CONSTRUCTION UNDERWAY

CAMERON

INDUSTRIAL PARK

14910 CAMERON ROAD, PFLUGERVILLE, TX 78660



OWNED & DEVELOPED BY: ALTO Real Estate Funds

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±252,000 SF AVAILABLE

CAMERON INDUSTRIAL PARK IS A NEW, CLASS A INDUSTRIAL DEVELOPMENT IN NORTHEAST AUSTIN offering 252,000 SF of warehouse space. The project features generous column spacing, 32' clear height, spacious truck court, additional, stand-alone trailer parking and flexible demising options.

AUSTIN ETJ LOCATION

-Located on the edge of Pflugerville and Austin in Austin ETJ

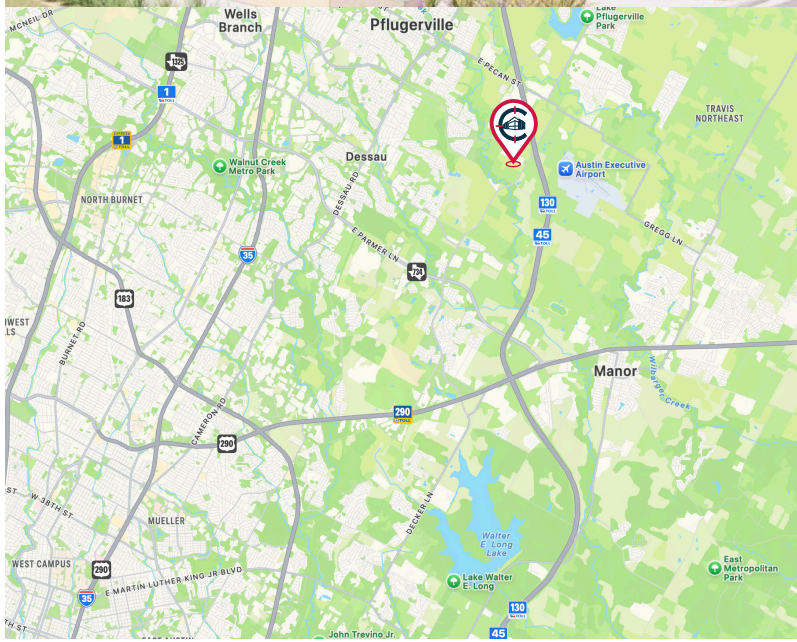
-Offers significant cost savings to companies with high value inventory.

-No city of Austin taxes

-Potentially significant annual occupancy savings

ADDRESS	14910 Cameron Rd, Pflugerville, TX 78660
TOTAL PARK SIZE	252,000 SF
BUILDING 1	126,000 SF
BUILDING 2	126,000 SF
SUBMARKET	Northeast Austin Austin ETJ
ESTIMATE DELIVERY	**Q4 2026**



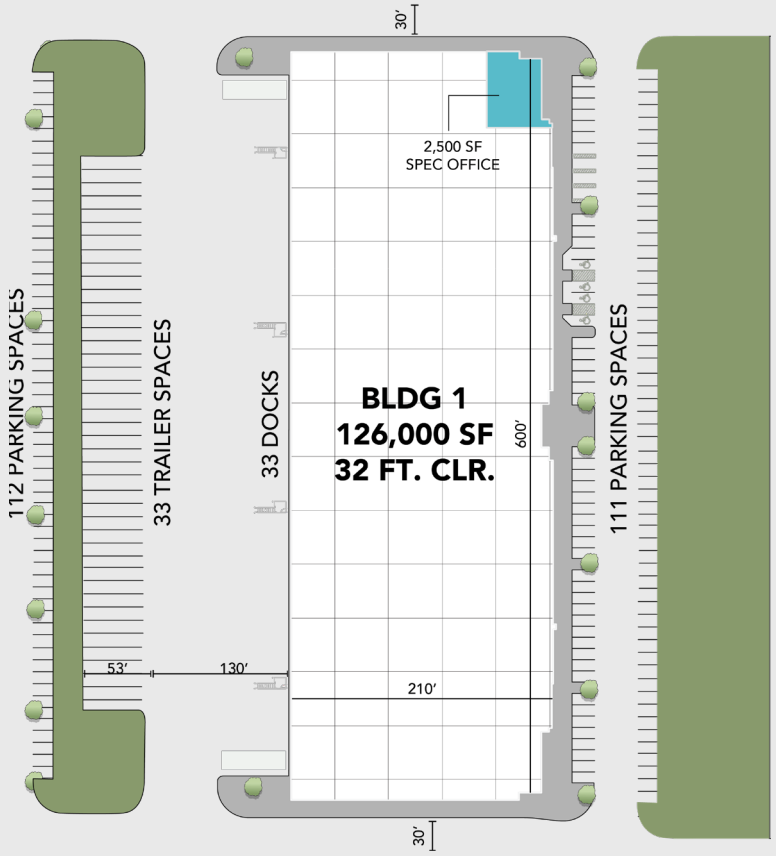


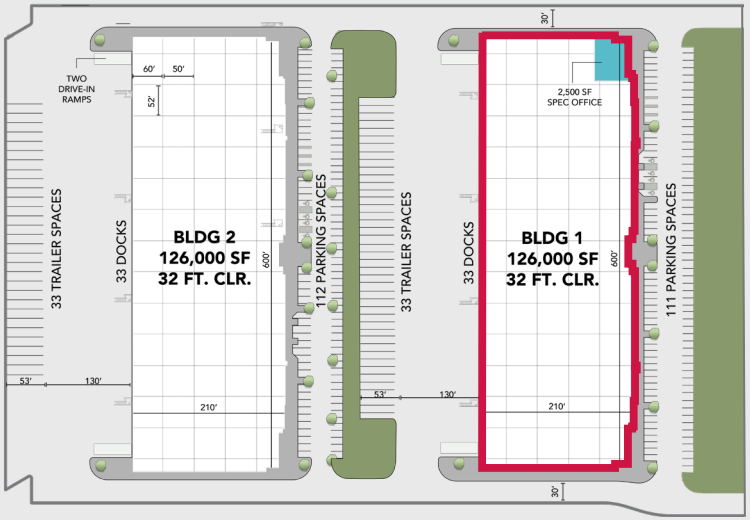
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BUILDING 1

Flexible configurations available

TOTAL SF	126,000 SF
OFFICE SF	2,500 SF
CONFIGURATION	Rear Load
SLAB	6″
TYPE OF CONSTRUCTION	Concrete tilt
CLEAR HEIGHT	32′
DOCK DOORS	33 (9′ x 10′)
DRIVE IN DOORS	2 (12′ x 14′)
COLUMN SPACING	50′ x 52′ with 40′ x 52′ column spacing at each end of the building
SPEED BAY DEPTH	60′
BUILDING DEPTH	210′
SPRINKLER	ESFR
POWER	1 - 3Phase 277/480V 3,000 Amps
TRUCK COURT DEPTH	130′
CAR PARKING	112 Auto Parking Spaces
TRAILER PARKING	33 Trailer Spaces
LIGHTING	Wall packs and light poles at the exterior. No interior lighting included in shell delivery.
ROOF	R 25 TPO Roof
ESTIMATED DELIVERY	Q4 2026
PLUMBING SYSTEM	3″ domestic waterline and 6″ wastewater line in the building
HVAC SYSTEMS	Electric Unit Heaters in shell space



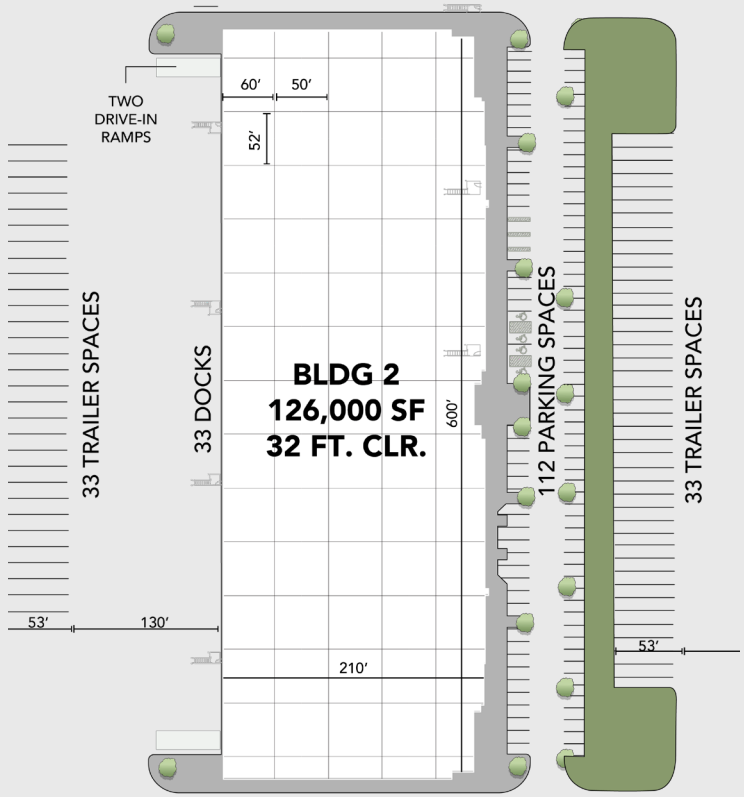


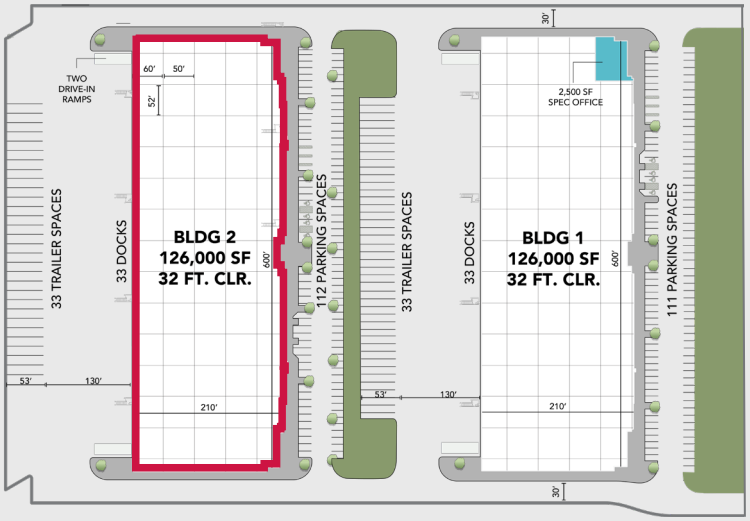
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BUILDING 2

Flexible configurations available

TOTAL SF	126,000 SF
OFFICE SF	BTS
CONFIGURATION	Rear Load
SLAB	6"
TYPE OF CONSTRUCTION	Concrete tilt
CLEAR HEIGHT	32'
DOCK DOORS	33 (9' x 10')
DRIVE IN DOORS	2 (12' x 14')
COLUMN SPACING	50' x 52' with 40' x 52' column spacing at each end of the building
SPEED BAY DEPTH	60'
BUILDING DEPTH	210'
SPRINKLER	ESFR
POWER	1 - 3Phase 277/480V 3,000 Amps
TRUCK COURT DEPTH	130'
CAR PARKING	111 Auto Parking Spaces
TRAILER PARKING	33 Trailer Spaces
LIGHTING	Wall packs and light poles at the exterior. No interior lighting included in shell delivery.
ROOF	R 25 TPO Roof
ESTIMATED DELIVERY	Q4 2026
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LOCATION HIGHLIGHTS





DRIVE TIMES

- **HWY 130** | 30 sec
- **Austin Bergstrom Int'l Airport** | 18 minutes
- **IH-35** | 22 minutes
- **Downtown Austin** | 28 minutes

NEARBY AMENITIES

- **Quick Trip, Valero, Exxon & more**
- **H-E-B, Chick-Fil-A, Raising Canes & more**
- **Target, HomeDepot, Costco & more**
- **Best Western, Courtyard Marriott & more**

CORPORATE NEIGHBORS

- **Applied Materials** | 7 minutes
- **Samsung Semiconductor** | 9 minutes
- **General Motors** | 12 minutes
- **Dell Technologies** | 13 minutes
- **Tesla Giga Texas** | 15 minutes

SURROUNDING DEMOGRAPHICS

- **Population |** 1.23 million (est. 2026)
- **Population Growth |** Projected 2.9% (252,991) by 2031
- **Labor Force |** 1.01M, >16 years old
- **Blue Collar Workers |** 187,400 (25.7%)
- **Avg. Minutes to Work |** 23.5 minutes



FOR ADDITIONAL INFORMATION

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ALTO Real Estate Funds is a private real estate investment firm specializing in commercial property investments across the United States. Its flagship offering, the ALTO Evergreen Fund, is structured with an endless investment horizon, allowing it to acquire and sell assets without time constraints. The fund's strategy centers on two asset types: ground-up logistics and industrial properties in Texas, and open-air neighborhood retail centers in fast-growing Sun Belt metros. With over 16 years of market experience, ALTO's leadership has acquired more than 80 properties and currently oversees a portfolio valued at over $1 billion, spanning roughly 10 million square feet.

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