



# THE SWITCH

ADVANCED MANUFACTURING & LOGISTIX CAMPUS

AT SANDOW LAKES

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SANDOW LAKES



# 33,000 ACRES OF OPPORTUNITY

The Switch 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 22 million, the Texas Triangle is one of the fastest-growing megaregions in the US.

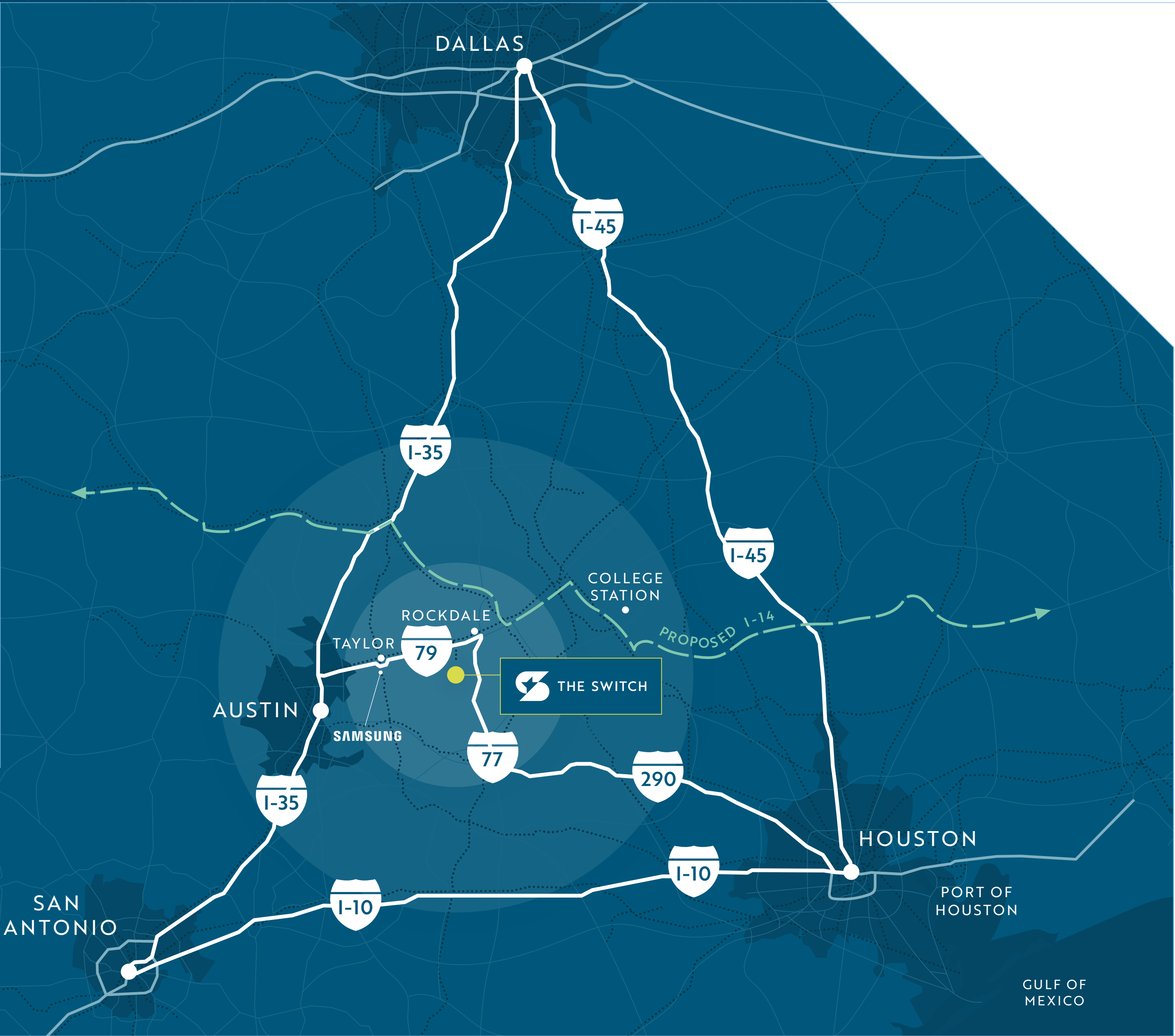




# A TEXAS TRIANGLE POWERHOUSE

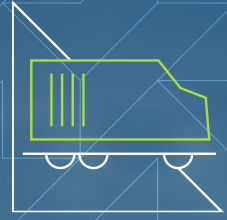
DISTANCES FROM THE SWITCH AT SANDOW LAKES

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





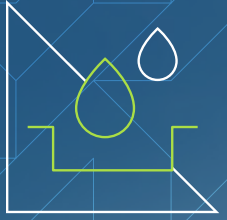
POWER  
THE FUTURE



RAIL  
7 miles of private rail  
connecting to UP line



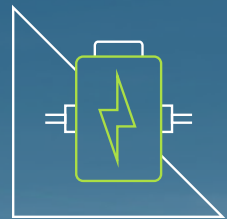
SURFACE  
WATER RIGHTS  
15,600 acre feet per year



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





# MASTERPLAN

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



**CONSTRUCTION**  
Construction commenced Q3 2024



**TIMING**  
Ready for occupancy Q3 2026



# CONCEPTUAL MASTERPLAN

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



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TIMING  
Ready for occupancy Q3 2026





FLEXIBLE ADVANCED  
MANUFACTURING  
AND LOGISTICS  
FACILITIES  
TO MEET ANY NEEDS

Tenancy available Q3 2026

ALCOA LAKE

PRIVATE INTERMODAL  
RAIL FREIGHT TERMINAL

N-2

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

EV CHARGING & GAS STATION

SOLAR FIELD

RETAIL & COMMUNITY CENTER

TRAINING & CAREER CENTER

CHARLES MARTIN HALL ROAD

PRIVATE RAILROAD





13,000

AUSTIN COMMUTERS LIVE WITHIN  
30 MINUTES OF THE SWITCH

8,600

ENGINEERS LIVING WITHIN  
AN HOUR OF THE SWITCH

44%

INCREASE IN TECH ROLES  
IN AUSTIN SINCE 2019

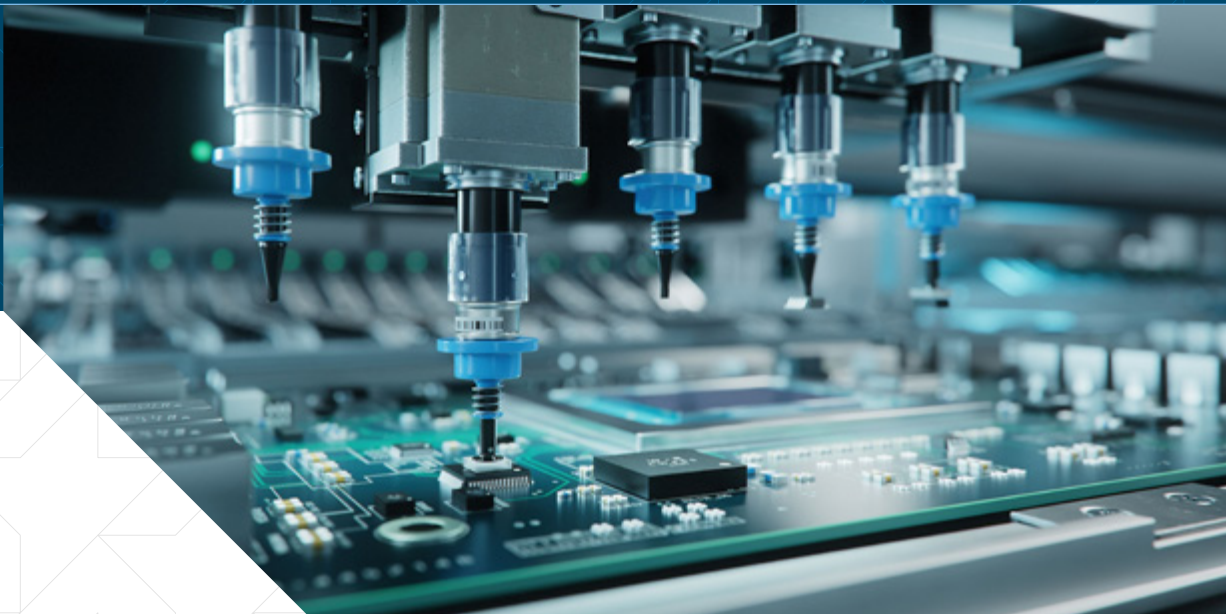
# A DESTINATION FOR INNOVATION

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.



# ENGINEERING TOMORROW'S SUCCESS

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](http://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)





## BUSINESS OPPORTUNITIES

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



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