

AIRFIELD130

FOUR BUILDING, CLASS A,
439,350 SF INDUSTRIAL PARK

TX HIGHWAY 130 & MCANGUS RD, DEL VALLE, TX 78617



GROUNDBREAKING: JANUARY 2024 | DELIVERY: JANUARY 2025
124,320 SF | 149,280 SF | 90,950 SF | 74,800 SF

MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105
trey.blasingame@kbcadvisors.com

WILL BOST

+1 512 917 5850
will.bost@kbcadvisors.com



REALTERM

PROPERTY HIGHLIGHTS & ADVANTAGES

Airfield 130 is strategically located on US-130 with unmatched visibility and is part of the legacy southeast Austin industrial submarket. Airfield 130 brings over 439,000 SF of Class A space to a submarket that lacks available entitled land and existing Class A product. The property consists of four logistics buildings and will service tenants in the southeast, 130 corridor, and greater Austin market.

WITHIN LEGACY SOUTHEAST SUBMARKET

DIVISIBLE TO 15,000 SF

MOVE-IN READY SPEC OFFICES

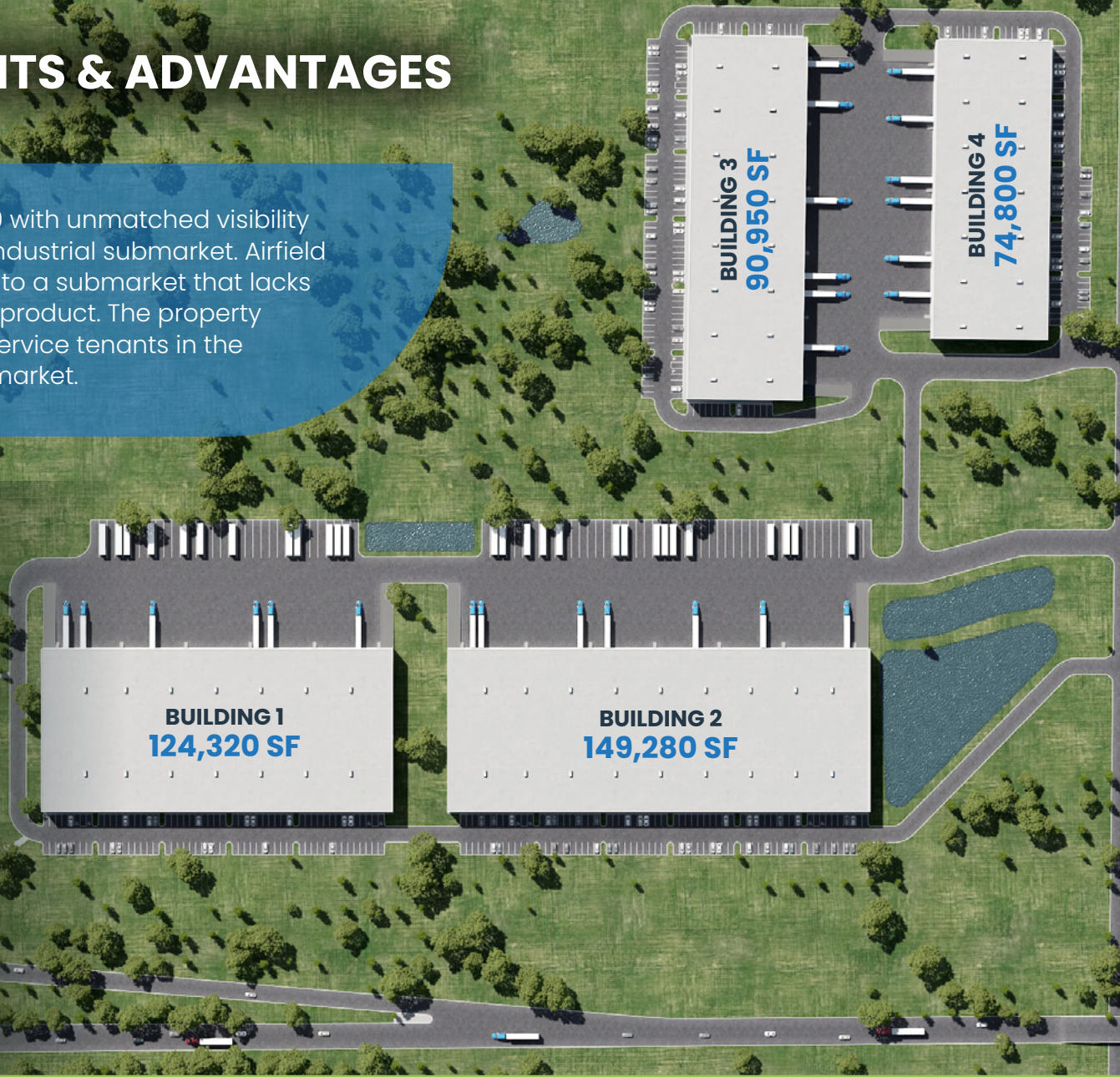
UNMATCHED US-130 VISIBILITY

PREMIER CONNECTIVITY TO TESLA, ABIA,
US-130, HWY 183, BURLESON RD.

TOTAL BUILDING SF: **439,350 SF**

AVERAGE PARKING RATIO: **1.31/1,000 SF**

SITE ACREAGE: **34.5 AC**



MO GREEN

+1 512 484 8917

mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105

trey.blasingame@kbcadvisors.com

WILL BOST

+1 512 917 5850

will.bost@kbcadvisors.com



REALTERM

SITE PLAN

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
SIZE	124,320 SF	149,280 SF	90,950 SF	74,800 SF
CLEAR HEIGHT	32'	32'	32'	32'
BUILDING DIMENSIONS	518'x240'	622'x240'	535'x170'	440'x170'
COLUMN DIMENSIONS	50' x 54' with 60' Speed Bay	50' x 54' with 60' Speed Bay	55' x 54' with 60' Speed Bay	55' x 54' with 60' Speed Bay
DOCK-HIGH DOORS	26	33	27	22
TRUCK COURT	135'	135'	190' SHARED	190' SHARED
DRIVE-IN DOORS	2 <i>(more can be added)</i>	2 <i>(more can be added)</i>	2 <i>(more can be added)</i>	2 <i>(more can be added)</i>
TRAILER STALLS	33	45	0	0
AUTO PARKING	102	122	136	81



MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105
trey.blasingame@kbcadvisors.com

WILL BOST

+1 512 917 5850
will.bost@kbcadvisors.com

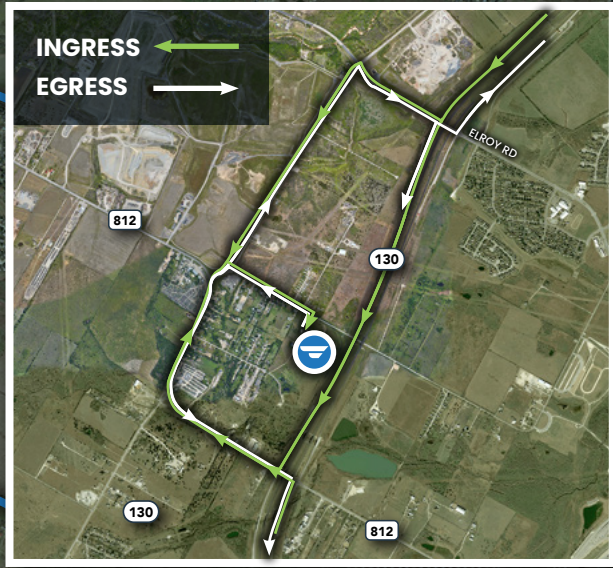


REALTERM

ACCESS MAP



AIRFIELD130
TX HIGHWAY 130 & MCANGUS RD, DEL VALLE, TX 78617



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

WILL BOST
+1 512 917 5850
will.bost@kbcadvisors.com



REALTERM

CORPORATE NEIGHBORS



- | | | |
|------------------------|-----------------------------|------------------------|
| 1 PODS | 11 ULTRA ELECTRONICS | 21 FOUR HANDS |
| 2 FERGUSON | 12 DATA FOUNDRY | 22 TRI-SUPPLY |
| 3 CHANEL | 13 THERMOFISHER SCIENTIFIC | 23 AMAZON |
| 4 FEDEX | 14 GOODWILL | 24 CYRUSONE |
| 5 MOVE SOLUTIONS | 15 SIETE FOODS | 25 ARRIVE LOGISTICS |
| 6 URIMAN | 16 TESLA | 26 DHL |
| 7 SPEC'S LIQUOR | 17 WAYMO | 27 UPS |
| 8 AMERICAN CANNING | 18 CENTRAL TEXAS FOOD BANK | 28 OES EQUIPMENT |
| 9 BEN E. KEITH COMPANY | 19 CRAWFORD ELECTRIC SUPPLY | 29 TESLA |
| 10 FEDEX | 20 DAKOTA HARDWOODS | 30 FREEDOM SOLAR POWER |

AIRFIELD130
TX HIGHWAY 130 & MCA IIGUS RD, DEL VALLE, TX 78617



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

WILL BOST
+1 512 917 5850
will.bost@kbcadvisors.com



REALTERM

POPULATION REACH

WAREHOUSE WORKERS



\$15.71
Avg Hourly Earnings

	30 MIN	60 MIN
2022 RESIDENT WORKERS	17,300	42,720
PAST 5-YEAR GROWTH	51%	45%
NET COMMUTERS	1,922	-945

FORKLIFT WORKERS

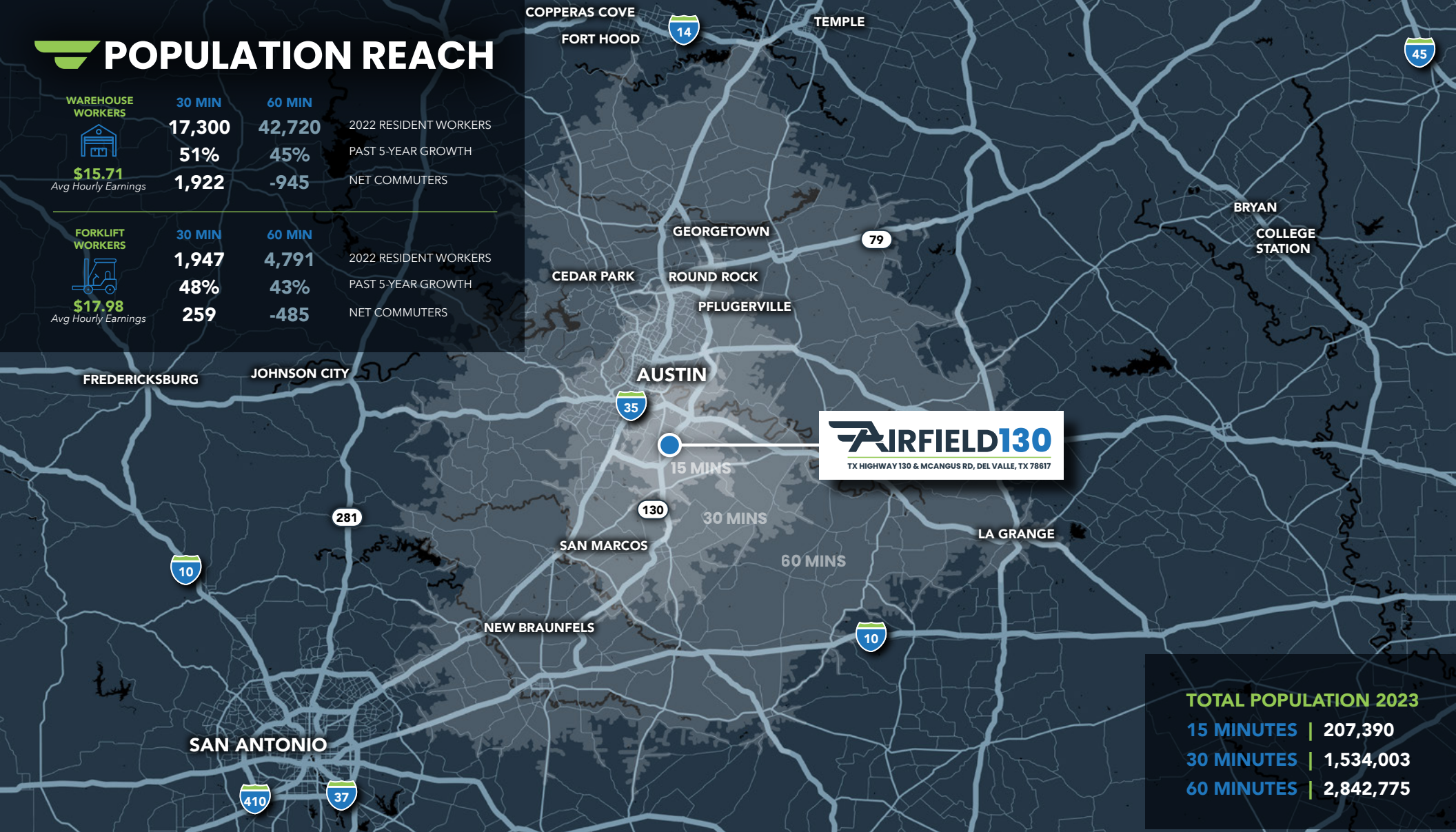


\$17.98
Avg Hourly Earnings

	30 MIN	60 MIN
2022 RESIDENT WORKERS	1,947	4,791
PAST 5-YEAR GROWTH	48%	43%
NET COMMUTERS	259	-485

2022 RESIDENT WORKERS
PAST 5-YEAR GROWTH
NET COMMUTERS

2022 RESIDENT WORKERS
PAST 5-YEAR GROWTH
NET COMMUTERS



AIRFIELD130
TX HIGHWAY 130 & MCANGUS RD, DEL VALLE, TX 78617

TOTAL POPULATION 2023

15 MINUTES		207,390
30 MINUTES		1,534,003
60 MINUTES		2,842,775

MO GREEN

+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME

+1 404 790 7105
trey.blasingame@kbcadvisors.com

WILL BOST

+1 512 917 5850
will.bost@kbcadvisors.com



REALTERM

© 2023 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.