

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, $\pm 6,240$ 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 1,017 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:

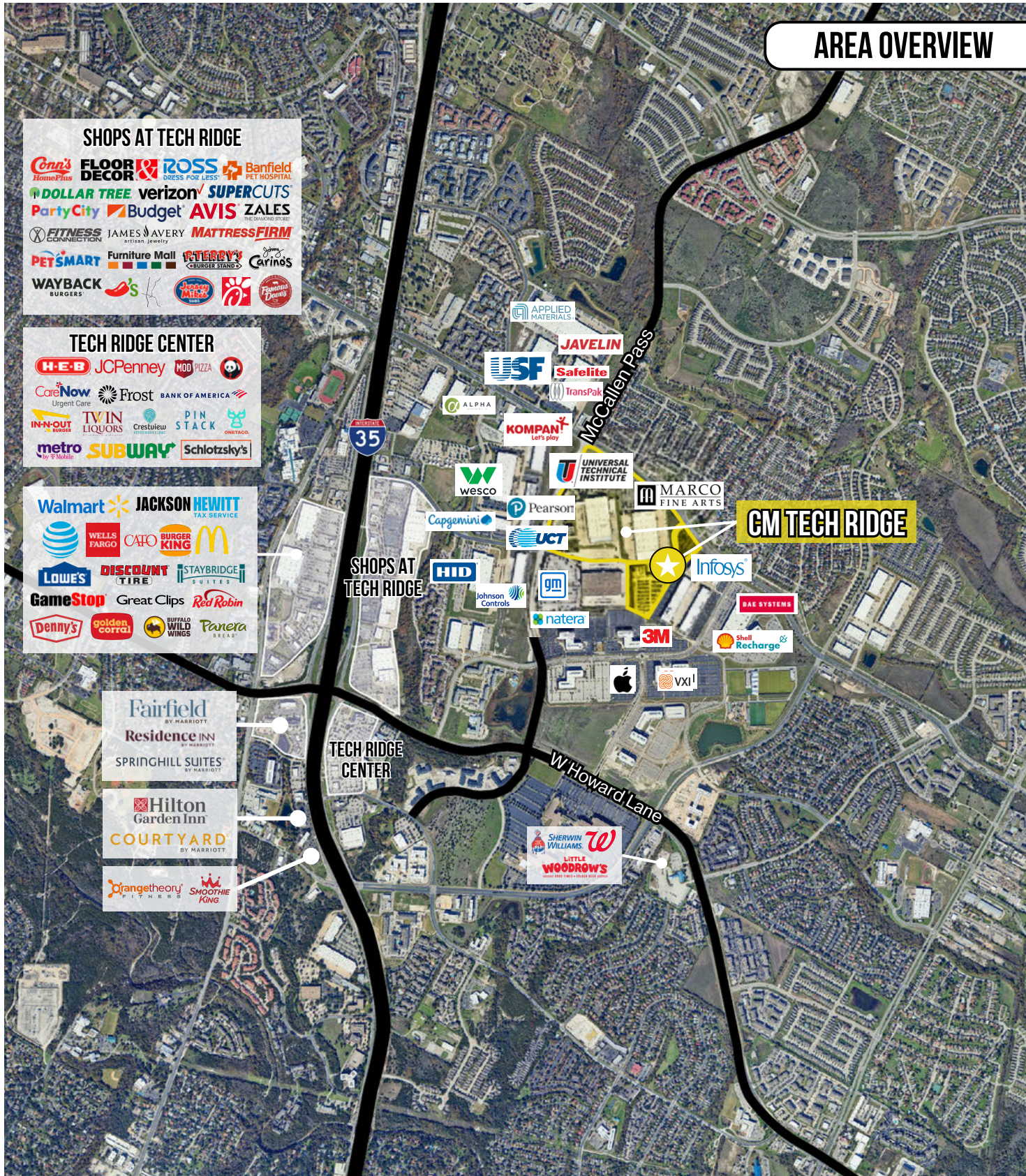
- Two deployment strategies are available:
 - Landlord-funded EV install
 - EV operator-funded improvements via lease

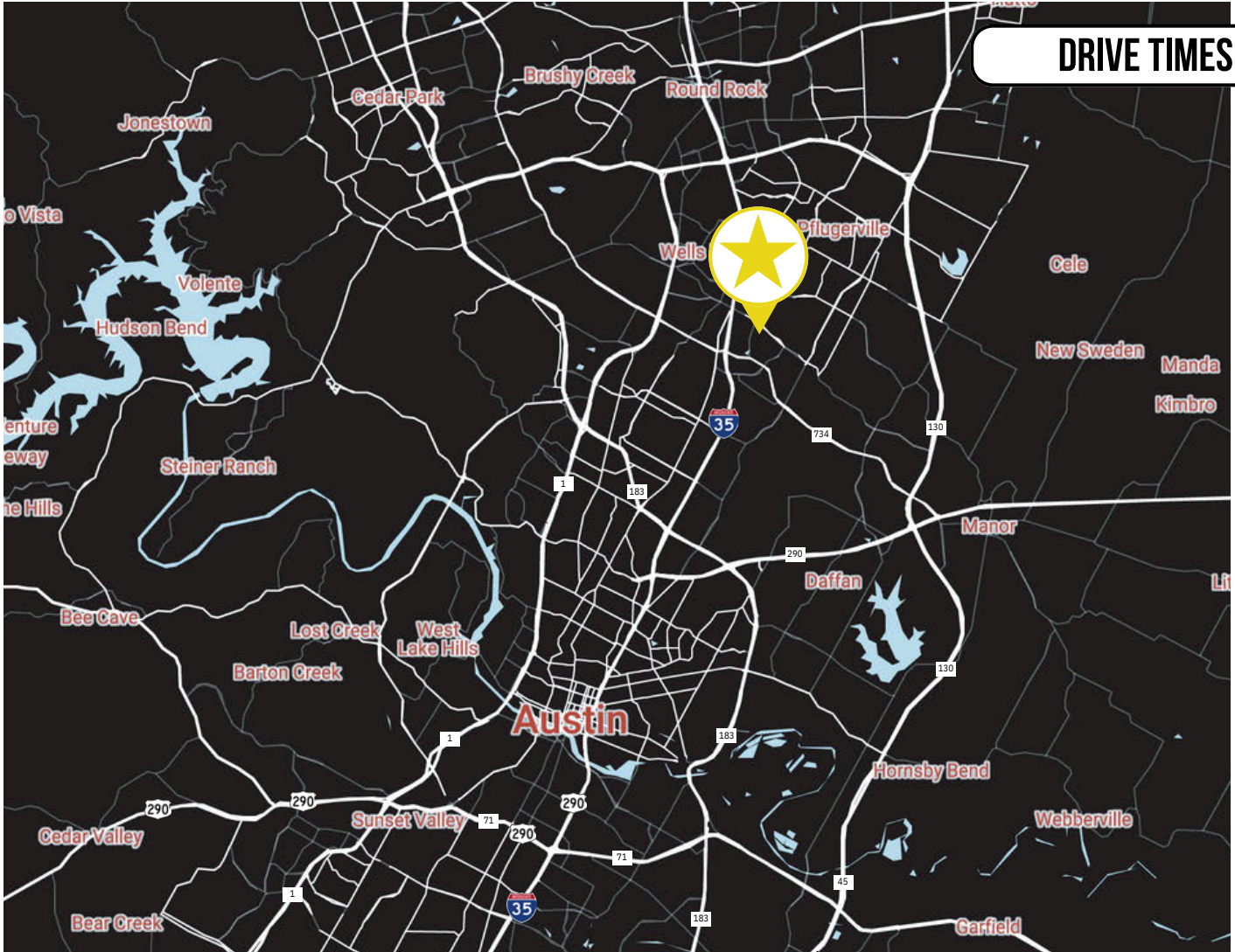
SITE DETAILS



| | |
|--------------------------|--|
| 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





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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