EXCLUSIVE COMMERCIAL LAND OFFERING

# 9.86 ACRES • CORNER LOT

## DIRECTLY ADJACENT TO CIRCUIT OF THE AMERICAS

7710 Elroy Road • Del Valle, Texas 78617




**$5,900,000** Reduced from $6,500,000

**IDEAL FOR HOTEL • RESORT • MIXED-USE**

## AN IRREPLACEABLE POSITION IN AUSTIN'S ENTERTAINMENT CORRIDOR

This 9.86-acre corner tract sits immediately adjacent to Circuit of the Americas — home of the Formula 1 United States Grand Prix, MotoGP, NASCAR, world-class concerts, and the new COTALAND theme park opening September 26, 2026. Located outside Austin city limits, unzoned, and inside a designated Opportunity Zone, the site is positioned for a hotel, resort, or mixed-use hospitality concept serving hundreds of thousands of visitors each year.

| 9.86 AC | OZ | UNZONED | ~8 MI | 400K+ | 2026 |
|---|---|---|---|---|---|
| Corner lot with traffic light | Opportunity Zone | Outside Austin city limits | To Austin-Bergstrom | F1 race weekend visitors | COTALAND now opening |

**LONI JONES • NICHE REAL ESTATE**

254-723-1235 • Texas License 592807 • Corner of Elroy Rd & Circuit of the Americas Blvd

## SITE SNAPSHOT

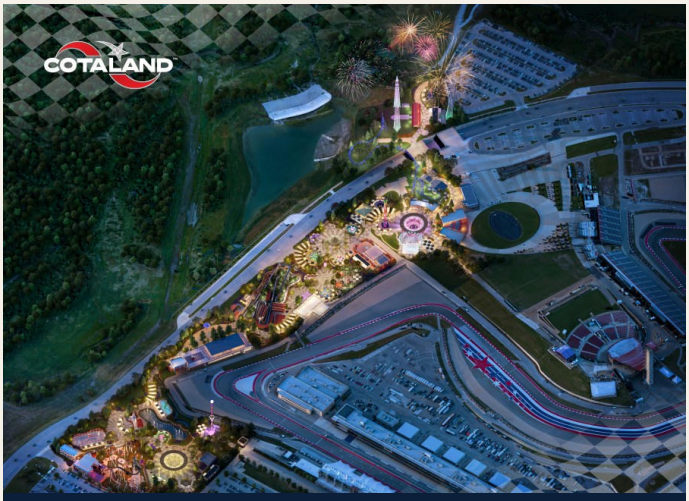
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|---|---|
| **ADDRESS** | 7710 Elroy Rd, Del Valle, TX 78617 |
| **COUNTY** | Travis County |
| **ACREAGE** | 9.86 acres (±429,500 SF) |
| **LOT TYPE** | Corner lot • Signalized intersection |
| **FRONTAGE** | Elroy Rd & Circuit of the Americas Blvd |
| **JURISDICTION** | Outside Austin city limits |
| **ZONING** | Not zoned (buyer to verify use) |
| **OPPORTUNITY ZONE** | Yes — designated OZ census tract |
| **EXISTING BUILDING** | 3,199 SF masonry, built 2007 |
| **UTILITIES** | Public water • Public sewer available |
| **TAXES (2025)** | Approximately $8,043 |
| **APN / PARCEL** | 483872 (also 299097) |
| **MLS** | 608764 (Central Texas MLS) |
| **ASKING PRICE** | $5,900,000 ($598,377 / acre) |




**9.86 ACRES OUTLINED • BOUNDARY LINES APPROXIMATE**

## WHY THIS SITE WORKS FOR HOSPITALITY

- **Direct adjacency to COTA.**
  The tract sits at the corner of Elroy Road and Circuit of the Americas Boulevard — the front door to one of the most visited entertainment venues in Texas.
- **Event-driven demand, year-round.**
  Formula 1, MotoGP, NASCAR, festivals, and major concerts already draw hundreds of thousands of visitors. F1 weekend alone has exceeded 400,000 attendees.
- **COTALAND changes the calendar.**
  The new racing-themed amusement park (34 rides, trackside between Turns 19–20) opens September 26, 2026, converting a race-weekend destination into a daily visitor generator.
- **Airport + downtown access.**
  Less than 8 miles to Austin-Bergstrom International Airport and a short drive to Downtown Austin via SH-130 / Hwy 71.
- **Entitlement flexibility.**
  Outside city limits and not zoned. Combined with Opportunity Zone status, the site offers a cleaner path for a hotel, resort, or mixed-use concept than in-city parcels.
- **Existing improvement.**
  A 3,199 SF masonry building (2007) with public water/sewer service can support interim use, a sales office, or be removed for a ground-up program.




COTALAND — TRACKSIDE THEME PARK OPENING SEPT 26, 2026




NIGHT DESTINATION + YEAR-ROUND FAMILY DEMAND

## THE DEMAND STORY INVESTORS ARE UNDERWRITING

Circuit of the Americas is no longer a weekend racetrack. It is becoming a year-round entertainment district. Motorsports remain the headline — Formula 1 United States Grand Prix (October 22–25, 2026), MotoGP, NASCAR, and endurance racing — but concerts, festivals, corporate events, and now COTALAND fill the calendar between race weekends.

### FORMULA 1 & MOTORSPORTS

The U.S. Grand Prix weekend routinely draws 400,000+ visitors. Hotel rooms from Downtown Austin to Bastrop sell out months in advance. Track-adjacent inventory is the scarcest product in the market.

### COTALAND THEME PARK

Opening September 26, 2026 with 30+ acres and 34 rides including Circuit Breaker (Texas' first tilt coaster) and a Hot Lap experience on the F1 circuit. Designed to turn COTA into a daily destination.

### AIRPORT + GROWTH CORRIDOR

Austin-Bergstrom is ~8 miles away. SH-130 and Hwy 71 put Downtown Austin, Tesla, and east-side employment within a short drive. Opportunity Zone status can enhance after-tax returns for qualified investors.

### OPPORTUNITY ZONE • OUTSIDE CITY LIMITS • NOT ZONED

The property sits in a designated Opportunity Zone, offering potential federal tax advantages for qualified investors who hold the investment for the required period (deferral, reduction, and possible exclusion of post-acquisition gain — consult tax counsel). Combined with an unzoned, extra-territorial location, developers have a more flexible canvas than comparable in-city sites. Public water and public sewer are available. The existing 3,199 SF building can be used, renovated, or cleared. This is a land play first — hospitality, resort, entertainment, or mixed-use — backed by one of the strongest visitor engines in Central Texas.



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT — APPROXIMATELY 8 MILES

## POSITIONED FOR A HOTEL OR RESORT

Every Formula 1 weekend, concert night, and now every COTALAND operating day creates the same problem: guests need a place to stay that is close to the gate, not 25–40 minutes across Austin. This corner tract is one of the few remaining large, developable parcels sitting directly on the COTA approach. A well-executed hotel, boutique resort, or mixed hospitality/entertainment concept can capture event premiums, shoulder-season park traffic, and overflow from the airport corridor.

- Corner lot with traffic signal at Elroy Rd & Circuit of the Americas Blvd
- Directions: SH-130 to Elroy Road — site is at the COTA boulevard corner
- Coordinates: 30.1464, -97.6248 • Elevation ±506 ft
- School district: Del Valle ISD (informational; commercial site)
- Buyer to independently verify zoning path, utilities capacity, flood, and OZ eligibility

LISTING AGENT

**LONI JONES**

Niche Real Estate

**254-723-1235**

Texas Real Estate License #592807

18+ years • Land & commercial specialist • Central Texas

OFFERED AT

**$5,900,000**

9.86 AC • COTA-ADJACENT

Schedule a private tour • Request the data room • Submit an offer

Information deemed reliable but not guaranteed. Buyer and buyer's advisors must independently verify acreage, boundaries, utilities, floodplain, zoning/entitlements, Opportunity Zone status, taxes, existing improvements, and all development feasibility. This flyer is marketing material only and is not an offer of securities. Property subject to prior sale, price change, or withdrawal. Equal Housing Opportunity.