PECAN
PARK STATION

16.76 AC FOR SALE OR CO-DEVELOPMENT



Offering Memorandum

Shovel-Ready Multifamily Development Opportunity in Bastrop, TX

Colliers



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Walmart
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Comfort™ SUITES
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Advance Auto Parts
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Homes from $320k - $400k
PECAN PARK STATION
Agnes St
Schaefer Blvd
21 TEXAS
19,816 Vehicles per Day
AUSTIN TELCO FEDERAL CREDIT UNION

SECTION 01

Executive Summary



Development-Ready Site Positioned at the Intersection of Fortune 500 Growth and Texas Heritage

Dallas Multifamily Advisors and New York Capital Markets have been retained as the exclusive agent to arrange the sale or co-development of **Bastrop's Pecan Park Station (Site). The Site is a 16.76-acre multifamily development opportunity** with exceptional highway visibility, ideally positioned for a premier residential community in Bastrop, Texas, strategically located in the heart of the Texas Triangle growth corridor. Positioned just 22 miles from Austin-Bergstrom International Airport with direct access to Austin's $500B+ economy, Pecan Park Station represents an exceptional opportunity for visionary developers seeking to capitalize on **America's most historic small town experiencing explosive corporate-driven transformation.** With high-visibility frontage along Highway 21 generating 19,816 daily vehicle exposures and strategic proximity to Highway 71's 54,508 daily traffic count, the Site offers premium positioning to capture both **Austin's economic spillover** and Bastrop's unprecedented growth momentum.

This multifamily development opportunity combines Austin economic access with authentic Texas character in a supply-constrained historic market. The **development-ready site** positions developers to create a premium destination commanding higher rents while serving a rapidly expanding demographic base of 66% white collar professionals with median household income of $67,469. The Site benefits from **immediate proximity to major corporate employers,** with **SpaceX** expanding over 1 million square feet (400 new jobs, $280M investment) just 8 miles away, **Tesla's** 22,777-employee Gigafactory within 20 miles, and emerging developments including a $1.4 billion data center campus and **two major film studio projects** creating sustained high-income employment demand.

Bastrop's explosive growth fundamentals create ideal multifamily investment conditions: **renter-occupied dwellings projected to surge 29% by 2029,** Bastrop ISD constructing **two new elementary schools** to accommodate 3.5% annual student growth, and **massive retail expansion** including Sprouts Farmers Market, H-E-B expansion, and 12+ new restaurants opening through 2026. As **Texas's 18th fastest-growing county** with historic preservation creating natural development barriers, new multifamily supply faces constraints while demand accelerates from Fortune 500 corporate migration and Austin affordability arbitrage. The Site is positioned to **capture the critical undersupply of quality multifamily housing** in a business-friendly environment (no state income tax, right-to-work status) that's attracting major employers and families choosing historic Texas character over urban costs, ensuring sustained opportunity and long-term value appreciation in this premier Central Texas growth market.



This development-ready site captures Austin's economic spillover demand, driven by corporate expansion, 29% renter growth projection, and supply-constrained historic market dynamics.

Investment Highlights

TURNKEY DEVELOPMENT OPPORTUNITY - READY TO BUILD

This fully entitled property offers immediate development potential with all permits secured and construction costs professionally assessed by the General Contractor.

AUSTIN AFFORDABILITY ARBITRAGE OPPORTUNITY

Located 30 minutes from Austin with 66% white collar population and $67,469 median income, supported by massive retail expansion including Sprouts, H-E-B expansion, and 12+ new restaurants opening through 2026.

EXPLOSIVE RENTER DEMAND GROWTH PIPELINE

Over the next 5 years, Bastrop's population is expected to grow 24% causing the demand for renter-occupied units to grow 29%.

SCHOOL DISTRICT BOOM DRIVING FAMILY MIGRATION

Bastrop ISD's explosive 3.5% annual student growth is forcing construction of two new elementary schools, demonstrating unprecedented family influx.

MAJOR CORPORATE INVESTMENT PIPELINE

SpaceX expanding 1M+ square feet ($280M investment, 400 jobs), LS Electric investing $240M over 5 years, Acutronic building Texas's only jet engine manufacturing facility, plus $1.4 billion data center campus under construction.

SUPPLY-CONSTRAINED GROWTH IN 18TH FASTEST-GROWING COUNTY

Historic preservation limits development density while demand accelerates from corporate expansion and Austin spillover migration.

MASSIVE RETAIL & COMMERCIAL INFRASTRUCTURE EXPANSION

Major retailers aggressively expanding including Sprouts Farmers Market, H-E-B expansion, LongHorn Steakhouse, Texas Roadhouse, Chuy's, plus 12+ new restaurants and retail chains opening through 2026.

ENTERTAINMENT & FILM INDUSTRY EMERGENCE

Two major film studio developments underway: 546-acre Line 204 Texas (first ground-up studio lot in Texas) and 75-acre Wyldwood Studios master-planned community with sound stages opening 2027, positioning Bastrop as emerging entertainment hub.


Hampton Inn & Suites by HILTON
Homes from $320k - $400k
Schaefer Blvd
PECAN PARK STATION
Agnes St
Comfort™ SUITES
CUBESMART self storage
ally MEDICAL EMERGENCY ROOM
Wendy's
AUSTIN TELCO FEDERAL CREDIT UNION
21 TEXAS
19,816 Vehicles per Day

MAJOR AREA EMPLOYERS

TEXAS
The University of Texas at Austin

- **Economic Impact:** $8.8B
- **Students:** 52,000
- **Employment:** 18,000
- **Location:** 30 miles from Pecan Park Station

TESLA

- **Investment:** $10B+
- **Employment:** 22,777+
- **Location:** 23 miles from Pecan Park Station

SPACEX

- **Investment:** $280M+
- **Employment:** 400+ high-tech jobs
- **Location:** 9 miles from Pecan Park Station

Austin-Bergstrom International Airport

- **Investment:** $4B+
- **Employment:** 8,000+
- **Annual Travelers:** 21.7M+
- **Location:** 22 miles from Pecan Park Station

CIRCUIT OF THE AMERICAS

- **Investment:** $350M+
- **Employment:** 9,100+
- **Economic Impact:** $897M+
- **Location:** 22 miles from Pecan Park Station



PECAN PARK STATION

Austin’s $39.8B+ Investment Boom

Austin is experiencing a $39.8billion investment surge transforming America’s fastest-growing major city. The wave reflects Austin’s unique advantages: no state income tax, significantly lower costs than Silicon Valley, University of Texas talent pipeline, and cultural appeal.

1. SAMSUNG SEMICONDUCTOR EXPANSION - $17 BILLION

Samsung has proposed what would be the largest industrial investment in Texas history - a $17 billion advanced chipmaking facility. The project would create 1,800 direct jobs.

2. CITY OF AUSTIN’S STRATEGIC MOBILITY PLAN - $7+ BILLION

The City has planned to improve mobility through expanded public transit, pedestrian-friendly development, and significant Capital Metro expansions.

3. I-35 CAPITAL EXPRESS CENTRAL PROJECT - $5.6 BILLION

The largest infrastructure investment in Austin’s history will completely transform I-35 through the urban core. The project is expected to complete in 2033.

4. AUSTIN-BERGSTROM INTERNATIONAL AIRPORT EXPANSION - $4 BILLION

“Journey with AUS” represents a $4 billion investment to modernize and expand Austin-Bergstrom International Airport, expected to complete in 2030.

5. UT/MD ANDERSON MEDICAL CENTER - $2.5 BILLION

Representing Austin’s largest healthcare investment, UT and MD Anderson Cancer Center will create a world-class medical complex featuring two hospital towers.

6. AUSTIN CONVENTION CENTER EXPANSION - $1.6 BILLION

The redevelopment and expansion will transform Austin into a world-class convention destination. The project is expected to reopen in 2029, increasing annual economic impact from $468 million to over $750 million.

7. APPLE CAMPUS EXPANSION - $1+ BILLION

The company now operates two major campuses in North Austin, with the newer $1 billion, 133-acre campus designed to house up to 15,000 employees. Apple has invested over $400 million in additional buildings and will be Austin’s largest private employer.

8. TESLA GIGAFACTORY EXPANSION - $833 MILLION

Tesla’s Austin Gigafactory serves as the company’s headquarters and a major manufacturing facility. The facility produces vehicles and batteries while employing thousands of workers. The additional campus expansion, will add 1.7M SF.

9. ELON MUSK’S CORPORATE COMPOUND - $280+ MILLION

SpaceX’s Starlink facility expansion includes over $280 million in capital investment and 400+ jobs, alongside The Boring Company’s tunneling operations, and X headquarters.



Austin Affordability Arbitrage with Premium Demographics

- Bastrop represents the perfect convergence of Austin's economic prosperity without its housing cost burden.
- Located just 30 minutes from Austin's $500B+ economy, Bastrop attracts high-quality residents seeking suburban value: 66% white collar professionals with a median household income of $67,469.
- New family homes start around $250,000 compared to Austin's $545,000 median, while Bastrop families spend an average of $96,541 annually on household expenditures.
- This demographic arbitrage creates sustained demand from Austin professionals choosing quality of life upgrades over urban costs, supported by remote work flexibility and corporate relocations to the Bastrop corridor.

Texas Triangle Strategic Location Advantage

- Bastrop sits at the heart of the Texas Triangle mega-region, home to over 70% of Texas's population and four major metropolitan areas.
- This strategic positioning provides unmatched access to Austin (30 minutes), Houston (2 hours), San Antonio (1.5 hours), and Dallas/Fort Worth (3 hours), capturing economic spillover from multiple major labor markets.
- The Texas Triangle is growing faster than other U.S. mega-regions, boasting increasing economic diversity, a relatively young educated population, and a pragmatic approach to business.







Major Corporate Investment Pipeline

- Bastrop has emerged as the preferred destination for Fortune 500 corporate expansion, anchored by over $520 million in committed investment and proximity to Tesla's massive Austin presence.
- Tesla's Gigafactory employs 22,777 workers and is undergoing a $833 million expansion adding four new buildings, making it Austin's largest private employer.
- SpaceX is expanding its Bastrop facility with a $280 million investment creating 400 high-skilled jobs.
- LS Electric, a global leader in power equipment, selected Bastrop for its first North American production facility, representing a $240 million investment and a significant workforce expansion over the next 5 years.
- Acutronic is building Texas's only jet engine manufacturing facility, creating 50+ high-wage jobs with $4+ million investment.
- This corporate migration from Silicon Valley to historic Texas reflects broader business preference for Texas's no-income-tax environment, right-to-work status, and aggressive local incentives. The concentration of tech and advanced manufacturing creates a high-income employment base driving premium residential demand throughout the Bastrop corridor.

MARKET INSPIRATION



Massive Retail & Commercial Infrastructure Expansion

- The retail landscape is experiencing unprecedented expansion, reflecting both population growth and increased purchasing power.
- Major developments include H-E-B's 18,000 square foot expansion with True Texas BBQ restaurant, Sprouts Farmers Market, and the 75-acre Sendero mixed-use development attracting national chains.
- Over 12 new restaurants and retail establishments are opening through 2026, including LongHorn Steakhouse, Texas Roadhouse, Chuy's Tex-Mex, Einstein Bros. Bagels, Jersey Mike's, and Scooter's Coffee.
- This retail momentum demonstrates proven market demand and creates lifestyle amenities that enhance residential appeal.

School District Boom Driving Family Migration

- With over 12,000 students already enrolled, Bastrop ISD anticipates 3.5% annual student population growth, forcing immediate construction of two new elementary schools plus conversion of intermediate schools to middle schools.
- This educational infrastructure expansion demonstrates unprecedented family influx choosing Bastrop for its combination of educational excellence and affordability.
- BISD offers advanced placement programming beginning in 5th grade, rigorous college preparation at secondary levels, and strong fine arts, robotics, and athletics programs, attracting families from Austin seeking quality education without urban costs.



Adelton Elementary - Opening Fall 2025

Entertainment & Film Industry Emergence

- Bastrop is positioned to become Texas's premier entertainment destination with two major film studio developments creating a new economic sector.
- Line 204 Texas is developing the first ground-up, purpose-built studio lot in Texas on 546 acres along the Colorado River, scheduled to break ground September 2025.
- Actor Zachary Levi's Wyldwood Studios represents a 75-acre master-planned community featuring film studios, hotels, restaurants, and two hillside amphitheaters, with first sound stages opening in 2027.
- These developments leverage Bastrop's historic character, natural beauty, and proximity to Austin's creative talent pool. The entertainment industry emergence diversifies the economic base beyond corporate and tech, attracting creative professionals and tourism while creating high-paying jobs in a rapidly growing sector.



INVESTMENT RATIONALE

Explosive Renter Demand Growth Pipeline

- Bastrop's multifamily fundamentals present exceptional demand visibility with renter-occupied dwellings projected to surge from 1,746 to 2,257 by 2029, representing 29% growth in a five-year period.
- This demand acceleration coincides with 24% population expansion to 13,685 residents, creating a sustained pipeline of rental demand significantly outpacing typical suburban markets. The demographic composition drives premium rental potential: 66% white collar professionals with median household income of $67,469 spending $96,541 annually on household expenditures, demonstrating substantial disposable income.
- Corporate workforce expansion anchors this growth, with SpaceX adding 400 jobs, Tesla's 22,777 nearby employees, and emerging sectors like film production creating diverse high-income employment.

Supply-Constrained Growth in 18th Fastest-Growing County

- Bastrop County's position as Texas's 18th fastest-growing county creates ideal supply-demand dynamics for multifamily investment. Historic preservation requirements limit development density throughout the county, with over 130 buildings on the National Historic Register creating natural barriers to new construction.
- Municipal utility district requirements and infrastructure constraints further limit new multifamily development capacity, while explosive demand from Austin spillover and corporate investment far exceeds the pace of new supply delivery.
- Unlike Austin's oversupply crisis, Bastrop benefits from controlled growth that protects existing investments. The combination of geographic constraints, historic preservation mandates, and utility infrastructure limitations creates a protected market environment where new quality multifamily developments face minimal competitive pressure and enjoy sustained occupancy advantages.

Tax Benefits and Economic Incentives

- Texas's no-tax environment creates substantial multifamily investment advantages, with no state personal or corporate income tax making Bastrop highly attractive to residents and employers alike.
- Bastrop offers Chapter 380/381 development agreements, streamlined permitting processes, and potential fee waivers that reduce development costs and timeline risks.
- The broader business incentive environment indirectly benefits Pecan Park Station by attracting employers: aggressive local programs have already drawn SpaceX ($280M investment), LS Electric ($240M commitment), and numerous other companies, creating the high-income employment base that drives premium rental demand.
- Combined property tax rates remain competitive while supporting excellent schools and infrastructure, ensuring long-term area desirability and investment stability.

Rent Growth & Pricing Power Potential

- Bastrop's rental market presents exceptional rent growth potential by capturing Austin's high-income demographics while avoiding the oversupply crisis that has driven Austin rents down 6.2% annually to $1,561 amid 15.3% vacancy rates.
- The fundamental rent growth advantage stems from accessing the same Austin workforce without competing against Austin's oversupply. High-income professionals earning $67,469 median household income can afford premium rents for suburban lifestyle upgrades, while Austin's unaffordable $545,000 median home prices push professionals to choose Bastrop rentals over homeownership.

Market Timing & Cycle Positioning

- Bastrop presents optimal entry timing at the intersection of explosive demand growth and constrained supply delivery. Austin's multifamily oversupply crisis creates opportunity windows as developers and investors seek spillover markets with better fundamentals.
- Pecan Park Station benefits from infrastructure investments already completed (highway access, utilities, retail anchors) while avoiding peak pricing associated with mature markets.
- Corporate expansion timelines align perfectly with development cycles: SpaceX's $280 million expansion, LS Electric's five-year $240 million investment, and Tesla's continued growth create sustained employment demand supporting lease-up and stabilization.
- TxDOT's $183 million highway improvement package enhances accessibility without current development having to fund infrastructure costs.



LEGEND COMMUNITIES

Experienced Developer

Legend Communities is an established real estate development firm founded in 1994 and headquartered in Austin, Texas. With nearly four decades of combined experience, the company specializes in creating award-winning recreational, master-planned residential, and mixed-use commercial developments across Central Texas and California. Legend Communities distinguishes itself through comprehensive turnkey development solutions that encompass every phase from initial acquisition through final sales and marketing, ensuring seamless project execution and delivery.

Legend Communities' Competitive Advantages

- **Comprehensive Expertise:** Full-service capabilities covering acquisition, planning, construction, sales, and marketing
- **Geographic Diversification:** Strategic operations across multiple high-growth markets in Texas and California
- **Project Versatility:** Proven track record with diverse developments including single-family residential, multi-family, commercial, self-storage, and marina projects
- **Complex Entitlement Experience:** Specialized expertise navigating challenging regulatory environments
- **Market Resilience:** Extensive experience managing developments through various economic cycles
- **Quality Focus:** Award-winning developments that reflect commitment to exceptional construction standards and attention to detail
- **Community Integration:** Strong emphasis on creating lifestyle-oriented communities with comprehensive amenities (golf courses, yacht clubs, spa facilities, water sports)
- **Civic Commitment:** Substantial charitable giving and community involvement that strengthens local relationships

Leadership Team

Legend Communities is led by two seasoned partners who bring complementary expertise and decades of industry experience.

Haythem Dawlett, Partner: As Founder and Principal with more than two decades of experience, Dawlett has successfully developed residential, multi-family, commercial, self-storage, and marina projects across Texas, California, and Colorado. Dawlett maintains hands-on involvement throughout every phase of development—from planning and entitlements through construction and sales execution. His work has earned recognition from the U.S. Department of Housing and Urban Development (HUD), Urban Land Institute (ULI), and National Association of Home Builders, establishing his reputation for quality construction and successful project delivery. Deeply rooted in Central Texas, Dawlett's established community relationships and market knowledge provide valuable insights for local development opportunities.

Sponsor Experience

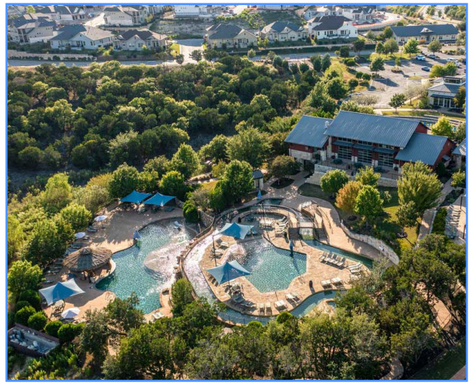
Tuscan Village
Master Planned Community | Lakeway, TX



Oak View Apartments
175 Units | Westlake Village, CA



Rough Hollow
Master Planned Community | Lakeway, TX



Northgate
100 Condo Units | Westlake Village, CA



HUMPHREYS & PARTNERS ARCHITECTS

Experienced Architect

Humphreys & Partners Architects (HPA) stands as North America's leading multifamily architecture design firm, bringing 34 years of excellence to the industry since its establishment in 1991. With teams licensed nationwide and exclusive trademarked concepts, HPA has earned the trust of more developers than any other firm in bringing multifamily developments from initial concept to final completion. The award-winning firm specializes in multifamily, mixed-use, and hospitality/resort design, with extensive expertise spanning high-rise, mid-rise, student housing, senior living, tax credit, affordable, moderate, and luxury communities. HPA's comprehensive approach combines innovative design solutions with deep understanding of development economics, making them the preferred architectural partner for projects across diverse markets and conditions.

Humphreys & Partners' Competitive Advantages

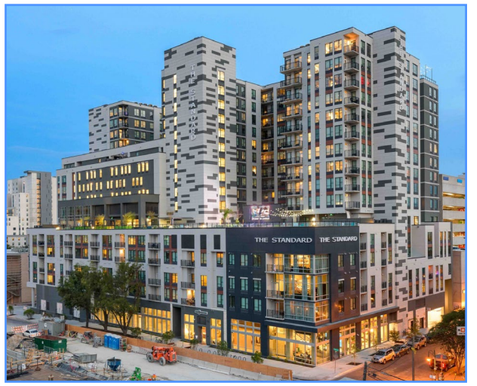
- **Industry Leadership:** North America's premier multifamily architecture firm with unmatched portfolio breadth and depth
- **Award-Winning Design:** Recognition for cost-effective designs that balance aesthetic appeal with operational efficiency
- **Nationwide Licensing:** Teams licensed across the country, enabling seamless project execution in any market
- **Exclusive Design Concepts:** Proprietary trademarked concepts that provide competitive differentiation for developments
- **Developer-Focused Approach:** Deep understanding of development economics, pro forma requirements, and budget constraints
- **Full-Service Capabilities:** Comprehensive services from initial land planning through construction administration
- **Efficiency Optimization:** Special focus on maximizing building efficiency to help clients save millions in both upfront costs and lifecycle expenses
- **Market Adaptability:** Proven ability to create innovative solutions in challenging locations where traditional approaches wouldn't work financially
- **Diverse Expertise:** Extensive experience across all multifamily segments, from affordable housing to luxury developments
- **Problem-Solving Culture:** Team thrives on finding creative design solutions for complex development challenges
- **Long-Term Relationships:** Many client partnerships dating back to the firm's 1991 founding
- **Collaborative Approach:** Team players who work seamlessly with consultants, owners, and general contractors

Leadership Team

HPA's Executive Leadership Team brings over three decades of experience in balancing exceptional design with development economics, embodying the firm's core values of innovation, collaboration, and communication. Their track record of excellence is demonstrated through numerous industry awards, including recent 2024 BALA Gold awards for multifamily and student housing developments, along with National Silver recognition for best multifamily projects. What sets the leadership apart is their developer-centric mindset—maintaining deep expertise in land costs, pro forma requirements, and financing realities rather than focusing solely on aesthetic achievement.

Architect Experience

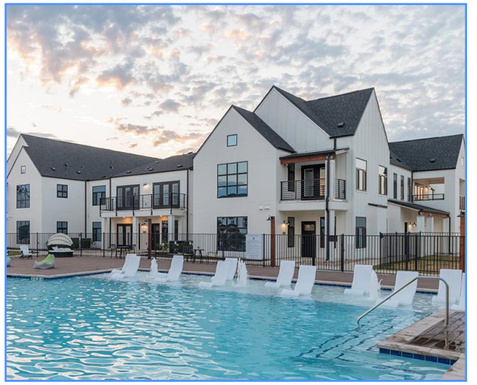
The Standard at Austin
287 Units | Austin, TX



Aspire San Marcos
226 Units | San Marcos, TX



Hermosa Village
238 Units | Leander, TX



65 Bay Street
447 Units | Jersey City, NJ



ASCENSION CONSTRUCTION GROUP

Experienced General Contractor

Ascension Construction Group is an Austin-based, veteran-owned general contractor that specializes in multifamily and commercial construction with a mission of "Building Legacies… Inspiring Generations." The company distinguishes itself through comprehensive expertise in multifamily developments, commercial projects, Build-to-Rent communities, and land development. Ascension's approach goes beyond traditional construction, focusing on creating spaces where communities flourish and lasting legacies are built. With core values rooted in trust, excellence, transparency, and personalized service, the company delivers projects that balance affordability, quality, and meaningful community impact.

Ascension's Competitive Advantages

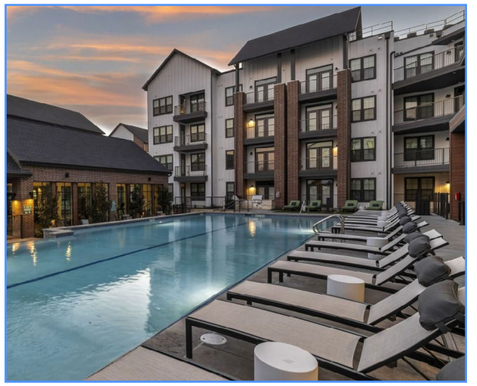
- **Comprehensive Service Offering:** Full-spectrum capabilities from planning and design through final delivery
- **Advanced Technology Integration:** Utilizes state-of-the-art architectural and engineering technologies, take-off software, and AI technology for enhanced precision and efficiency
- **Client-First Philosophy:** Transparent, collaborative approach with in-depth consultation to understand each client's unique vision, budget, and timeline
- **Sustainable Development Focus:** Commitment to environmentally conscious construction practices and long-term value
- **Collaborative Culture:** Emphasis on teamwork, open communication, and employee empowerment that translates to superior project outcomes
- **Strategic Partnership Approach:** Close collaboration with financial and operational stakeholders to align developments with strategic goals
- **Quality Craftsmanship:** Unwavering commitment to superior workmanship and operational efficiency across all project phases
- **Community-Centered Development:** Focus on creating properties that contribute positively to communities for generations
- **Transparent Communication:** Regular client updates and proactive challenge resolution ensuring seamless construction experiences

Leadership Team

Ascension Construction Group is led by a veteran-owned leadership team that brings the discipline, integrity, and mission-focused approach of military service to the construction industry. The company's leadership foundation is built on the core principles of precision, accountability, and unwavering commitment to excellence—values that permeate every aspect of their construction operations.
The leadership team brings unique strengths to the construction industry, including exceptional project management skills honed through military logistics and operations experience. Their background in managing complex, high-stakes missions translates directly to overseeing multifaceted construction projects where attention to detail, timeline adherence, and resource optimization are critical to success.

Experience

Veranda
362 Units | Austin, TX



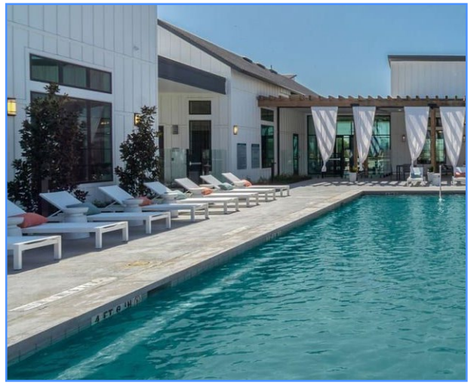
The View at Estancia
340 Units | Austin, TX



Bartz Ranch
294 Units | Round Rock, TX



The Chloe
342 Units | Kyle, TX

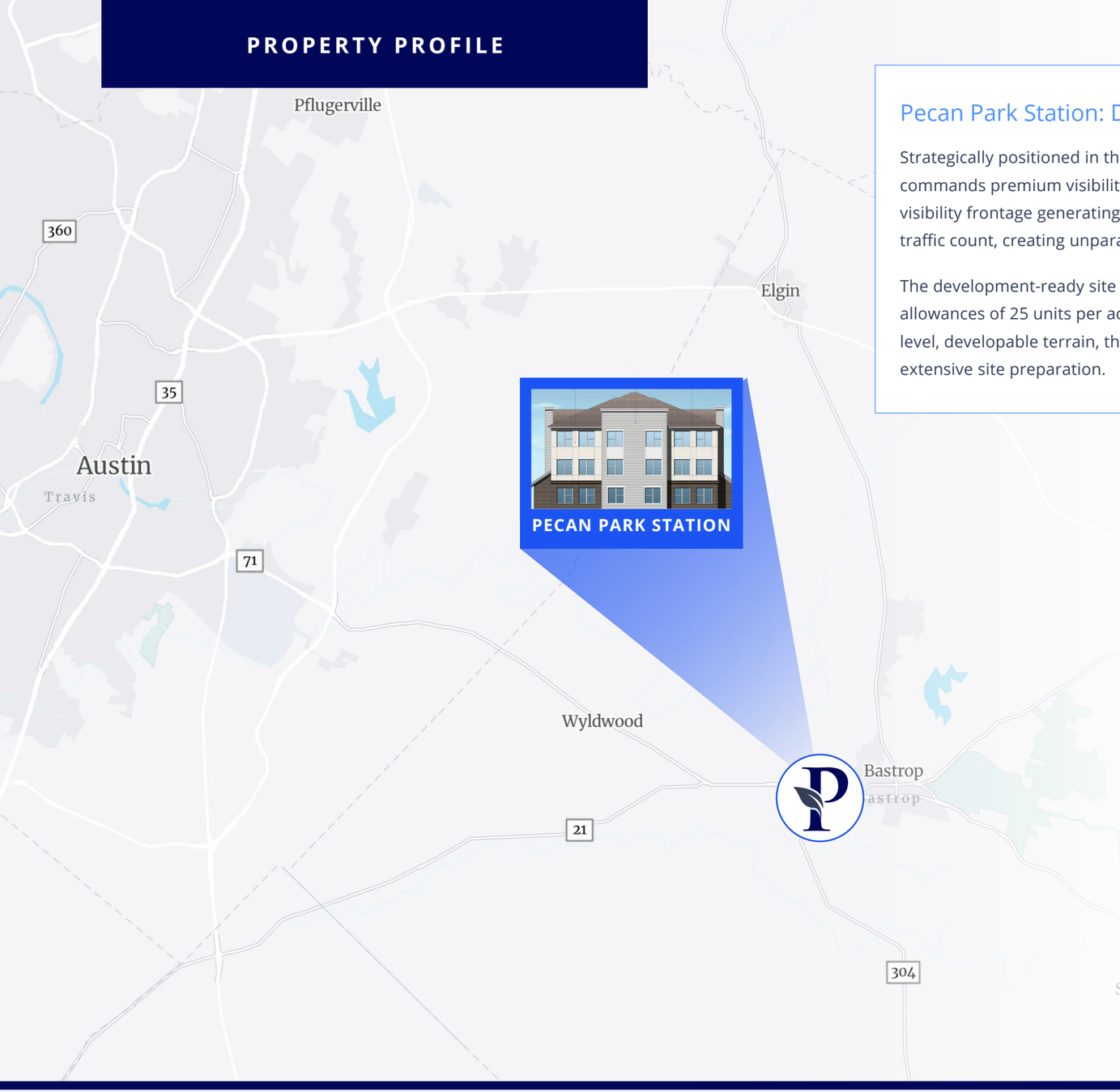


SECTION 02

Property Information



PROPERTY PROFILE



Pecan Park Station: Development-Ready Opportunity in Historic Bastrop's Growth Corridor

Strategically positioned in the heart of historic Bastrop along the prominent Highway 21 corridor, this exceptional 16.76-acre site commands premium visibility and accessibility in one of Central Texas's fastest-growing markets. Pecan Park Station features high-visibility frontage generating 19,816 daily vehicle exposures along Highway 21, with strategic proximity to Highway 71's 54,508 daily traffic count, creating unparalleled exposure for multifamily development just outside the Austin metropolitan area.

The development-ready site is zoned PDD (Planned Development) permitting Multifamily Use up to 3-story construction with density allowances of 25 units per acre, providing significant development flexibility for over 400 units. With existing infrastructure access and level, developable terrain, the property offers immediate construction potential without the delays and costs associated with rezoning or extensive site preparation.

Property Identification	
Location	Highway 21 frontage road and Schaefer Blvd.
City, County, State	Bastrop, Bastrop County, Texas
Site Area (Total Acres)	16.76
Site Area (Developable Acres)	16.76
Access/Visibility	High-visibility Highway 21 frontage just minutes from major Highway 71 corridor
Zoning	Planned Development (PDD)
Utilities	Available
School District	Bastrop ISD
Property Tax Account Number	Property ID 8728838
Legal	PECAN PARK COMMERCIAL, LOT 5, ACRES 16.76


H-E-B
Walmart
Homes from $320k - $400k
Hampton Inn & Suites by HILTON
Walgreens
Advance Auto Parts
CubeSmart self storage
ally MEDICAL EMERGENCY ROOM
Comfort™ SUITES
PECAN PARK STATION
Wendy's
21 TEXAS
19,816 Vehicles per Day
AUSTIN TELCO FEDERAL CREDIT UNION

ELEVATIONS & SITE PLAN







Click to View the Full Set of Plans

SECTION 03

Market Overview



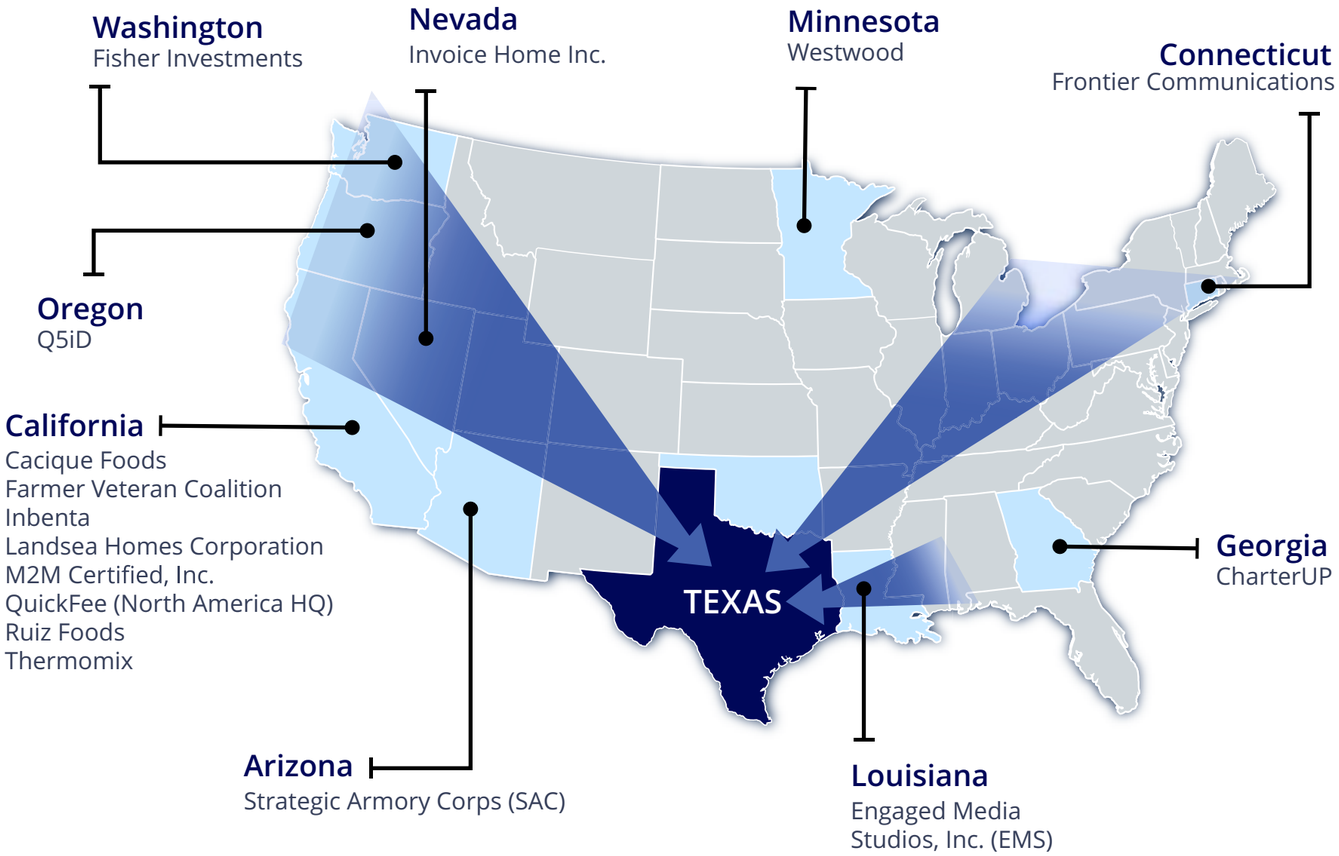
Texas is a **powerhouse for economic growth**, boasting a diverse economy that consistently outperforms the national average. With **no state income tax, a pro-business climate,** and a skilled workforce, Texas attracts top industries such as energy, technology, manufacturing, and healthcare. **Texas continues to lead in job creation,** adding over 300,000 jobs annually, and is a top destination for business expansion, fueled by significant investments in innovation and workforce development.

Texas is Home to 52 Fortune 500 Companies and Counting



Office of the Governor
gov.texas.gov/business

U.S. Company Headquarter Relocations to Texas



TEXAS BY THE NUMBERS

8 LARGEST ECONOMY
8TH IN THE WORLD*
*IF TEXAS WERE A NATION

TEXAS IS HOME TO MORE THAN
50 FORTUNE 500 COMPANY HQs

TEXAS IS HOME TO
3.2 MILLION
SMALL BUSINESSES
AND HUNDREDS OF PUBLICLY TRADED FIRMS

TEXAS IS THE LEADING DESTINATION FOR CORPORATE RELOCATION & EXPANSION PROJECTS



MORE THAN
15 MILLION
PEOPLE IN THE CIVILIAN LABOR FORCE



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 11TH YEAR IN ROW IN 2023



NUMBER 1 JOBS CREATOR
IN 2023, TEXAS ADDED
326,700 JOBS

IN THE NEWS

- Texas named the nation's 'Best State for Business' for the 20th consecutive year
- Texas ranked by U-Haul as a leading Growth State in America for 2024
- Here's how many Californians moved to Texas last year
- Texas ranked as the nation's 'Top State Business Climate' in 2024 by Site Selection

Click to Read the Article

#1 U.S. EXPORTER
FOR 22 YEARS IN A ROW
IN 2023



26 COMMERCIAL AIRPORTS
19 SEA PORTS
22 INTERSTATE HIGHWAYS
34 FOREIGN TRADE ZONES
58 FREIGHT RAILROADS
367 MILES OF COASTLINE

Office of the Governor
gov.texas.gov/business

Economic Results

22,700 NEW JOBS

47 COMPANIES RELOCATED

61 COMPANIES EXPANDED

343 BRE SURVEYS

708,700 TOTAL JOBS CREATED *SINCE 2004*

Start Up

$4B VENTURE CAPITAL INVESTMENTS in 2024 (Dealroom)

2,500+ START-UP JOBS CREATED

TOP 5 INDUSTRY VERTICALS receiving VC FUNDING IN 2024

- Health
- Event Tech
- Robotics
- Security
- Transportation

4 NEW UNICORNS:

- Saronic Technologies
- NinjaOne
- IntraBio
- Halcyon

478 VC & PE DEALS completed

208 STARTUPS ASSISTED

International

18 INTERNATIONAL COMPANY RELOCATIONS

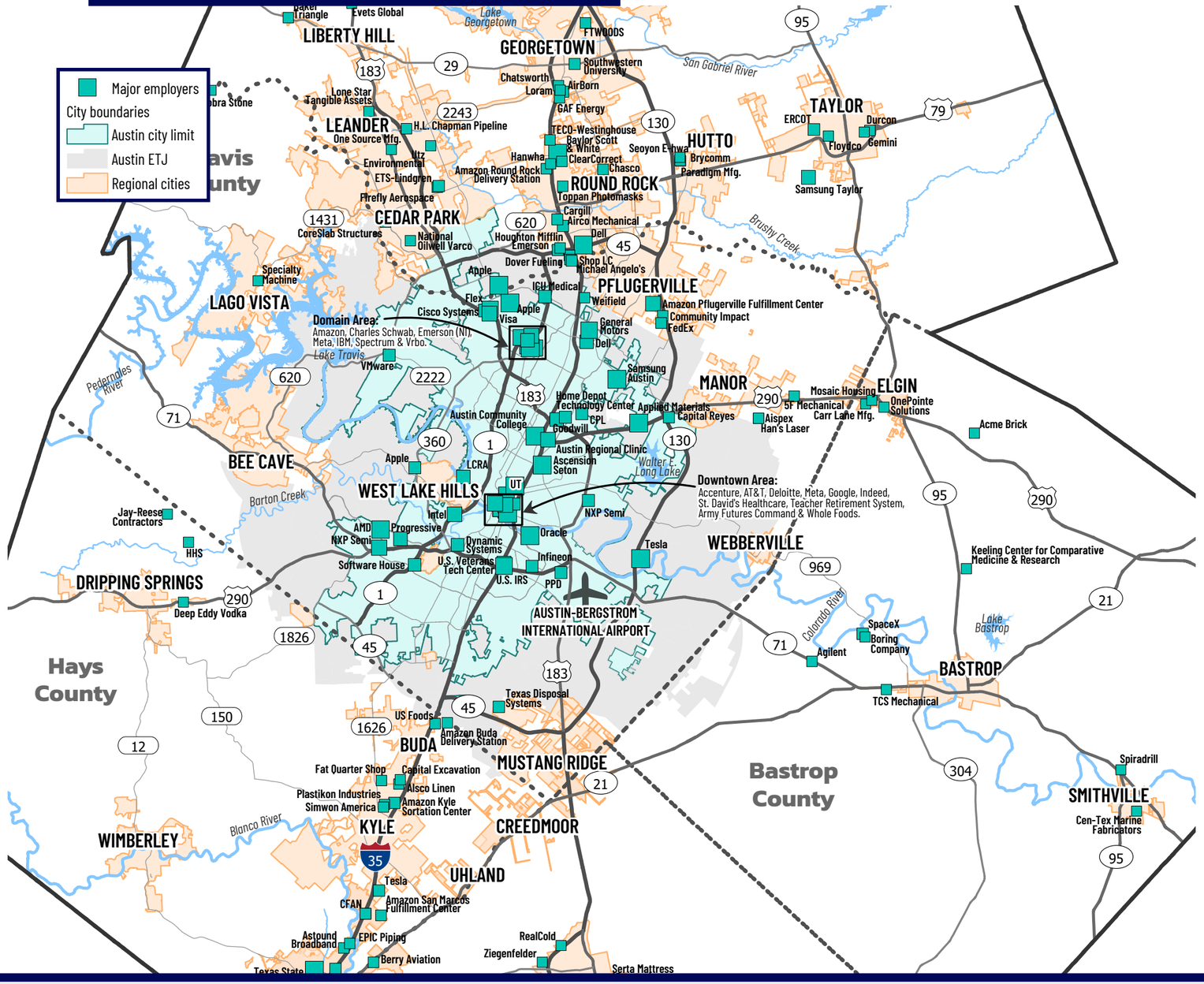
80 DELEGATIONS HOSTED

6 COUNTRIES VISITED

India
South Korea
Panama
Spain
Qatar
Taiwan

5000+ INTERNATIONAL JOBS CREATED (by relocations & expansions)

AUSTIN MSA MAJOR EMPLOYERS



Company	Employees	Company	Employees
5F Mechanical	300	Han's Laser	300
Accenture	3,500	Hanwha	180
Acme Brick	149	HHS	171
AMD	3,700	Home Depot Technology Center	1,052
Agilent	306	Houghton Mifflin Harcourt	300
AirBorn	539	IBM Corp.	6,000
Airco Mechanical	650	ICU Medical	1,330
Aispex	250	Indeed	2,200
Alsco Linen	165	Infineon	1,000
Amazon	3,000	Intel Corp.	2,300
Amazon Buda Delivery Station	294	Jay-Reese Contractors	65
Amazon Kyle Sortation Center	662	Keeling Center for Comparative Medicine & Research	150
Amazon Pflugerville Fulfillment Center	2,400	Lone Star Tangible Assets	100
Amazon Round Rock Delivery Station	328	Loram	183
Amazon San Marcos Fulfillment Centers	4,000	LCRA	1,792
Apple	10,000	McCoy's Building Supply	735
Applied Materials	7,000	Michael Angelo's	345
Ascension Seton	14,842	Mosaic Housing	100
Astound Broadband	316	National Instruments (Emerson)	3,000
AT&T	2,800	National Oilwell Varco	230
Austin Community College	5,000	NXP Semi	2,662
Austin Regional Clinic	2,403	One Source Manufacturing	128
Baker Triangle	251	OnePointe Solutions	117
Baylor Scott & White	4,500	OneSupport	450
Berry Aviation	360	Onx Homes	400
Brycomm	223	Oracle	4,200
Capital Excavation	200	Paradigm Manufacturing	275
Capital Reyes	581	Plastikon Industries	200
Cargill	517	PPD	1,000
Carr Lane Manufacturing	72	Progressive	1,877
Cen-Tex Marine Fabricators	49	RealCold	100
CFAN	504	Samsung	14,000
Charles Schwab	3,018	Seoyon E-hwa	100
Chasco Constructors	340	Serta Mattress (Dormae)	87
Chatsworth	240	Shop LC	510
Cisco Systems	1,357	Simwon America	150
ClearCorrect	300	Software House International	1,300
CPL	1,003	Southwestern University	579
Cobra Stone	45	SpaceX	775
Community Impact	200	Specialty Machine	50
CoreSlab Structures	286	Spectrum	2,500
Deep Eddy Vodka	60	Spiradrill	34
Dell	12,000	St. David's Healthcare	11,484
Deloitte	2,238	Taylor Press Products	29
Dover Fueling	400	TCS Mechanical	156
Durcon	300	Teacher Retirement System	1,076
Dynamic Systems	1,400	TECO-Westinghouse	285
ERCOT	859	Tesla	20,000
Emerson Automation	629	Texas Disposal Systems	725
EPIC Piping	275	Texas State University	5,389
ETS-Lindgren	330	The Boring Company	100
Evets Global	25	Toppan Photomasks	290
Facebook (Meta)	2,000	U.S. Army Futures Command	2,400
Fat Quarter Shop	250	U.S. Veterans Affairs Tech Center	2,040
FedEx	416	U.S. Internal Revenue Service	3,400
Firefly Aerospace	670	University of Texas	23,925
Flasher Equipment	35	US Foods	302
Flex	3,100	Utz Environmental	120
Floydco	170	Veritacor Manufacturing	60
FTWOODS	300	Visa	2,488
GAF Energy	265	VMware	1,010
Gemini	100	Vrbo	1,800
General Motors	3,243	Weifield	205
Goodwill Industries	1,840	Whole Foods	2,674
Google	2,000	Ziegenfelder	100
H.L. Chapman Pipeline	300	ZT Systems	1,500

Keep Austin Growing: Technology Meets Texas

Live Music Capital Turned Global Innovation Hub

Why Austin, Texas?

Austin stands as one of America's most dynamic metropolitan areas, cementing its position as the epicenter of Central Texas innovation and growth. As Texas's state capital, Austin has evolved into a global technology powerhouse while fiercely protecting its distinctive culture and quality of life. The Austin area has rapidly ascended to become the 25th largest in the United States, adding over 267,000 residents since 2020 and consistently ranking among the nation's fastest-growing regions. This explosive growth has created a ripple effect throughout Central Texas, with development expanding strategically beyond the urban core into surrounding areas while maintaining affordability and livability.

Economic Development & Employment Growth

Austin's economy has transformed into a diversified powerhouse that positions the city as a **critical hub for global innovation, attracting an unprecedented concentration of Fortune 500 headquarters** and cutting-edge companies. The region now hosts major operations for Tesla (22,777 employees, $1.1 billion Gigafactory), Apple ($1 billion campus for up to 15,000 employees), Samsung ($17 billion semiconductor investment), Dell Technologies (13,000+ headquarters employees), plus **headquarters for Meta, TikTok, and Google**—creating an economic magnetism unmatched in Central Texas. This corporate concentration, spanning technology, healthcare, manufacturing, aerospace (SpaceX, The Boring Company), entertainment (Circuit of the Americas), and government sectors, has generated remarkable population momentum with 267,251 residents added since 2020 and 58,019 new residents in 2024 alone. The result is a **self-reinforcing economic ecosystem** that attracts both established Fortune 500 companies and innovative startups, driving sustained growth across multiple industries while maintaining the stability that comes from true economic diversification.

2.5M
Metro Population

25th
Largest U.S. Metro

27.8%
Projected Growth Rate 2020 - 2030

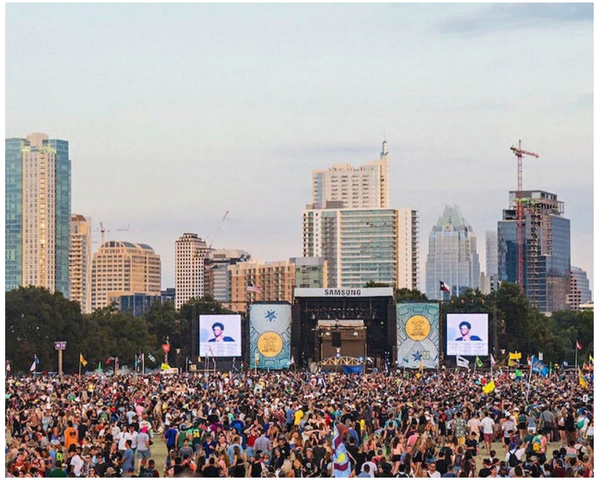


Quality of Life

The region offers **abundant outdoor recreation opportunities** through Lady Bird Lake, extensive hike-and-bike trail systems, and natural areas like the 555-acre Onion Creek Metro Park, all enhanced by Austin's year-round climate that supports an active, outdoor-centric lifestyle. As the **"Live Music Capital of the World,"** Austin's cultural magnetism extends from hundreds of music venues to major events like SXSW, Formula 1 at Circuit of the Americas, and Austin City Limits Music Festival. Strong public school systems throughout the region deliver the educational foundation and cultural vitality that make it a premier destination for families seeking both career opportunity and lifestyle fulfillment.

Housing Market Stability

Austin's housing market demonstrates exceptional resilience with steady appreciation potential, as evidenced by the **median home price of $575,934 (up 1.2% year-over-year)** in a newly balanced market environment following years of intense seller conditions. This market stabilization, enhanced by Texas's advantageous no-state-income-tax policy and recent zoning reforms, creates compelling investment opportunities for both developers and homebuyers. The **most strategic opportunity lies in regional expansion into surrounding counties like Bastrop** and eastern Travis County, where developments can offer exceptional value propositions while maintaining direct connectivity to Austin's economic engines—positioning investors to capitalize on Austin's magnetic growth while providing more attainable entry points than the increasingly expensive urban core.



Let’s Talk

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