



FOR SALE

OPPORTUNITY ZONED DEVELOPMENT/INVESTMENT LAND



6909 WOLF LANE | +/- 40 AC

6909 WOLF LANE, DEL VALLE, TX 78617

• AUSTIN ETJ • CLOSE PROXIMITY TO TESLA GIGAFACTORY, CIRCUIT OF THE AMERICAS, THE BORING COMPANY, ABIA, MIRADOR DEVELOPMENT • LOCATED IN OPPORTUNITY ZONE

• SIMON HALL • JOHN W. COLLINS IV • (512) 391-0718 • 901 S MOPAC EXPY STE 160, AUSTIN, TX 78746 • WWW.STCROIXCRA.COM

6909 WOLF LANE

Address:

6909 Wolf Lane
Del Valle, TX 78617

Size:

+/- 40 AC

Asking Price:

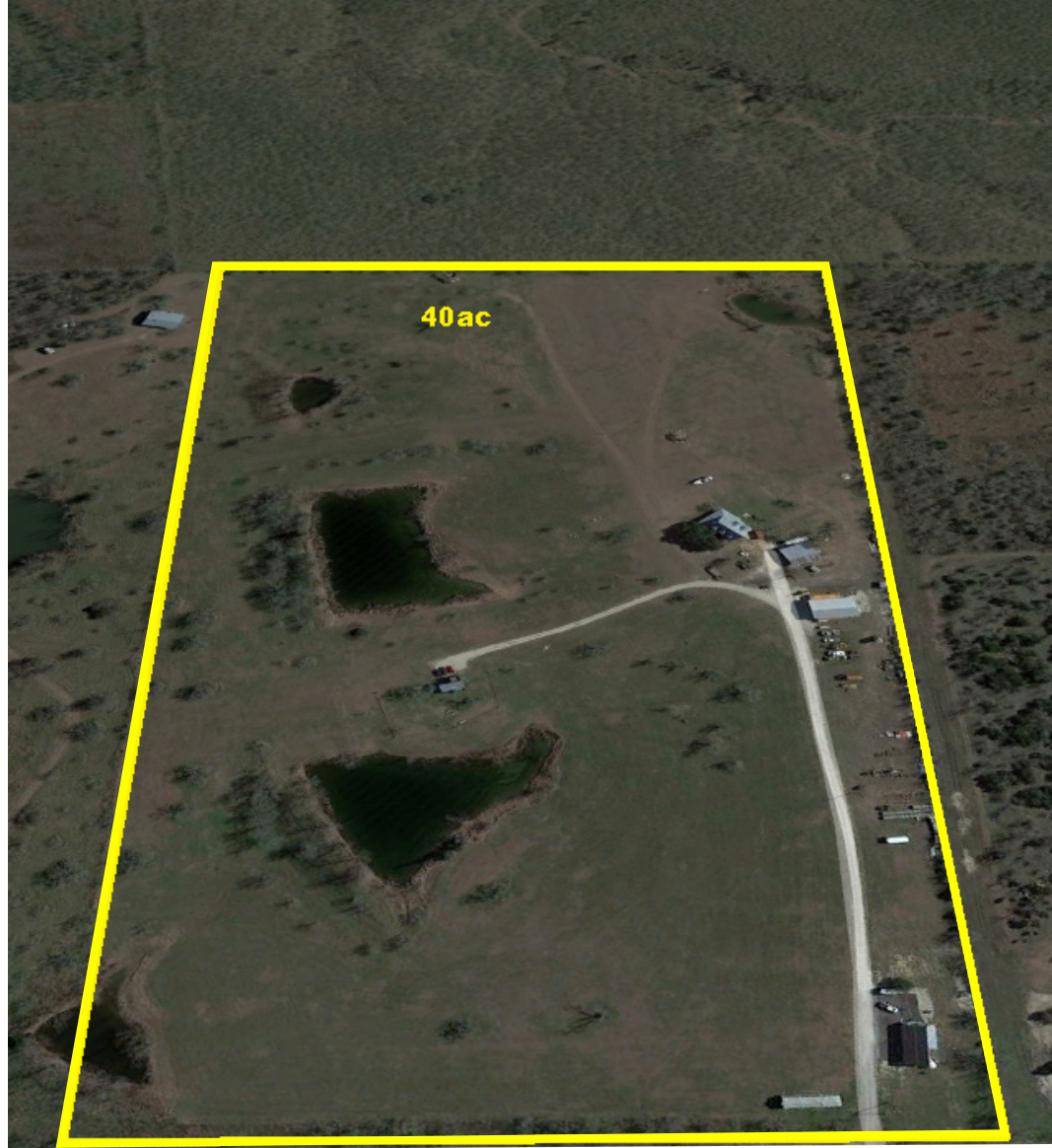
Subject to Offer

Zoning:

Austin ETJ

PROPERTY HIGHLIGHTS

- Ideal Industrial or Residential site
- 40 acres of Flat land
- No floodplain
- Water on the way
- Surrounded by growth
- No Zoning Use Restrictions
- 65% impervious cover allowed
- In Opportunity Zone



Wolf Ln



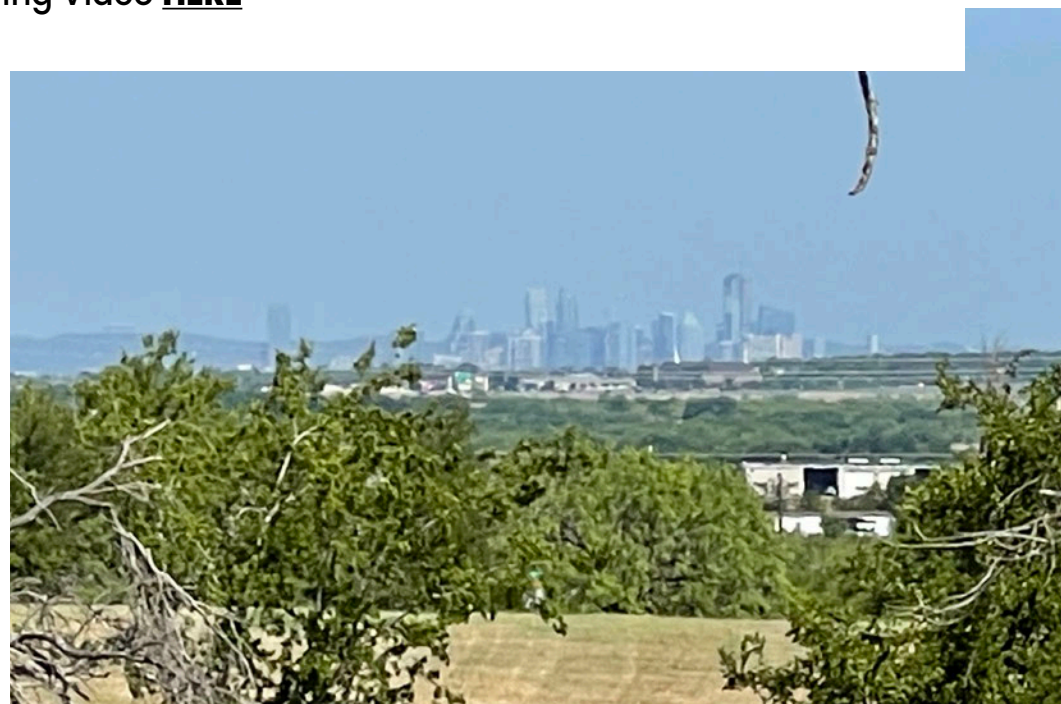
Meurer Ln



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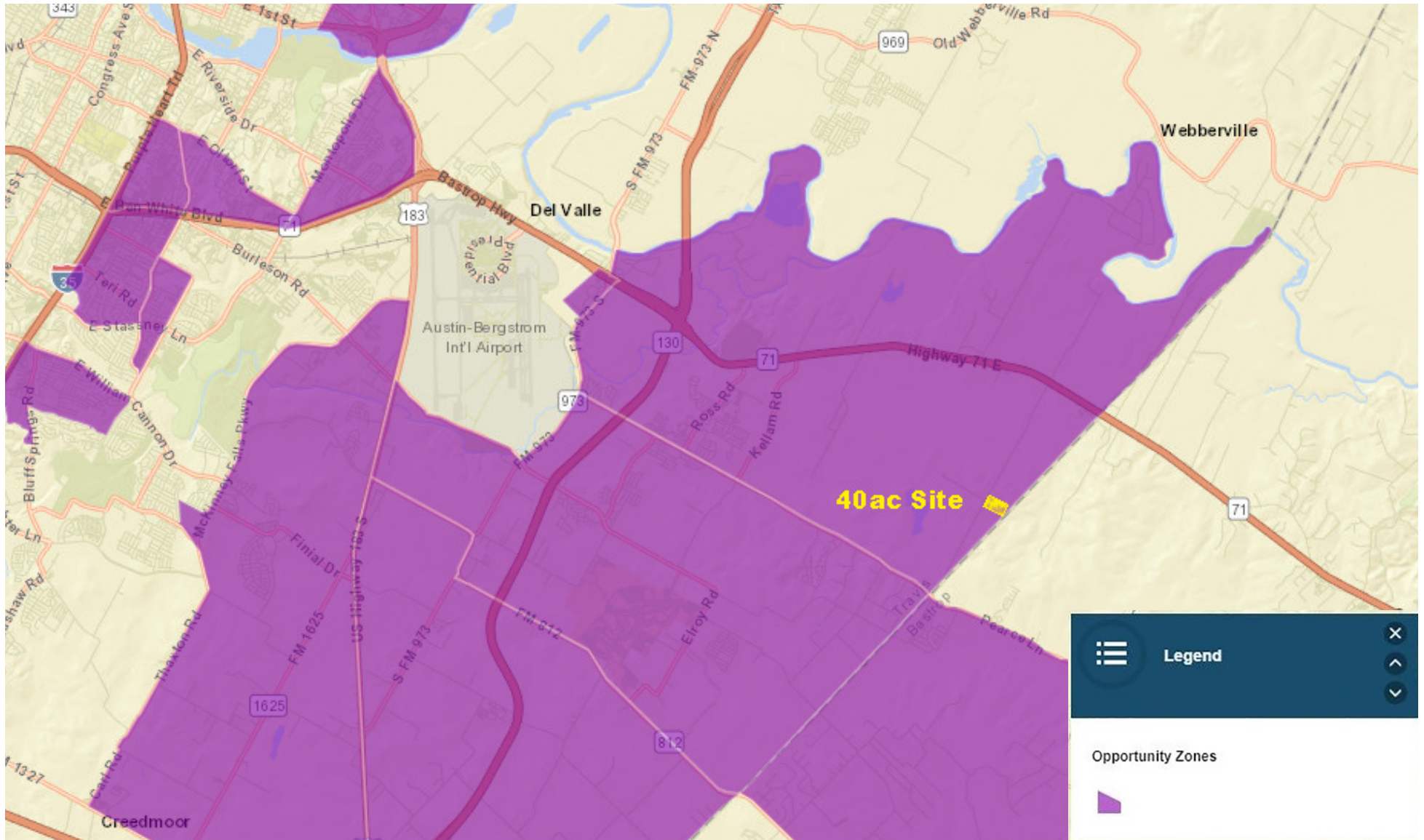


Click to See Driving Video [HERE](#)

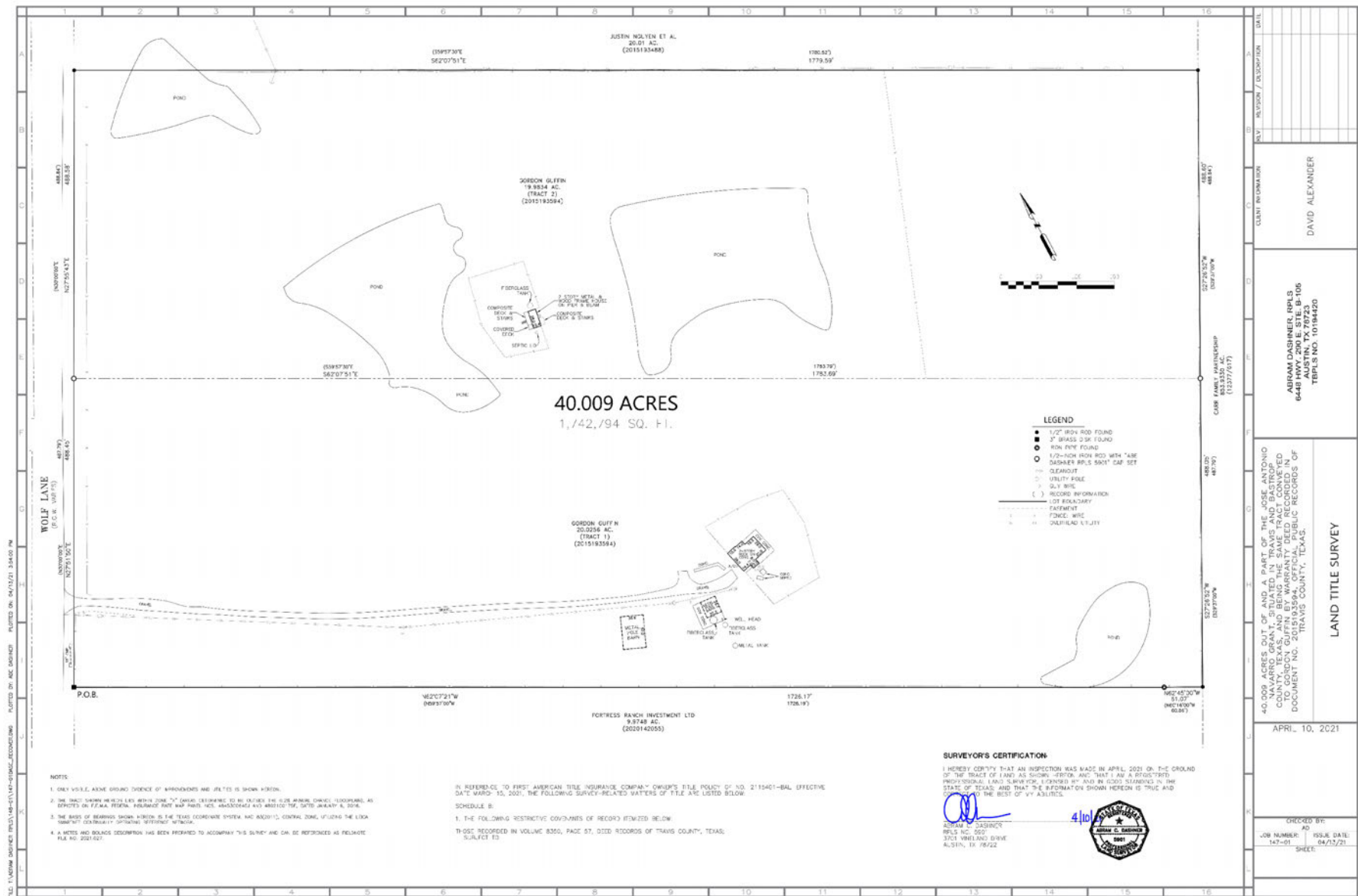


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OPPORTUNITY ZONE



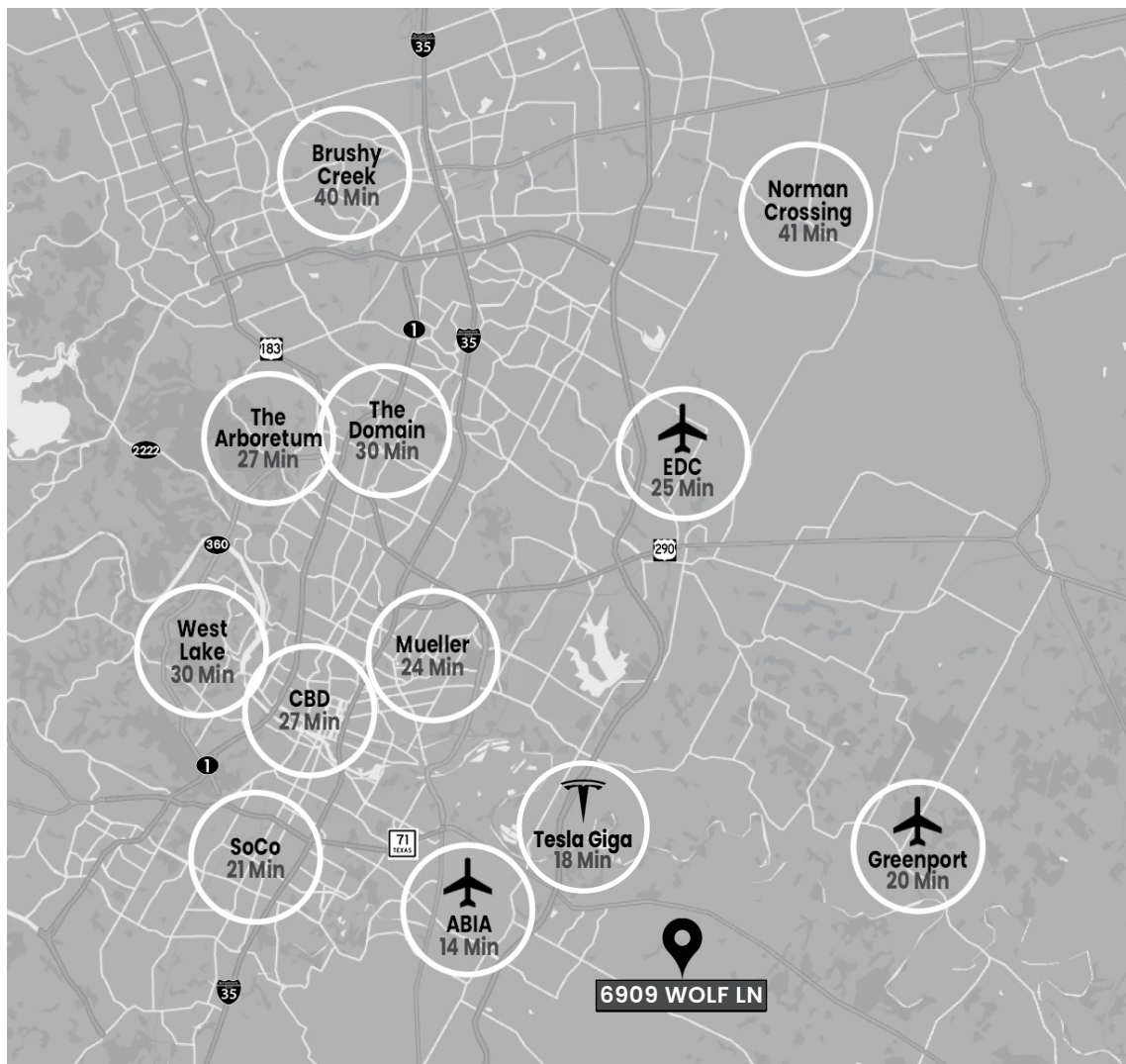
SURVEY



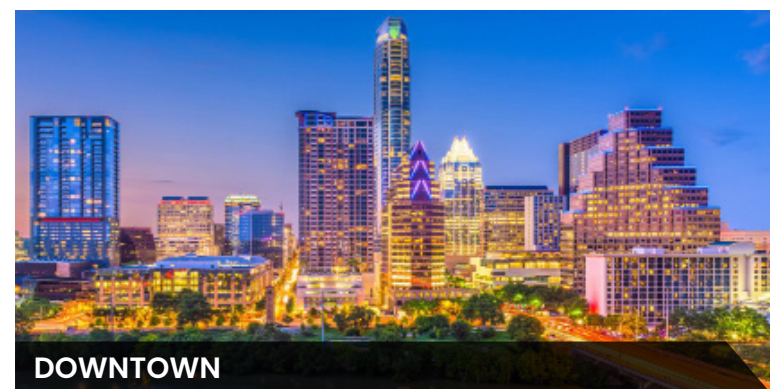


6909 WOLF LANE

LOCATION



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT



DOWNTOWN



TESLA GIGAFACTORY TEXAS

6909 WOLF LANE

AERIAL MAP



6909 WOLF LANE

AERIAL MAP



TESLA

Tesla is here in Austin — car company picks Texas site for second US vehicle assembly plant

Tesla, the world's leading electric automaker picked this 2,400 acre site in Austin Texas for its newest gigafactory in summer 2020, which is set to employ at least 5,000 workers. Tesla is on its way to having the largest automotive manufacturing facility in the United States. The new factory is building Tesla's Cybertruck model, and it will also be the second U.S. factory for the Model Y small SUV.

Giga Texas is Tesla's 4th factory in the continental US. The 3 other factories being - Tesla's main Fremont California plant; Giga Nevada; and Tesla's Buffalo New York plant which produces solar roofs, solar panels, and superchargers.

To compare sizes, if we look at Giga Shanghai and Giga Berlin, Giga Texas will be Tesla's 6th manufacturing site worldwide. However, what sets Giga Texas apart is its colossal size. The total land area for Giga Texas is 2400 acres. In comparison, Giga Shanghai, Tesla's China factory, with an annual production capacity of 500,000 vehicles a year, has a total land area of 200 acres. Currently, Tesla is only utilizing a portion of the 2,400 acres of land to build a factory. Nevertheless, the current factory footprint is still enormous. The current Giga Texas building is just over a mile long. Tesla is on its way to having the largest automotive manufacturing facility in the United States and there's plenty of room to expand at the Austin Texas site.



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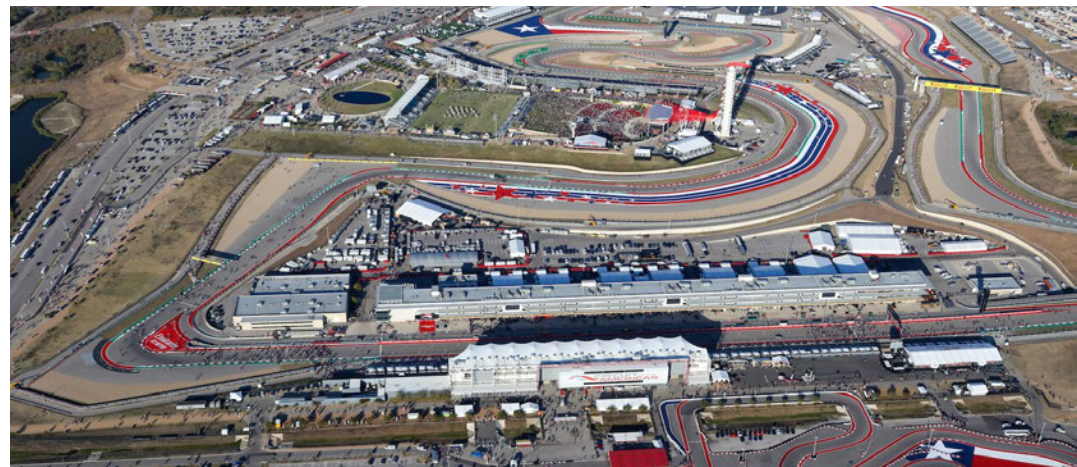
CIRCUIT OF THE AMERICAS

Circuit of The Americas is the premier destination for world-class motorsports and entertainment in the United States. Set on 1,500 acres in the rolling hills just outside downtown Austin, Circuit of The Americas has hosted the biggest names in racing, action sports and music since 2012. At its heart is a 3.41-mile racetrack that was designed to challenge the world's most exacting competitors while providing a thrilling spectacle for audiences.

Construction of Circuit of The Americas began in 2010 and was funded entirely using private money. Today, COTA contributes almost \$1 billion in economic impact to Central Texas through increased tourism and annual operations. The Circuit also continues to be a leader in environmental awareness and sustainability, and has helped make advances in educational and scientific fields, including solar car technology, as well as racing and consumer automotive technology. And it's all just getting started. With plans for more world championship racing, new amenities, features and more events, COTA is set for excitement for years to come. For an experience as unique as Austin and a rush you'll never forget, come to Circuit of The Americas — where exhilaration happens.

Circuit of The Americas is more than just a home for unique and exhilarating experiences. It has also become a major economic driver in Central Texas.

Since its announcement in 2010, Circuit of The Americas has had a cumulative economic impact of \$5 billion on the Austin metropolitan area. More than 1 million people from all over the world and from all 50 states attend COTA events each year.



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AUSTIN BERGSTROM INTERNATIONAL AIRPORT

Austin-Bergstrom International Airport (AUS) is a state-of-the-art airport with 2 terminals, 37 gates, full customs facilities for international travelers and two parallel runways, including a 12,250-foot runway. Easy to get to (only 7.5 miles from the Austin Convention Center) and easy to get through, passengers enjoy exceptional customer service Austin-style, with art exhibits, local food (from brisket and breakfast tacos to Shiner Bock beer) and 995 live music performances in 2018. In operation since 1999, the airport has roughly 350 daily flights with nonstop service to about 70 destinations. A record 15.8 million passengers traveled through ABIA in 2018, resulting in 13.9 percent growth from 2017.

- 70+ nonstop domestic & international destinations
- 7.5 miles to downtown Austin
- A quick 15-minute drive to downtown Austin
- Easy access
- TSA Pre-Check ✓ Point service

ABIA was named "Airport of the Year" by ALPA (2018). The airport also made the list for the "World's Best Airports for Customer Service" in 2017, according to the Airports Council International (ACI), which conducted the survey.

In February 2019, ABIA completed a nine-gate terminal expansion, increasing the airport by nearly 175,000 square feet.



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LINE 204 STUDIOS

Line 204 Film Studios approved in June 2021 for 546 acre development in Bastrop, bringing 1400 jobs to the area.

Austin's reputation as "Little California" just got more real: Hollywood film production company Line 204 Studios announced plans to plant a 546-acre film studio and movie-making facility in Bastrop.

The company, which specializes in movie props, stages and other filmmaking tools for rent, said the new facility will have sound stages, an RV park, a beach, a golf course, a harbor, a ranch and backlit movie sets. The studio would also come with restaurants, event spaces and lodging.

The entertainment hub would provide more than star power to the area. Over 1,400 jobs in addition to 700 construction jobs will be created by the project, and the studio is expected to bring in \$2 billion to the local economy in the first decade, the company said during the June 3 meeting.



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#1 BEST PLACE TO LIVE – AUSTIN, TEXAS

COMPANY	# OF EMPLOYEES
Apple	7,000
Ascension Seton	10,513
Austin Independent School District	11,101
City of Austin	13,531
Dell Technologies	14,030
Federal Government	13,199
IBM Corp.	6,000
Round Rock Independent School District	6,311
Samsung Austin Semiconductor	8,935
St. David's HealthCare Partnership	10,665
State of Texas	63,900
University of Texas at Austin	23,925



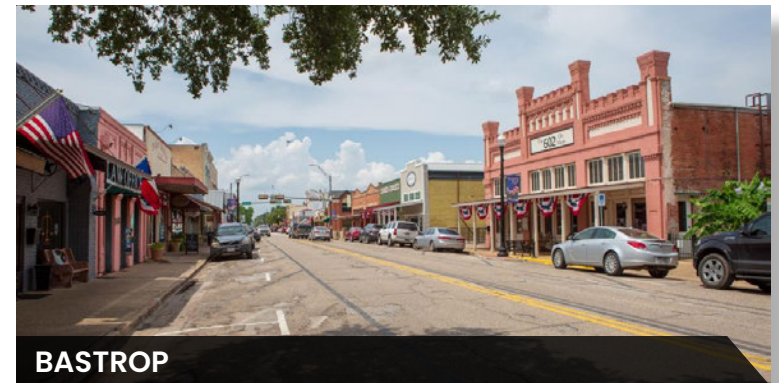
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Bastrop County
Bastrop EDC
The Art Institute of Austin
Line 204 Studios





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