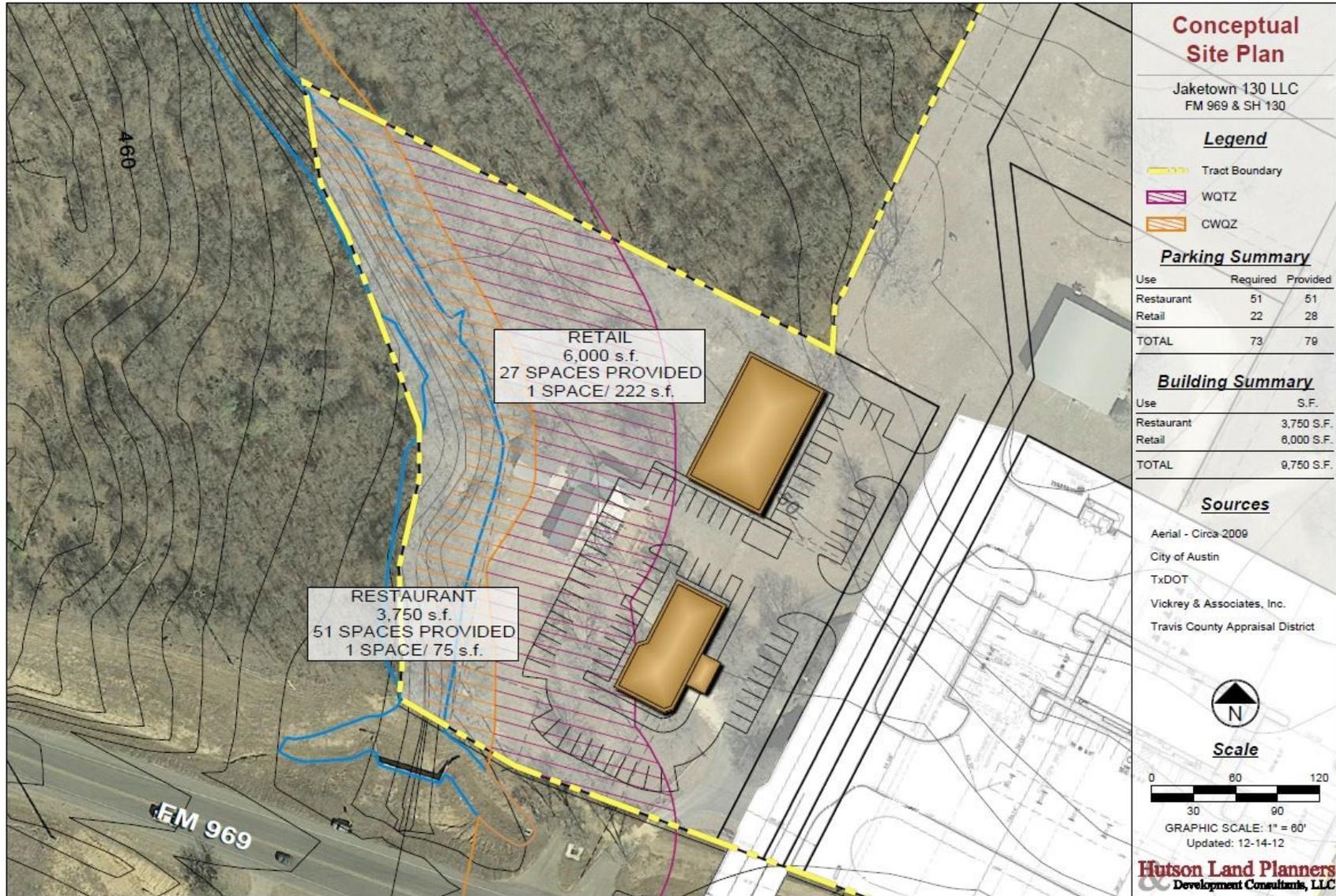


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Conceptual Plan Example #1

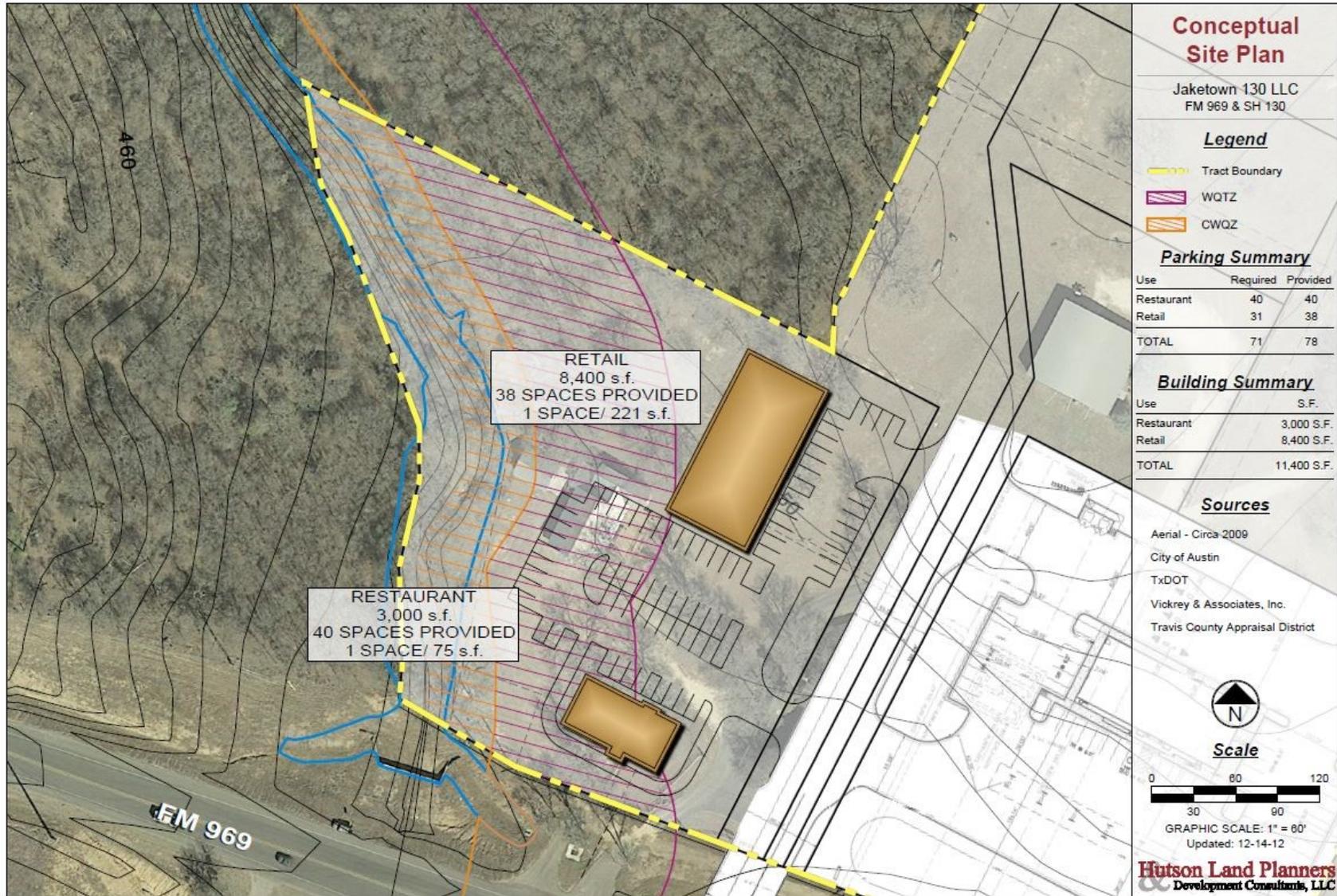


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Conceptual Plan Example #2



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News Article from Austin Business Journal

Tesla's timeline has factory opening next year

Sep 28, 2020, 3:11pm CDT

Tesla Inc. is moving at a rapid pace on its new Gigafactory in far East Austin.

For weeks, construction crews have been moving dirt at the 2,100-acre site for the electric carmaker's next manufacturing plant, which sources says Tesla expects to open next year. It's a massive undertaking with up to 5 million square feet planned and many construction jobs still left to fill.

"They're going very fast. They started this summer with mining and they already are building building pads in 60 days," said Andy Linseisen, Austin's assistant director of development services. "This plant opens next year."

City documents suggest the project could be completed as soon as May 1, 2021.

The project, which is located off the State Highway 130 toll road north of Austin-Bergstrom International Airport, is in the City of Austin's extraterritorial jurisdiction and will rely on the city for water quality treatment and drainage, while the rest of the building project details will be handled with Travis County, Linseisen said. That means the direct economic impact of the project will mainly be felt in the county in terms of property taxes, he said.

Travis County and Del Valle Independent School District have approved about \$60 million in tax breaks and rebates for the Tesla project over 10 years if the company meets job creation and investment goals. Tesla paid \$97 million for the site through Colorado River Project LLC, and company officials recently purchased another 381 acres nearby, according to the Austin American Statesman.

Work even began on the plant site before Tesla (Nasdaq: TSLA) CEO Elon Musk officially announced July 22 that Austin would be home to the next Gigafactory. Travis County Public Information Officer Hector Nieto said that was because Tesla inherited permits when it purchased the land earlier this summer.

But even with that head start, local real estate experts say Tesla's timeline is very accelerated.

"For a project of that size to be open by next year would be extremely impressive. It's fast," said Sam Own, senior vice president of Stream Realty Partners' industrial division in Austin. "In comparison to tradition tilt-wall warehouse development, the timeline is impressive and very quick...just a standard project would take that long."

A few of the local companies that are already signed on to the project are civil engineer GarzaEMC and Ranger Excavating LP, which has been doing dirt work over the last few months, Linseisen said.

Some site plans were publicly disclosed last month on a city of Austin website but have since retracted because of a copyright claim by Tesla. The Texas Attorney General's Office is reviewing the documents along with public information requests, Linseisen said. Documents filed with Travis County were also copyrighted.

It's also unclear if a general contractor has been hired on. Last month, several general contractors were vying for the opportunity to build the massive plant, and it's possible Tesla is looking for multiple people to fill the same role.

Nearly 100 positions were posted on Tesla's career page for Austin by press time. Nearly half of those positions were for construction work on the Gigafactory. Job titles included site architect, electrical engineer, engineering manager and senior construction project manager. The billion-dollar factory is expected to employ 5,000 workers.

The Austin Chamber of Commerce is also trying to connect local contractors with the electric carmaker. Tesla requires all contractors and suppliers to prequalify, and the chamber has a program available on their website for local contractors who want to work on the Gigafactory.

The chamber also plans to connect local suppliers with Tesla once the company is closer to starting up the factory.

"We are excited to see Tesla moving at 'The Speed of Elon' and the tremendous progress already made at the site," said Charisse Bodisch, the chamber's senior vice president of economic development, in a statement. "The jobs being created during the construction and those when GigaTexas ramps up are at a time when our community needs them most."



News Article from Austin Business Journal

Elon Musk confirms that Tesla expects to open Austin factory next year

Oct 22, 2020, 7:32am CDT

Tesla Inc. executives are confident about their ambitious plan to open a factory in far East Austin next year.

On a third-quarter earnings call Oct. 21, CEO Elon Musk confirmed the company plans to open its Texas gigafactory next year, and he said he anticipates the company will start delivering its Model Y cars in Austin and at another plant under construction in Berlin, Germany, by the end of 2021.

“We do expect to start delivering cars from those factories next year, but because of the exponential nature of ... the manufacturing plant, especially one with new technology, it will start off very slow at first and then the output will become very large,” Musk said, adding it could take 12 to 24 months for the factories to reach full capacity. “That is a very fast period of time, especially for new technology.”

Tesla has signaled all along that it wants to get up and running at record speed in Austin, suggesting in public documents “first substantial completion” of the facility in May 2021. But Musk’s latest comments offered the clearest confirmation yet that executives aim to begin production next year.

Lured in part by tax incentives, Tesla in July announced the \$1.1 billion gigafactory, which is just outside Austin city limits, in the city’s extraterritorial jurisdiction in eastern Travis County. The company has said it plans to employ about 5,000 people with an average annual salary of \$47,147 at the plant, which will be up to 5 million square feet on a site of more than 2,100 acres off the Texas 130 toll road near Harold Green Road. In addition to the Model Y SUV, Tesla also intends to build its new Cybertruck in Central Texas. Musk said Oct. 21 Cybertrucks could start rolling off the line late 2021, if all goes according to plan, and that volume production should start in 2022, Electrek reported.

Construction on the Austin-area factory has been underway since the summer. Even a partial completion in less than 12 months would represent a huge undertaking, yet it looks like Tesla is on track to do just that.

“For a project of that size to be open by next year would be extremely impressive. It’s fast,” Sam Owen, senior vice president of Stream Realty Partners’ industrial division in Austin, told Austin Business Journal earlier this month. “In comparison to traditional tilt-wall warehouse development, the timeline is impressive and very quick ... just a standard project would take that long.”

Local companies involved include civil engineering firm GarzaEMC and Ranger Excavating LP.

Musk also talked on the earnings call about the company’s plans to begin manufacturing new 4680 battery cells — which refers to its dimensions, in millimeters — for the battery packs that are used in its cars. He did not confirm whether the company will create cells at the Austin plant but Austin Business Journal reported earlier this month that the company filed a permit application with the Texas Commission on Environmental Quality that outlined plans to operate a “cell-manufacturing unit” at the Texas gigafactory. Analysts have pointed out that Tesla producing its own batteries could significantly lower its car production costs. It currently buys batteries from Panasonic.

Tesla reported Oct. 21 its best quarterly revenue, net income and car production figures ever. Musk also said, for the three months that ended Sept. 30, the company had record cashflow of \$1.4 billion. The company’s recent announcement during its Sept. 22 Battery Day that it intends to mine lithium has caught the attention of Wall Street, although some wonder if the move is more intended to pressure lithium producers to scale up to meet its demand, the Financial Times recently reported. To supply Tesla with enough lithium to reach its goal of making 20 million cars by 2030 would require lithium producers to grow output eightfold, according to Citigroup analysts cited by FT.



2.9 ACRES AT CORNER OF SH-130 & FM 969 AUSTIN, TX



News Article from Austin Business Journal

Zekelman Industries, \$2.8B force in construction sector, buys nearly 240 acres north of Tesla factory

May 5, 2021, 3:33pm EDT

A massive construction materials company has acquired hundreds of acres just a few miles from Tesla's Gigafactory in eastern Travis County.

Chicago-based Zekelman Industries has in recent months purchased nearly 240 acres along State Highway 130, in the city of Austin's extrajurisdictional jurisdiction, right next to Lake Walter E. Long, according to public records.

Zekelman is a steel pipe and tube manufacturer, although with seven divisions it is involved in other activities including modular construction. Forbes recently reported that Zekelman has annual revenue of \$2.8 billion, and it works with companies in sectors such as transportation, defense and commercial and industrial construction, according to its website.



What Zekelman plans for the site is unclear. Officials declined to comment for this article.

The SH 130 corridor has been a magnet for industrial development, and land in this particular area of Austin has been in high demand since Tesla's arrival last year. Experts have said the far East Austin area could transform into a hub of businesses that are part of, or want to break into, the electric vehicle manufacturer's supply chain.

One of Zekelman's subsidiaries already has a presence in Central Texas. Hayes Modular Group, which installs large-scale modular construction projects, was founded in 1986 and is based in Austin, near the recently purchased land. Zekelman acquired Hayes Modular Group in 2018.

Another division, Z Modular, had three job postings on the company's website for the Austin area by publication time that sought a site superintendent (which was also posted for Killeen, Texas), mateline superintendent and a Revit drafter. It wasn't clear if those jobs were tied to the recent land purchases, and the Zekelman website did not list an Austin location for the company.

The company started acquiring land in the ETJ in December under entities Zekelman Property II LLC and Zekelman Property III LLC. The latest purchase was for 127 acres from an entity of local commercial development firm Sabot Development Ltd., according to public records. Sabot manager Jim Young was planning mixed-use and industrial uses on the site, which he purchased just before Tesla's factory announcement last summer. Young said in a statement to ABJ that he decided to sell the property because Sabot was able to meet its investment goals in a shorter timeframe. In December, Sabot Development also sold 18 nearby acres to Zekelman.

Another entity, Decker Creek Estates Ltd., sold 76 acres to Zekelman in December, according to public records. Decker Creek President Tamara Finley declined to comment.

Representatives of Jaketown 130 LLC confirmed they sold 15 acres to Zekelman in March but did not have any further information about the company's plans.

Zekelman is a huge company, with 22 facilities across North America, 17 of which are manufacturing sites, according to its website. CEO Barry Zekelman also made Forbes' recent billionaires list with a net worth of \$2.3 billion. His brothers and fellow billionaires Alan Zekelman and Clayton Zekelman share ownership of the company, according to Forbes.

News Article from Austin Business Journal

Tesla plans another industrial facility near Gigafactory, records show development could span nearly 100 acres, per city code

May 6, 2021, 8:23am CDT

Documents recently filed with the city of Austin indicate Tesla Inc. plans another facility on its land in eastern Travis County.

There aren't too many details about what the facility would be used for, and project representatives either declined to comment or could not be reached by publication time. But a site plan filed April 30 for Tesla's "Bobcat Project" points to another industrial building rising off Harold Green Road near the company's \$1.1 billion Gigafactory.

It is not surprising that the company is planning another project in the area. Tesla's Colorado River Project LLC has purchased more than 2,500 acres in the city of Austin extraterritorial jurisdiction, leaving many to wonder what could be planned on the massive site. Though the city did not have very many details, Bobcat Project showcases another step in Tesla's (Nasdaq: TSLA) development plans.

It is unclear exactly where the new facility would be located. It could sit on up to 150 acres, although a 65% impervious cover limit in the Austin ETJ means development could be at most about 97 acres. That would include the facility, driveways, sidewalks, roadways and parking lots, among other factors.

A Tesla employee listed on city documents declined to comment for this article. Michael Loftis of engineering firm Kimley-Horn, also mentioned in the documents, could not be immediately reached for comment. Austin Business Journal has attempted to contact Tesla officials in recent weeks but has been unsuccessful.

A May 4 drone video posted to YouTube, starting at the 24-minute mark, shows land east of the Gigafactory that could be where Tesla is planning the new industrial building. The site appears to be largely cleared and looks as if construction crews have been active. There's a pond in the center of the site, which would have to be filled prior to development.

Andy Linseisen, assistant director of the city's Development Services Department, said Tesla has been doing restoration work since last year to wind down the mining operations on the land. He did not have any further details to disclose.

Over at the Gigafactory, crews are working full speed to meet CEO Elon Musk's goal of being up and running by the end of this year. Roughly 270 jobs were posted to the company's website at publication time, and Musk recently said Tesla will need 10,000 people at the electric vehicle plant by the end of 2022.

Site observers have long speculated that additional development is in the cards for the thousands of acres owned by Tesla. Sources previously told ABJ a Space-X facility is likely planned west of the State Highway 130 toll road.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at
www.trec.texas.gov/ABS-1-0