



THE SWITCH

ADVANCED MANUFACTURING & LOGISTIX CAMPUS

AT SANDOW LAKES

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SANDOW LAKES

28,880 ACRES OF OPPORTUNITY

The Switch is located at Sandow Lakes, a 28,880 acre (45 square miles) master-planned community located in the heart of the Texas Triangle.

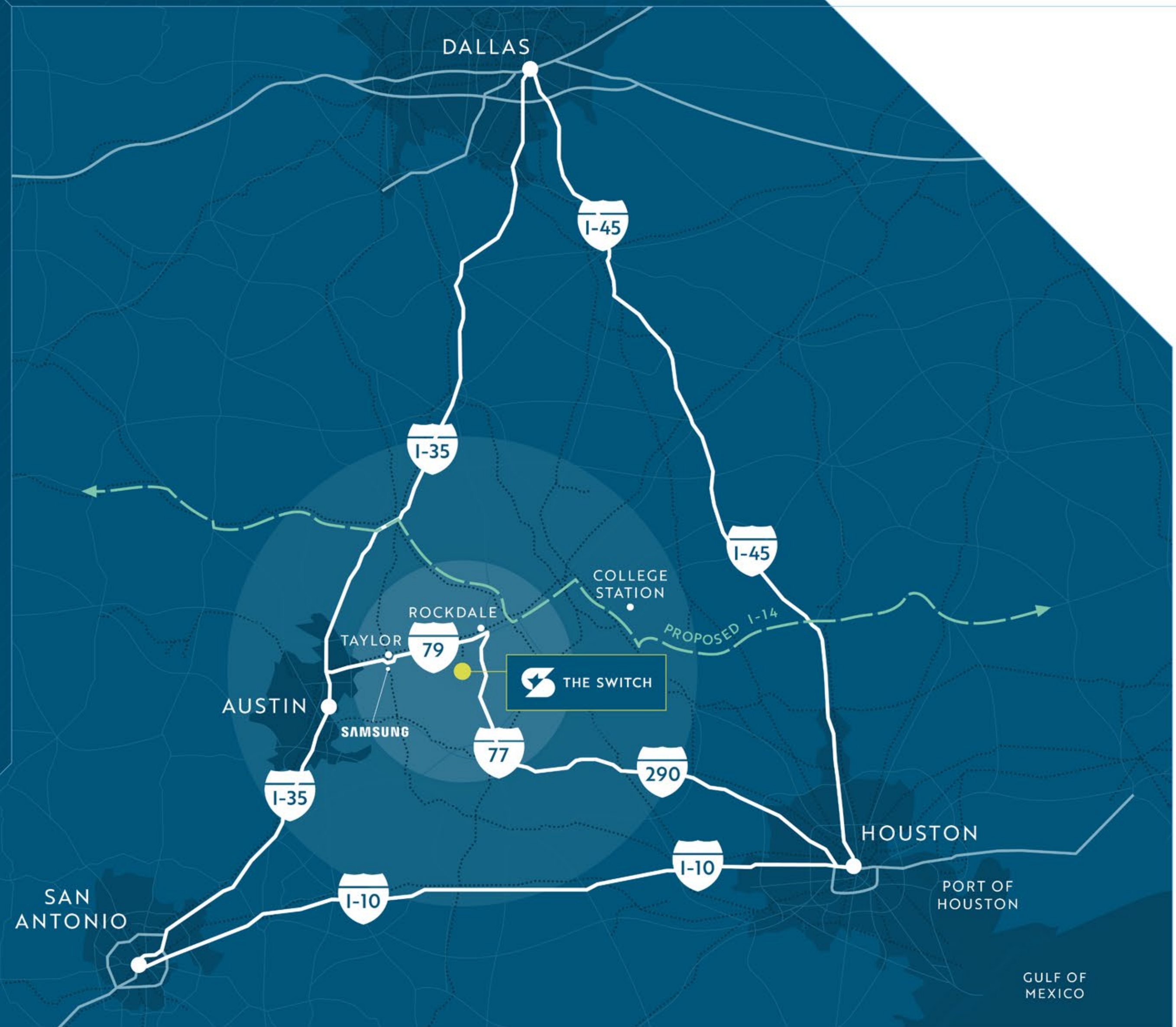
With a current population of 22 million, the Texas Triangle is one of the fastest-growing megaregions in the US.



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 AMERICA	170 mi / 180 min



POWER THE FUTURE



RAIL
7 miles of private rail
connecting to UP line



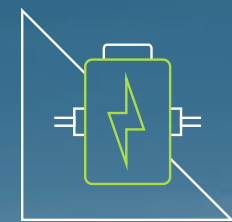
**SURFACE
WATER RIGHTS**
15,600 acre feet per year



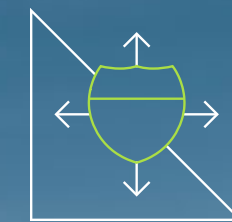
**GROUND
WATER RIGHTS**
60,000 acre feet per year



**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.



CONSTRUCTION

Construction commenced Q3 2024



TIMING

Ready for occupancy Q3 2026

AMENITIES, TRAINING, CAREER CENTER & RETAIL

ONCOR 60MW SUBSTATION

CHARLES MARTIN HALL ROAD (FM 1786)

PHASE 2 RETAIL & GAS





FLEXIBLE ADVANCED MANUFACTURING AND LOGISTICS FACILITIES TO MEET ANY NEEDS

Tenancy available Q3 2026

N-2

PRIVATE INTERMODAL
RAIL FREIGHT TERMINAL

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



A DESTINATION FOR INNOVATION

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

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

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)



THE SWITCH

BUSINESS OPPORTUNITIES

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



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