

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. 10 acres of space with over 1,000 striped spaces, and expandable options. Existing infrastructure includes a secured perimeter and $\pm 6,240$ SF covered entrance/exit area. Ideal for large-scale fleet deployment or scalable IOS with excellent access to IH-35 and proximity to major demand drivers.





PROPERTY HIGHLIGHTS:

- ± 13.81 -acre fleet parcel
 - ± 9.9 usable acres
- 1,122 striped stalls
- Fully secured lot: fencing, lighting, and gated access
- Zoning: Limited Industrial Services & Planned Development Area
- Impervious Coverage Ratio: 80%

EV CHARGING READINESS:

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

EXPANSION OPPORTUNITY:

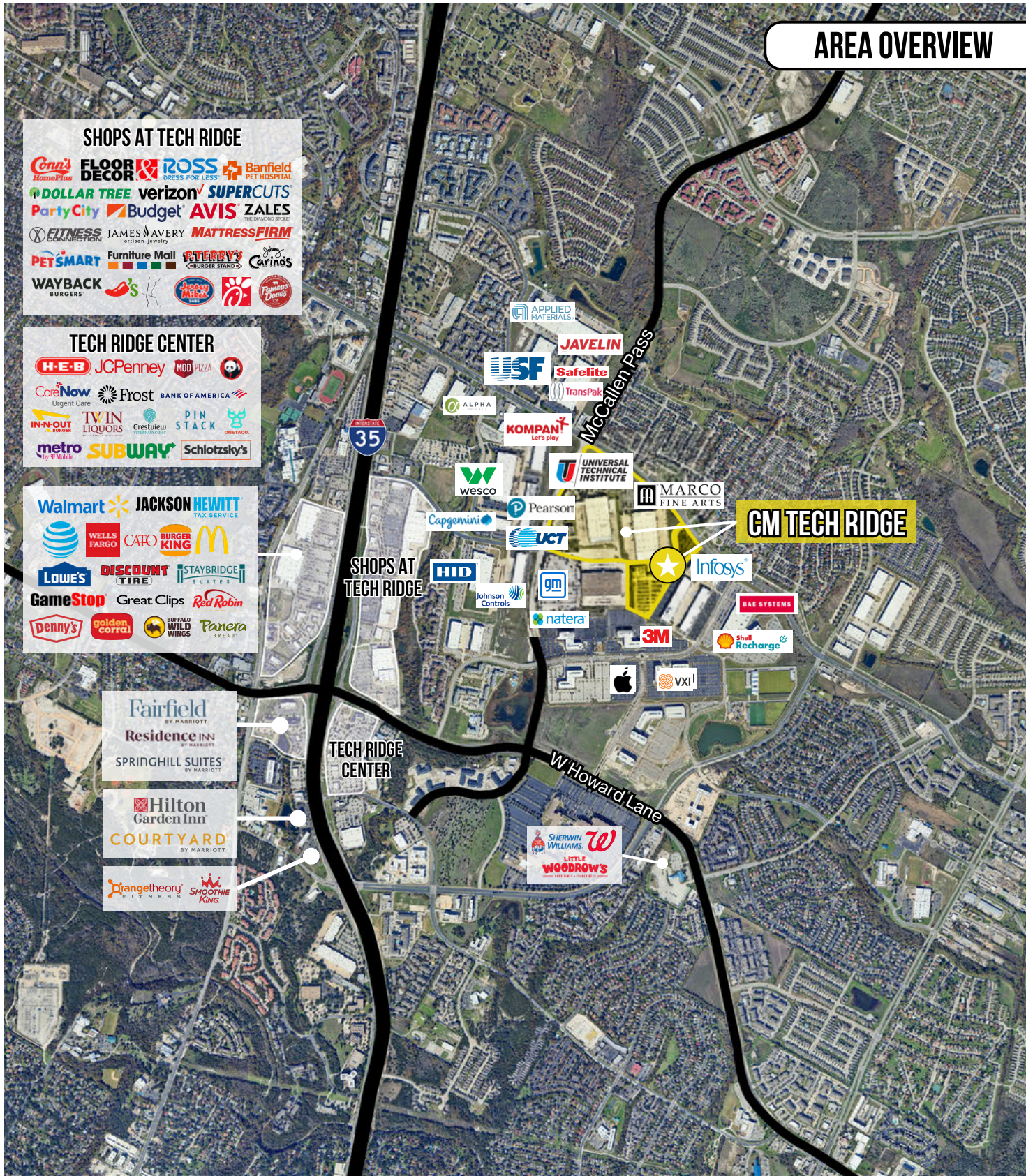
- ± 7.92 acres of usable surface area for development
- Additional, adjacent land is available for development
 - Future expansion or long-term scalability
 - Additional parking opportunity
 - Building construction
- Main campus surplus parking:
 - Flexible configuration addition a total of 2,200 additional stalls
 - 1,000–1,500 can be dedicated to fleet use

SITE DETAILS

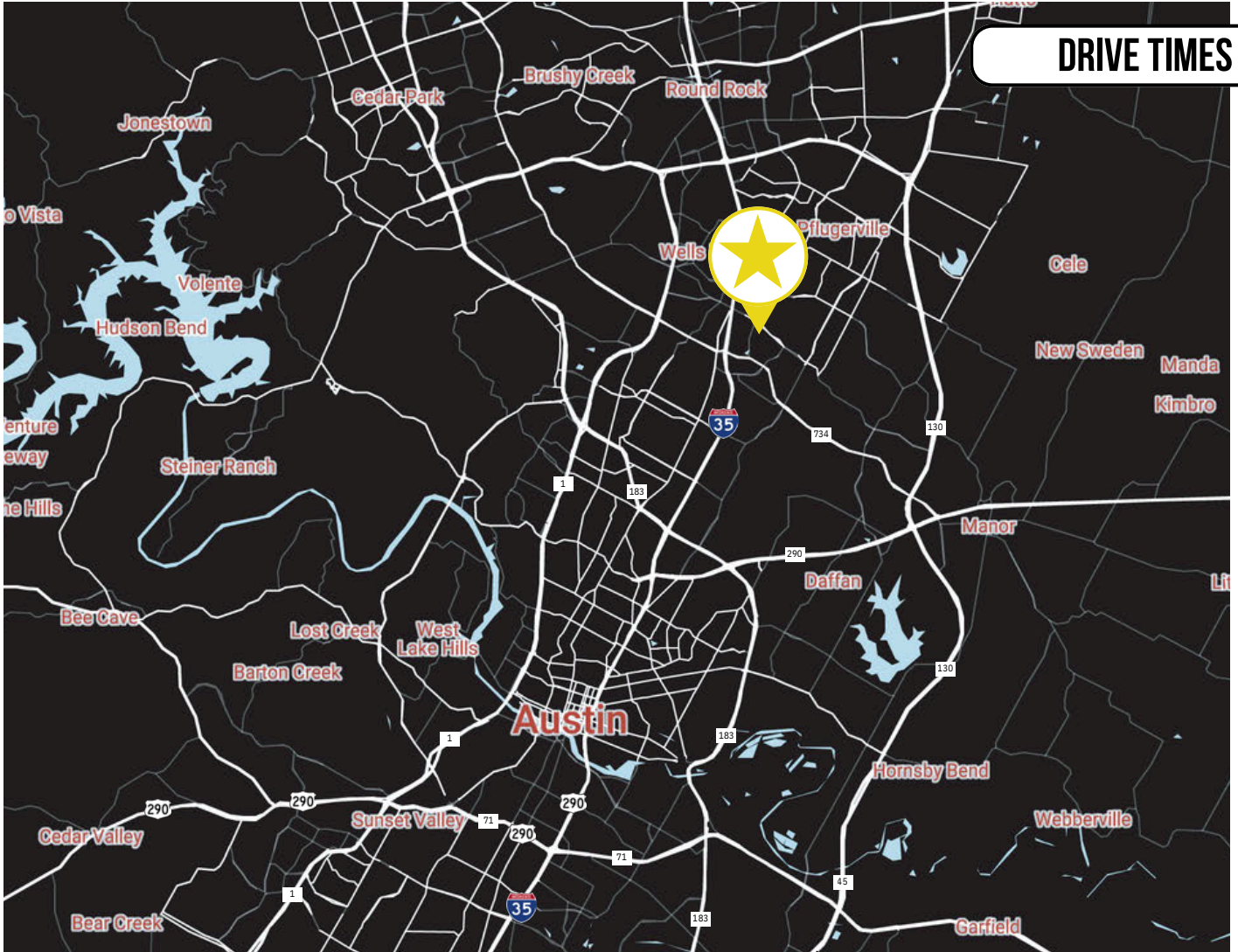


Site Address	201 W Howard Ln, Austin, TX
Site Size (Gross)	±13.81 Acres
Usable Acreage	±9.91 Acres
Parking	1,017 striped stalls (fleet-dedicated)
Coverage	±6,240 SF canopy/kiosk
Zoning	LI-PDA
Surplus Parking	Additional 941 stalls on main campus
Security	Fully fenced, lighted, gated
Access	Quick to IH-35,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

AREA OVERVIEW



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



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