LAKESIDE 130

BUSINESS PARK

NEC HWY 130 & E PECAN ST



PFLUGERVILLE, TX

NorthPoint™ DEVELOPMENT + Colliers

LOCATION



SITE ADVANTAGES

Strategically Located
Direct access onto SH 130 with 17-minute drive to Tesla and 19-minute drive to Samsung

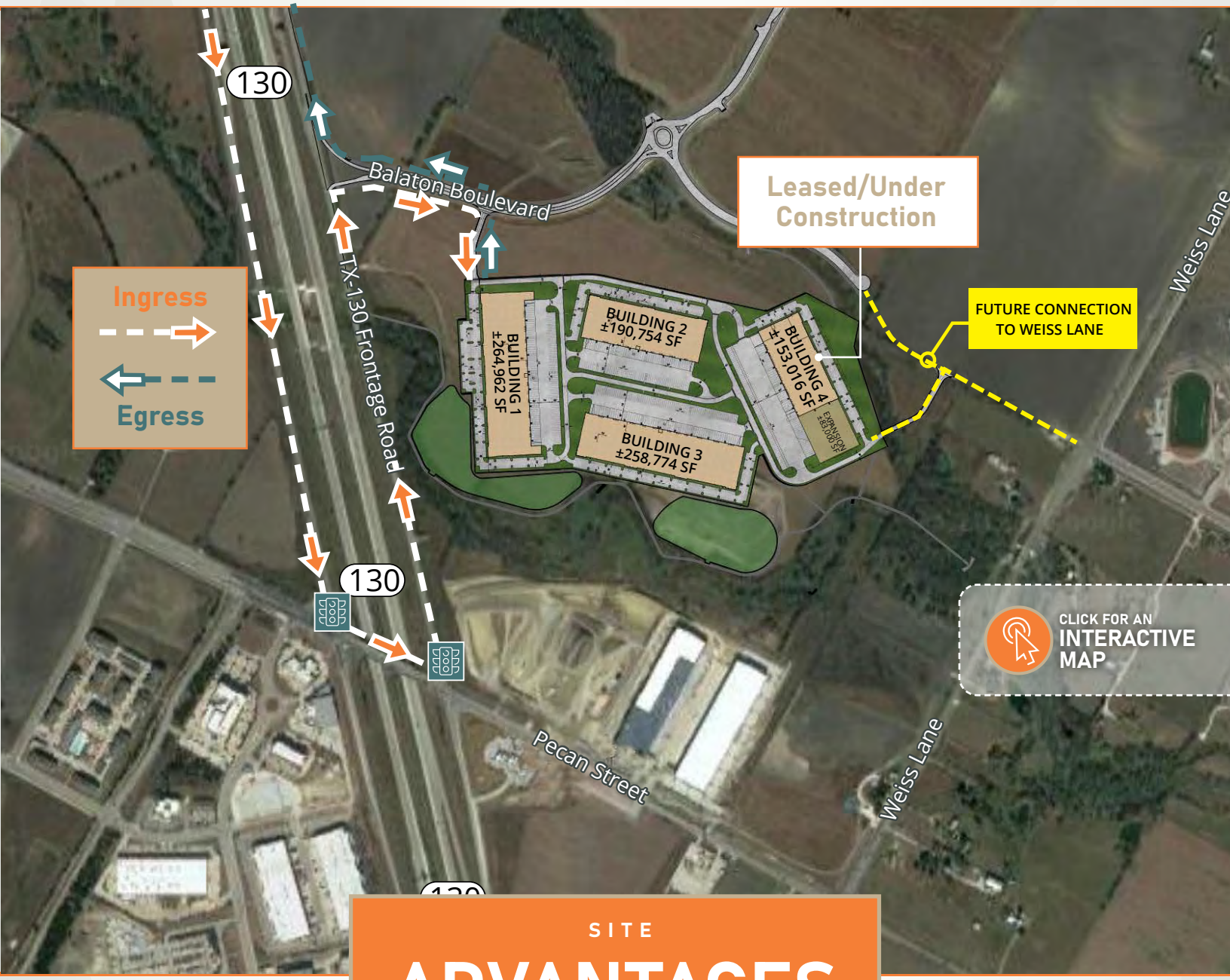
Customizable
Build to Suits to fit a variety of tenant needs

Permit in Hand
Site Development Permit in hand with in-house architects and engineers to expedite building timing. Fortune 500 tenant already under construction in this park

Proximity to Major Cities
Austin: 20 miles, 22 minutes
San Antonio: 61 miles, 1 hour
Houston: 177 miles, 2 hours 45 minutes
Dallas: 214 miles, 3 hours 15 minutes

Neighboring Businesses
Tesla (17 minutes)
Samsung (19 minutes)
FedEx Ground (3 minutes)
ABIA (18 minutes)

MASTER PLAN

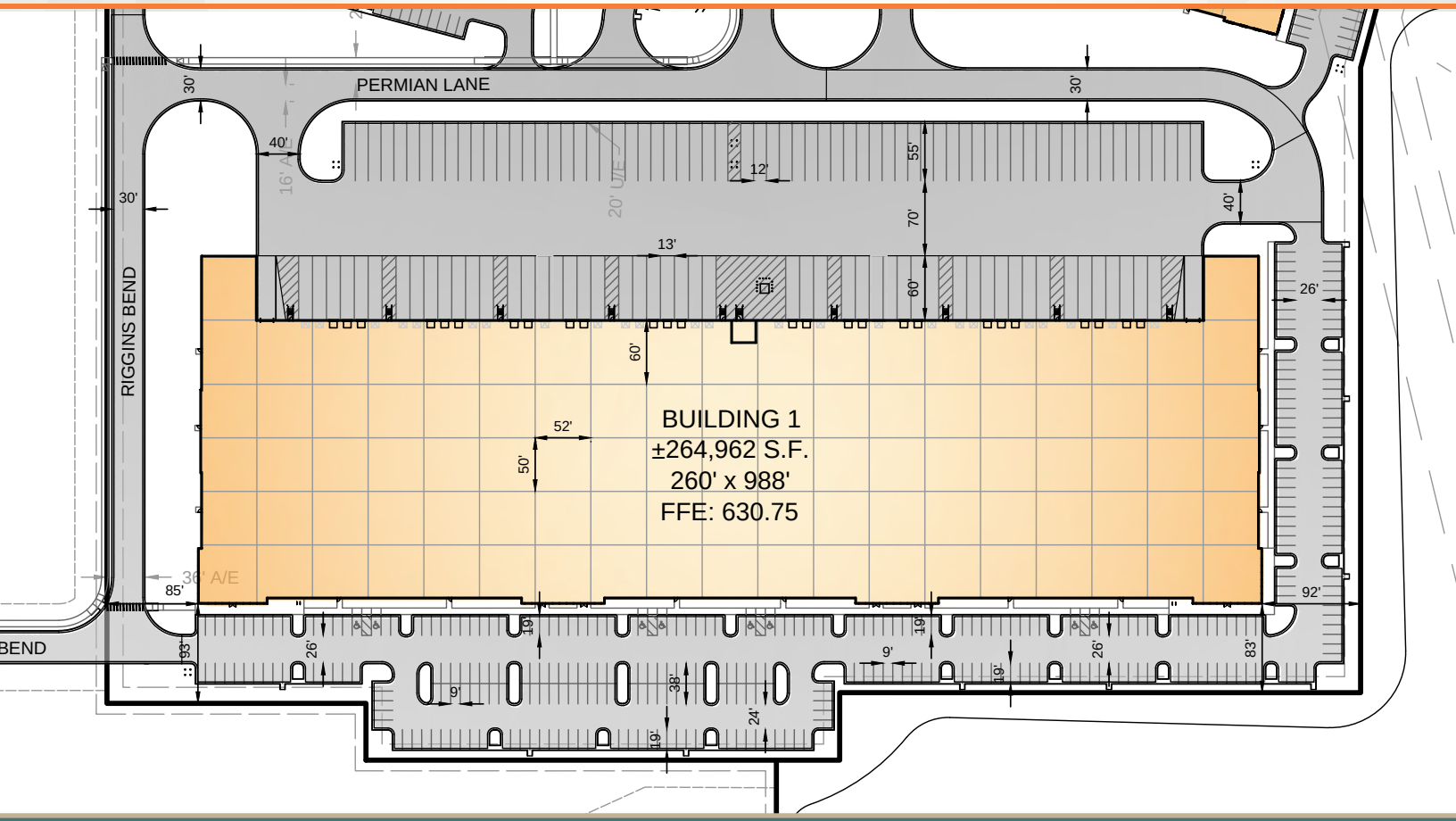


SITE

ADVANTAGES

- Site Development Permit in Hand
- Heavy Power Available
- Proximity to Major Employers
- Triple Freeport Tax Exempt
- Abundant Labor Pool

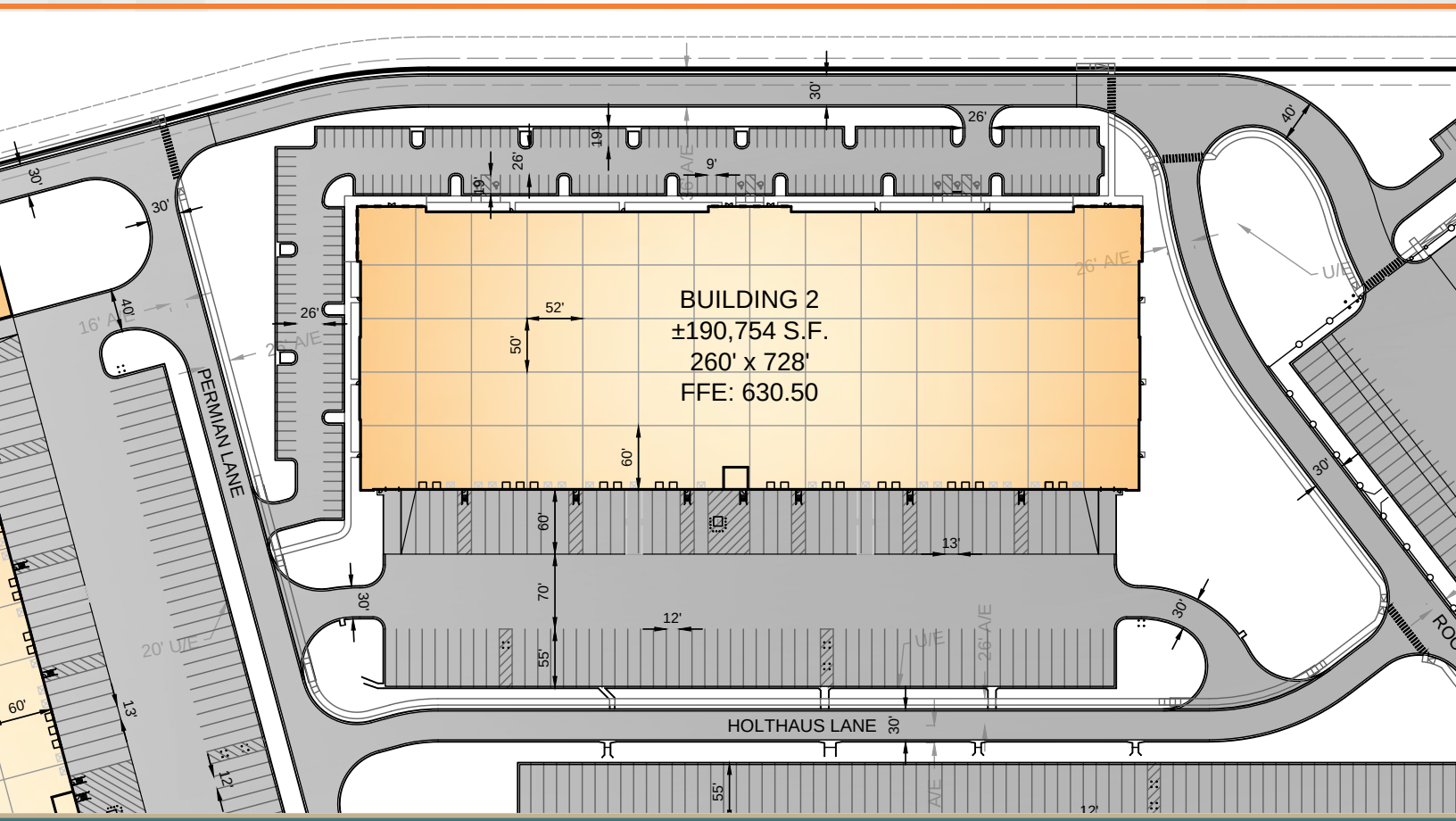
BUILDING 1 SPECS



BUILDING 1 FEATURES

BUILDING SF	+/- 264,962 SF	**SPEC OFFICE**	Build to Suit
CLEAR HEIGHT	36'	**DOCK DOORS**	26 Docks | Expandable to 50
BUILDING DIMENSIONS	260' x 988'	**DRIVE-IN DOORS**	2 (12' x 14')
CONFIGURATION	Rear Load	**TRAILER PARKING**	+/- 67
CONSTRUCTION	Concrete Tilt Wall	**AUTO PARKING**	+/- 344
COLUMN SPACING	52' x 50'	**FIRE PROTECTION**	ESFR - Upgradable
SPEED BAY SPACING	60'	**LIGHTING**	LED with motion sensors, 30 FC Average; measured at 30" AFF
TRUCK COURT DEPTH	185'	**POWER**	3,000 amps 480v 3 Phase

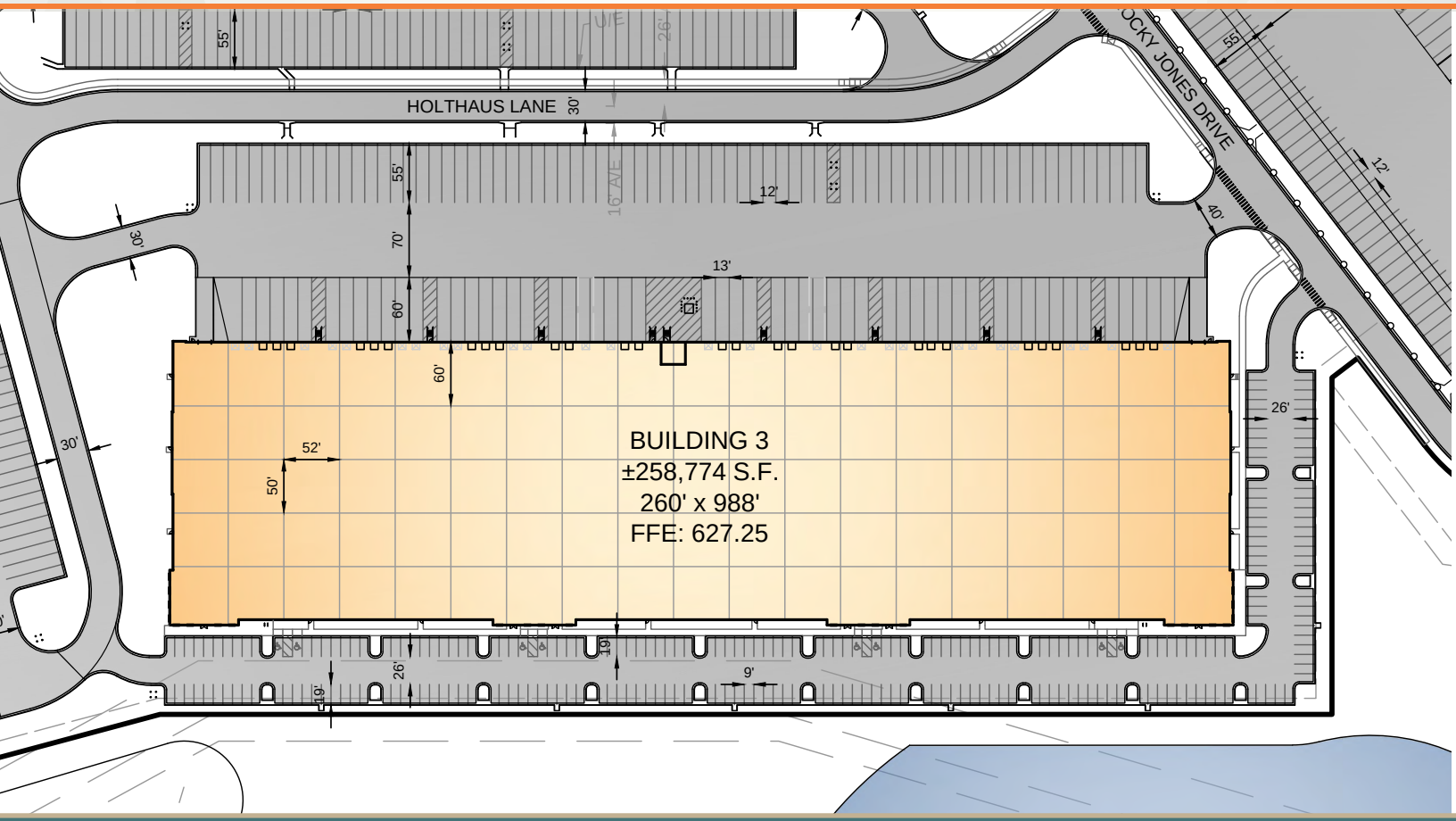
BUILDING 2 SPECS



BUILDING 2 FEATURES

BUILDING SF	+/- 190,754 SF	**SPEC OFFICE**	Build to Suit
CLEAR HEIGHT	36'	**DOCK DOORS**	20 Docks | Expandable to 36
BUILDING DIMENSIONS	260' x 728'	**DRIVE-IN DOORS**	2 (12' x 14')
CONFIGURATION	Rear Load	**TRAILER PARKING**	57
CONSTRUCTION	Concrete Tilt Wall	**AUTO PARKING**	233
COLUMN SPACING	52' x 50'	**FIRE PROTECTION**	ESFR - Upgradable
SPEED BAY SPACING	60'	**LIGHTING**	LED with motion sensors, 30 FC Average; measured at 30" AFF
TRUCK COURT DEPTH	185'	**POWER**	3,000 amps 480v 3 Phase

BUILDING 3 SPECS



BUILDING 3 FEATURES

BUILDING SF	+/- 258,774 SF	**SPEC OFFICE**	Build to Suit
CLEAR HEIGHT	36'	**DOCK DOORS**	28 Docks | Expandable to 53
BUILDING DIMENSIONS	260' x 988'	**DRIVE-IN DOORS**	2 (12' x 14')
CONFIGURATION	Rear Load	**TRAILER PARKING**	74
CONSTRUCTION	Concrete Tilt Wall	**AUTO PARKING**	281
COLUMN SPACING	52' x 50'	**FIRE PROTECTION**	ESFR - Upgradable
SPEED BAY SPACING	60'	**LIGHTING**	LED with motion sensors, 30 FC Average; measured at 30" AFF
TRUCK COURT DEPTH	185'	**POWER**	3,000 amps 480v 3 Phase

Information About Brokerage Services

11-2-2015

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:

- 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Hicks	539389	travis.hicks@colliers.com	(512)539-3005
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TAR 2501

LAKESIDE 130

BUSINESS PARK

NEC HWY 130 & E PECAN ST | PFLUGERVILLE, TX

LET'S TALK.

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NorthPoint™ DEVELOPMENT + Colliers

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