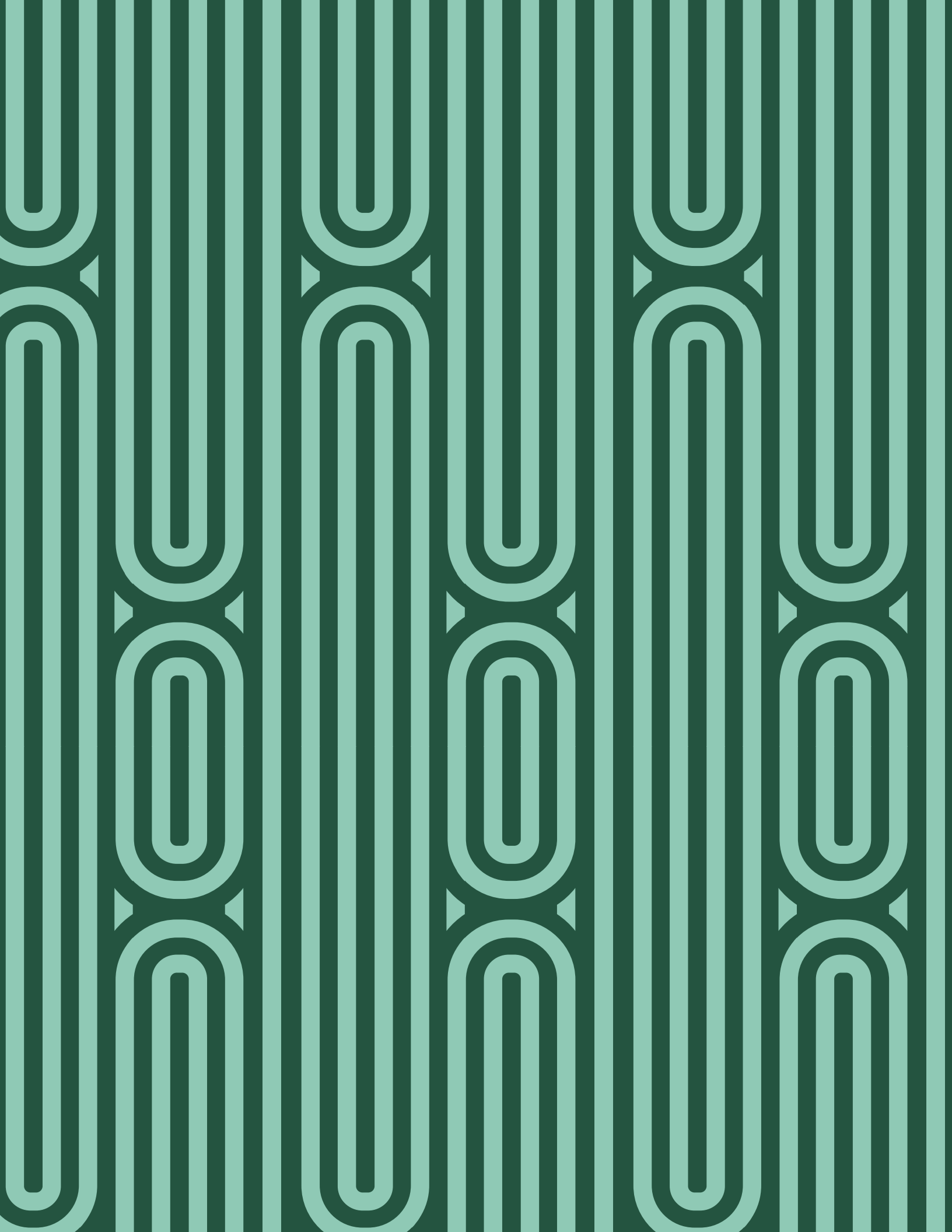


ALLO





ALCO at 211 East Alpine Road is a 50,000 square foot property that has been transformed into a creative hub, resulting in a dynamic commercial space that fosters innovation and collaboration. ALCO offers a unique environment for showroom, tech, studios, creative office, breweries, distilleries, and roasteries in the highly sought after 78704 zip code in Austin.

The redevelopment is complete, including a full rebrand, enhanced landscaping and hardscape, improved parking, and interior and exterior paint. Other project renovations include upgraded common areas and restrooms, enhanced interior and exterior lighting, storefront upgrades, and public art installations. ALCO features attractive building characteristics for the modern user including ample parking, up to 20' clear height, a coveted location, and a front-load configuration.

The rebrand to ALCO represents the intersection of Alpine and Congress, underscoring the strategic geographical advantage of the site and positioning businesses for optimal accessibility and connectivity. Strategically located near Austin's iconic South Congress & Travis Heights neighborhood, ALCO offers easy access to both I-35 and Highway 290, attracting one-of-a-kind users to an already bustling area of the city.

**Welcome to ALCO.**



EVERGEN EQUITY

M2G VENTURES







# WELCOME TO ALCO

## PROJECT ATTRIBUTES

50,000 SF

211 East Alpine Road  
Austin, TX 78704

Up to 20' Clear Height

4 Dock High Doors

Front Showroom Area Fully HVAC  
with Visibility to Warehouse Area

Strategically located near Austin's  
iconic South Congress with easy  
access to I-35 and 290

Spaces Available Ranging from  
177 SF to 32K SF

Ample Parking

High Visibility Signage Opportunities

Welcoming a Dynamic Mix of Tenants  
from Showroom, Tech, Creative Office,  
and Studios to Breweries, Distilleries,  
and Roasteries

## PROJECT IMPROVEMENTS

Enhanced Landscaping and  
Hardscape

Improved Parking

Interior and Exterior Paint

Upgraded Common Area and  
Restrooms

Enhanced Interior and Exterior  
Lighting

Environmental Graphics

Mural Installations

Storefront Upgrades

Thoughtfully Designed Courtyard  
and Entry

# ALCO



SOUTH CONGRESS AVENUE





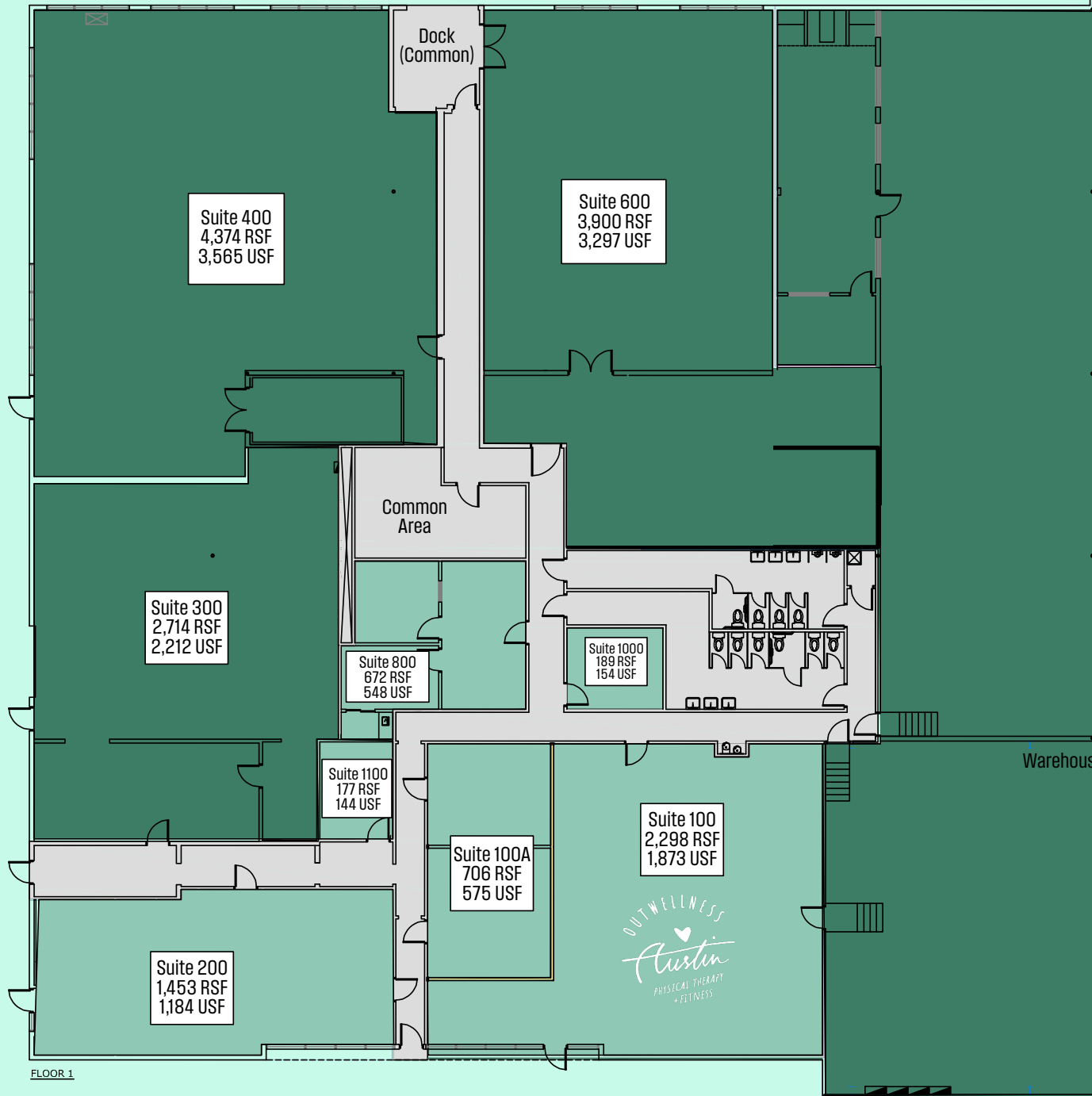
DOWNTOWN AUSTIN

ST. EDWARDS UNIVERSITY

ALCO



# SPACE AVAILABLE



 = AVAILABLE FOR LEASE

Suite 500  
16,943 USF

CAMP  
BOWWOW.

se Storefront HVAC'd

Warehouse Storefront HVAC'd

Suite 700  
15,638 USF

iSMASH

Mezzanine  
413 SF  
Included in Suite 700









# COVETED LOCATION

---

1 Mile  
1-35

---

1 Mile  
US-290

---

7 Miles  
US-183

---

3 Miles  
Austin CBD

---

7 Miles  
Austin Bergstrom  
International Airport

---

2 Miles  
South Congress  
District

---

18 Miles  
The Domain

---

2 Miles  
South Lamar

---

6 Miles  
The University of  
Texas at Austin

---

9 Miles  
East Austin

---

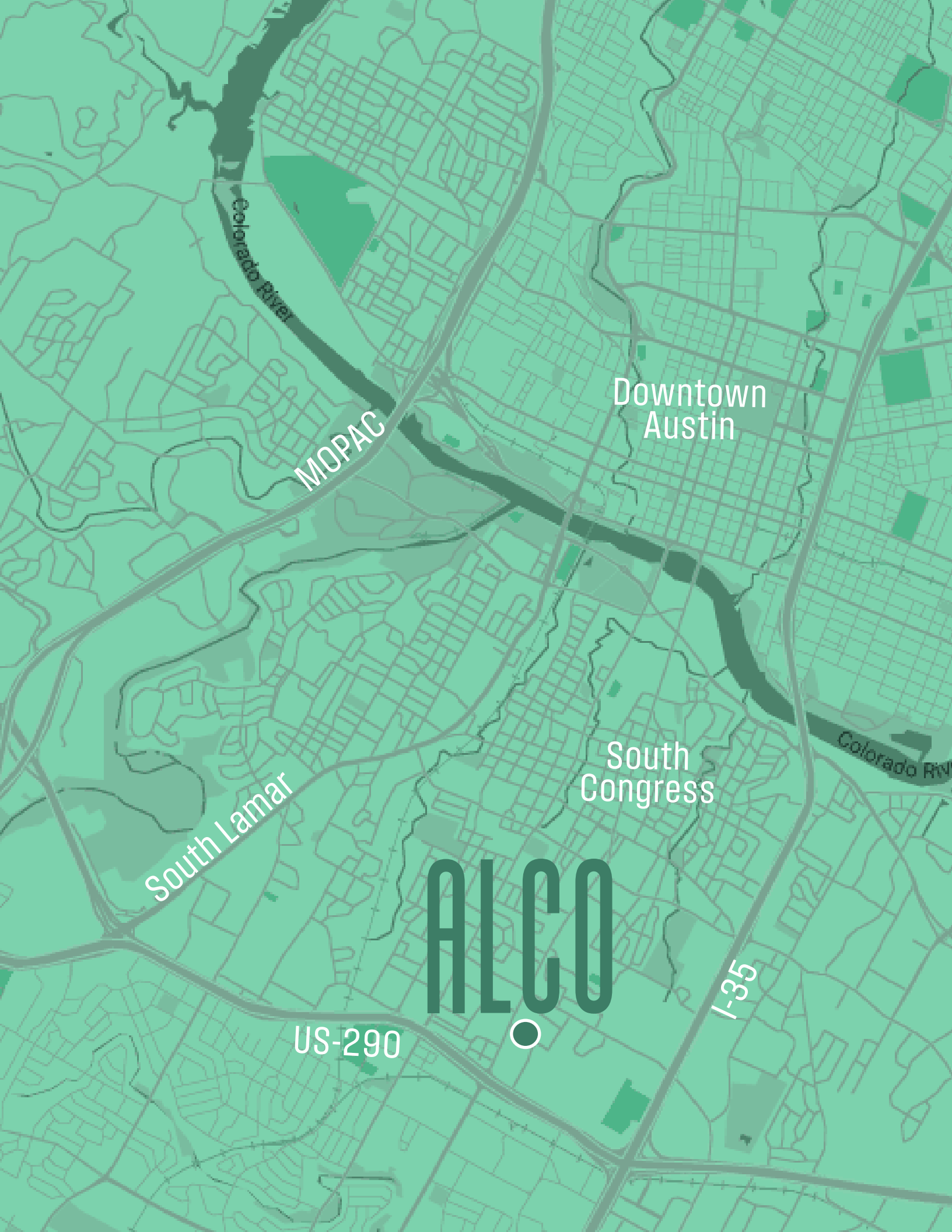
.5 Miles  
St. Edwards University

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10 Miles  
130 Toll

ALCO





Colorado River

MOPAC

Downtown  
Austin

South Lamar

South  
Congress

Colorado River

ALCO

US-290



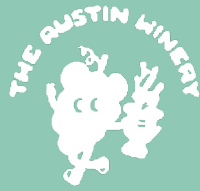
I-35

 5 MINUTES TO  
ENDLESS AMENITIES

ALCO



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café no sé



LUCCHESI  
BOOTMAKER



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AND SO  
MUCH  
MORE...

# BY THE NUMBERS

01 MILE

05 MILES

10 Miles

MEDIAN HOME VALUE

AREA POPULATION

AVERAGE AGE

\$558,605

15,893

35 y.o.

\$540,509

171,472

36 y.o.

\$485,419

364,768

36 y.o.

ALCO

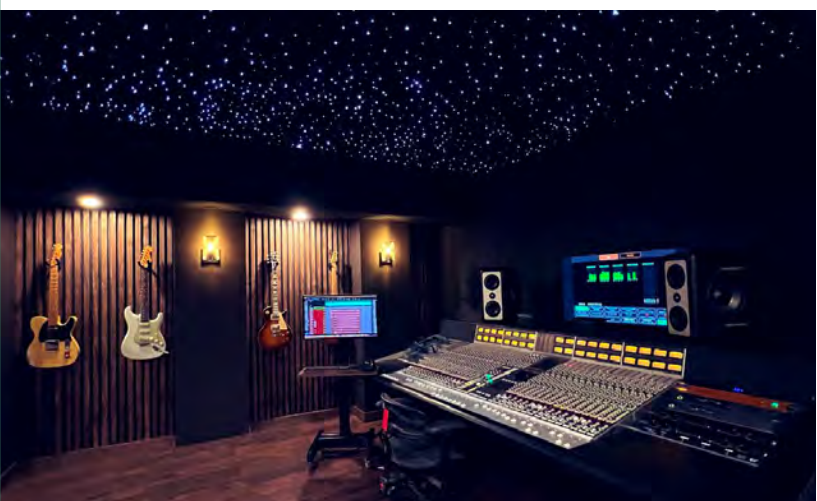




ALCO WELCOMES A DYNAMIC MIX OF TENANTS FROM  
SHOWROOM, TECH, CREATIVE OFFICE, AND STUDIOS  
TO BREWERIES, DISTILLERIES, AND ROASTERIES WITH  
SPACES AVAILABLE UP TO 32K SF.









 DEVELOPED BY



# M2G VENTURES

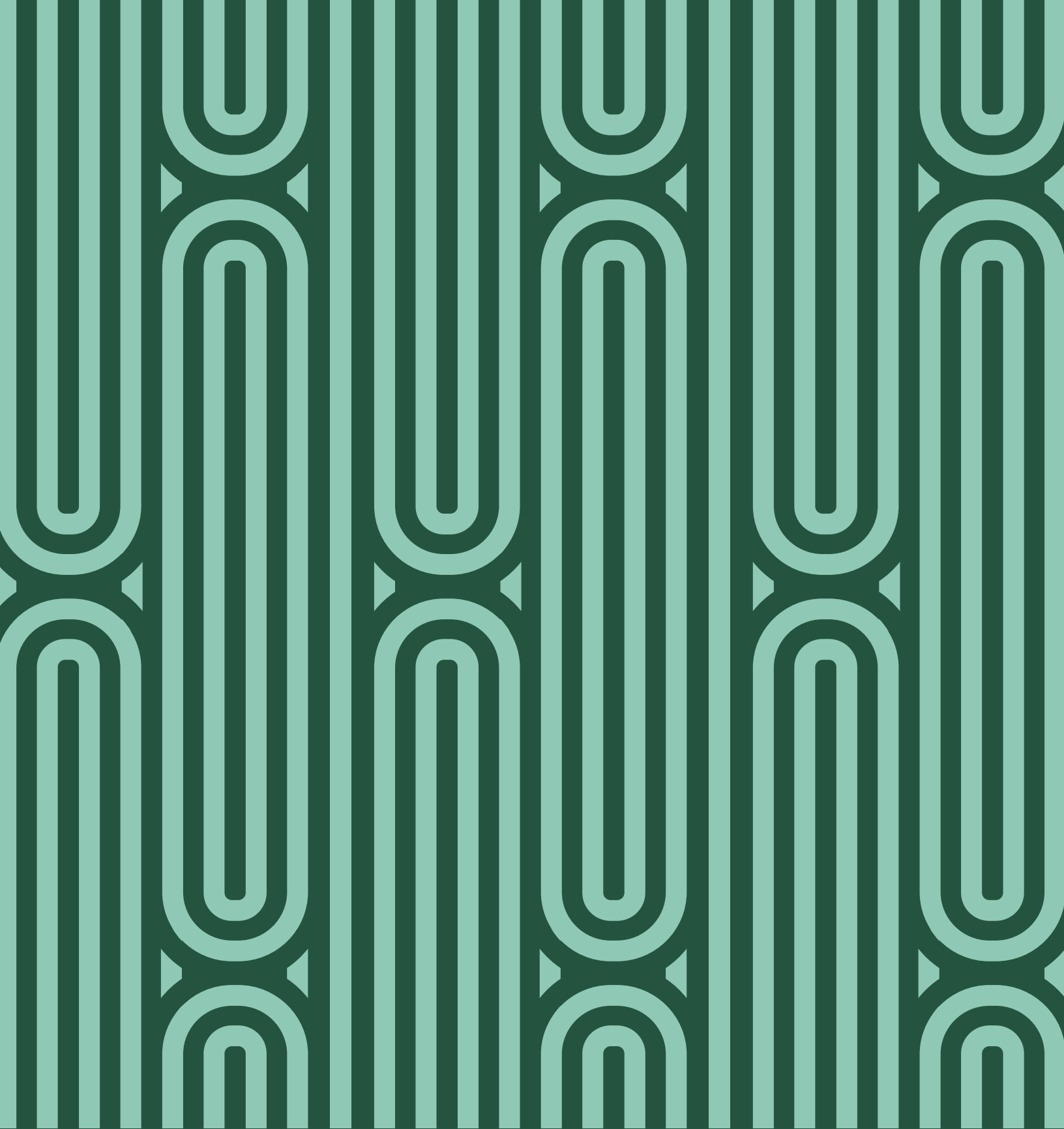
Guided by the company's purpose to inspire evolution through impact and innovation, M2G Ventures leads dynamic endeavors throughout industrial, mixed-use, retail, and hospitality real estate projects. Through its distinctive vision and bias toward action, the vertically-integrated company is a leading voice in the industry, driving meaningful value by creating places where people want to be. Foundational to their bold strategies is an everlasting commitment to thoughtful investment, as embodied by the M2g+ initiative.

The company's capstone is Soar, a 501(c)(3) dedicated to change the way mental illness is understood, prevented diagnosed, and treated. The company is a Certified Women-Owned Business Based in Fort Worth, Texas.



Evergen Equity is a multiple family office that is exclusively focused on the real estate allocation for ultra high net worth families across the United States. These families have built and operated businesses in a variety of industries ranging from technology and energy to automotive and consumer packaged goods.

While Evergen is based out of Austin, Texas, it partners with best-in-class operators from coast-to-coast to make long-term investments in exceptional properties and communities across all product types. Partnering evergreen capital with generational real estate has afforded Evergen the ability to make long lasting improvements in its holdings to best serve its tenants and neighborhoods.



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