

FOR SALE: HARD CORNER COMMERCIAL SITE ±2.7 ACRES WITH APPROVED COA SITE PLAN ADJACENT TO TESLA GIGAFACTORY



MATHIAS
PARTNERS



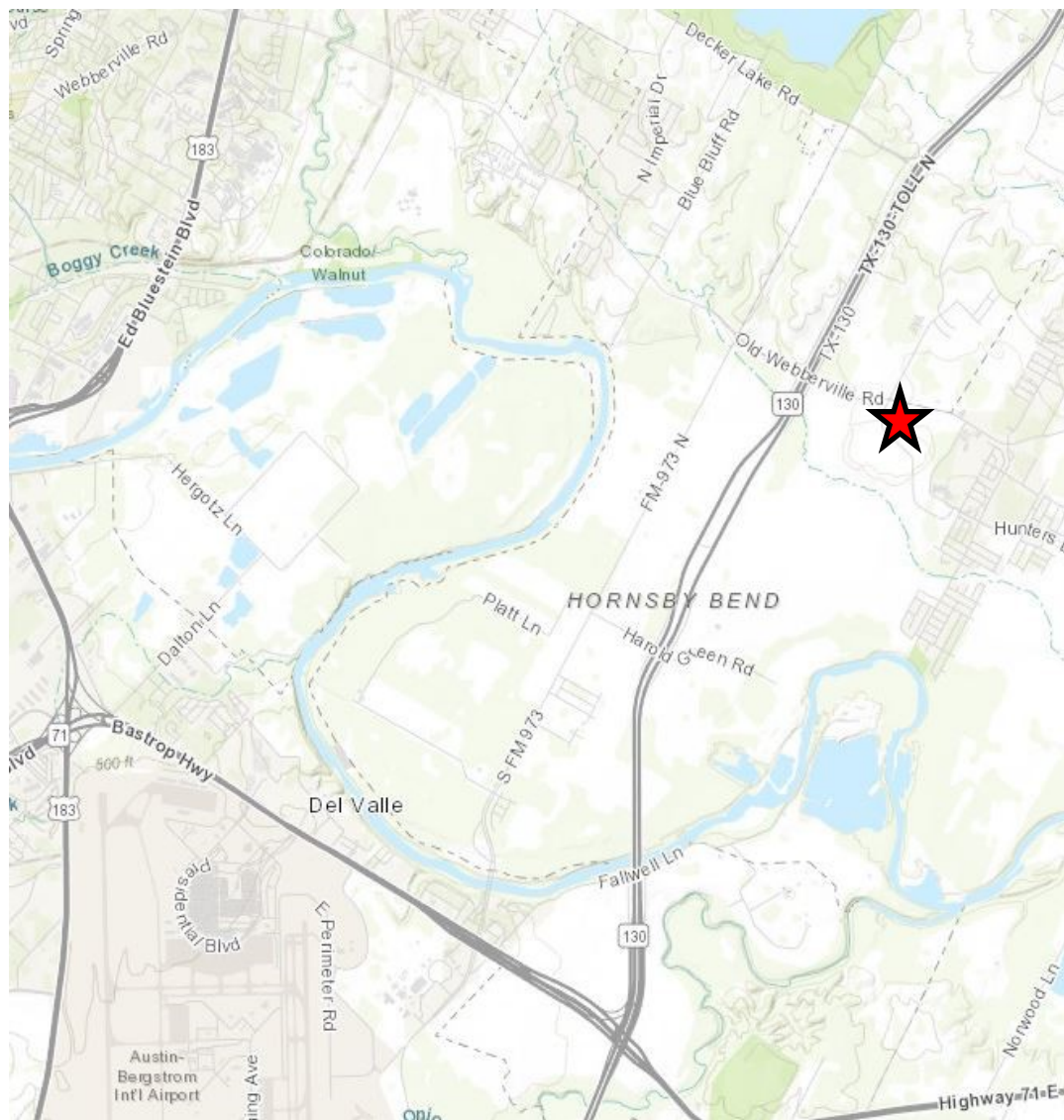
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Map & Property Details



PROPERTY DETAILS

- **Size:** ±2.709 AC
- **Entitlements:** Approved Site Development Permit;
7,000SF w/drive-thru
- **Zoning:** ETJ, no zoning needed
- **Utilities:** Electric (Austin Energy)
Water (Manville WSC)
Sewer (septic)
- **Price:** Contact Broker

Potential Uses:

- * Financial Institution
- * C-Store
- * Fast Food
- * Drug Store
- * Office
- * Day Care
- * Retail

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Aerial Map



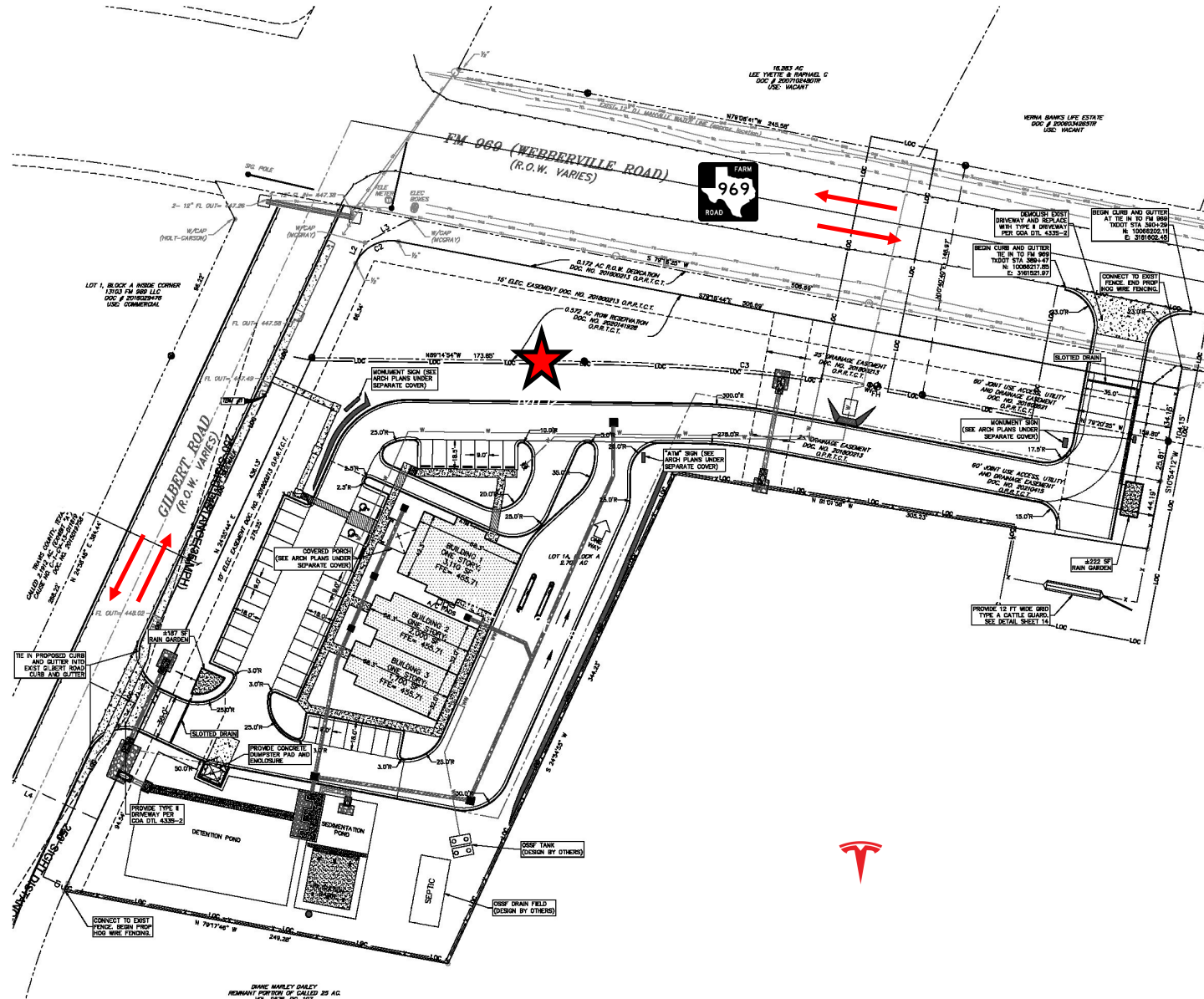
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Approved Site Plan



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News Article from Austin Business Journal

Tesla's timeline has factory opening next year

Oct 26, 2021 7:55am CDT

Tesla Inc. has scored a major contract to supply Hertz Global Holdings Inc. with 100,000 electric vehicles for its rental fleet.

Hertz announced Oct. 25 that it would buy that many Model 3s by the end of 2022 in an "initial order," and said it would build new EV charging infrastructure. Bloomberg reported it will translate into about \$2.4 billion in revenue for Tesla (Nasdaq: TSLA) and that it also represents the single-largest EV purchase ever.

The order will likely impact operations at the new electric vehicle factory Tesla is close to completing east of Austin. The \$1.1 billion Texas gigafactory is expected to produce the automaker's Model 3s, Model Y SUVs, Cybertrucks and Semi tractor-trailers. CEO Elon Musk previously said production should start by the end of 2021, and as of publication time the company had hundreds of job postings for Austin on its website.



Musk announced during an Oct. 7 annual shareholder meeting that the company would move its headquarters to Austin from Palo Alto, California. But he left key questions unanswered, such as when exactly the shift would occur, where the HQ would be located and how many employees would make the move.

While still the market leader for EVs, Tesla has seen its dominant position in the market shrink as other upstarts have scaled up production and legacy automakers have leaned more heavily into electrification. Teslas accounted 63% of all EVs registered in the U.S. in the first eight months of 2021, according to Experian's Automotive Market Trends Review, published in October. That compared with 80% of all EVs in the same period in 2020.

For the three months that ended Sept. 30, Tesla reported nearly \$13.8 billion in revenue, so if Bloomberg's estimate was accurate, the Hertz deal would equal about 17% of last quarter's revenue.

Shares of Tesla closed Oct. 25 at \$1,024.86, up nearly 13% for the day. That surge pushed Tesla's market capitalization over \$1 trillion for the first time, according to Yahoo Finance. The only other U.S. companies with a market cap of at least \$1 trillion are Amazon, Apple, Microsoft and Alphabet, the parent company of Google.

The Tesla deal shows Hertz is taking steps to electrify its fleet roughly four months after exiting bankruptcy. Counting the Teslas, EVs will make up more than 20% of its global fleet.

Hertz said that customers will be able to begin renting Model 3s in November in major U.S. markets, plus some places in Europe, with further expansion expected later.



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News Article from Austin Business Journal

Out-of-the-blue phone call resulted in Tesla's huge Austin land buy (Transaction wins ABJ's Deal of the Year honor)

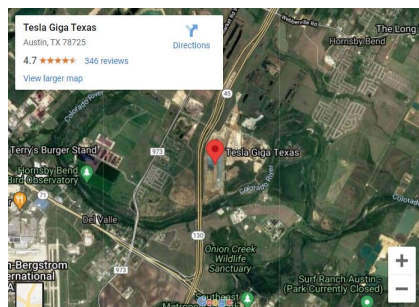
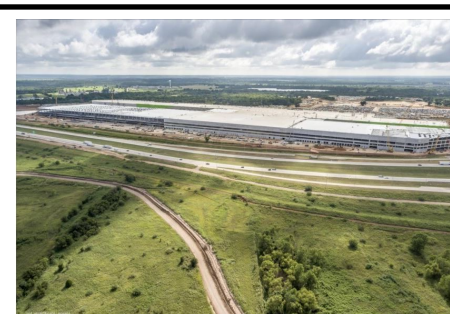
Oct 4, 2021, 4:30pm CDT

Elon Musk was in town. At the time, it was a novelty.

Real estate broker Matt Mathias was pulling up his ski pants in Telluride, Colorado, when he said he got the call that would further change Austin's trajectory.

Musk likes Austin, but he doesn't see any land that fits his grand vision, Mathias recalls a Tesla Inc. executive saying to him. The eccentric billionaire was on the verge of heading out disappointed until Mathias presented a jewel of a site not far from the airport

"By the end of the day, they called back and put it under contract," Mathias said.



Today, hiring efforts are ramping up for Tesla's future vehicle manufacturing plant there. Tesla (Nasdaq: TSLA) had more than 300 job descriptions posted on its website earlier this month. Each description likely represents more than one job opportunity, and the positions listed on Tesla's website fell into a wide range of categories, such as engineering, manufacturing, finance, human resources, design and facility construction.

"Tesla coming to Austin makes a huge difference to Central Texas families," Mathias said. "There are so many people who finished high school — or maybe never finished high school — and they went into ... unskilled labor jobs. [The Tesla jobs] will have benefits, and they'll have a future with upward mobility."

The Tesla land buy — it initially purchased about 2,000 acres from construction materials company Martin Marietta Inc. — was named Deal of the Year in the 2021 Commercial Real Estate Awards.

The electric vehicle manufacturer on Oct. 7 announced it was moving its headquarters to Austin. The company is expected to begin production at its East Austin factory by the end of the year, at which time it will catapult into the upper ranks of Central Texas' largest employers.

Construction is still apparent at the Austin factory, which has rapidly taken shape in the past year. Photos from late summer showed the exterior nearly complete, while interior work was still underway.

Tesla is expected to produce its Cybertruck, Model 3, Model Y SUV and Semi tractor-trailer at the Austin factory. Recent job postings also suggested that Musk is looking for employees to work on research and development for the future Tesla Bot — a humanoid robot intended to complete boring, repetitive or dangerous tasks.



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), matline 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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