

PIONEER CROSSING

NEC DESSAU RD & BRAKER LN
AUSTIN, TEXAS 78754

FOR SALE
\$5.00 PSF

AVAILABLE SPACE:
+/- 2 acre Pad Site

PROPERTY HIGHLIGHTS

- Zoned GR - General Retail
- Less than 3 miles from Dell (Parmer Campus)
- Less than 2 miles from Samsung

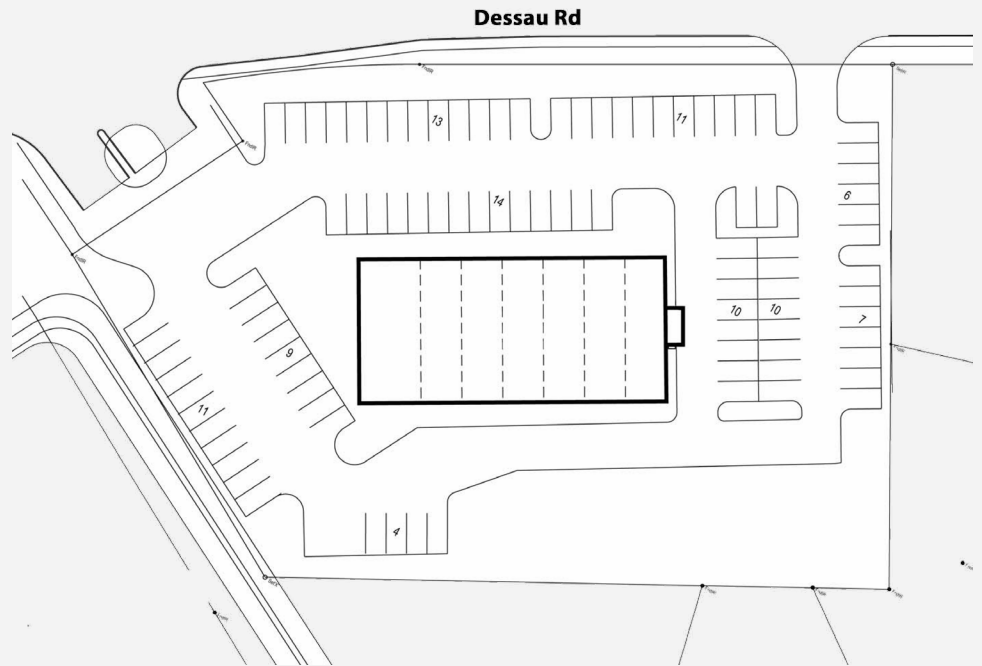
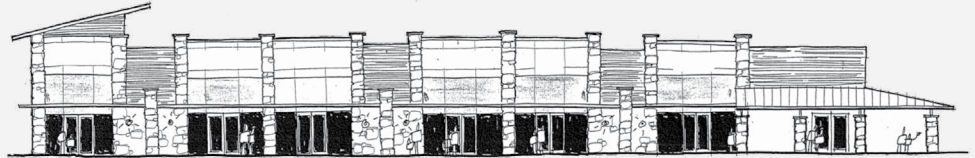
Available:

- +/- 2 acres
- site planned for 10,800 sf retail

Area Employers:



CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2009 Population	8,858	86,536	232,528
Average HH Income	\$64,746	\$66,000	\$68,155

Matt Delahoussaye
matt@retailsolutions.us
512.474.5557

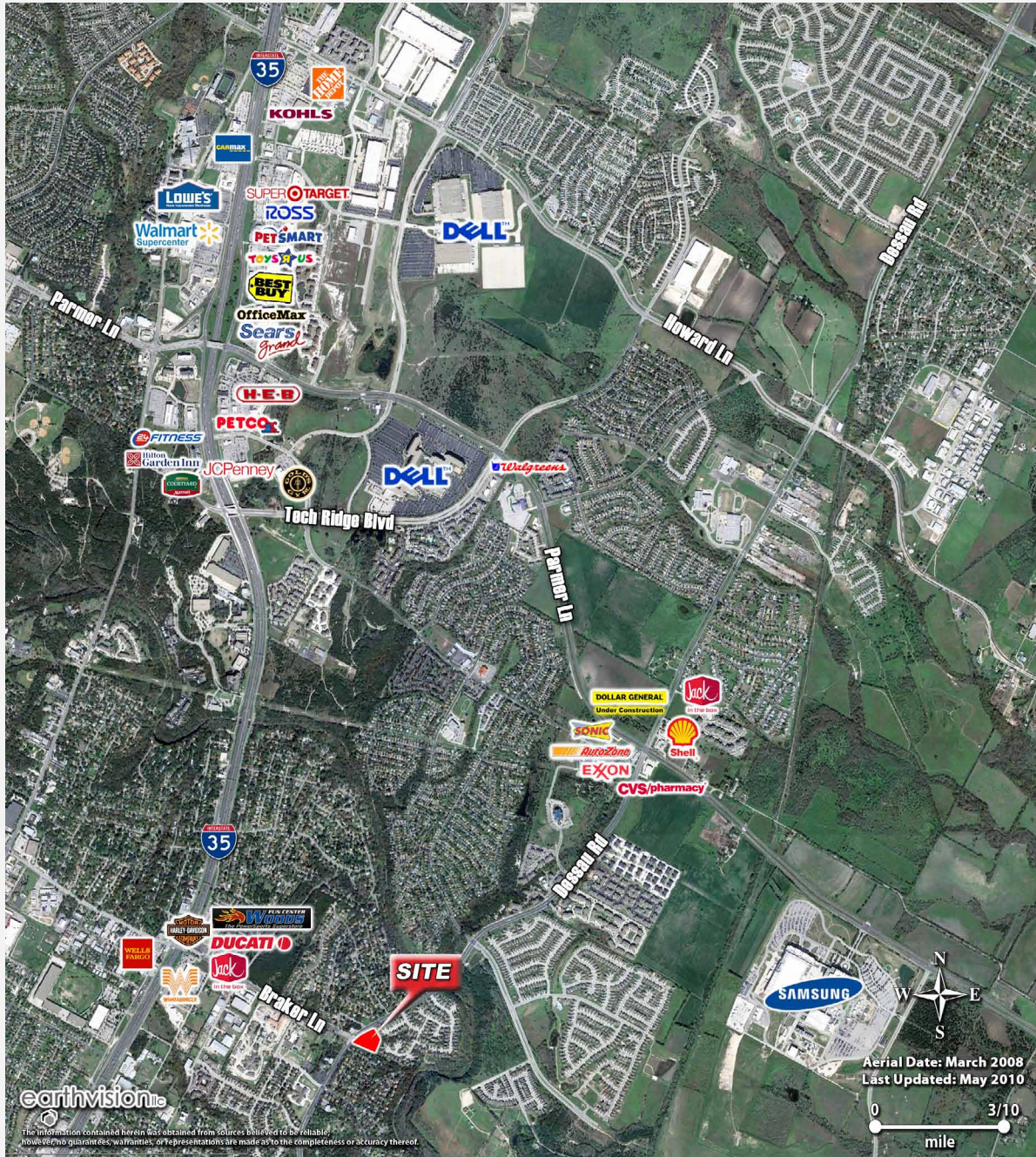
David Simmonds
david@retailsolutions.us
512.474.5557



solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

CALL TODAY FOR MORE INFORMATION



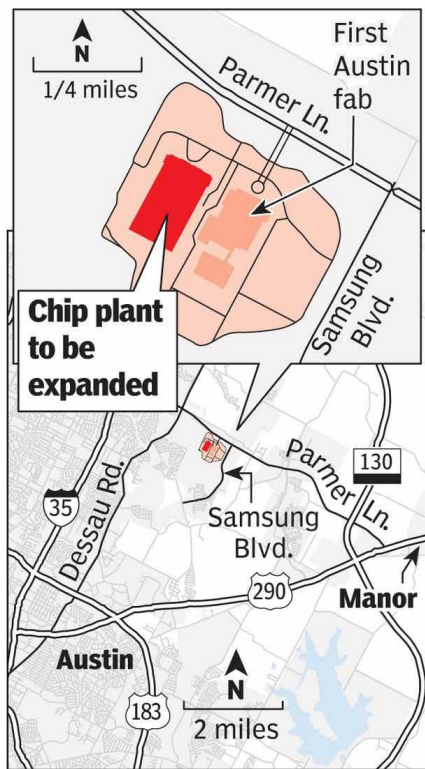
Matt Delahoussaye
matt@retailsolutions.us
512.474.5557

David Simmonds
david@retailsolutions.us
512.474.5557



solutions

Samsung Austin Semiconductor



Robert Calzada AMERICAN-STATESMAN

Samsung plans \$3.6 billion Austin plant upgrade, 500 new jobs

By Kirk Ladendorf
AMERICAN-STATESMAN STAFF
Published: 9:02 a.m. Wednesday, June 9, 2010

Samsung Electronics Co. unveiled plans today for a \$3.6 billion expansion project to its Fab 2 semiconductor manufacturing plant in Northeast Austin.

The project will provide temporary construction jobs for nearly 3,000 workers and will add about 500 permanent employees to Samsung's Austin operation by late next year. The company presently employs about 1,000 people in Austin in its only chip manufacturing operation outside South Korea. Work is expected to begin within days.

Samsung, the world's second largest chip company, said its Austin payroll will expand to about \$105 million a year, an increase of about 50 percent, when the expansion is complete. The project is the most expensive in Austin history, surpassing the \$3.5 billion spent the company's Fab 2 project, which was finished in 2007. When that project was built, half of its internal manufacturing space was left vacant for future expansion. The new project will convert that vacant space into a high-production, state-of-the-art chip factory.

The expanded facility, unlike the rest of Samsung's operations in Austin, won't be making memory chips. Instead, it will produce complex, low-power "systems on a chip" that are expected to be used for the brains of future generations of smart phones, tablet computers and other mobile devices. Samsung also disclosed that it is creating a 50-person engineering center in Austin to focus on designing advanced systems on a chip. "This investment, along with the creation of Samsung Austin's first research and development facility ensures Austin's premier status as a center for semiconductor research and manufacturing," said W.S. Han, president of the company's Austin subsidiary.

Samsung's announcement comes on the heels of other high-tech expansions announced this year, including a 200-employee customer support center for Facebook Inc.

"It is hard to describe how big this is," said Dave Porter, senior vice president for economic development at the Greater Austin Chamber of Commerce. "This continues to solidify Samsung's footprint in Austin."

"This type of investment speaks volumes about our city's image on the national and international level," said Mayor Lee Leffingwell. Most of the spending on the new project will go toward computer-controlled manufacturing equipment that Samsung will install to process about tens of thousands of 12-inch silicon wafers every month. Each wafer can include 1,000 or more individual chips. Most of the new jobs created by the project will be for engineers and technicians, whose job is to keep the highly automated process equipment running efficiently.

Samsung, which is already the largest customer of the city's Austin Energy utility, will increase its electrical purchases from the city to more than \$45 million a year. Its water and waste water purchases will grow to almost \$13 million a year. The first stage of the new product will involve building the internal infrastructure for the new manufacturing area, which will include massive amounts of piping systems to deliver high-purity gases and other materials to manufacturing equipment. But most of the money will go toward the purchase and installation of the equipment itself. Modern semiconductor manufacturing machines can be as large as a pickup truck and cost several million dollars each.

Analysts have expected chipmakers to start expanding their factories this year after two years of sharply declining spending brought on by the deep global recession. Samsung appears to be making more aggressive plans than any other company in the industry. The South Korean company said in May that it expects to spend about \$9.6 billion this year worldwide on expanding its semiconductor production with new plants and equipment. That level of spending is about twice as much as planned by Intel Corp., the largest chip company in the world.

Samsung Austin Semiconductor to Hire 300 Engineers and Technicians

AUSTIN, Texas, March 30, 2011 /PRNewswire/ -- Samsung Austin Semiconductor today announced it will hire 300 engineers and technicians in the first six months of 2011 as part of the \$3.6-billion expansion of the semiconductor's plant.

"In 2010, we hired more than 600 employees as part of the current expansion, bringing total employment to approximately 1,700," Charmaine Winters, senior human resources manager at Samsung Austin Semiconductor, said. "We are delighted to continue this positive hiring trend in 2011."

Samsung is actively seeking experienced and entry-level process and equipment engineers and technicians.

Engineers must have an engineering degree or a degree in a like science such as chemistry or physics. For upper-level engineering positions, experience working in semiconductor-related fields is preferred.

Technicians should have an associate's degree in a technical field or experience in a related industry.

"The Austin Chamber, through Opportunity Austin, is committed to the creation of quality jobs that will continue to ensure the vibrancy of our regional economy," said Tim Crowley, 2011 Opportunity Austin Chair and Regional President, Frost Bank. "This announcement from Samsung Austin is a great example of the kind of growth and progress that personifies our mission and bolsters Austin's reputation."

Interested applicants can learn more about positions and the application process by visiting www.samsung.com/careers.

About Samsung Austin Semiconductor, LLC

Samsung Austin Semiconductor (SAS), located in Austin, Texas, is owned by Samsung Electronics and is the company's only semiconductor manufacturing plant located outside Korea. The complex includes one of the most advanced semiconductor plants in the United States where state-of-the-art NAND Flash memory chips are made. SAS was the first major Austin corporation to join Austin Energy's GreenChoice program, which supports alternative energy sources such as solar and wind power, and has one of the most advanced water recycling programs in the industry.

For More Information:

Kristin Marcum or Erika Gonzalez

Elizabeth Christian & Associates Public Relations

512.472.9599

SOURCE Samsung Austin Semiconductor



Samsung construction project is big in size and ambition

By Kirk Ladendorf

AMERICAN-STATESMAN STAFF

Published: 8:27 p.m. Saturday, Dec. 11, 2010

Ray Naizer has worked on some big projects in his career, but nothing quite like the big electrical control room at Samsung's manufacturing campus in Northeast Austin.

The enormous room is crammed with transformers and other electrical gear that take high-voltage current coming to the fabrication plant and convert it to the voltages required for use inside.

"The amount of equipment in that room is amazing. It is the heart of the electrical distribution for the new fab," said Naizer, a 36-year veteran of the electrical contracting business who is CEO of Las Colinas-based JMEG Electrical Contractors. "It is the largest electrical distribution room I have ever seen."

Naizer and his workers are part of a massive team of nearly 3,000 people working on the expansion of Samsung's plant, including adding equipment and capacity to the control room.

Almost everything about the project that Samsung calls Saturn is big.

When the work is done, sometime in the second half of next year, Austin will have one of the biggest chip manufacturing complexes in North America.

The price tag for the expansion — \$3.6 billion — makes it the most expensive construction project in Austin history.

Hundreds of pieces of equipment will be moved into the fab. Teams of six to eight electricians will spend up to four weeks connecting, operating and testing each piece of equipment. Then comes the start of pilot production, where the manufacturing process will be tuned and adjusted to achieve the certification the factory needs to start commercial production, sometime in the second half of next year.

Contractors say they are pushing hard to meet Samsung's aggressive schedule to get the new factory built and production-ready.

That schedule has created some spats between contractors under deadline pressure who were anxious to get work done in the same area of the factory at the same time.

"Sometimes it got a little tense between my company and some of the other contractors trying to get right of way," Naizer said. "It's part of the challenge of working in an intense situation."

Samsung — already the biggest electrical customer for Austin Energy — estimates its annual bill will rise by \$45 million a year when the project goes into operation.

And the plant is part of Samsung's ambition to become the biggest chipmaker in the world, unseating Intel Corp.

Naizer has pulled some 300 of his company's best electricians from Austin and elsewhere in the state to work on the project, putting in 10 to 12 hours a day, six days a week.

Naizer himself moved from his headquarters to the Samsung site for the duration of the most active work. “Samsung is that important of a client to us,” he said. “There are so many decisions that have to be made, and it was important that I be here. But I’ll be home for Christmas.

“It is a unique project, and we are proud to be involved with it,” Naizer said. “Our company looks forward to keeping this relationship with Samsung for a long, long time. You take Samsung out of the equation, and 2010 would have been a very lean year for most of these suppliers.”

As big as the Saturn project is, it fills only the back half of Samsung’s enormous factory complex, which is as big as nine football fields. The shell of the entire factory and the first production phase were completed in 2007 at a cost of \$3.5 billion.

Now comes the building of the second manufacturing area, with a clean room production area of 220,000 square feet, which is the largest by far ever built in this part of Texas.

The number of workers at Samsung in Austin will climb to 1,600 once the new expansion is in full production. That doesn’t count a few hundred employees of equipment and materials suppliers who will be permanently assigned to the factory.

The latest expansion brings Samsung’s total investment in Austin to more than \$9 billion since the company located its first factory here in 1996.

The first part of the expansion — construction of the electrical and piping systems to support the new factory — is largely completed. A pure water treatment plant and a larger gas distribution plant also have been built.

Now comes the second, more time-consuming phase, which involves installing and testing hundreds of multimillion-dollar pieces of equipment needed to turn silicon wafers into nearly finished microchips, before they are sent to South Korea for final processing.

The work on the project will extend well into next year.

Hundreds of pieces of equipment will be moved into the fab. Teams of six to eight electricians will spend up to four weeks connecting, operating and testing each piece of equipment. Then comes the start of pilot production, where the manufacturing process will be tuned and adjusted to achieve the certification the factory needs to start commercial production, sometime in the second half of next year.

Contractors say they are pushing hard to meet Samsung’s aggressive schedule to get the new factory built and production-ready.

That schedule has created some spats between contractors under deadline pressure who were anxious to get work done in the same area of the factory at the same time.

“Sometimes it got a little tense between my company and some of the other contractors trying to get right of way,” Naizer said. “It’s part of the challenge of working in an intense situation.”

Samsung may spend \$1 billion to upgrade Austin production

By Kirk Ladendorf

AMERICAN-STATESMAN STAFF

Updated: 10:46 p.m. Tuesday, Jan. 17, 2012

Published: 10:40 p.m. Tuesday, Jan. 17, 2012

Samsung Electronics Co. said Tuesday that it will spend heavily this year perhaps \$1 billion or more to boost the production of its manufacturing complex in Austin for more advanced low-power processors for mobile devices.

The company disclosed its expansion plans after it told investment banks that it planned to issue up to \$1 billion in bonds to pay for expansion in Austin. The bonds, when issued, would be the first international bonds from the South Korean company in 14 years.

"We will continue to invest in capital equipment for the factory, and it is a substantial investment," company spokeswoman Catherine Morse said in Austin.

The expansion announcement comes barely a month after Samsung said it had started high-volume production at the latest \$3.6 billion addition to its manufacturing complex in Austin. The addition is known as the second phase of the company's 1.6 million-square-foot Main Fab production plant. Half the plant makes flash memory chips used in cellphones and other devices, but the newest part of the plant makes low-power integrated processors that are used in smartphones, tablets and other mobile devices.

Samsung doesn't disclose its customers, but a wide range of industry and financial analysts says the Austin factory primarily produces chips for other parts of Samsung and for Apple Inc.

Most of the company's additional spending in Austin this year will be for equipment going into the newest part of the factory complex. The additional equipment, however, probably won't result in a significant number of new jobs. Morse said she expects Samsung's local employment to "remain fairly steady" at about 2,400 employees.

Analysts said the spending by the South Korean company in Austin speaks to the continued growth of mobile device sales by Samsung and its largest chip customer, Apple. Both companies are leaders in selling smartphones and tablets.

"This move by Samsung is to maintain their competitiveness in performance and cost and power draw for mobile processors," said analyst Patrick Moorhead with Moor Insights & Strategy. "There is a race going on among all the key semiconductor makers and their customers for smartphones and tablets. The more transistors you can pack into a system-on-a-chip, the more performance and features and power savings you get. It is all good. Mobile devices is the biggest market in consumer electronics, and it is fast-growing, and everyone wants in on this."

Samsung is one of a group of companies driving for continued advances in chips going into mobile devices, which is the fastest-growing segment of consumer electronics. Competitors include Texas Instruments Inc., Qualcomm Inc., Nvidia Corp. and Intel Corp., which last week showed off Austin-designed Atom chips that it expects will be used in smartphones to be made by China's Lenovo Group and Motorola Mobility Holdings.

Although many chipmakers want to get into the market, only a few can afford to spend billions of dollars on new chip factories.

"Intel and Samsung spend more than any other companies on these kinds of investments. They believe that manufacturing is crucial," Moorhead said.

Analysts said Samsung probably will add new equipment that is capable of making more advanced chips with smaller "critical features" than the equipment that is currently installed in the factory. Continuing to turn out chips with smaller features is crucial to chipmakers that want to cut costs while generating higher performance and lower power consumption, Moorhead said.

"Samsung will probably receive very positive feedback from global investors," analyst Louis Shin of Woori Investment & Securities Co. told Bloomberg News. "Investors are thirsty for companies with good credit."

Samsung is the world's No. 2 chipmaker and the largest maker of memory chips for computers and mobile devices. Now the company is pushing to become a leader in mobile device processors as well. Samsung is thought to be the exclusive supplier of low-power A4 and A5 processors to Apple, although the companies are engaged in a legal dispute in several countries in which each company is accused of violating the other's intellectual property rights in producing smartphones and tablets.

Samsung's operating profit more than doubled in 2011 and might increase 82 percent this year, according to Korea Investment & Securities Co.'s estimate, the Bloomberg report said.

kladendorf@statesman.com; 445-3622



Samsung spent \$3.6 billion on the second phase of its Austin Main Fab in 2010, and the 1.6 million-square-foot facility is now running at full capacity, the company says. Samsung plans to produce more low-power processors this year.





solutions

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

