



Waypoint ✕ 130

THE SPEED OF CHANGE

Introducing Waypoint at 130—
a five-building, Class A, rear-load and
cross-dock, industrial development on
America's fastest highway.

HOWARD LANE / GREGG MANOR ROAD & SH-130 · AUSTIN, TX 78653 | WAYPOINTAT130.COM


UNITED PROPERTIES
DEVELOPER


AQUILA™
LEASING

Established 1878. Re-established 2024.

This land, once tilled to provide a livelihood for one family, will now be used to create opportunities and drive sustainable growth for forward-thinking companies who choose to put down roots here.

United Properties is pleased to play its part in elevating this space. After all, championing continuous innovation and helping communities grow is integral to our core values.



CLASS A SPACE | UP TO 716,127 SF

NEED SPACE AND SPEED?

INSTANT ACCESS TO AMERICA'S FASTEST HIGHWAY

Samsung, Tesla, and Applied Materials are all located here. Discover why this location is a hot spot in the Austin area and what makes this property special.

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18 MINUTES FROM DOWNTOWN AUSTIN

- ▶ Offers easy-on, easy-off access to America's fastest highway
- ▶ Removes the hours-long gridlock that occurs on other major Austin arteries

INTRODUCING

Waypoint ✕ 130

Savvy site selectors already know that the Austin-Round Rock area continues to earn top rankings for business recruitment and retention, drawing companies and skilled talent from across the nation and around the world.

Add to the mix a build-to-suit, rear-load and cross-dock complex situated on SH-130—the reliable high-speed alternative to I-35 that saves big rigs hours of gridlock through Austin—and you have an unbeatable combination.

- ✕ Easy ingress and egress on 85-mph tollway SH-130
- ✕ Buildings 1-4: Breaking ground Q2 2024
- ✕ Located on a highly visible 64-acre lot
- ✕ Building 5: Breaking ground Q4 2024
- ✕ 134 total trailer parks

FIVE BUILDINGS TOTALING 716,127 SF · WELL-SUITED TO MEET MOST REAR LOAD & CROSS DOCK NEEDS



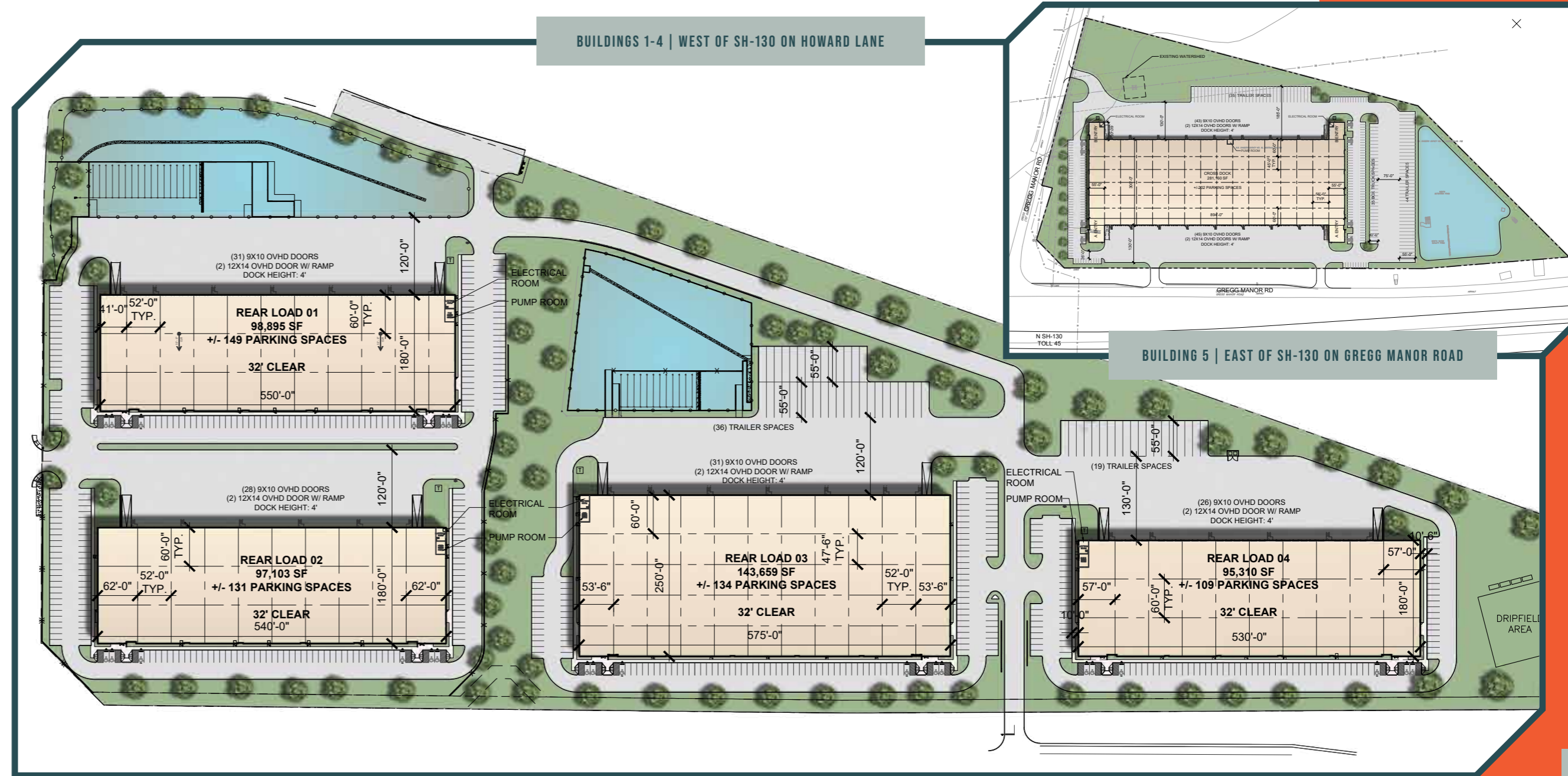
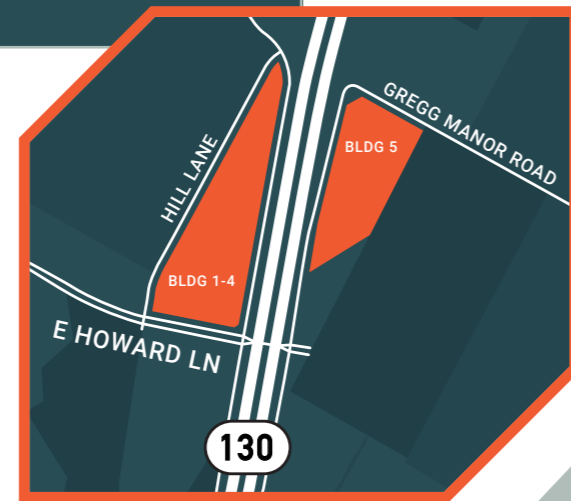
REAR-LOAD BUILDING RENDER | WEST OF SH-130 ON HOWARD LANE

LOCATION & SITE PLAN

WEST OF SH-130 ON HOWARD LANE		EAST OF SH-130 ON GREGG MANOR
BUILDING 1 98,895 SF Rear Load	BUILDING 3 143,659 SF Rear Load	BUILDING 5 281,160 SF Cross Dock
BUILDING 2 97,103 SF Rear Load	BUILDING 4 95,310 SF Rear Load	
434,967 SF Total		281,160 Total
716,127 SF TOTAL		

WAYPOINT AT 130 HIGHLIGHTS

- ▶ Four Class A, rear-load buildings located on the west side of SH-130
- ▶ Buildings 1-4 breaking ground in Q2 2024
- ▶ One Class A, cross-dock building located on the east side of SH-130
- ▶ Building 5 breaking ground in Q4 2024
- ▶ 134 total trailer parks
- ▶ 35 total box truck parks



MONUMENT SIGN AND BUILDING



LOUNGE & WORK STATIONS



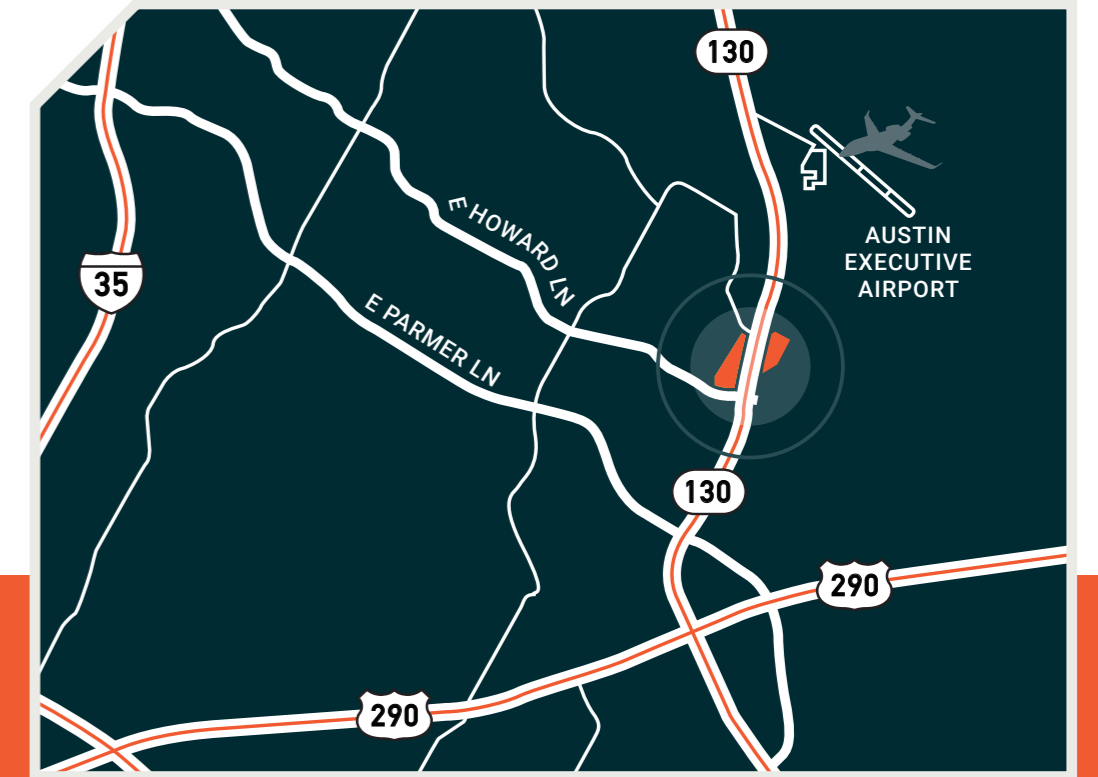
CONFERENCE ROOM & KITCHEN LOUNGE



WAREHOUSE SPACE

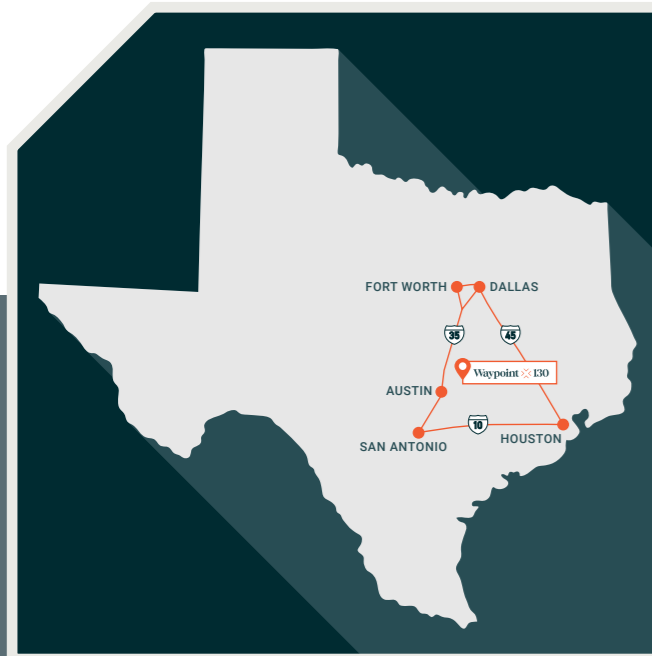
ACCESS AND FEATURES

- ▶ High visibility with frontage along SH-130 toll road on the east and west sides of the highway
- ▶ Multiple access points through SH-130, US-290, Parmer Lane, East Howard Lane, and Gregg Manor Road
- ▶ Easy ingress and egress on SH-130 for fast highway access
- ▶ Surrounded by housing, shopping, dining, and healthcare amenities—all of which are must-haves for potential employees



WHY THIS LOCATION

SH-130 provides seamless access to every major highway—connecting directly with I-10, US-79, SH-45, US-290, SH-71, and US-183—it's no wonder that Tesla's Gigafactory and Amazon's major fulfillment center were among the first to site alongside SH-130.



CENTRALLY LOCATED BETWEEN MAJOR CITIES IN TEXAS

DESTINATION	DISTANCE	DRIVE TIME
Applied Materials (Austin)	5 miles	10 min.
Samsung (Austin)	5 miles	10 min.
Tesla Gigafactory	12 miles	15 min.
The Domain	12 miles	20 min.
Downtown Austin	15 miles	20 min.
Samsung (Taylor)	17 miles	22 min.
Applied Materials (Hutto)	17 miles	25 min.
ABIA Airport	18 miles	25 min.
Temple/ Belton	60 miles	1 hour
San Antonio	100 miles	1.5 hours
Houston	150 miles	2.5 hours
Dallas/ Ft. Worth	185 miles	3 hours



A QUICK COMMUTE TO MAJOR SITES AND CITIES



SITUATED ON THE EAST AND WEST SIDES OF SH-130 AT HOWARD LANE AND GREGG MANOR ROAD

That means quick access to the greater Austin area, Temple, San Marcos, New Braunfels, San Antonio, and Houston.

In 2020—when the American Transportation Research Institute issued its last report on **traffic congestion**—the impact on the trucking industry was a whopping \$74.5 billion hard cost and 1.2 billion hours in lost productivity.

- ✘ A highly desirable location with excellent visibility
- ✘ In the midst of the booming central Texas corridor
- ✘ Quality construction and elevated amenities
- ✘ Multiple access points through SH-130, US-290, Parmer Lane, East Howard Lane, and Gregg Manor Road

► Offers site selectors ground-floor opportunity to snag space in this highly-desirable location before it's gone

QUICK, NO-HASSLE COMMUTE



18
MINUTES
FROM AUSTIN



TENANT BENEFITS IN THE LAST FRONTIER

- ▶ Quick, no-hassle commute to work combined with suburban lifestyle
- ▶ Access to all the culture and convenience Austin has to offer

NORTHEAST AUSTIN

THE LAST FRONTIER

Austin's booming northeast is attracting huge numbers of advanced manufacturing, digital media, clean technology, life sciences, space technology, and data management companies.

Just look at the roster of top employers here: Tesla, Dell, Round Rock Premium Outlets, Kalahari Resorts and Conventions, Ascension Seton Williamson, Baylor Scott & White Healthcare, St. David's Round Rock Medical Center, Emerson Process Management, UPS, Applied Materials, and Samsung's new \$17B chip manufacturing plant.

As a result, the area is seeing bedroom communities popping up all around, along with the big box stores, plenty of restaurants, and more. These factors ensure that this location will be a magnet for attracting talent.





DEVELOPED BY

UNITED PROPERTIES

United Properties has designed this complex to meet the expectations of forward-thinking, socially responsible companies passionate about thoughtful design, sustainability, and workforce wellness.

This is why the property will include amenities like covered parking and vehicle charging stations to accommodate the trend toward electric cars, for superior employee quality of life.

As part of its ongoing commitment to strengthening communities, United Properties aims to make a lasting, positive impact through meaningful partnerships and engaging purpose-led programs.



UNITED PROPERTIES



INVESTING IN YOUR COMMUNITY

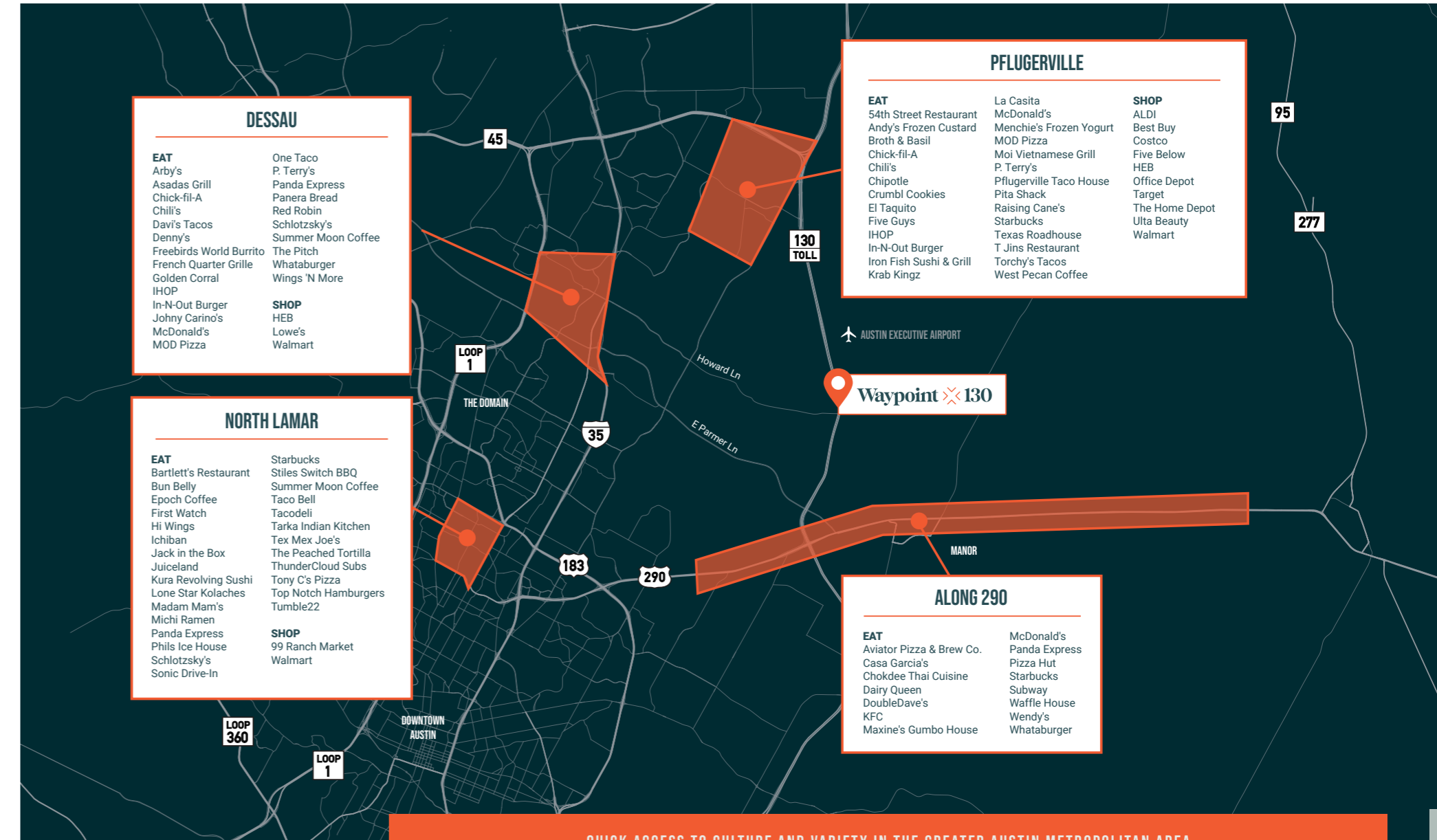
100-year-young developer United Properties is known for identifying key market segments destined for growth, then working with only the best to create real value by enriching surrounding communities.

NEIGHBORHOOD

- ▶ In the path of rapid rooftop growth
- ▶ The booming Northeast Austin area is attracting people searching for opportunity and community
- ▶ Surrounded by housing, shopping, dining, and healthcare amenities—must-haves for potential employees



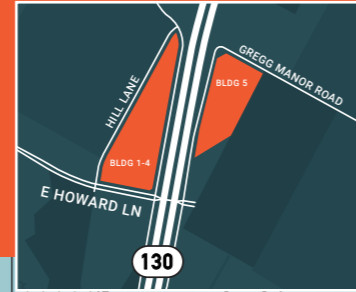
2023 DEMOGRAPHICS		
3-Mile	5-Mile	10-Mile
Population 25,041	113,696	604,623
Average HH Income \$102,133	\$87,292	\$80,289
Households 8,347	39,014	240,664



QUICK ACCESS TO CULTURE AND VARIETY IN THE GREATER AUSTIN METROPOLITAN AREA

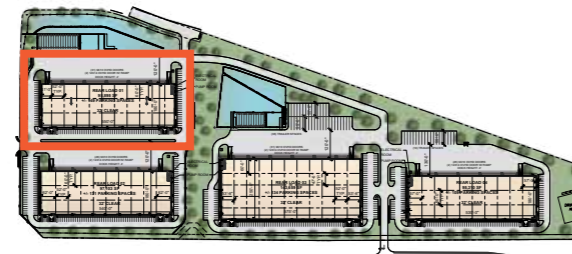
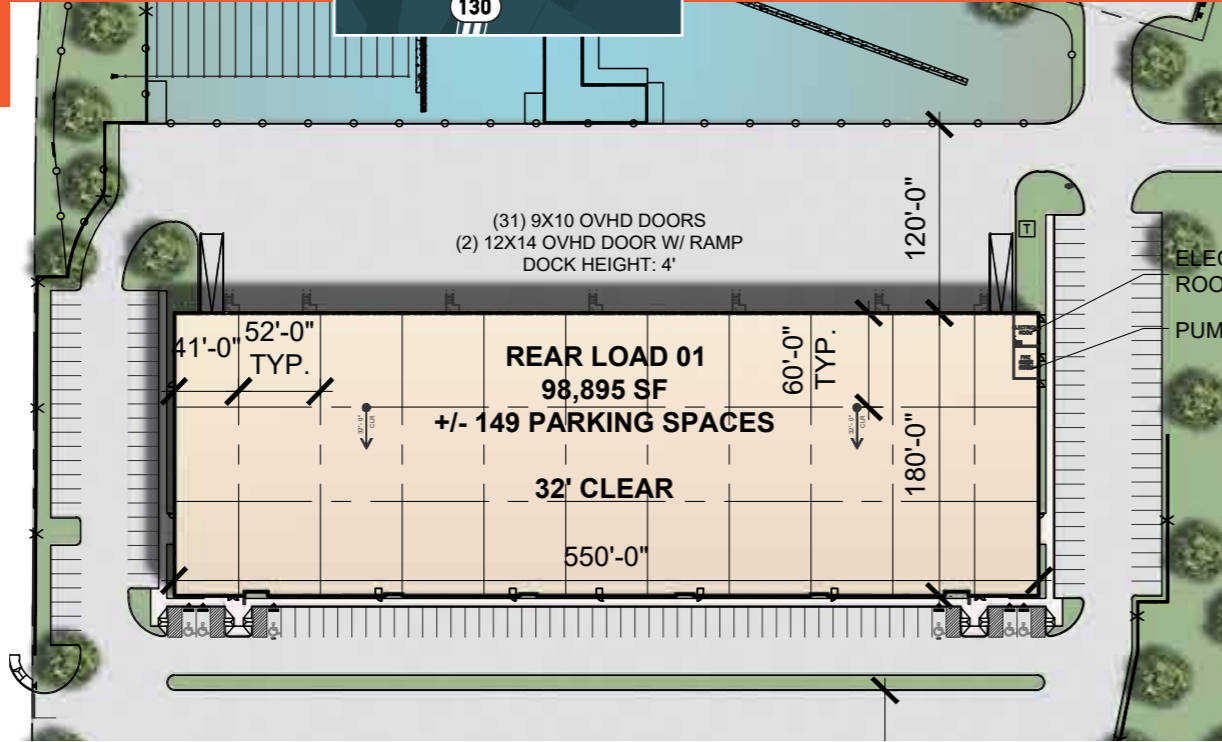
BUILDING 1

WEST SIDE OF SH-130



BUILDING 1 SPECS

Timing	Breaking Ground 2024
Total Size	98,895 SF
Building Type	Rear Load
Column Spacing	52' x 60' Typical with 41' Speed Bay
Clear Height	32'
Ramps	2
Deck Doors	(31) 9'x10' OVHD Doors (2) 12'x14' OVHD Doors w/ Ramps
Building Size	180' x 550'
Truck Court Depth	120'
Sprinklers	ESFR
Power	2,000 Amps
Auto Parking	149 Spaces



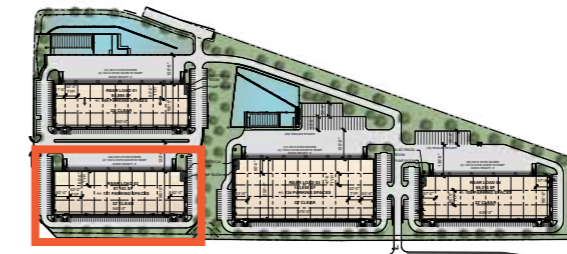
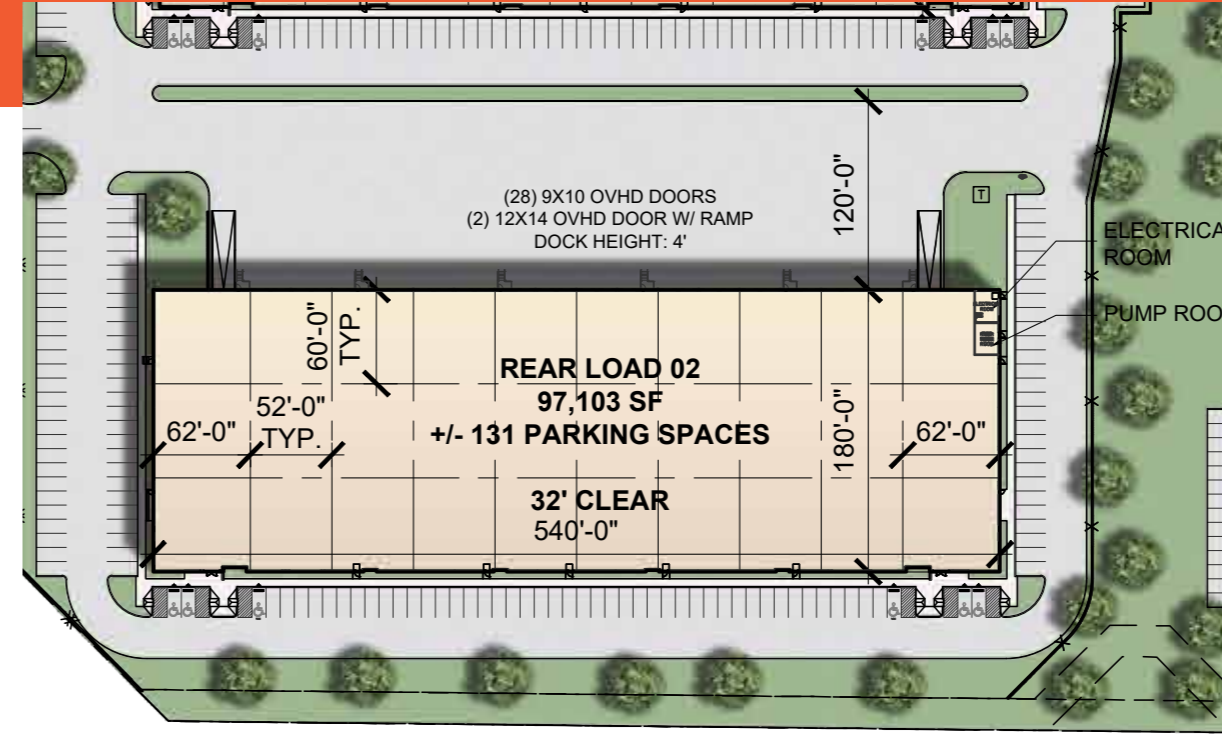
BUILDING 1 TOTAL SIZE: 98,895 SF

WEST SIDE OF SH-130

BUILDING 2

BUILDING 2 SPECS

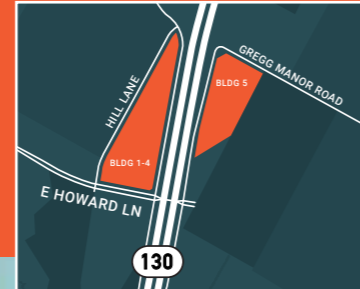
Timing	Breaking Ground 2024
Total Size	97,103 SF
Building Type	Rear Load
Column Spacing	52' x 60' Typical with 62' Speed Bay
Clear Height	32'
Ramps	2
Deck Doors	(28) 9'x10' OVHD Doors (2) 12'x14' OVHD Doors w/ Ramps
Building Size	180' x 540'
Truck Court Depth	120'
Sprinklers	ESFR
Power	2,000 Amps
Auto Parking	131 Spaces



BUILDING 2 TOTAL SIZE: 97,103 SF

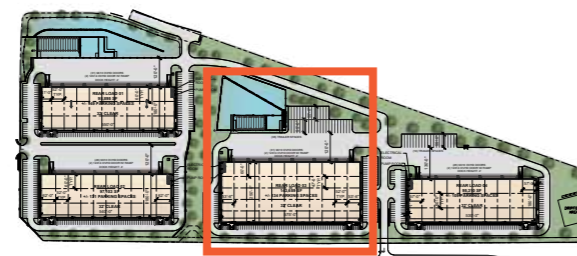
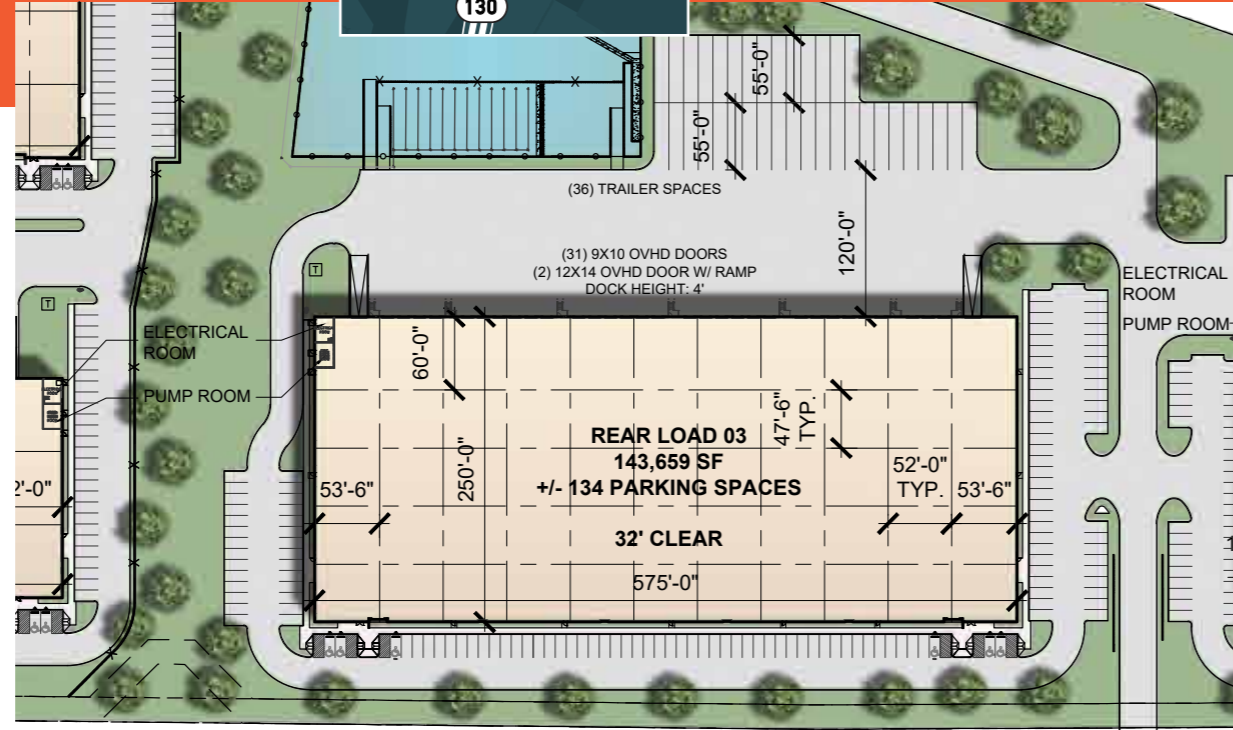
BUILDING 3

WEST SIDE OF SH-130



BUILDING 3 SPECS

Timing	Breaking Ground 2024
Total Size	143,659 SF
Building Type	Rear Load
Column Spacing	47'6" x 60' Typical with 60' Speed Bay
Clear Height	32'
Ramps	2
Deck Doors	(31) 9'x10' OHD Doors (2) 12'x14' OHD Doors w/ Ramps
Building Size	250' x 575'
Truck Court Depth	120'
Sprinklers	ESFR
Power	2,000 Amps
Auto Parking	134 Spaces
Trailer Parking	36 Spaces



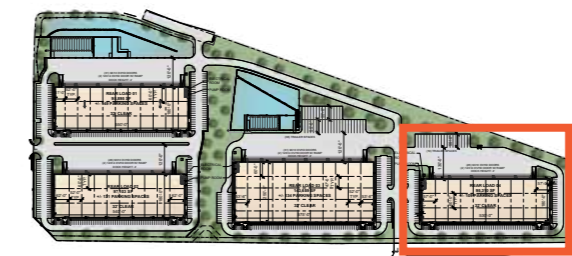
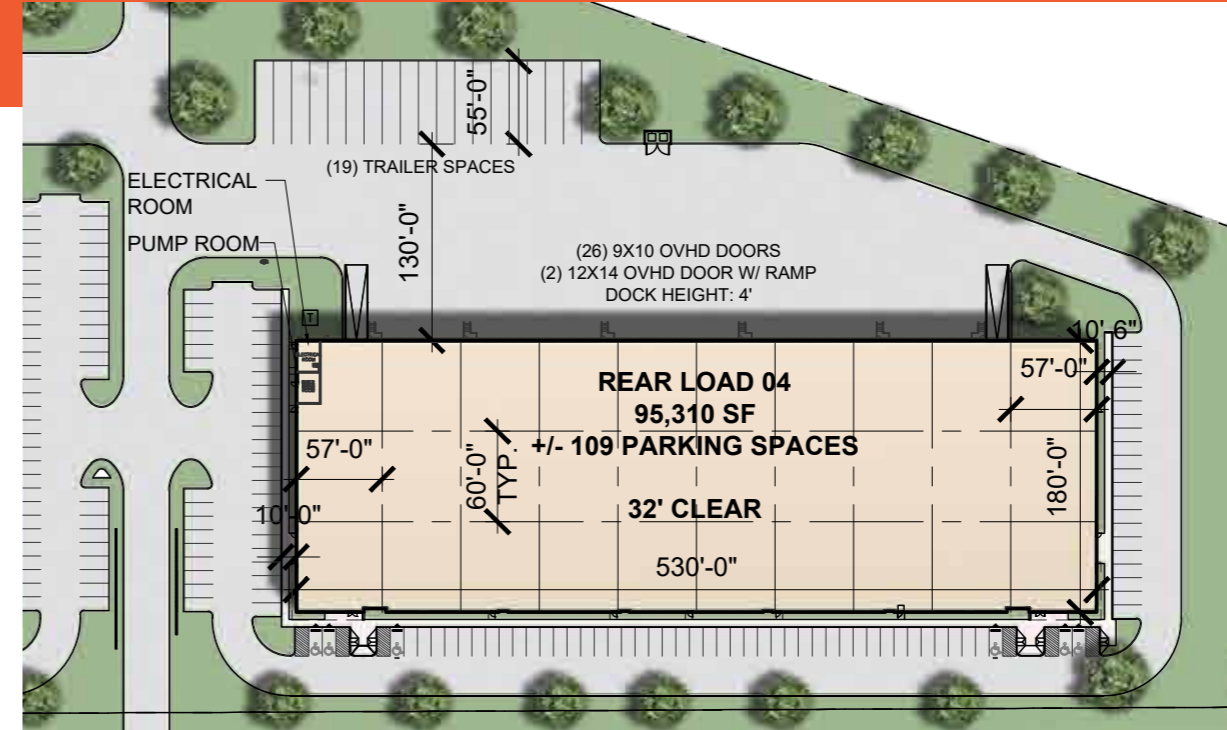
BUILDING 3 TOTAL SIZE: 143,659 SF

WEST SIDE OF SH-130

BUILDING 4

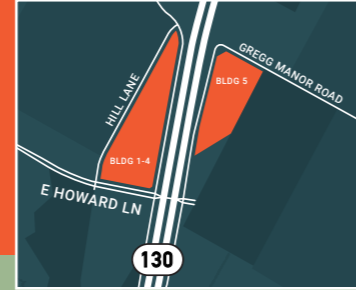
BUILDING 4 SPECS

Timing	Breaking Ground 2024
Total Size	95,310 SF
Building Type	Rear Load
Column Spacing	52' x 60' Typical with 60' Speed Bay
Clear Height	32'
Ramps	2
Deck Doors	(26) 9'x10' OHD Doors (2) 12'x14' OHD Doors w/ Ramps
Building Size	180' x 530'
Truck Court Depth	130'
Sprinklers	ESFR
Power	2,000 Amps
Auto Parking	109 Spaces
Trailer Parking	19 Spaces



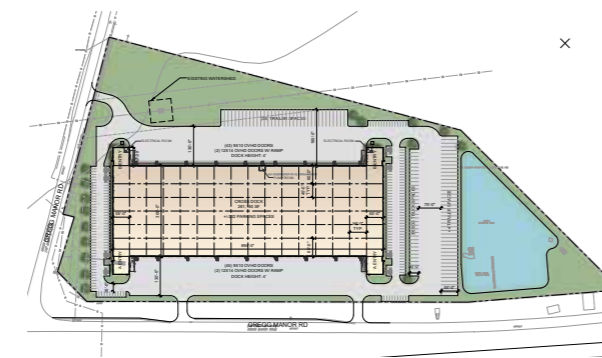
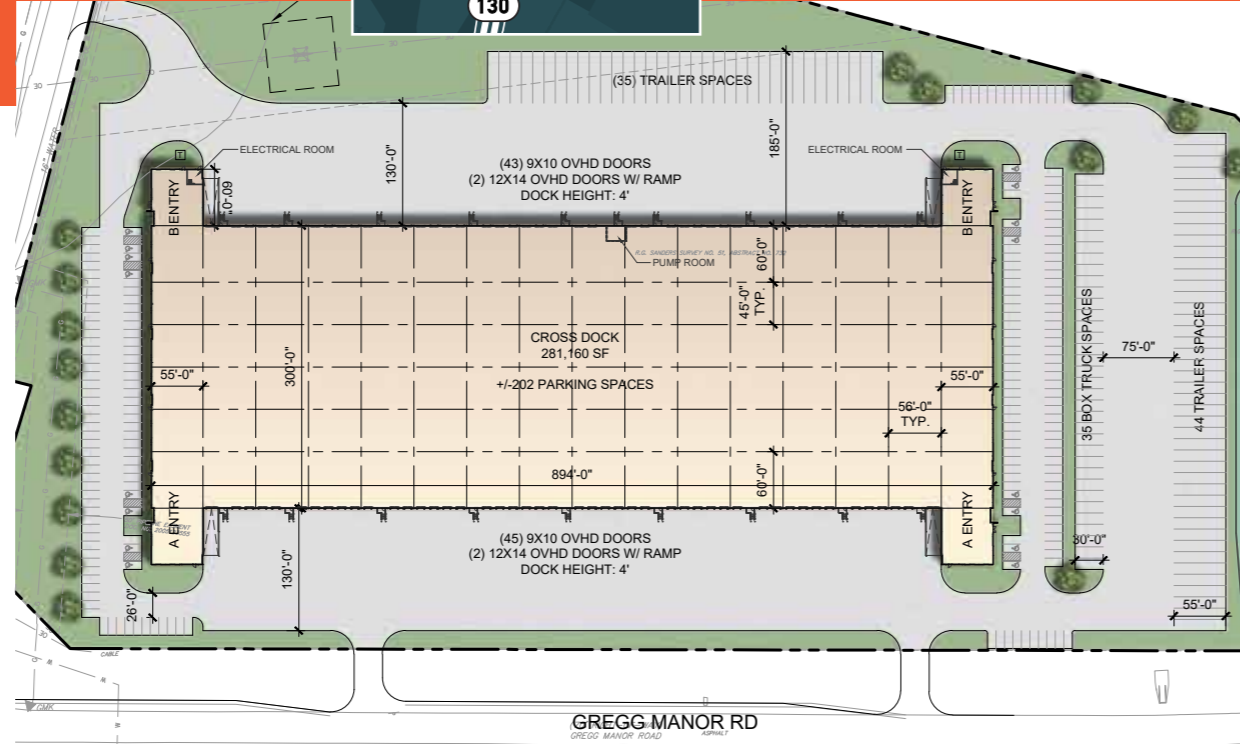
BUILDING 4 TOTAL SIZE: 95,310 SF

BUILDING 5 | EAST SIDE OF SH-130



BUILDING 5 SPECS

Timing	Breaking Ground 2024
Total Size	281,160 SF
Building Type	Cross Dock
Column Spacing	45'x 56' Typical with 60' Speed Bay
Clear Height	36'
Ramps	4
Deck Doors	(88) 9'x10' OHD Doors (4) 12'x14' OHD Doors w/ Ramps
Building Size	300' x 894'
Truck Court Depth	130'
Sprinklers	ESFR
Power	2,000 Amps
Auto Parking	202 Spaces
Trailer Parking	79 Trailer Spaces 35 Box Truck Spaces

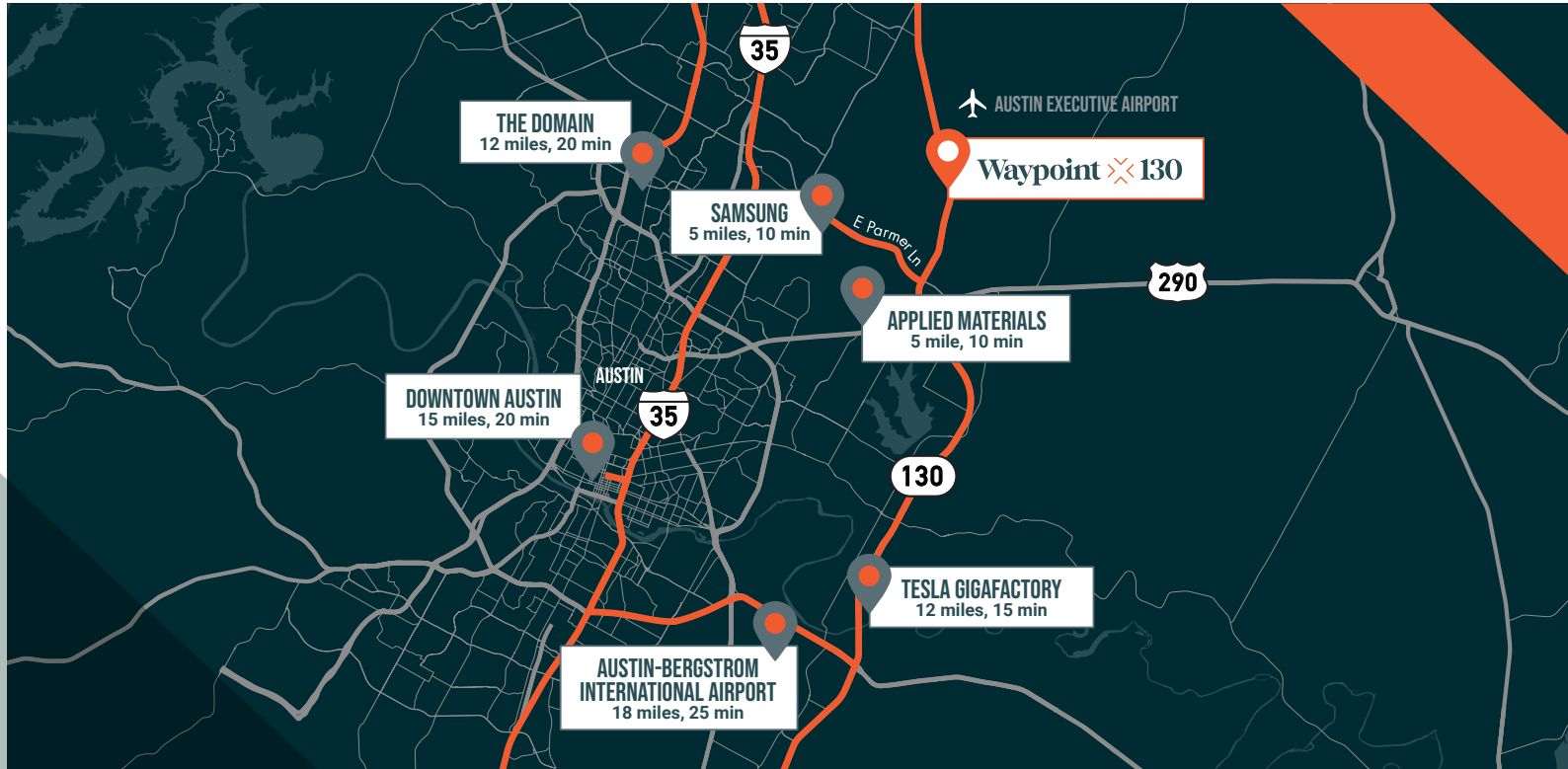


BUILDING 5 TOTAL SIZE: 281,160 SF



CROSS-DOCK BUILDING RENDER | EAST OF SH-130 ON GREGG MANOR ROAD

BUILDING 5 BREAKING GROUND 2024



LET'S DISCUSS THE POSSIBILITIES

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Waypoint  130

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