

CM TECH RIDGE

201 W Howard Ln, Austin, TX 78753

EV FLEET PARKING & IOS OPPORTUNITY

This prime Austin location is ready for immediate deployment for EV fleet parking, with over 1,000 striped spaces, and expandable options across 50 acres. Existing infrastructure includes a secured perimeter, ±6,240 SF covered entrance/exit area, and firm 15 MW power commitment with 138 kV service. Ideal for large-scale fleet deployment or scalable IOS with excellent access to IH-35 and proximity to major demand drivers.



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PROPERTY HIGHLIGHTS:

- ±13.81-acre fleet parcel with 1,122 striped stalls
- Fully secured lot: fencing, lighting, and gated access
- Limited Industrial Services & Planned Development Area Zoning
- Impervious Coverage Ratio: 80%
- ±7.92 acres of usable surface area for development
- MTM lease in place (overflow parking tenant)
- Adjacent land available for future expansion or long-term scalability
- Main campus surplus:
 - Total of 2,200 stalls
 - 1,000–1,500 can be dedicated to fleet use
- Power infrastructure in place:
 - 15 MW firm power commitment
 - 138 kV transmission line on-site

EV CHARGING READINESS:

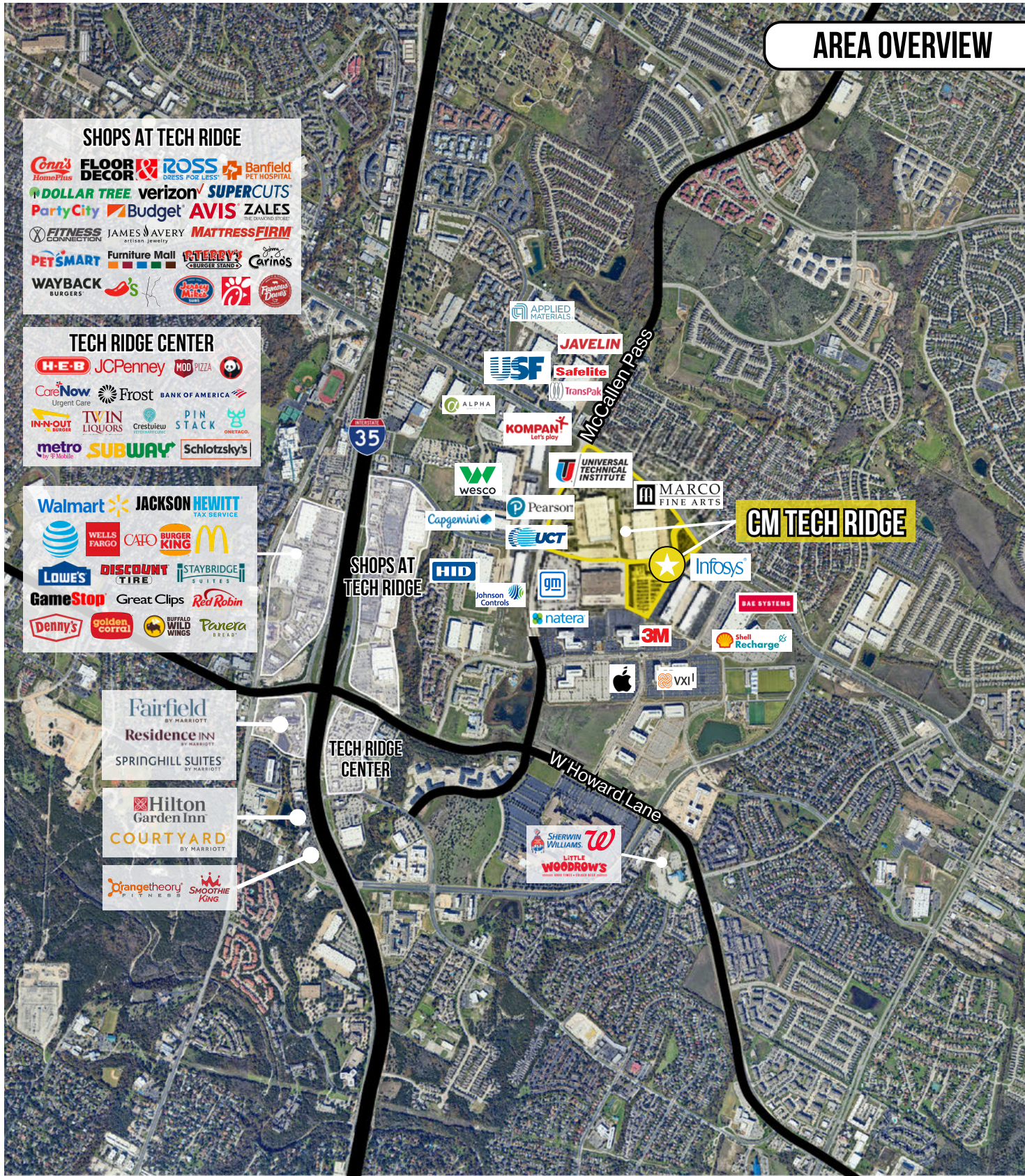
- Two deployment strategies are available:
 - Landlord-funded EV install
 - EV operator-funded improvements via lease

SITE DETAILS



Site Address	201 W Howard Ln, Austin, TX
Site Size (Gross)	±13.81 Acres
Usable Acreage	±9.91 Acres
Parking	1,017 striped stalls (fleet-dedicated)
Coverage	±6,240 SF canopy/kiosk
Power	138 kV line + 15 MW firm
Zoning	LI-PDA
Surplus Parking	Additional 941 stalls on main campus
Security	Fully fenced, lighted, gated
Access	Quick to IH-35, The Domain, Airport, Tesla

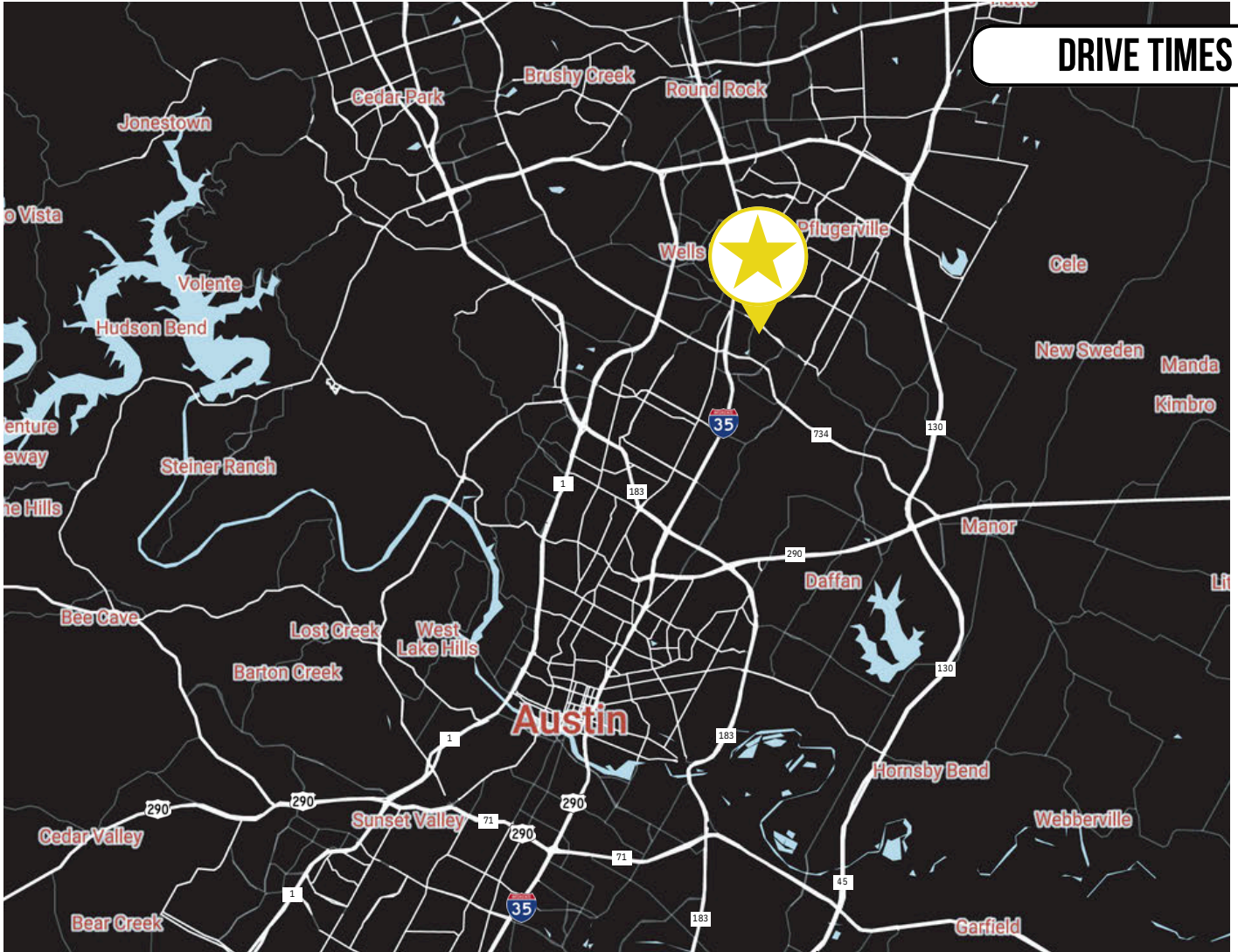
AREA OVERVIEW



SHOPS AT TECH RIDGE

TECH RIDGE CENTER

DRIVE TIMES



02 MINS TO
INTERSTATE
I-35



15 MINS TO
SAMSUNG
SEMICONDUCTOR
PLANT



20 MINS TO
THE DOMAIN



25 MINS TO
DOWNTOWN
AUSTIN



26 MINS TO
TESLA GIGA
FACTORY



33 MINS TO
AUSTIN
BERGSTROM
AIRPORT



FOR MORE INFORMATION, PLEASE CONTACT:

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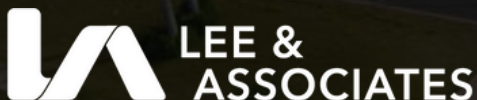
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