

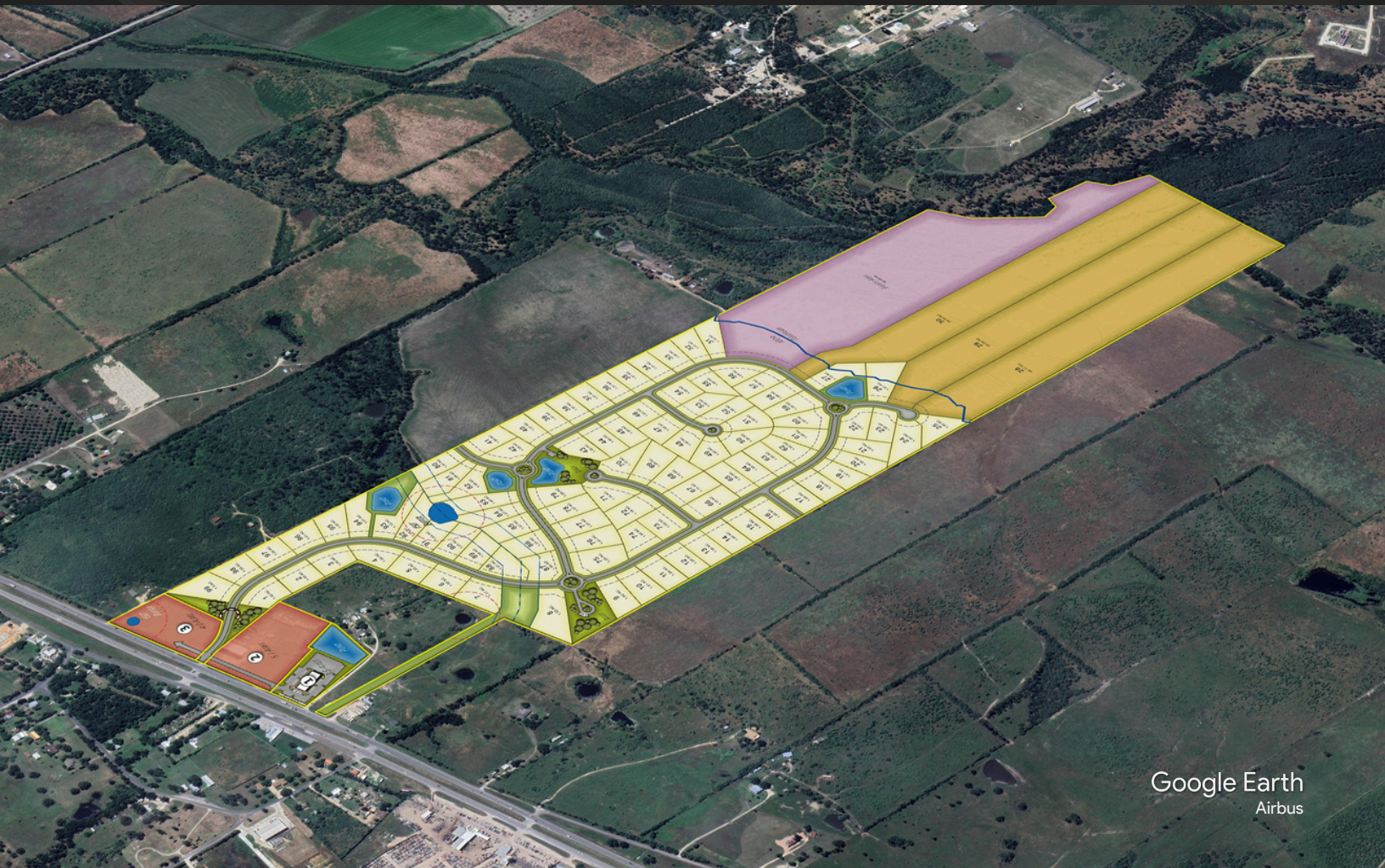


Capella Commercial, LLC

FOR SALE

233.707 AC. MIX USE SITE

E. HWY 71, DEL VALLE, TX 78617



Google Earth
Airbus

LARRY W. HATHORN

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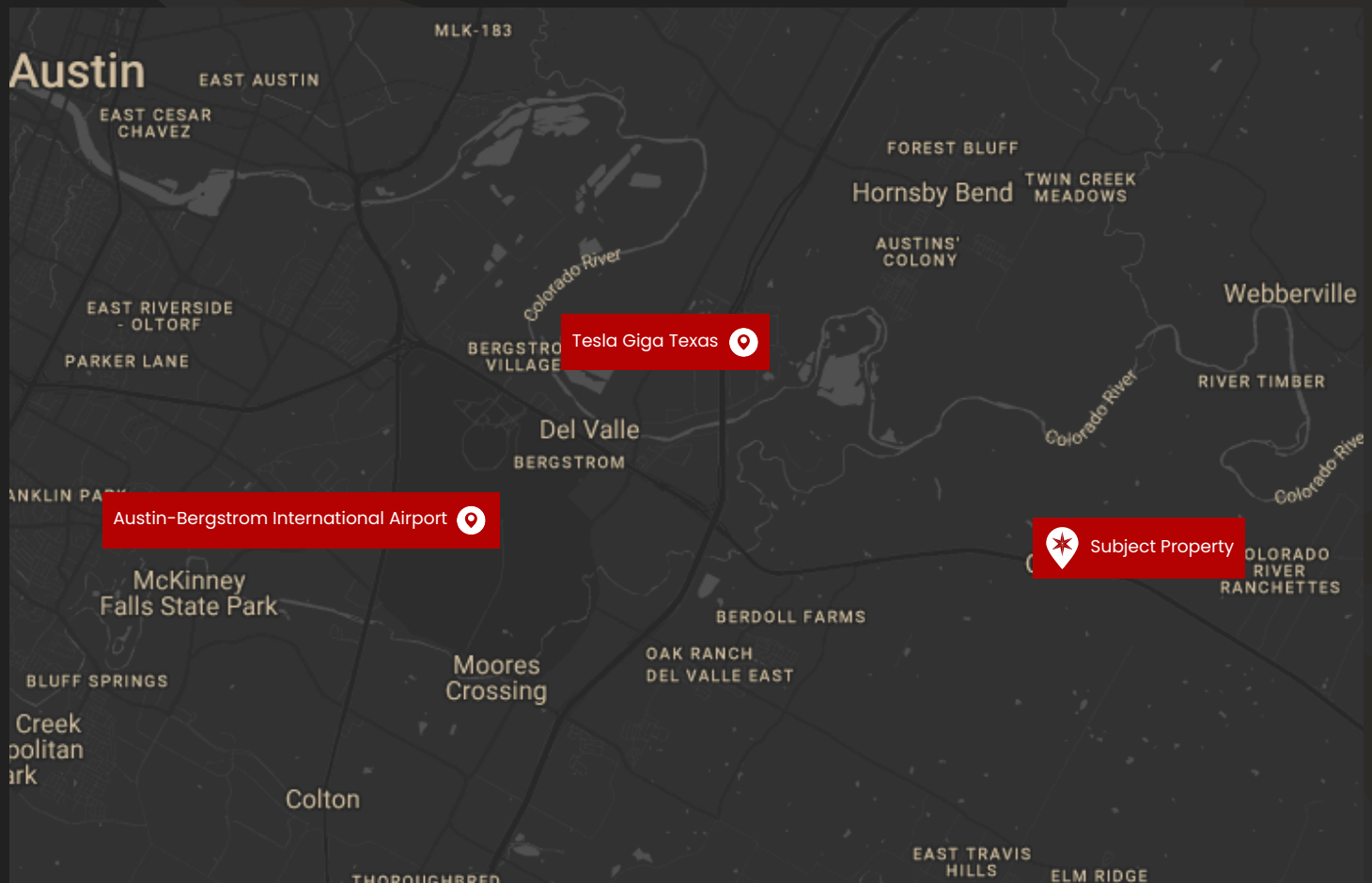
PROPERTY OVERVIEW

Subject

- 233.707 Acres fronting on E. Hwy 71 in Del Valle, Texas

Location Overview

- Subject is on E. Hwy 71, Del Valle, Texas. Del Valle is an airport-defined edge city of Austin and part of the Greater Austin area.
- 6.7 miles east of Austin Bergstrom International Airport.
- 7.2 miles to the Tesla GIGA Factory site on Toll Road 130.
- Founded upon the 19th-century Santiago Del Valle leagues, the largest granted land parcel in Travis County.
- Unincorporated area in southeastern Travis County, Texas, United States.
- Purchase Price: Please see the broker for pricing instructions.



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UTILITIES AND LAND PLAN

Utilities

- **Water:** Provided by Garfield Water Supply Corporation; (512) 247-2139.
- **Wastewater Service:** Not available at this time.

Land Plan

- **Single Family:** Contains 96 single-family lots, ranging from 1 to 1.53 acres.
- **Commercial:** Three commercial lots with frontage on E. Hwy 71 (3.5 acres, 4 acres, and 5.7 acres).
- **Event Area:** 40-acre tract for use as an equestrian center, golf driving range, etc.
- **Large Lots:** Three lots, each between 20 and 21 acres, available for tilt wall projects, mini-storage, education facilities, health care facilities, etc.
- **Roadways:** 2.11 miles of internal roads.

COMMERCIAL LOTS SUMMARY

Commercial Lot 1 - 3.5 Acres

Commercial Lot 2 - 5.7 Acres

Commercial Lot 3 - 4.0 Acres

Total Commercial - 13.2 Acres














COMMERCIAL LOT 1 SUMMARY

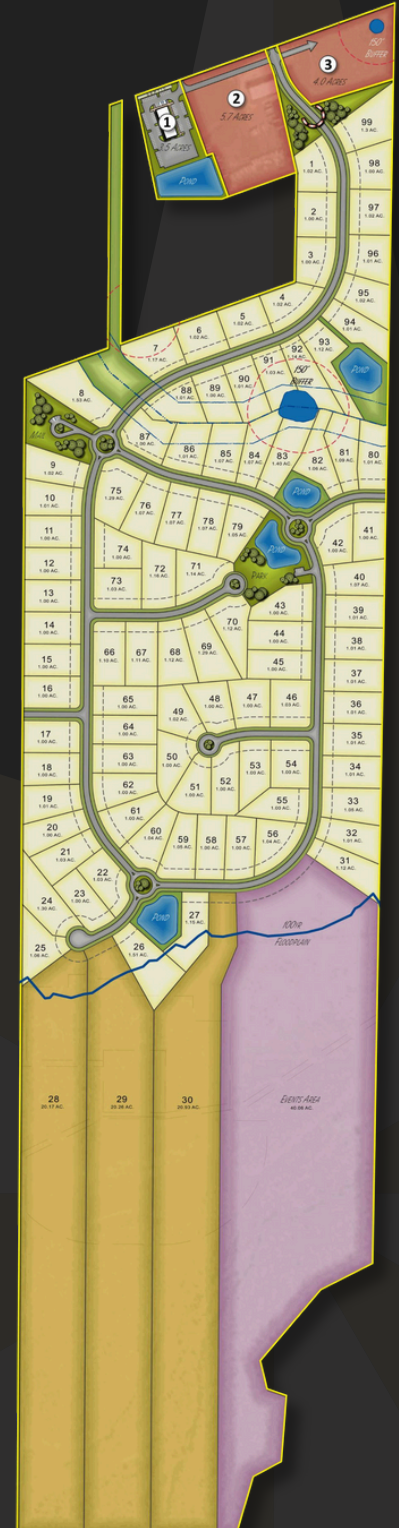
Lot Area	3.5 Acres	Parking	94 Spaces
Building	9,000 SQ FT	Loading Area	174' x 120'

ONE ACRE LOTS SUMMARY

Property Size	230.9 Acres		
1 Acre Lots	96 Lots (Size Range 1.00 Acres - 1.53 Acres)		
Larger Lots	3 Lots (Size Range 20.17 Acres - 20.93 Acres)		
Total Lots	99		
Events Area	40.1 Acres	Community Park	0.6 Acres
R.O.W	15.8 Acres	Open Space	6.0 Acres
Pavement	8.44 Acres	Roadway Length	2.11 Miles
Ponds	2.5 Acres		

Legends

	Boundary		150' Critical Environmental Feature Buffer		1 Acre Lots
	100' Creek Setback		Existing Stock Pond		Large Lots
	Creek Centerline		Detention/ Water Quality Pond		Commercial
	50' Building Setback		Open Space/ Parks		
	100 Floodplain Line		Events Area		



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ATTRACTIONS

Tesla Giga Texas

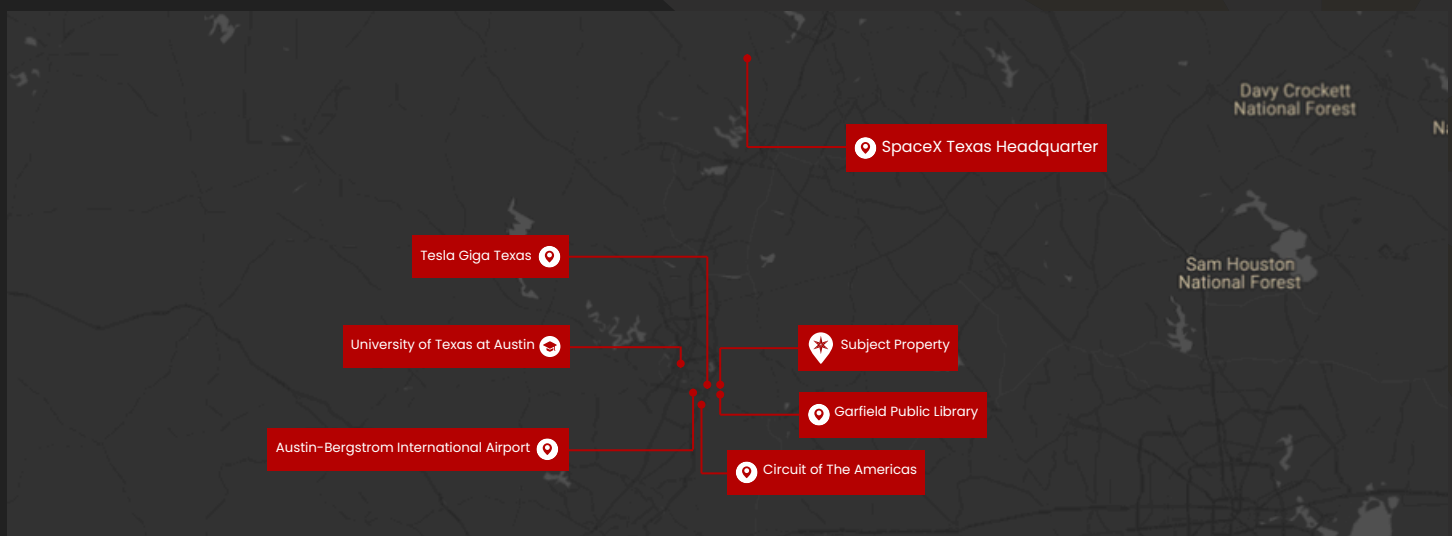
- Tesla Giga Texas, located just 7.2 miles from the subject site, is one of Tesla's major manufacturing facilities. It plays a crucial role in producing the company's electric vehicles and other products, further boosting the area's economic growth and attractiveness.

Circuit of The Americas

- The Circuit of The Americas is a premier destination for world-class motorsports and entertainment.
- Hosts the Formula 1 United States Grand Prix, MotoGP, and other major events.
- The venue also includes a state-of-the-art concert venue and an expansive sports and entertainment complex.

Bastrop Attractions

- **New Movie Studio:** A major new movie studio is under construction, expected to bring significant economic activity and job opportunities to the area.
- **The Boring Co.:** Founded by Elon Musk, The Boring Company has a significant presence in Bastrop, contributing to cutting-edge transportation solutions.
- **SpaceX Headquarters:** Also founded by Elon Musk, SpaceX's headquarters in Bastrop is a key site for aerospace innovation and technology development.



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