

LEASED BY:


STREAM

OWNED & DEVELOPED BY:


SANSONE
group


Principal
Asset Management


AUSTIN HILLS
COMMERCE CENTER

11801 DECKER LAKE ROAD
AUSTIN, TX 78724



BLDGS 4 & 5 DELIVERED. BLDG 6 DELIVERING Q3 2026

+/- 1,060,981 SF AVAILABLE | NEW CLASS A INDUSTRIAL DEVELOPMENT

11801 DECKER LAKE ROAD AUSTIN, TX 78724



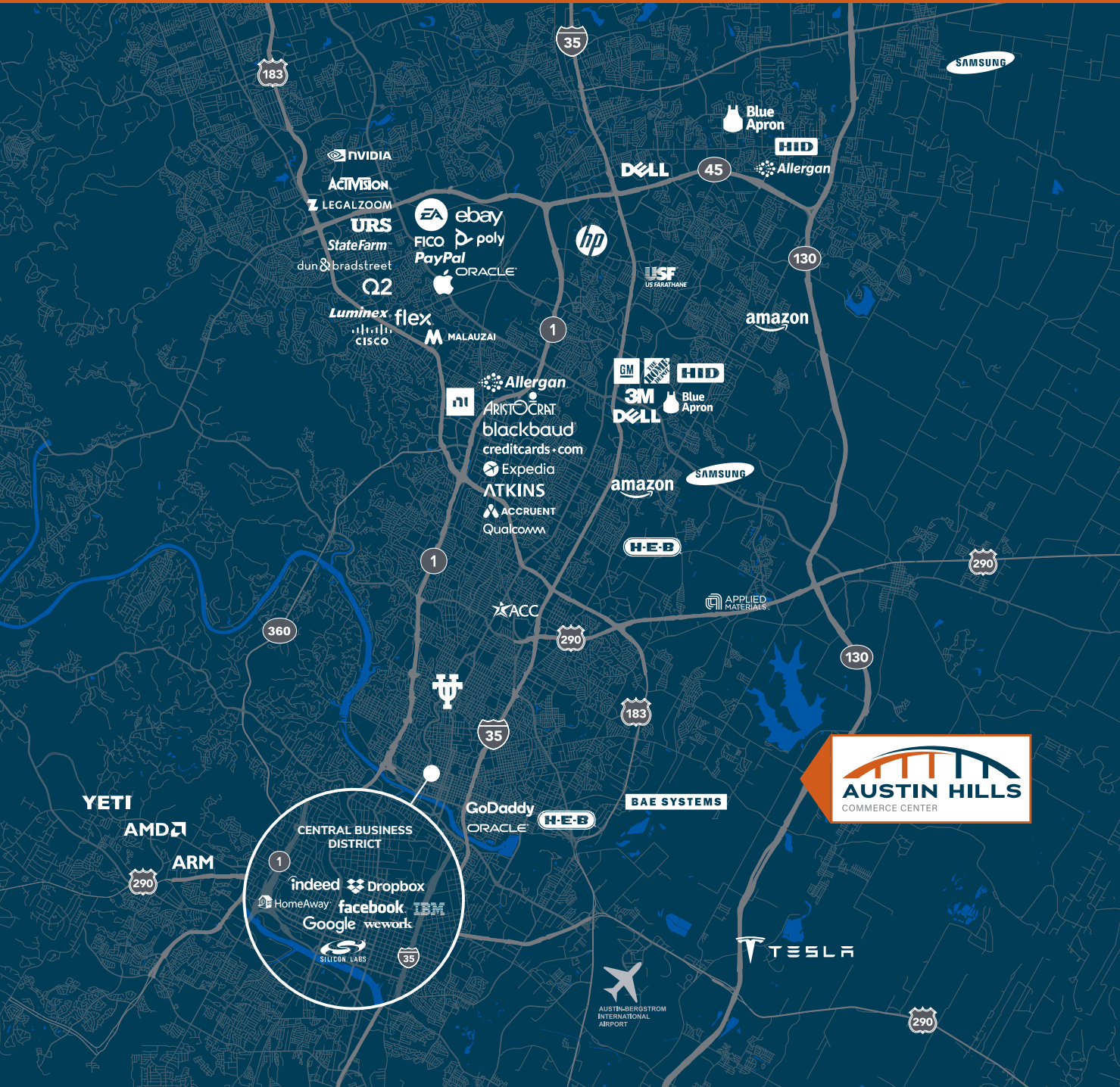
LARGEST SPEC INDUSTRIAL BUILDING IN AUSTIN

Austin Hills Commerce Center is a multi-phase industrial development that sits on 135 acres in a highly desirable area of Northeast Austin. The site is located 11 miles from downtown Austin just off Highway 130, so it offers easy accessibility as well as a unique opportunity to serve both Austin and the surrounding areas. With six impeccably designed Class-A buildings totaling 1,350,000 square feet, unmatched building depths, and ample trailer parking, Austin Hills is a state-of-the-art development that can accommodate tenants of all sizes.

ABUNDANT LABOR MAP

AREA POPULATION MAP





DRIVE TIMES

5 MIN
GIGA TEXAS

11 MILES
DOWNTOWN AUSTIN

7 MILES
AUSTIN-BERGSTROM

90 MILES
SAN ANTONIO

159 MILES
HOUSTON

191 MILES
DALLAS/FT. WORTH



ACCESSIBILITY MAP

INGRESS:

- SH-130 Northbound and Southbound
- Exit FM 973 or FM 969

EGRESS:

- Exit FM 973 or Decker Lake Road
- Frontage Road to Northbound and Southbound SH-130 via 969

BIRDS-EYE-VIEW RENDERING

6 BUILDINGS | 1.35M SF | 681,259 SF OF CONTIGUOUS SPACE

UNDER CONSTRUCTION



+/- 1,060,981 SF AVAILABLE

681,259 SF OF CONTIGUOUS SPACE

BUILDING 1:
296,960 SF

LEASED

BUILDING 2:
68,900 SF

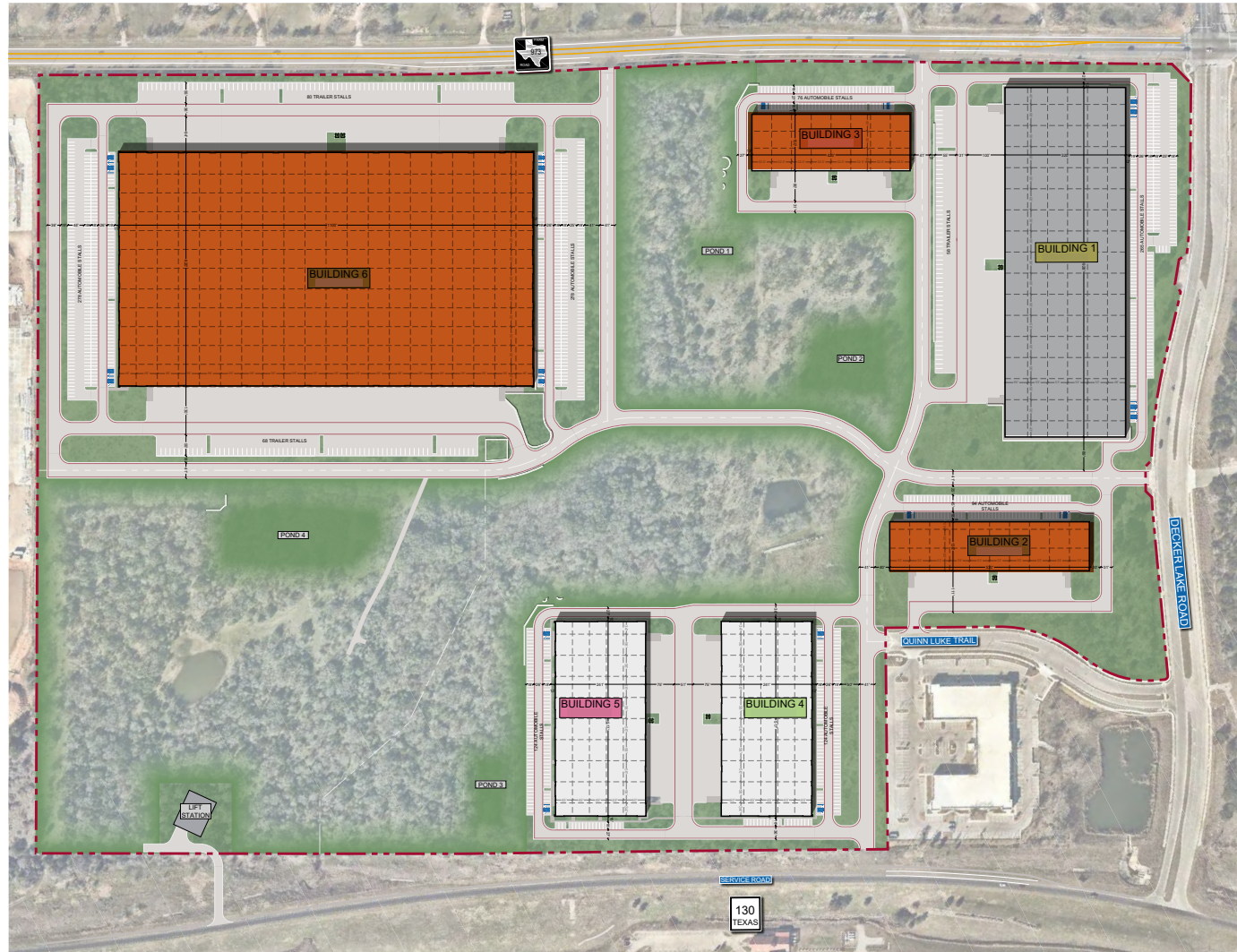
BUILD-TO-SUIT

BUILDING 3:
63,000 SF

BUILDING 4:
123,911 SF

BUILDING 5:
123,911 SF

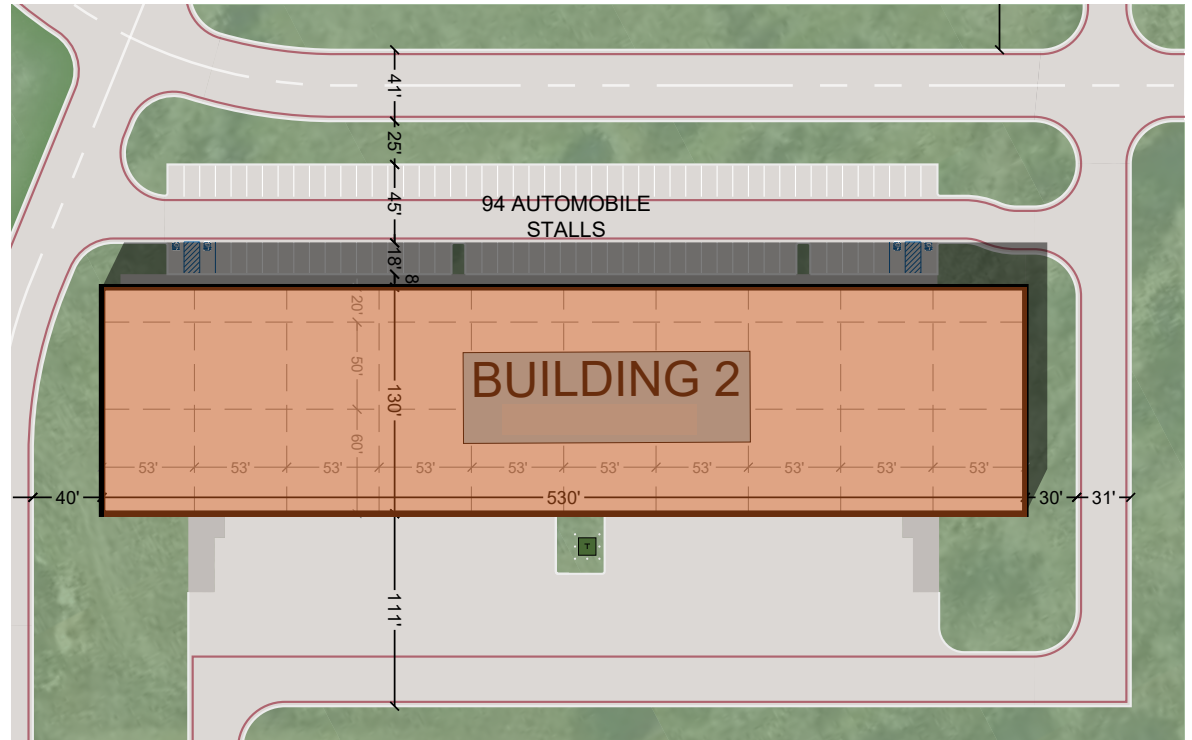
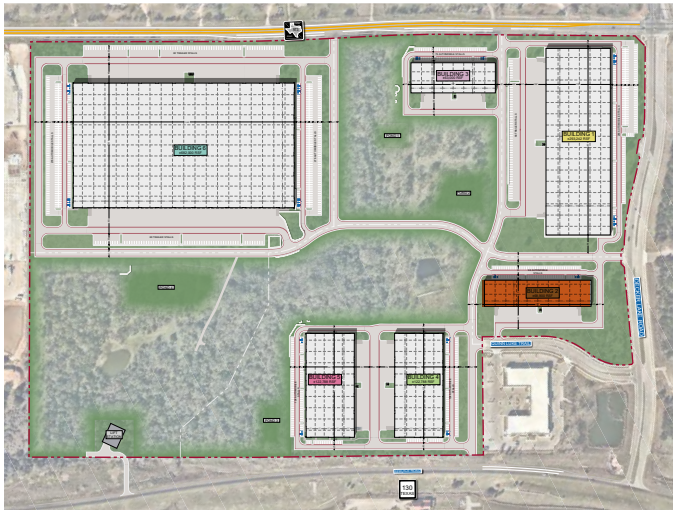
BUILDING 6:
681,259 SF



BUILDING 2 - BUILD TO SUIT

TOTAL SF: 68,900 SF

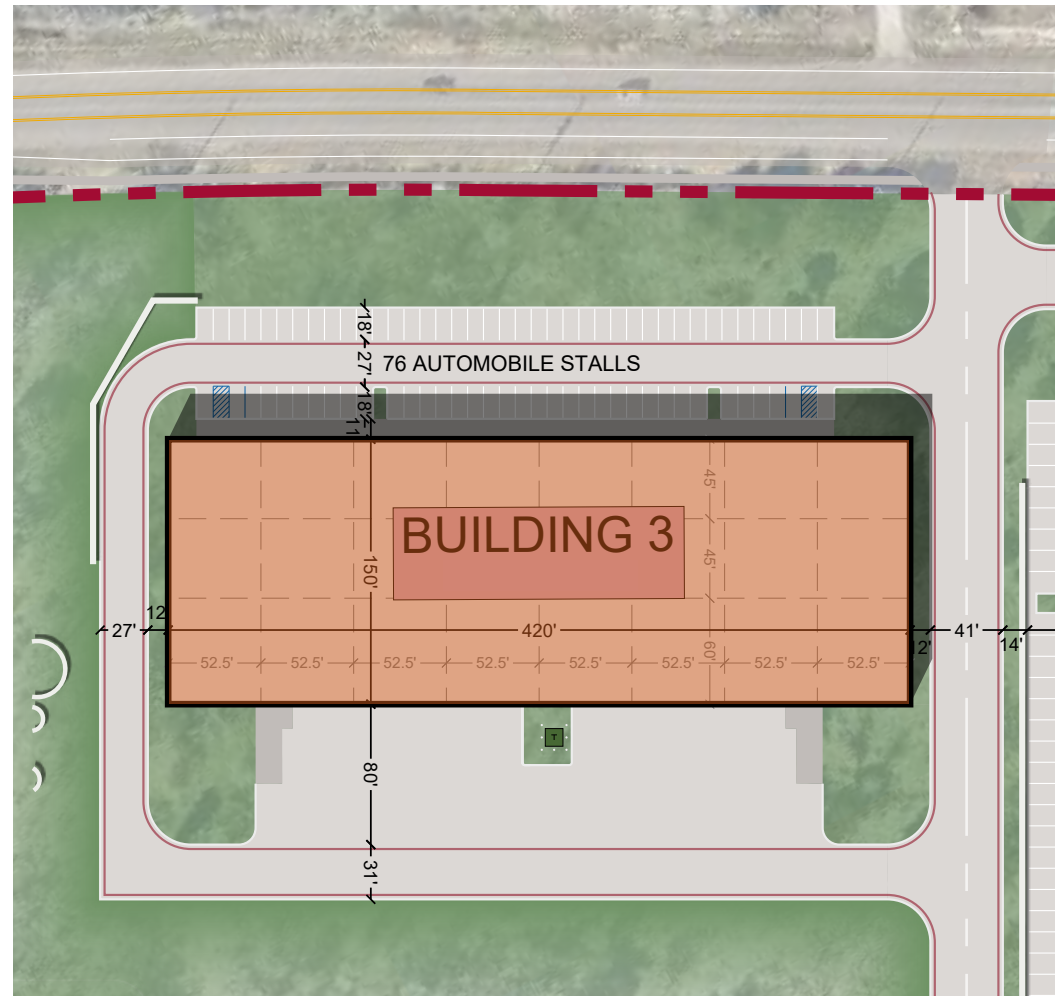
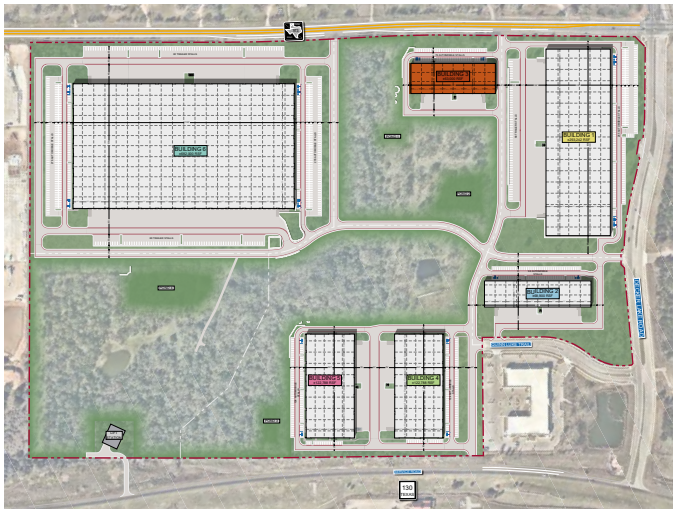
BLD DIMENSIONS: 530' X 130'



BUILDING 3 - BUILD TO SUIT

TOTAL SF: 63,000 SF

BLD DIMENSIONS: 420' X 150'



BUILDING 4

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

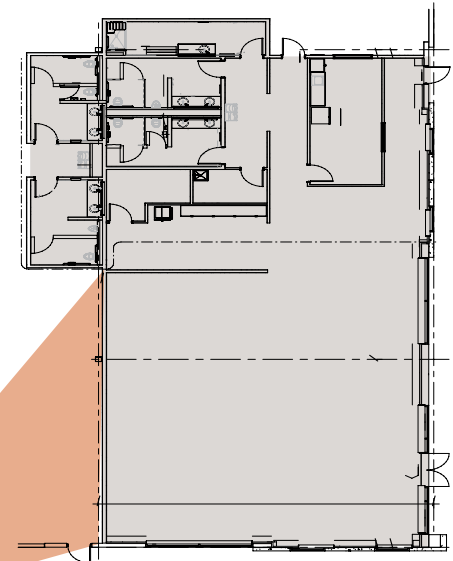
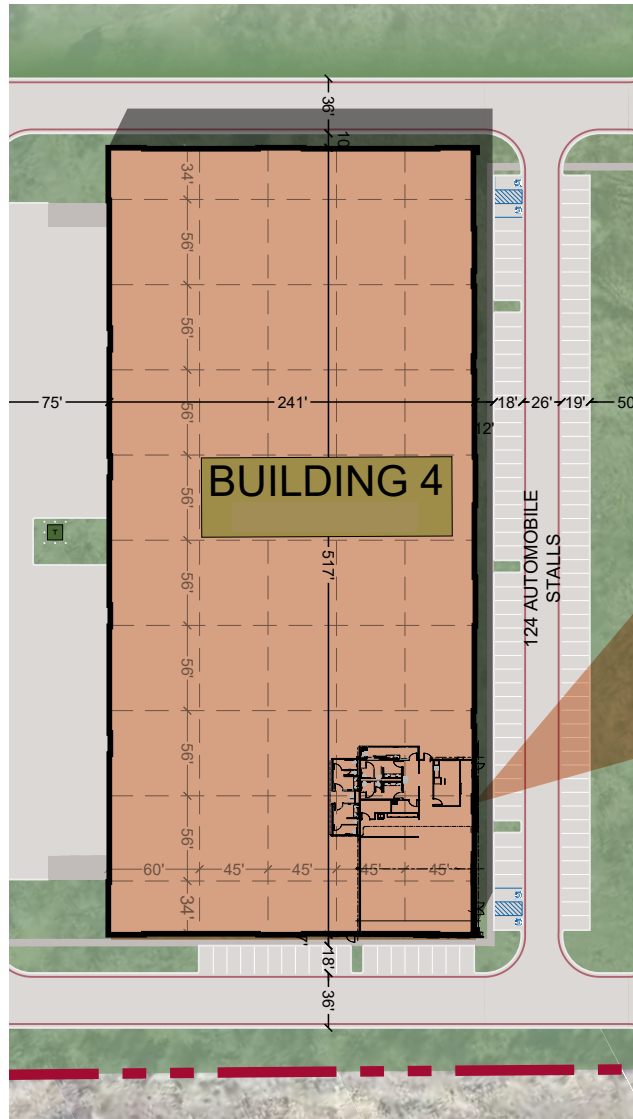
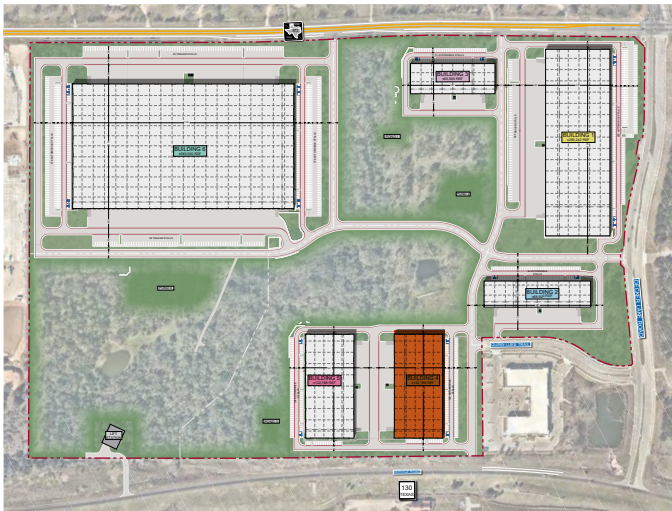
DOCK DOORS: 22

PARKING: 124 CAR

BLD DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

SLAB THICKNESS: 7"



SPEC OFFICE SUITE
4,037 SF

BUILDING 5

TOTAL SF: 123,911 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 56' X 45'

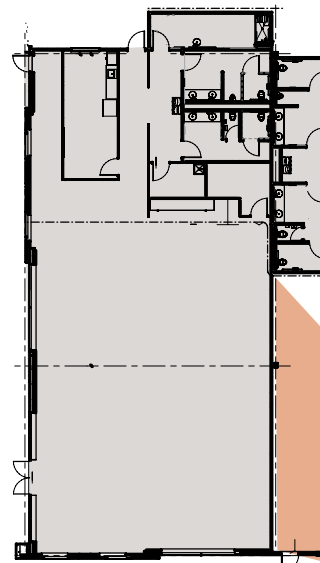
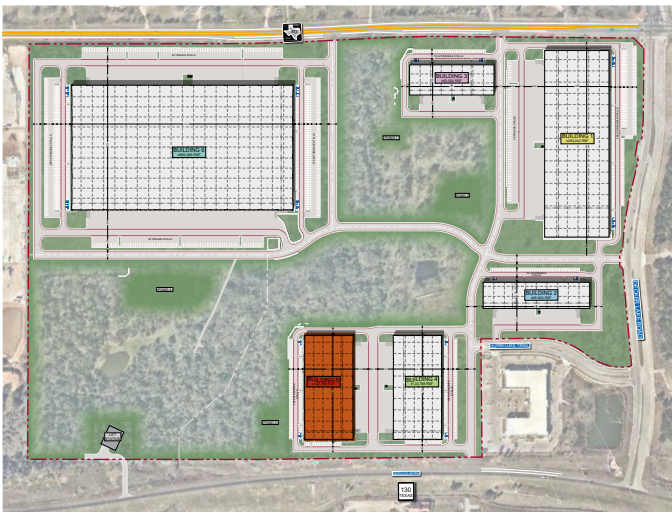
DOCK DOORS: 22

PARKING: 124 CAR

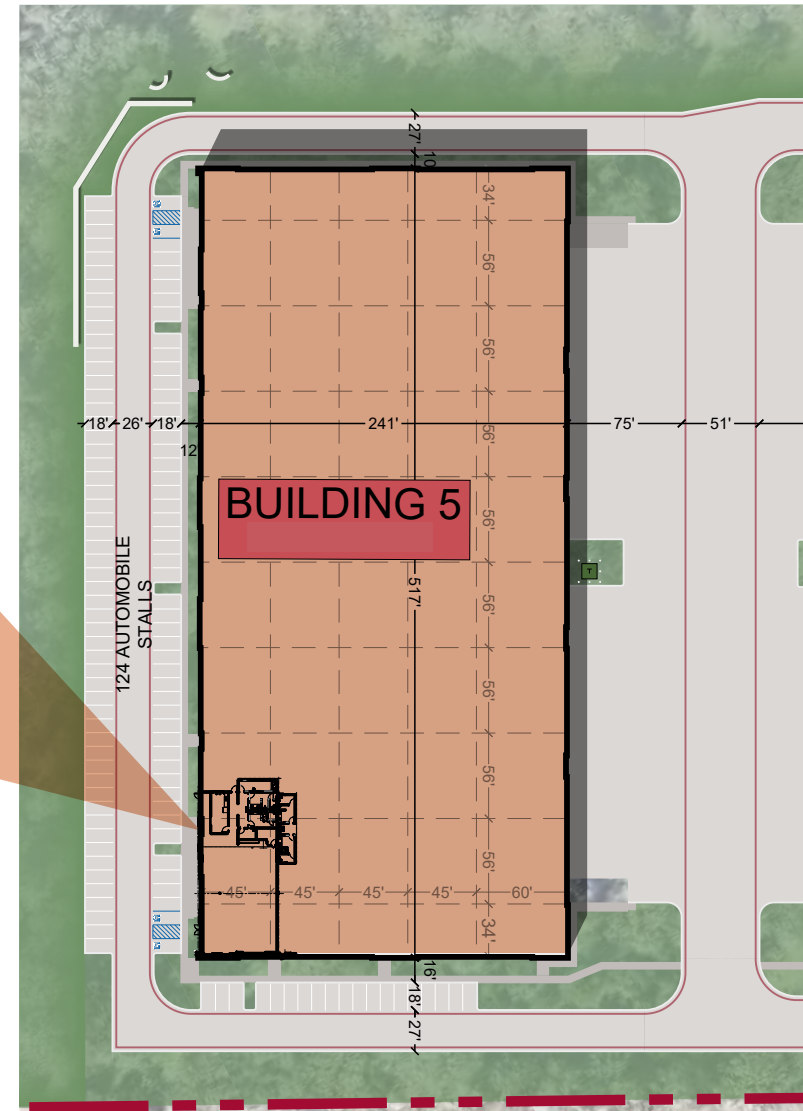
BLD DIMENSIONS: 515' X 240' X 50'

POWER SPECS: 2000A

SLAB THICKNESS: 7"



SPEC OFFICE SUITE
4,123 SF



BUILDING 6 - BUILD TO SUIT

TOTAL SF: 681,259

CLEAR HEIGHT: 40'

COLUMN SPACING: 56' X 50'

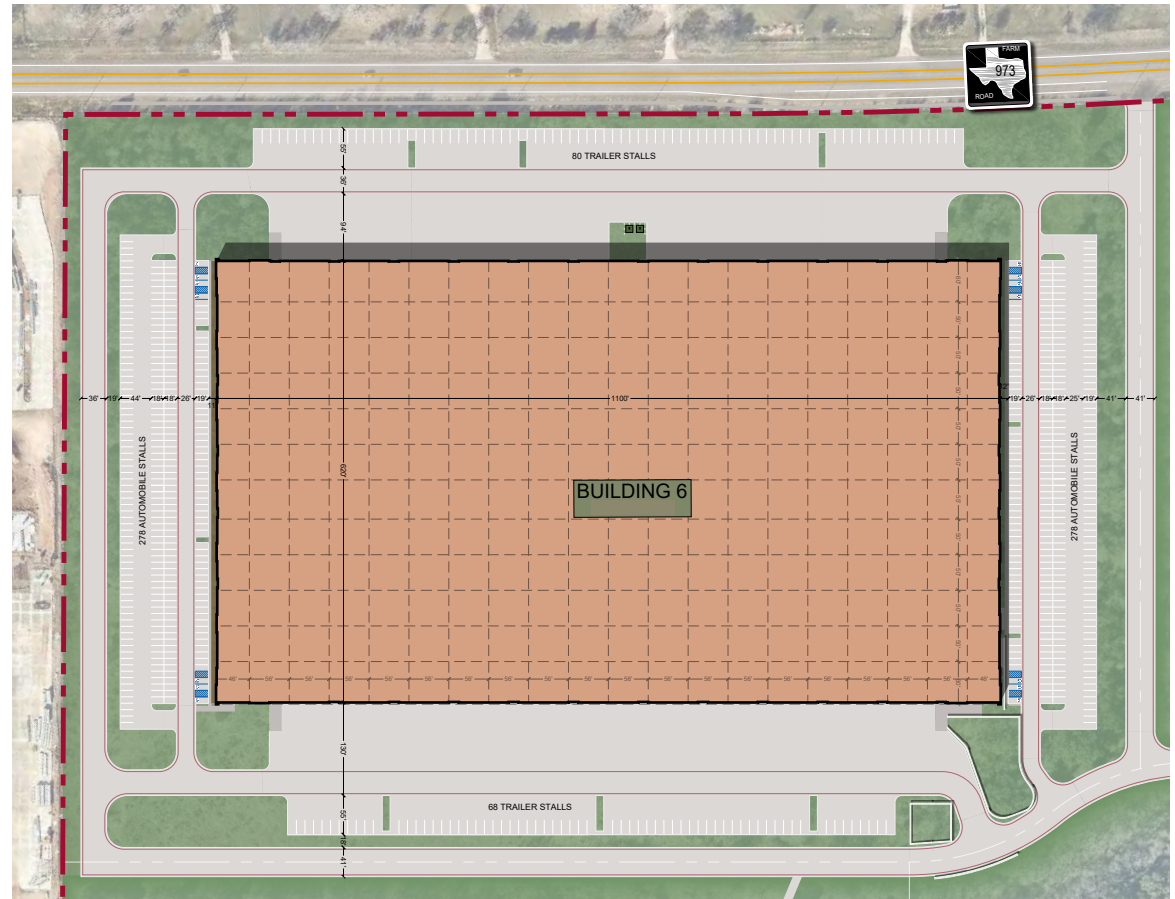
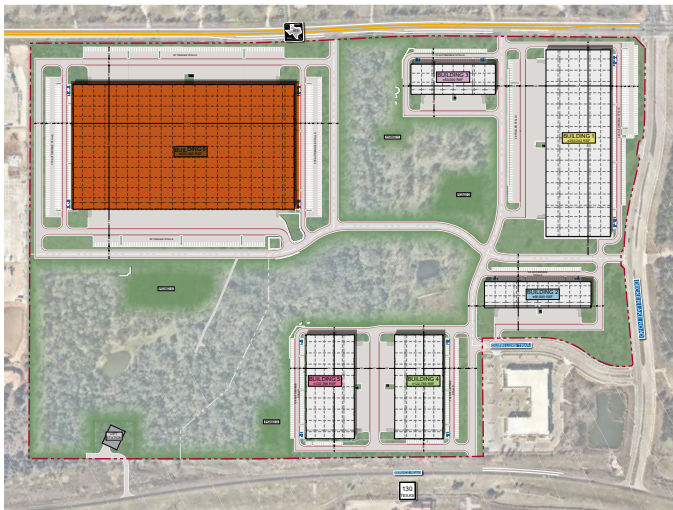
DOCK DOORS: 105

PARKING: 556 CAR / 148 TRAILER

BLD DIMENSIONS: 1,100' X 620' X 50'

POWER SPECS: 3000A

SLAB THICKNESS: 8"



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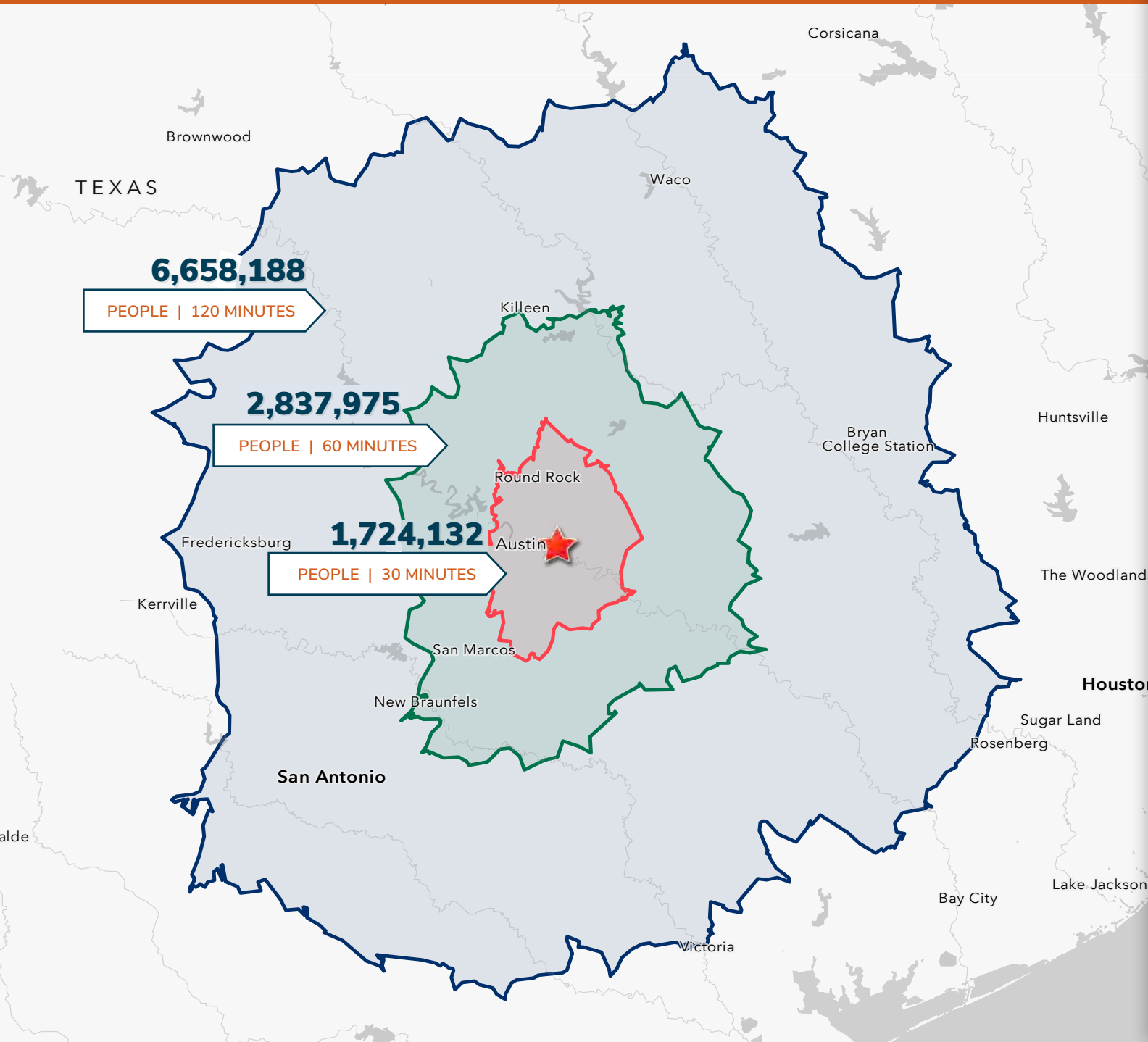
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**AREA POPULATION
30, 60, 120 RADIUS MARKERS**

**AREA
POPULATION**



30 MINUTE DRIVE TIME
1,724,132
PEOPLE

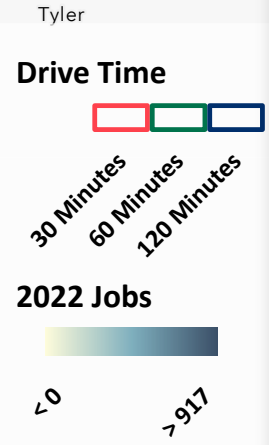
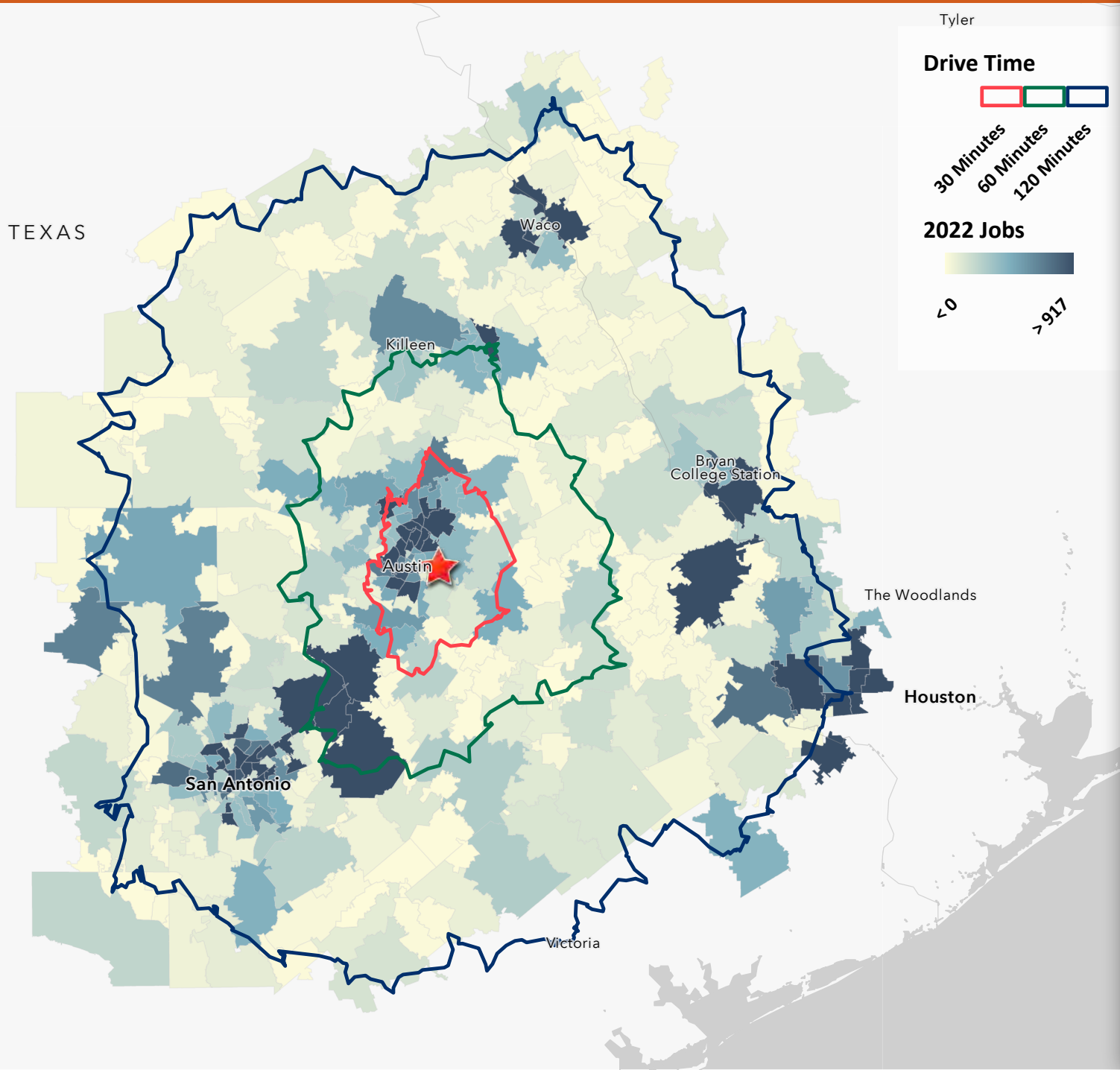
60 MINUTE DRIVE TIME
2,837,975
PEOPLE

120 MINUTE DRIVE TIME
6,658,188
PEOPLE



**ABUNDANT LABOR
PROJECTED JOB GROWTH**

**WAREHOUSE &
DISTRIBUTION
WORKFORCE**



30 MINUTE DRIVE TIME

979,864

Labor Force

\$17.74

Average Hourly Wage

\$33,783

Average Annual Income

60 MINUTE DRIVE TIME

1,517,516

Labor Force

\$17.43

Average Hourly Wage

\$33,148

Average Annual Income

120 MINUTE DRIVE TIME

3,340,526

Labor Force

\$17.05

Average Hourly Wage

\$32,765

Average Annual Income





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