

ADVANCED MANUFACTURING & LOGISTIX CAMPUS AT SANDOW LAKES

The following images and exhibits are illustrative representations for presentation purposes only and should not be used for computation or construction purposes. No warranties, express or implied, concerning the actual design, accuracy, location or character of the facilities shown on this exhibit are intended.



33,000 ACRES, 50 SQUARE MILES.

Advanced Manufacturing & Logistix Campus (AMLC) is located at Sandow Lakes, a 33,000-acre (50 square miles) master-planned community located in the heart of the Texas Triangle.

With a current population of over 19 million, the Texas Triangle is one of the fastest-growing megaregions in the US.



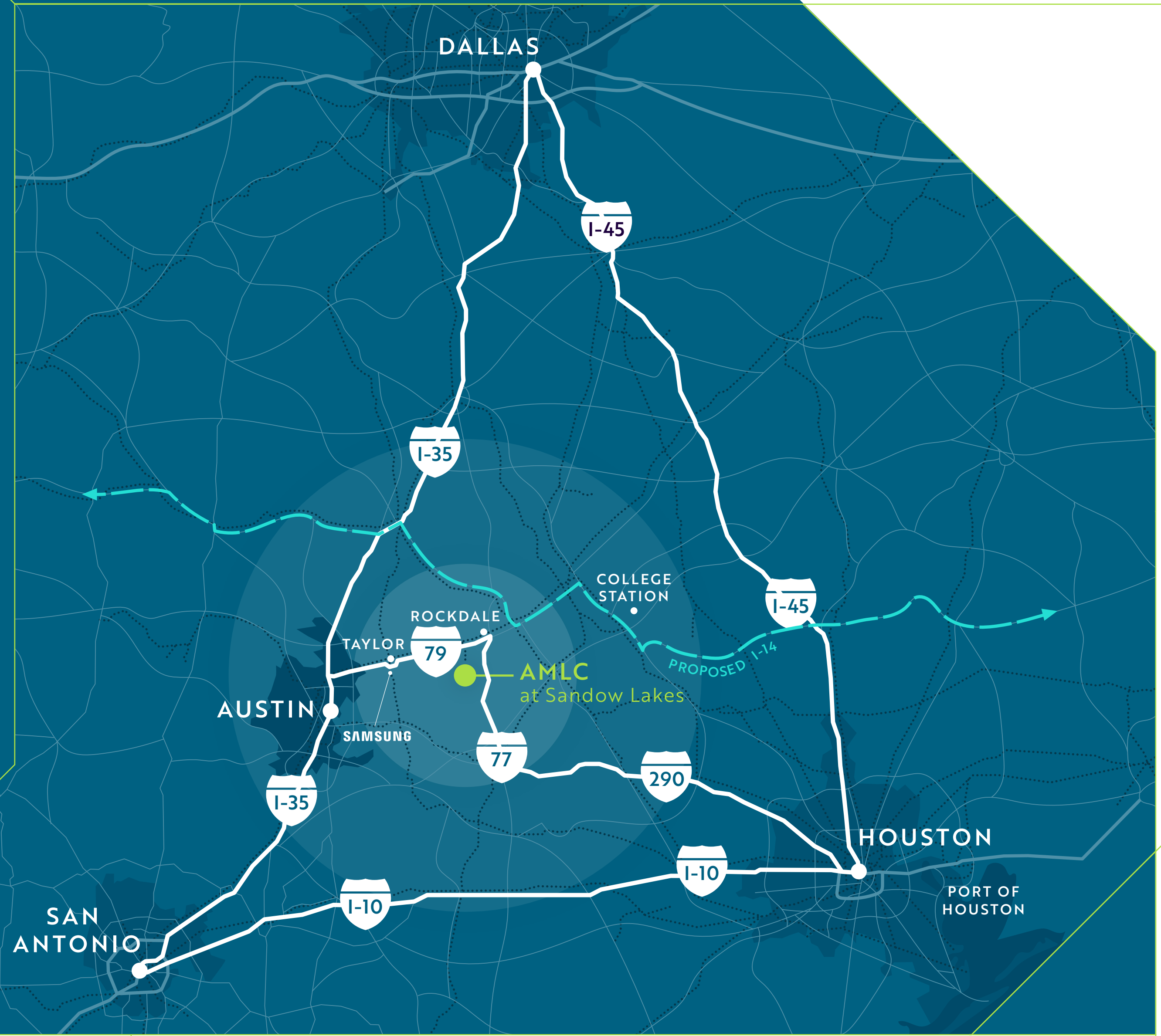
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TEXAS TODAY. TOMORROW, THE WORLD.

DISTANCES FROM AMLC AT SANDOW LAKES

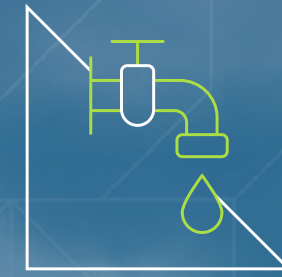
SAMSUNG (TAYLOR)	25 mi / 27 min
AUSTIN	43 mi / 50 min
COLLEGE STATION	56 mi / 58 min
HOUSTON	119 mi / 115 min
SAN ANTONIO	125 mi / 124 min
DALLAS	159 mi / 153 min
GULF OF MEXICO	170 mi / 180 min



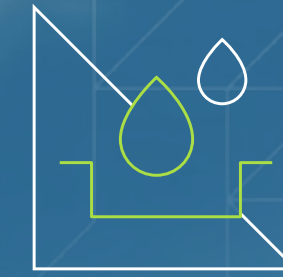
MEET BEST IN CLASS



RAIL
7 miles of private rail
connecting to UP line



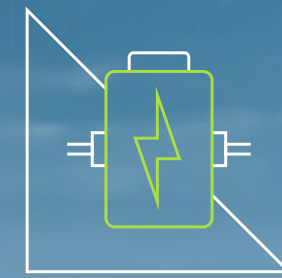
SURFACE WATER RIGHTS
15,600 acre feet per year



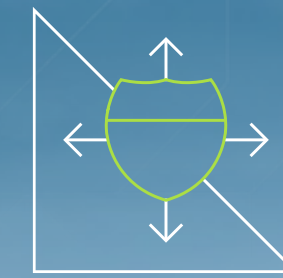
GROUND WATER RIGHTS
60,000 acre feet per year



HIGH PRESSURE GAS AVAILABILITY



POWER ACCESS
350 MW by 2026 &
3.9 GW post 2028



TRANSPORTATION INFRASTRUCTURE
Direct access to highway 79 and 77



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MASTERPLAN

3,300 ACRES, MASTER PLANNED FOR MANUFACTURING AND LOGISTICS NEEDS.



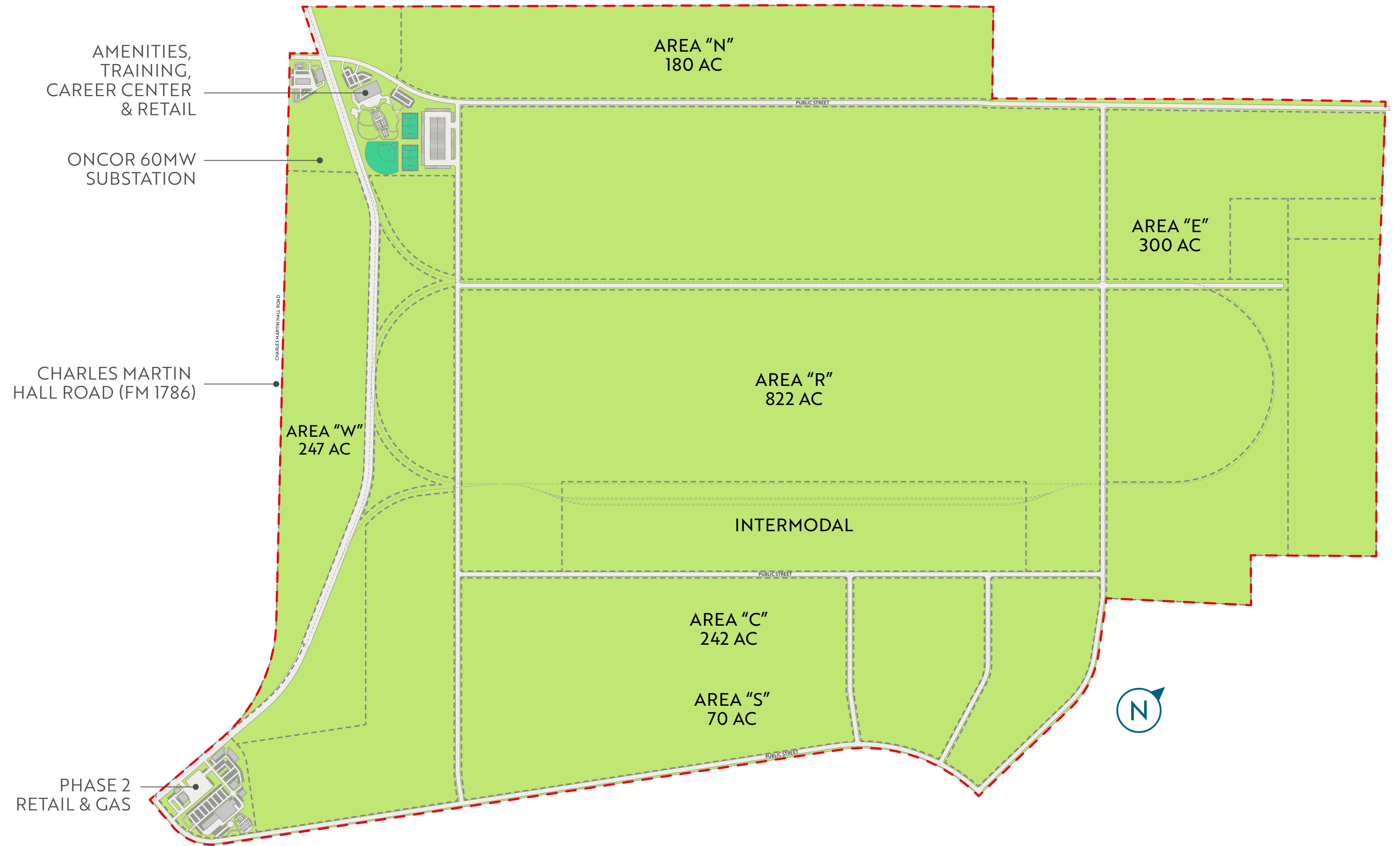
CONSTRUCTION

Construction commenced Q3 2024



TIMING

Ready for occupancy Q3 2026



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CONCEPTUAL MASTERPLAN

3,300 ACRES, MASTER PLANNED
FOR MANUFACTURING AND
LOGISTICS NEEDS.



CONSTRUCTION
Construction
commenced Q3 2024



TIMING
Ready for occupancy
Q3 2026

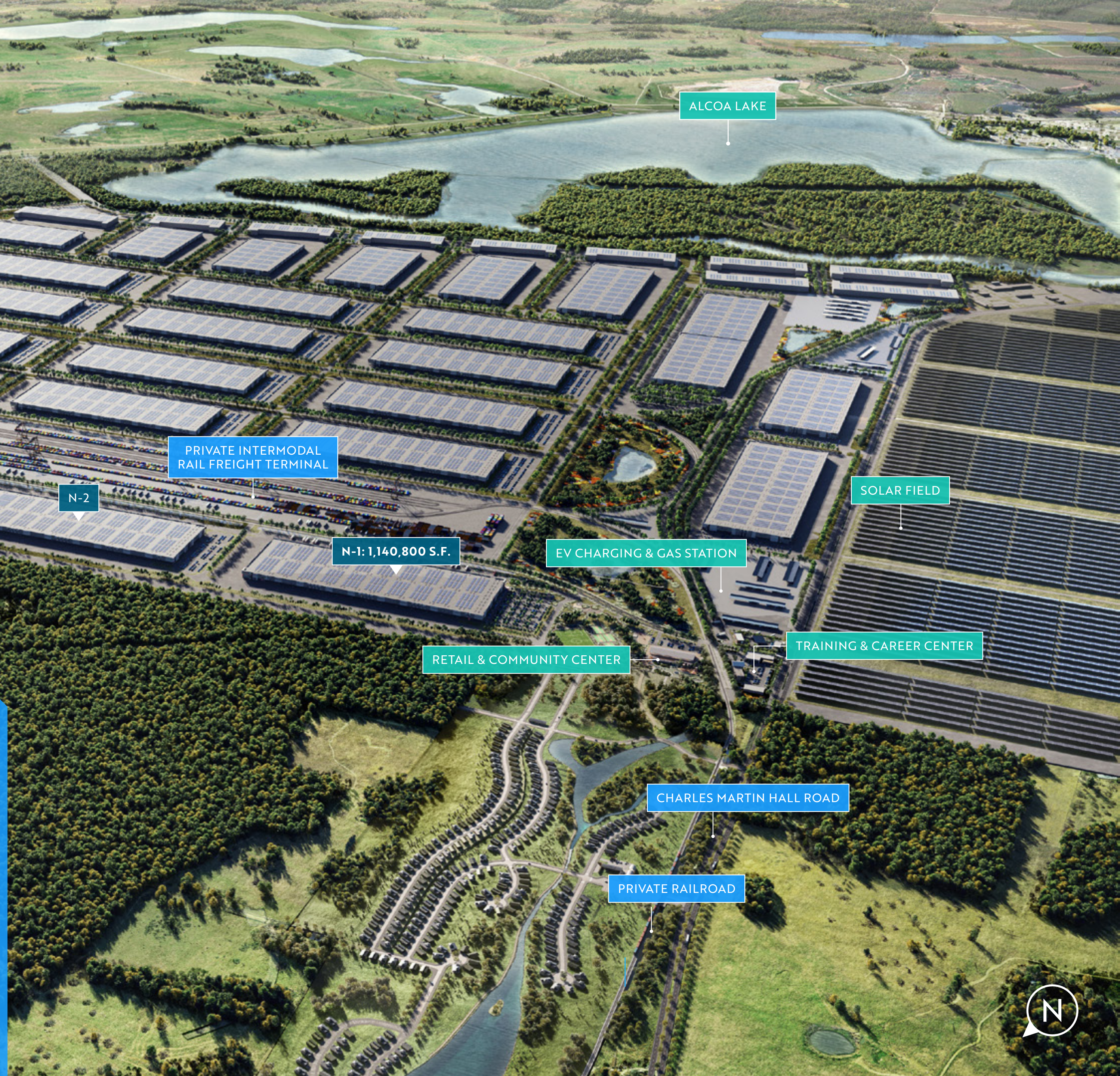


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FLEXIBLE ADVANCED MANUFACTURING AND LOGISTICS FACILITIES TO MEET ANY NEEDS

Tenancy available Q3 2026.

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ALCOA LAKE

PRIVATE INTERMODAL
RAIL FREIGHT TERMINAL

N-2

N-1: 1,140,800 S.F.

EV CHARGING & GAS STATION

SOLAR FIELD

TRAINING & CAREER CENTER

RETAIL & COMMUNITY CENTER

CHARLES MARTIN HALL ROAD

PRIVATE RAILROAD



WELCOME TO THE

ADVANCED

MANUFACTURING

CORRIDOR

13,000

AUSTIN COMMUTERS LIVE WITHIN 30 MINUTES OF AMLC

8,600

ENGINEERS LIVING WITHIN AN HOUR OF AMLC

44%

INCREASE IN TECH ROLES IN AUSTIN SINCE 2019

4,000

INSTALLATION, MAINTENANCE, AND REPAIR SPECIALISTS LIVE WITHIN 30 MINUTES

300,000

LOCAL 20-24 YEAR OLDS ENTERING THE WORKFORCE OVER THE NEXT FIVE YEARS



As one of the fastest growing tech hubs in America, central Texas is attracting industry giants and top talent to the wider region - helping fuel the US 79 corridor's transformation into an official advanced manufacturing destination.

With new homes for up to 200,000 residents planned at Sandow Lakes and over 200,000 new jobs expected to be created in Williamson and Milam counties over the next few decades, a visionary new community will create commercial, retail, leisure, and residential neighborhoods, designed to attract a whole range of talent.

Strategically located within a hub of educational resources, Sandow Lakes boasts numerous universities and community colleges within a 60-mile radius, including the University of Texas at Austin and Texas A&M University. These institutions provide a steady pipeline of highly skilled talent equipped with cutting-edge knowledge and innovative thinking. With access to a robust future workforce, the area is poised to drive innovation and support sustainable growth.

INNOVATING FOR TOMORROW

Xebec is a leading private industrial logistics real estate development and management firm with a 35-year logistics track record. Since inception, we have acquired and developed, redeveloped or repositioned industrial and logistics real estate projects totaling nearly 12.2 million square feet, and currently have 43 projects totaling approximately 15.4 million square feet in various stages of development.

We pride ourselves on being students of our craft, understanding tenant needs and putting that at the heart of what we do.

12.2
MILLION S.F.

of industrial & logistics spaces acquired, developed, redeveloped or repositioned

15.4
MILLION S.F.

of industrial & logistics in various stages of development

If you'd like more information on Xebec, go to XebecRealty.com

LOGISTICS HUB SOUTH DALLAS
DALLAS, TX



THE HUB AT LONDON GROVEPORT
COLUMBUS, OH



10TH STREET
AZUZA, CA



LOGISTICS HUB SAVANNAH
SAVANNAH, GA



SUMMARY OF STATE BUSINESS INCENTIVES & PROGRAMS

GRANTS

From public infrastructure projects in non-entitlement communities, to cancer research and laboratory facility construction, many types of grants are available to Texas communities and businesses.

- Cancer Prevention & Research General Obligation Bonds Program
- Defense Economic Readjustment Zone Program (DEAAG)
- Governor’s University Research Initiative (GURI)
- Skills Development Fund
- Self-Sufficiency Fund
- Texas Enterprise Fund (TEF)
- Texas Moving Image Industry Incentive Program

TAX INCENTIVES

Texas and local communities offer a variety of tax incentives and innovative solutions for businesses expanding or relocating to Texas. The following incentives are the most commonly applied offerings.

- Ad Valorem / Property Tax Abatement
- Chapter 380 / 381
- Economic Development & Diversification In-State Tuition for Employees
- Franchise Tax Deduction for Business Relocation
- Media Production Development Zone Program
- Renewable Energy Incentives
- Research & Development Tax Credit
- Sales Tax Abatement for Media Productions & Facilities
- State Sales and Use Tax Abatement
- Tax Enterprise Zone Program

FINANCING

Texas is committed to providing and facilitating funding for companies and communities with expansion and relocation projects in the state, Asset-based loans for companies, leveraged loans to communities and tax exempt bonds are just a few means of obtaining the capital necessary for a successful project.

- The State of Texas Industrial Revenue Bond Program (IRB)
- The Texas Military Value Revolving Loan Fund (TMXRLF)
- Texas Rural Community Loan (TRC)



ADVANCED MANUFACTURING & LOGISTIX CAMPUS

AT SANDOW LAKES

BUSINESS OPPORTUNITIES

If you'd like more information about partnering with AMLC at Sandow Lakes, please contact JLL:



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