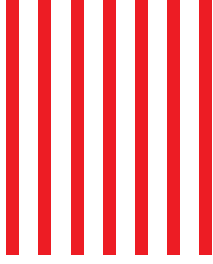


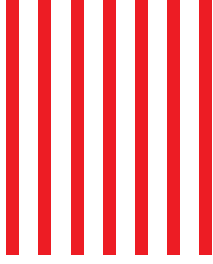


COTA CAR CONDOS
MARKETING PACKAGE
2022



COTA
COTA Aerial

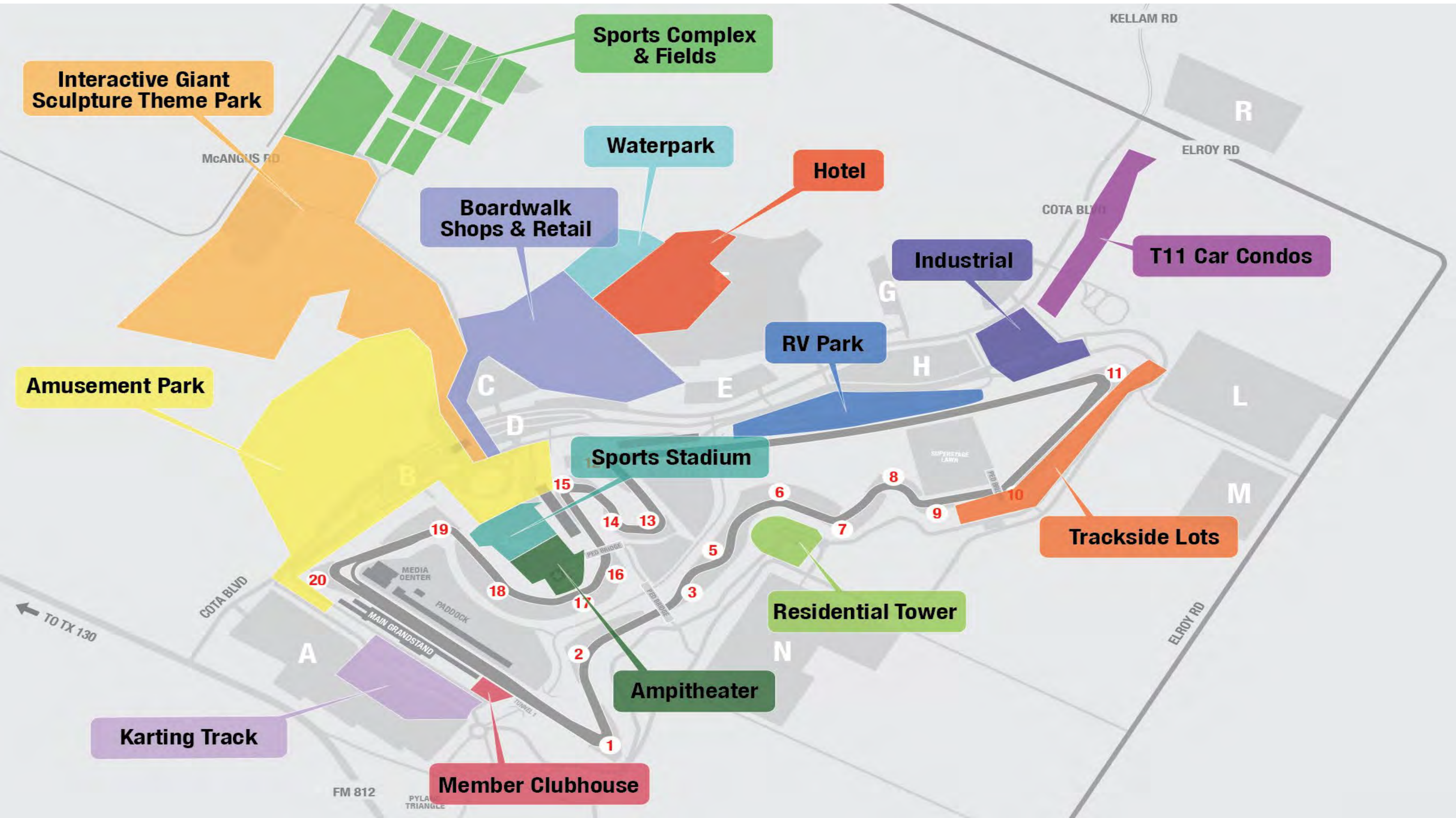
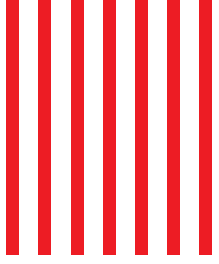


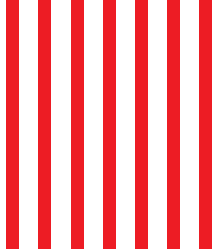


COTA

F1 Track Enhancements





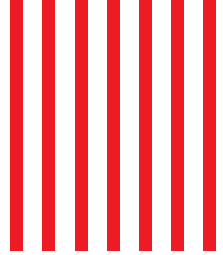


PROJECT DETAILS

Project Team

- Circuit of the Americas
- Lincoln Property Company
- Spinelli Residential Group
- Gensler
- Merriman Anderson Architects
- Muckleroy & Falls
- Kimley-Horn
- Wylie Engineering
- TBG

- Owner
- Development Partner
- Sales Team
- Architect
- Interior Designers
- General Contractor
- Civil/Structural Engineer
- MEP
- Landscape Architect



PROJECT DETAILS

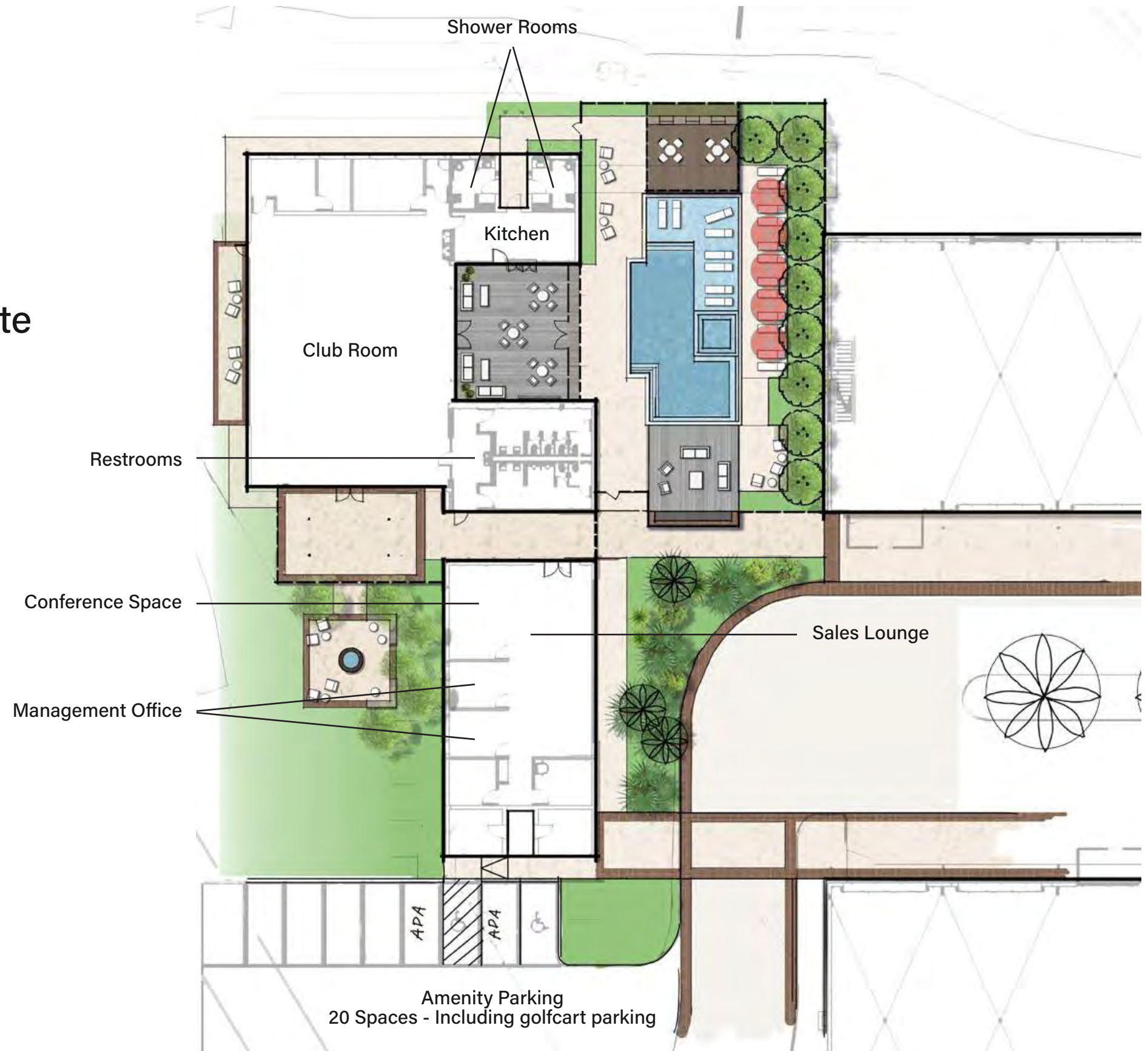
Site Plan

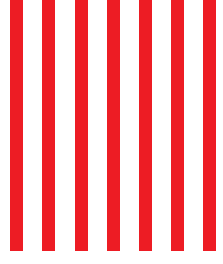


PROJECT DETAILS

Amenity Plan

- Club Room
- Indoor Event Space
- Pool & Lounge Area
- Indoor/Outdoor Kitchenette
- Conference Space
- Event Lawn

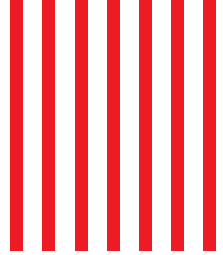




PROJECT DETAILS

Aerial Rendering

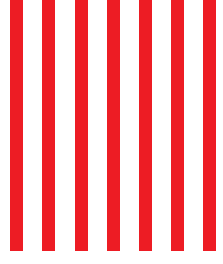




PROJECT DETAILS

Gate Entry Rendering

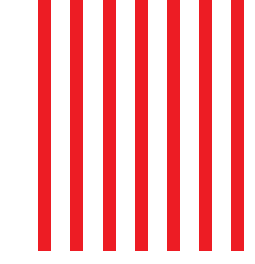




PROJECT DETAILS

Main Blvd Rendering

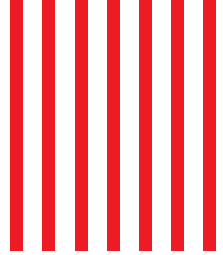




PROJECT DETAILS

Event Lawn Rendering





PROJECT DETAILS

Pool Area





PROJECT DETAILS

Perks with Ownership

CIRCUIT OF THE AMERICAS CAMPUS

- **Two weekends of dedicated track time**
- Direct access to the F1 track
- Private race viewing deck at Turn 11
- Event pre-sale opportunities (races and concerts)
- 20% off all COTA events (major race reserve and GA passes, concerts, Karting, COTA LAND)*
- Future COTA project discounts

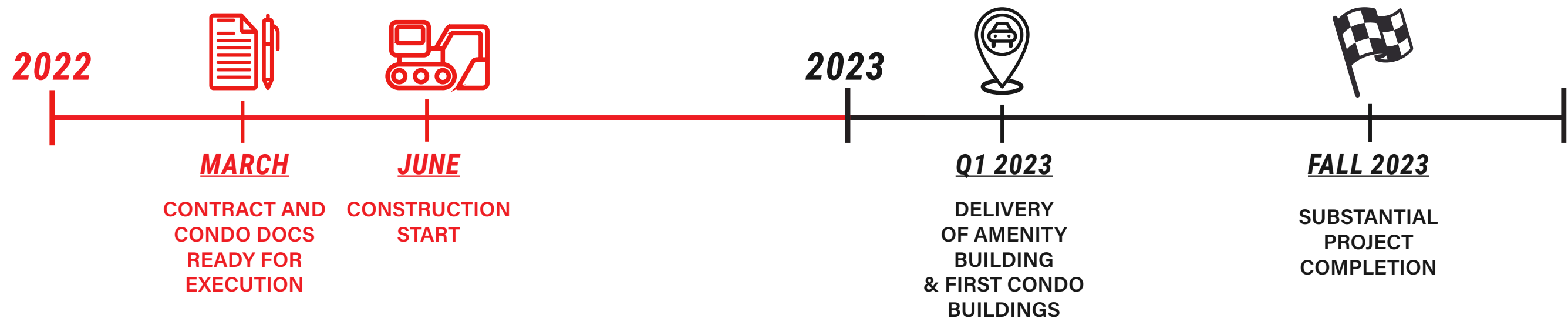
*Quantities and limitations vary by event

T11 FACILITIES

- On-site staff
- On-site security
- EV charging stations
- Community events
- Swimming pool
- Club Room
- Meeting rooms
- On-site dog park
- On-site pond and parks

PROJECT DETAILS

Project Timing and Construction Overview



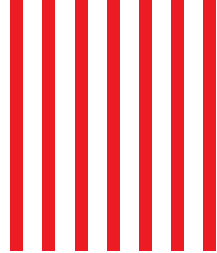
OVERVIEW OF BUILD OUT PROCESS:

- Step 1: Condo shell delivery
- Step 2: Interior concept selection and condo build out process
- T11 will permit and build out the (4) newly offered interior concepts
- Condo owner can choose to design own unit



UNIT LAYOUTS

- **Medium - 1,500 Total SF**
- **Large - 2,250 Total SF**
- **X Large - 4,500 Total SF**
- **XX Large - 6,000 Total SF**

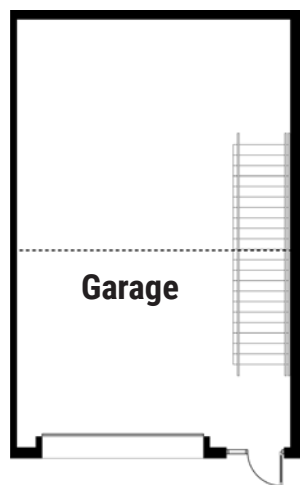
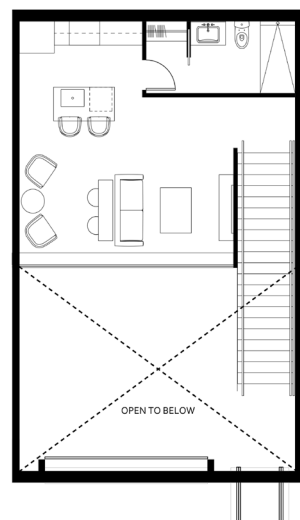


AVAILABLE FLOOR PLANS

Floor Plan Overview

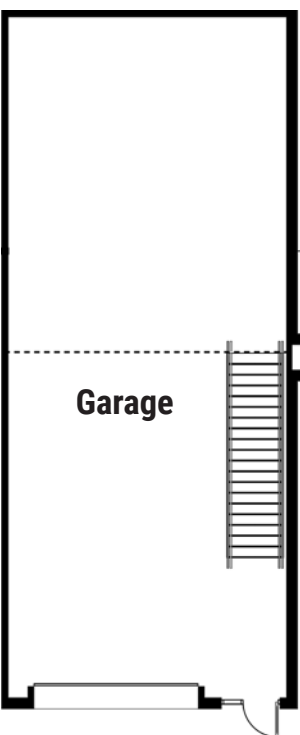
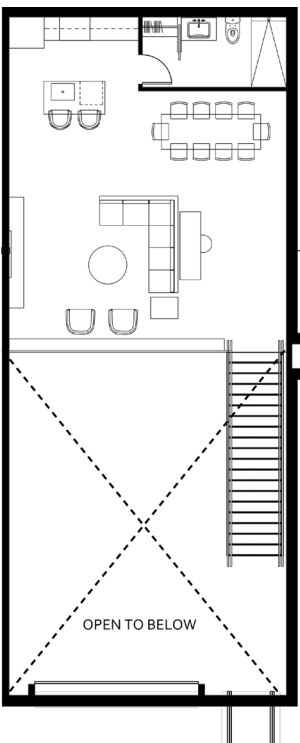
MEDIUM UNIT

1,500 SF Total



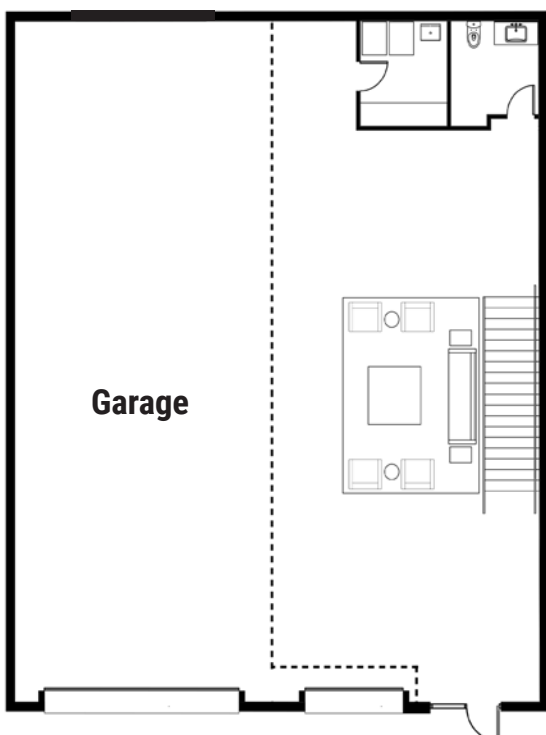
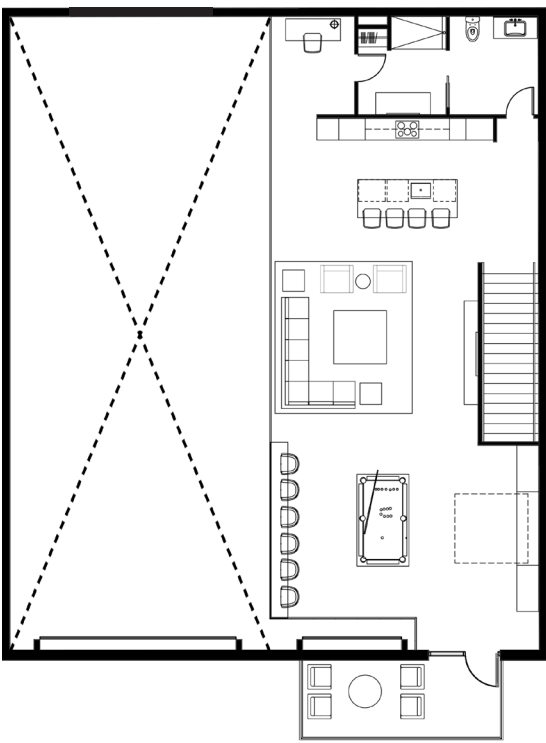
LARGE UNIT

2,250 SF Total



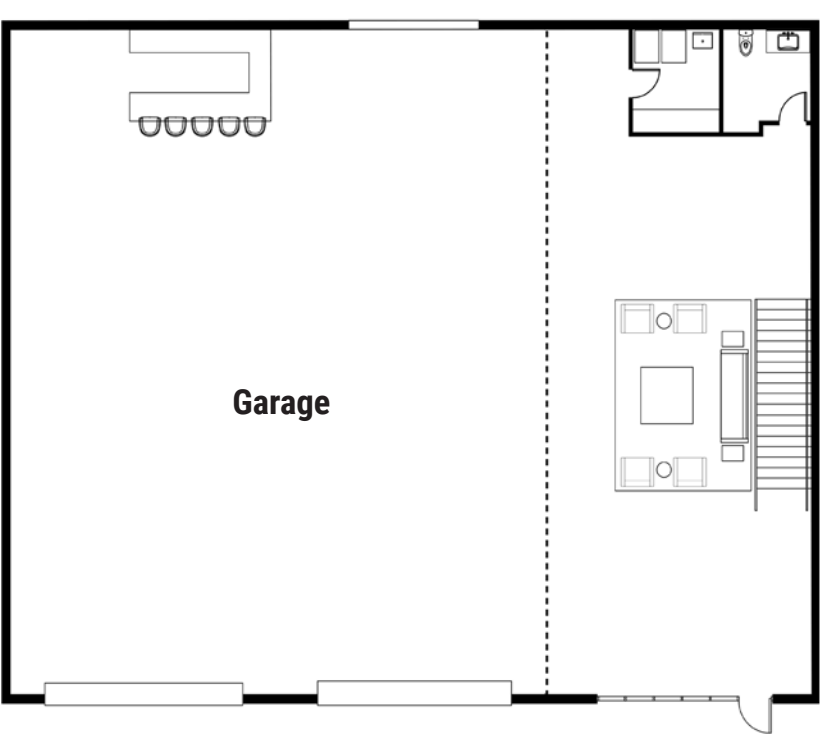
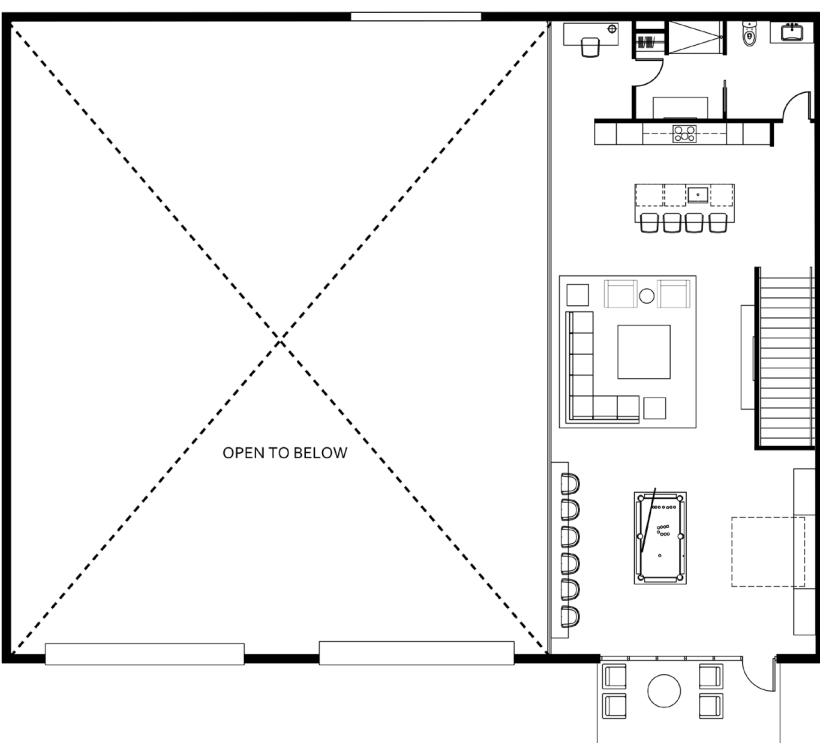
X LARGE UNIT

4,500 SF Total



XX LARGE UNIT

6,000 SF Total



MEDIUM UNIT | 1,500 SF

Mezzanine Level

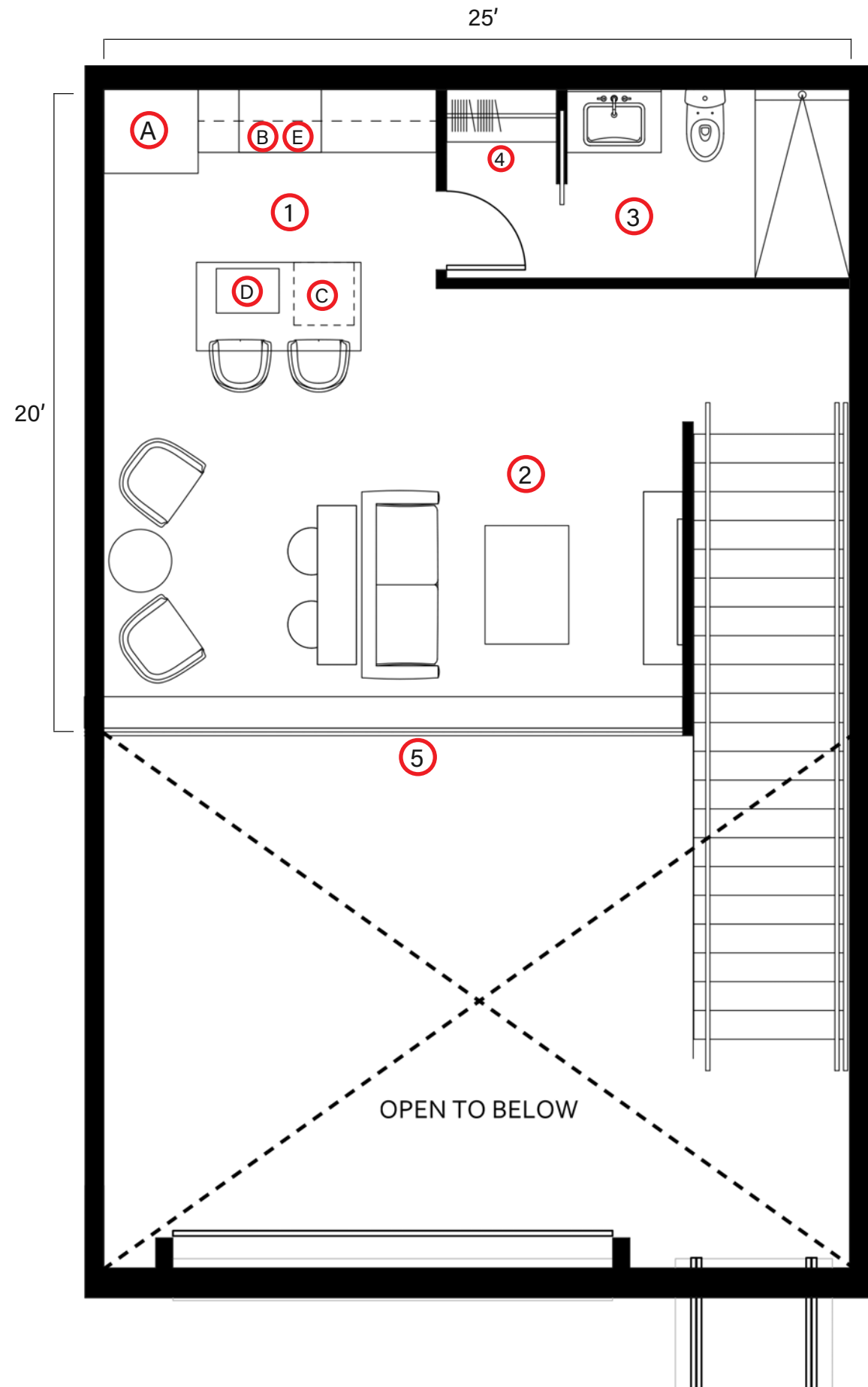
500 SF Mezzanine
1,000 SF Garage
1,500 SF Total

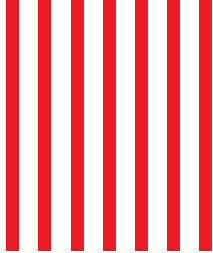
LAYOUT KEY

- ① Kitchen
- ② Lounge
- ③ Restroom
- ④ Wardrobe
- ⑤ Drink Ledge

EQUIPMENT KEY

- Ⓐ Fridge/Freezer
- Ⓑ Range/Hood
- Ⓒ Dishwasher
- Ⓓ Sink
- Ⓔ Microwave

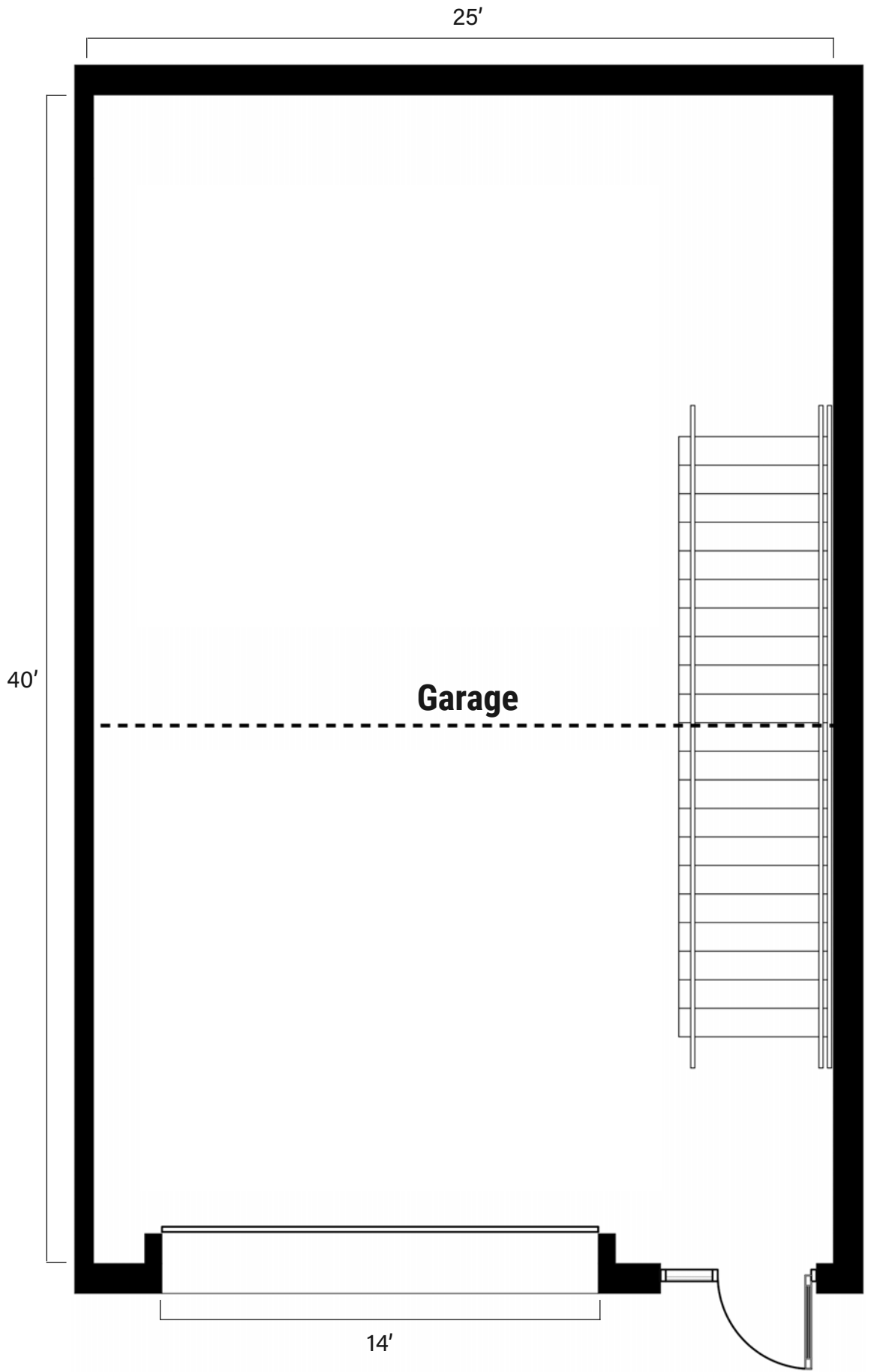




MEDIUM UNIT | 1,500 SF

Ground Level

500 SF Mezzanine
1,000 SF Garage
1,500 SF Total



LARGE UNIT | 2,250 SF

Mezzanine Level

750 SF Mezzanine

1,500 SF Garage

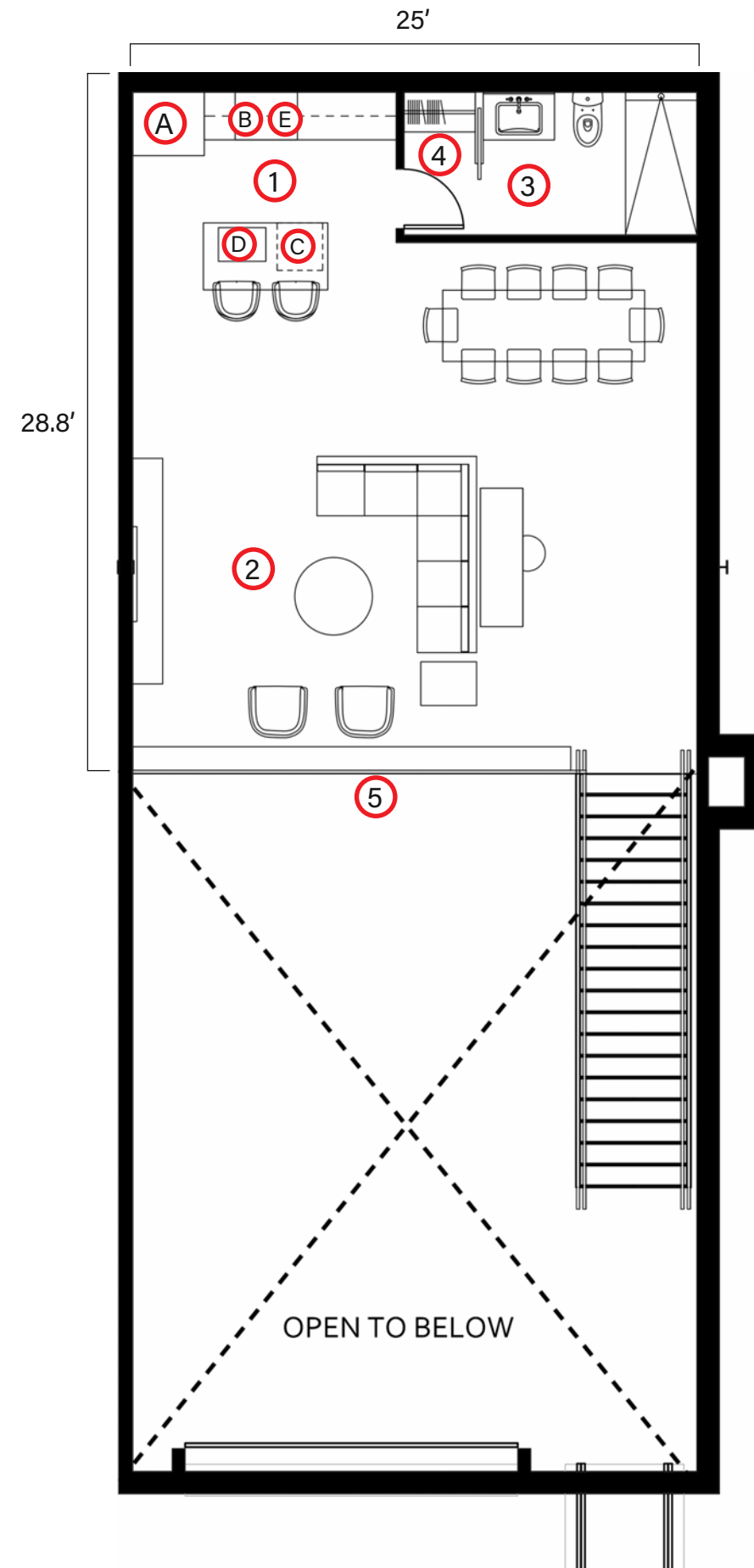
2,250 SF Total

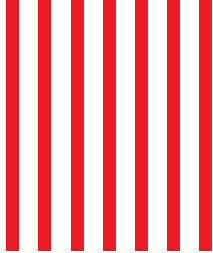
LAYOUT KEY

- ① Kitchen
- ② Lounge
- ③ Restroom
- ④ Wardrobe
- ⑤ Drink Ledge

EQUIPMENT KEY

- Ⓐ Fridge/Freezer
- Ⓑ Range/Hood
- Ⓒ Dishwasher
- Ⓓ Sink
- Ⓔ Microwave





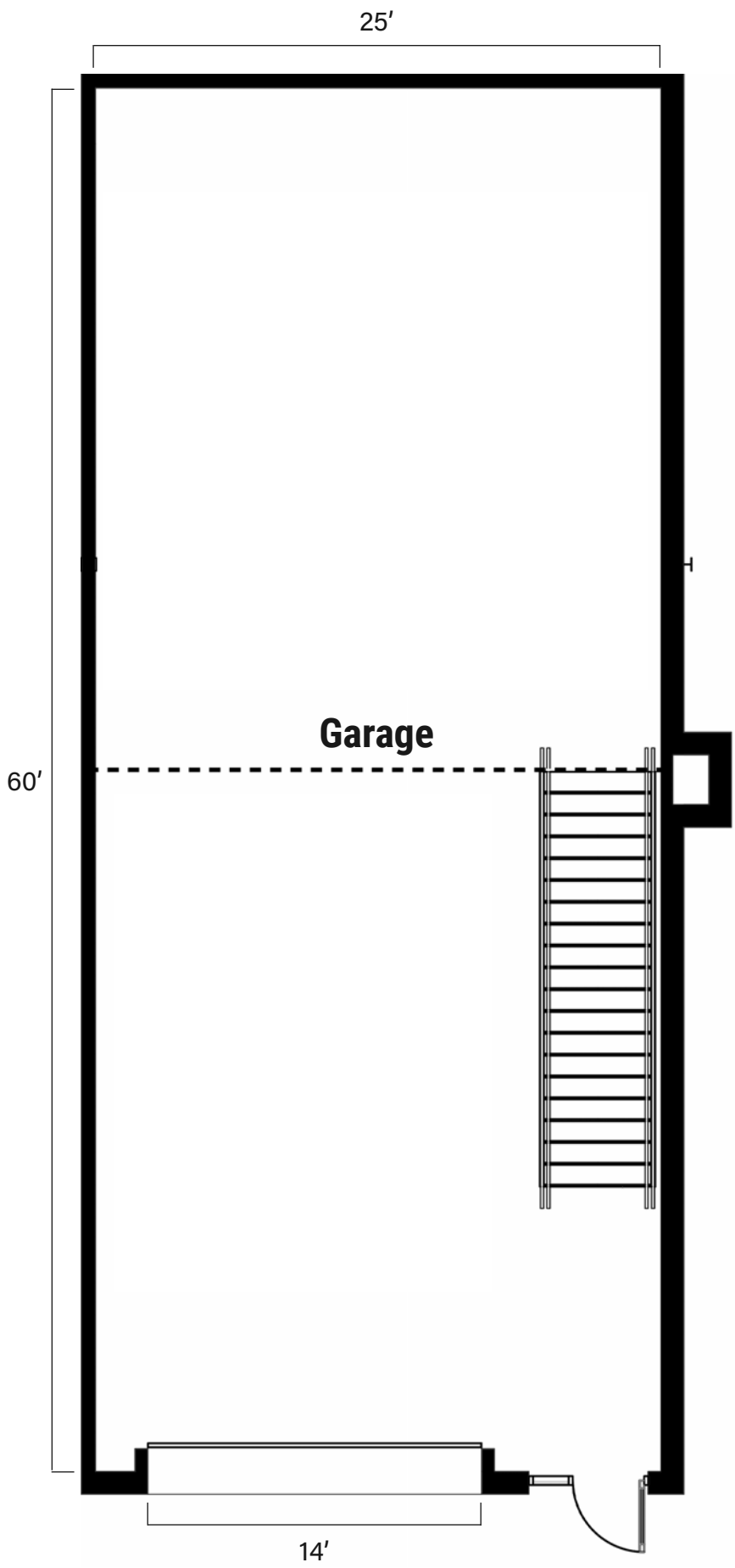
LARGE UNIT | 2,250 SF

Ground Level

750 SF Mezzanine

1,500 SF Garage

2,250 SF Total



X LARGE UNIT | 4,500 SF

Mezzanine Level

1,500 SF Mezzanine

3,000 SF Garage

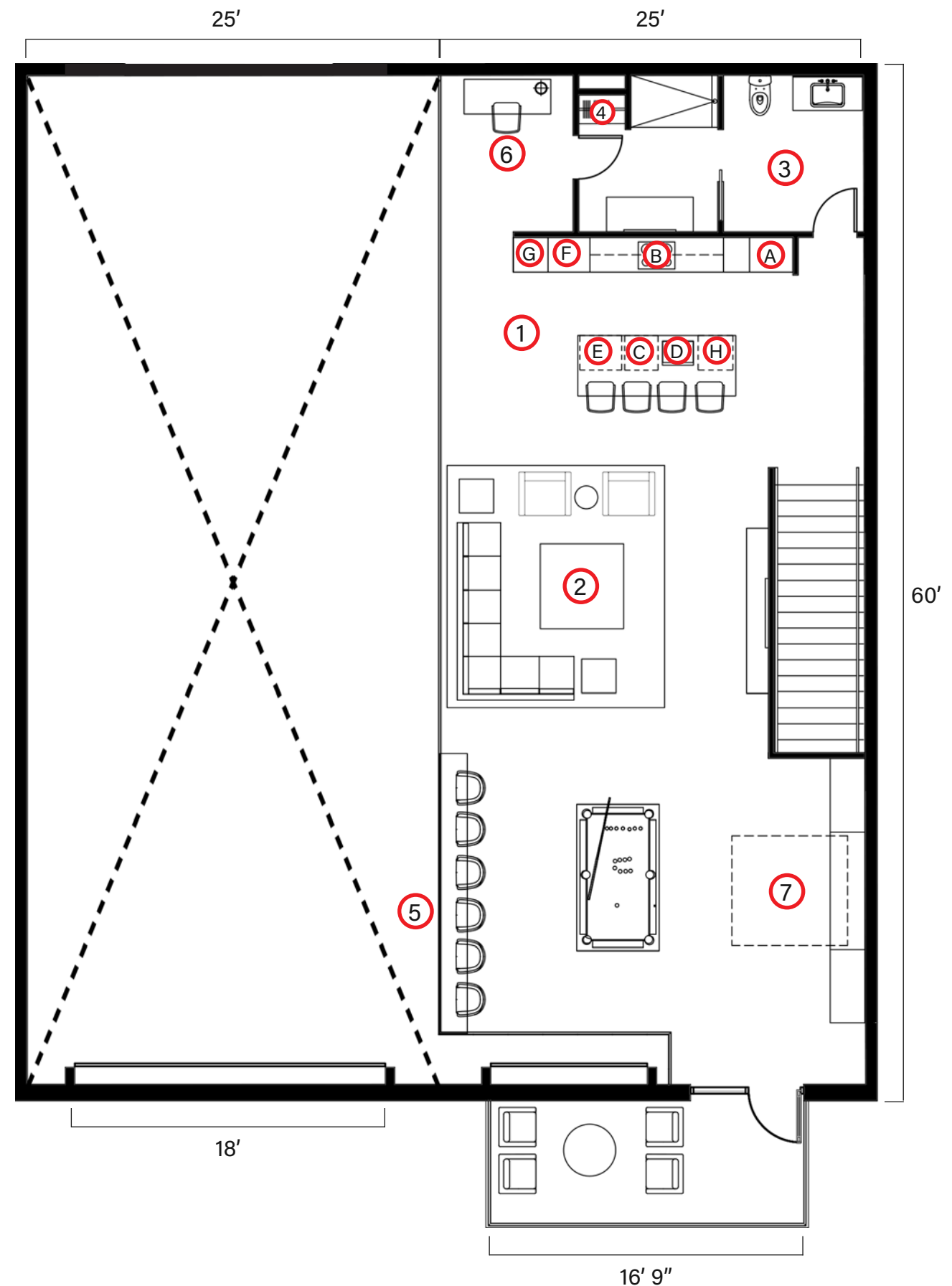
4,500 SF Total

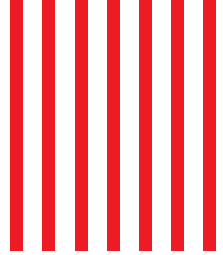
LAYOUT KEY

- ① Kitchen
- ② Lounge
- ③ Restroom
- ④ Wardrobe
- ⑤ Bar Top
- ⑥ Desk
- ⑦ Murphy Bed

EQUIPMENT KEY

- Ⓐ Fridge/Freezer
- Ⓑ Induction Stove top/Vent Hood
- Ⓒ Dishwasher
- Ⓓ Sink
- Ⓔ Under Counter Wine Fridge
- Ⓕ Oven & Microwave
- Ⓖ Pantry
- Ⓗ Fridge Drawers





X LARGE UNIT | 4,500 SF

Ground Level

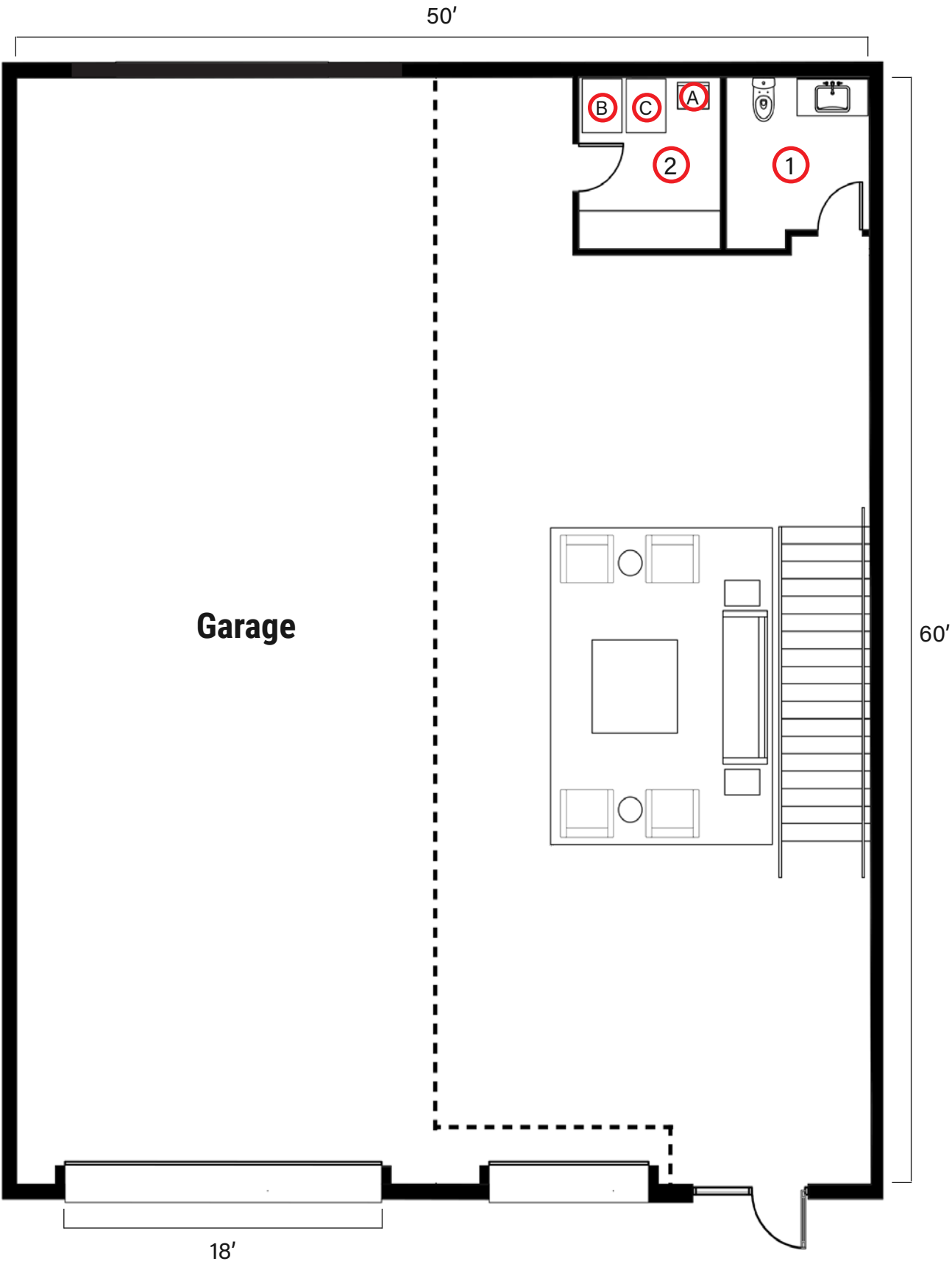
1,500 SF Mezzanine
3,000 SF Garage
4,500 SF Total

LAYOUT KEY

- ① Restroom
- ② Utility/Storage

EQUIPMENT KEY

- Ⓐ Utility Sink
- Ⓑ Washer
- Ⓒ Dryer



XX LARGE UNIT | 6,000 SF

Mezzanine Level

1,500 SF Mezzanine

4,500 SF Garage

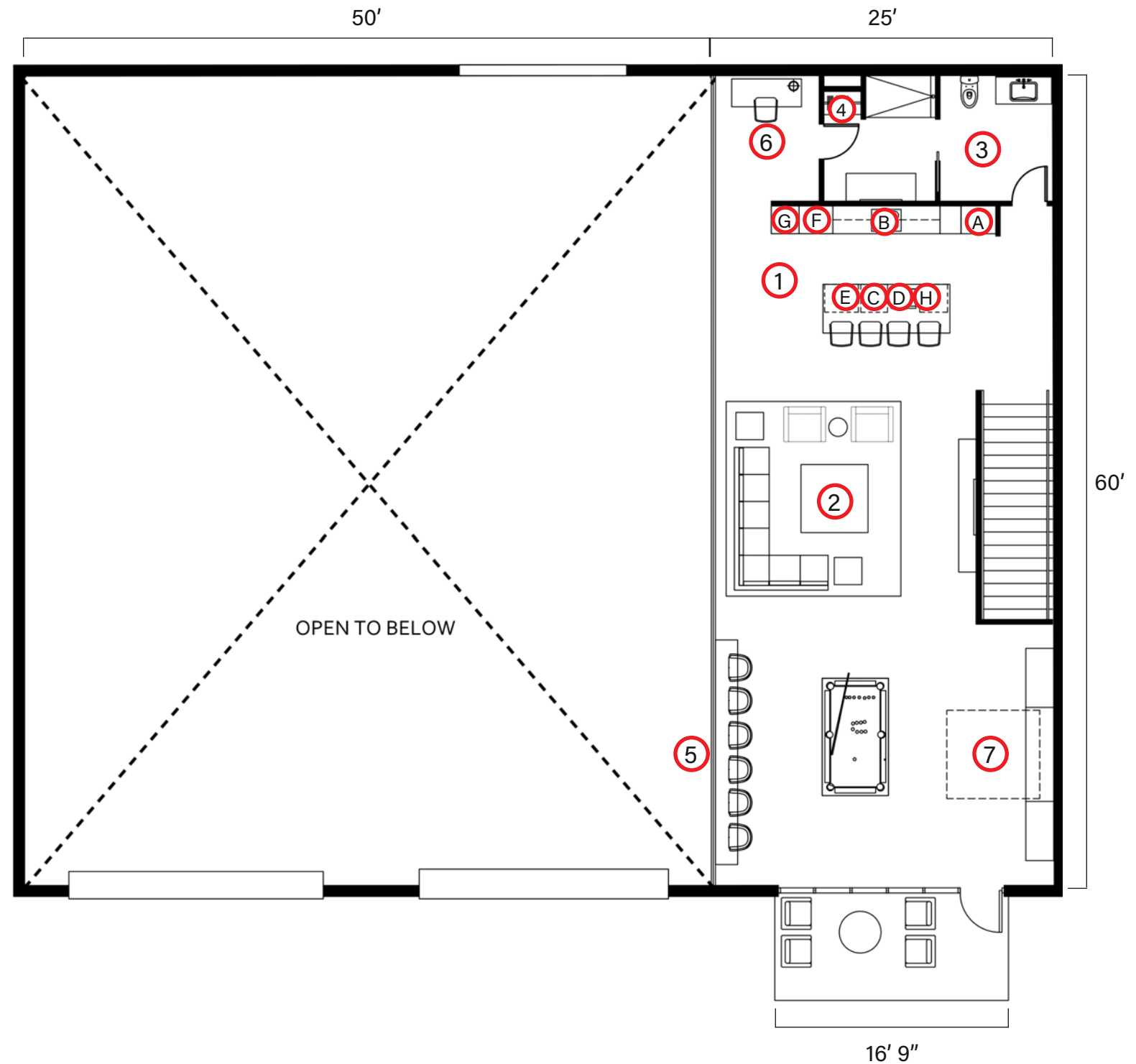
6,000 SF Total

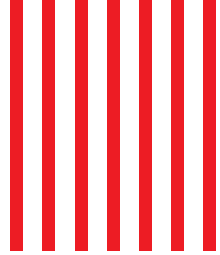
LAYOUT KEY

- ① Kitchen
- ② Lounge
- ③ Restroom
- ④ Wardrobe
- ⑤ Bar Top
- ⑥ Desk
- ⑦ Murphy Bed

EQUIPMENT KEY

- Ⓐ Fridge/Freezer
- Ⓑ Induction Stove top/Vent Hood
- Ⓒ Dishwasher
- Ⓓ Sink
- Ⓔ Under Counter Wine Fridge
- Ⓕ Oven & Microwave
- Ⓖ Pantry
- Ⓗ Fridge Drawers





XX LARGE UNIT | 6,000 SF

Ground Level

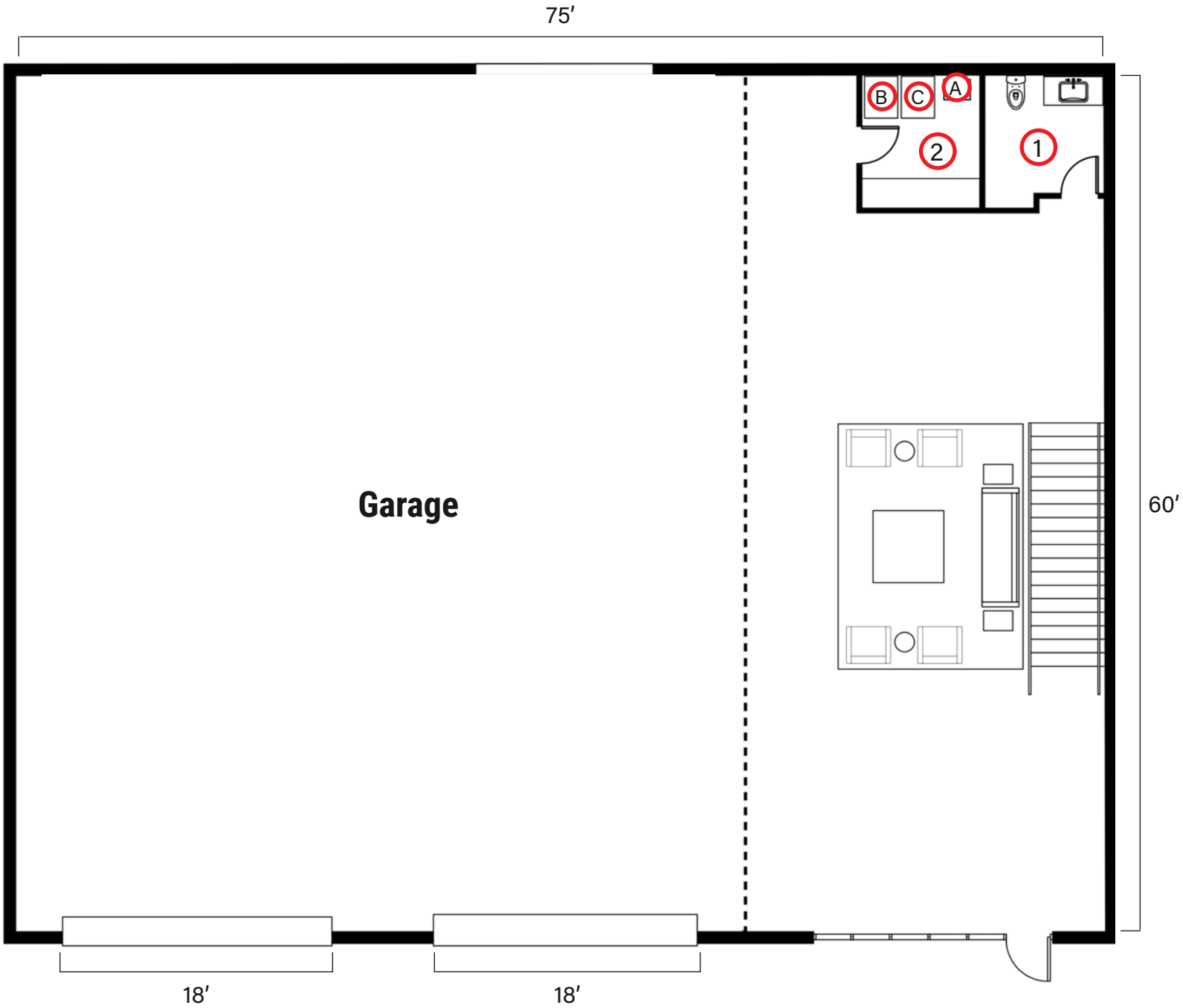
1,500 SF Mezzanine
4,500 SF Garage
6,000 SF Total

LAYOUT KEY

- ① Restroom
- ② Utility/Storage

EQUIPMENT KEY

- Ⓐ Utility Sink
- Ⓑ Washer
- Ⓒ Dryer

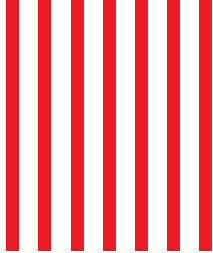




INTERIOR DESIGN

- 1. ATX Contemporary**
- 2. Refined Industrial**
- 3. Texas Modern**
- 4. Classic Americana**

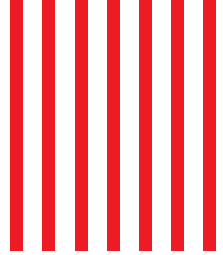
- **T11 interior design packages include designer finishes, plumbing fixtures, appliances, walls, flooring, mill work, lighting, and utility completion**
- **Furniture packages will be offered as an additional upgrade**
- **Interior packages include Thermador or Gaggenau appliances**



ATX CONTEMPORARY

Interior View



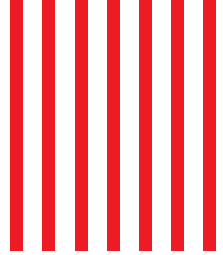


ATX CONTEMPORARY

Interior View



* VIEW FROM XL & XXL UNIT MEZZANINE

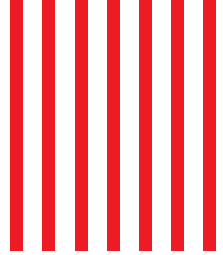


ATX CONTEMPORARY

Interior View



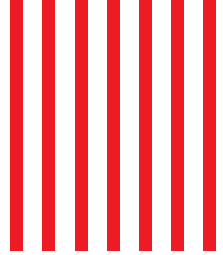
* VIEW FROM L UNIT MEZZANINE



ATX CONTEMPORARY

Furniture Package





ATX CONTEMPORARY

Plumbing Fixture Package



PULL-DOWN SATIN
BRASS KITCHEN FAUCET



STAINLESS STEEL
UNDERMOUNT KITCHEN
SINK



SATIN BRASS TOILET
PAPER HOLDER



SATIN BRASS WALL
MOUNTED RAIN
SHOWER



SATIN BRASS
WIDESPREAD
BATHROOM FAUCET



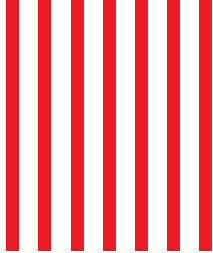
WHITE CERAMIC UNDER-
MOUNT BATHROOM
SINK



SATIN BRASS TOWEL
RING



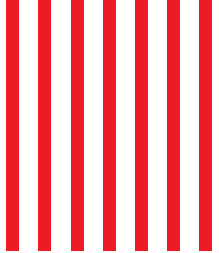
SATIN BRASS SHOWER
CONTROLS



REFINED INDUSTRIAL

Interior View



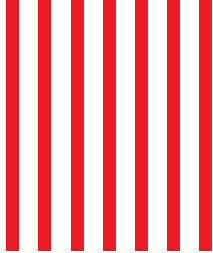


REFINED INDUSTRIAL

Interior View



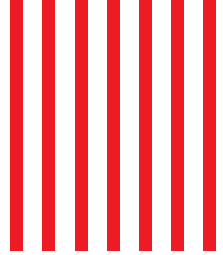
* VIEW FROM XL & XXL UNIT MEZZANINE



REFINED INDUSTRIAL

Interior View

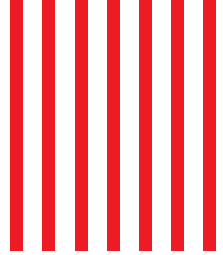




REFINED INDUSTRIAL

Furniture Package





REFINED INDUSTRIAL

Plumbing Fixture Package



HARD GRAPHITE
PULL-DOWN KITCHEN
FAUCET



STAINLESS STEEL
UNDERMOUNT KITCHEN
SINK



HARD GRAPHITE TOILET
PAPER HOLDER



HARD GRAPHITE
WALL MOUNTED
SHOWER HEAD



HARD GRAPHITE WIDE-
SPREAD BATHROOM
FAUCET



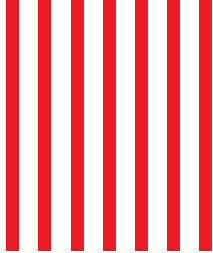
WHITE CERAMIC UNDER-
MOUNT BATHROOM
SINK



HARD GRAPHITE TOWEL
RING



HARD GRAPHITE
SHOWER CONTROLS

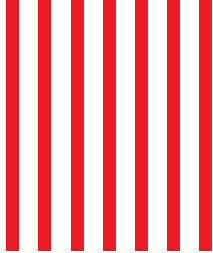


TEXAS MODERN

Interior View



* VIEW FROM XXL UNIT GARAGE

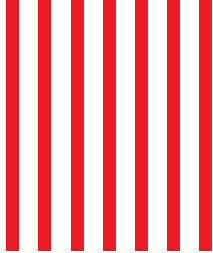


TEXAS MODERN

Interior View



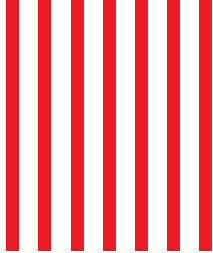
* VIEW FROM XL & XXL UNIT MEZZANINE



TEXAS MODERN
Interior View

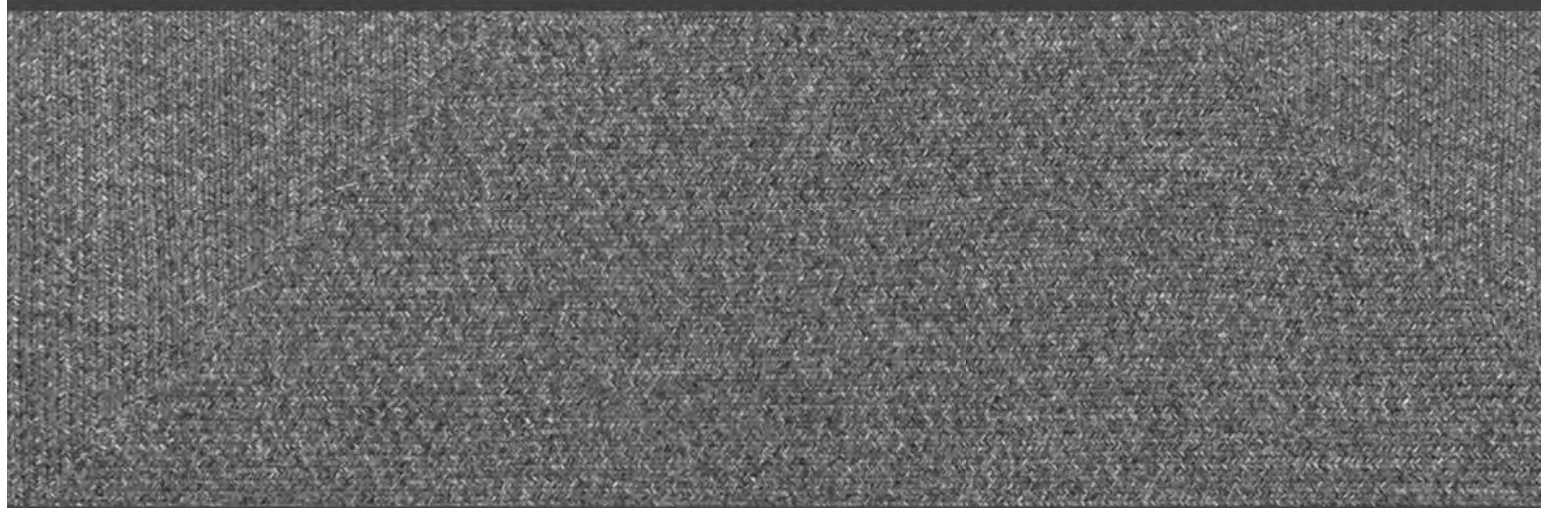


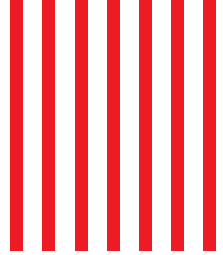
* VIEW FROM L UNIT MEZZANINE



TEXAS MODERN

Furniture Package





TEXAS MODERN

Plumbing Fixture Package



POLISHED CHROME
PULL-DOWN KITCHEN
FAUCET



STAINLESS STEEL
UNDERMOUNT KITCHEN
SINK



POLISHED CHROME
TOILET PAPER HOLDER



POLISHED CHROME
WALL MOUNTED RAIN
SHOWER



POLISHED CHROME
WIDESPREAD
BATHROOM FAUCET



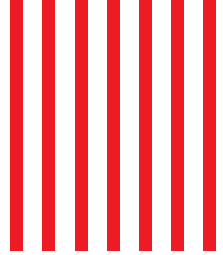
WHITE CERAMIC UNDER-
MOUNT BATHROOM
SINK



POLISHED CHROME
TOWEL RING



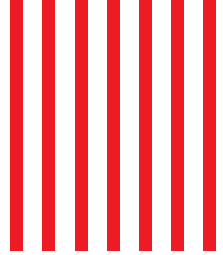
POLISHED CHROME
SHOWER CONTROLS



CLASSIC AMERICANA

Interior View



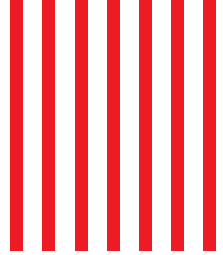


CLASSIC AMERICANA

Interior View



* VIEW FROM XL & XXL UNIT MEZZANINE

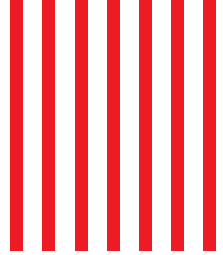


CLASSIC AMERICANA

Interior View



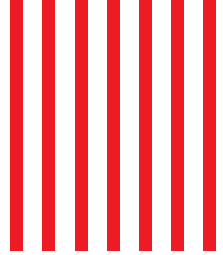
* VIEW FROM L UNIT MEZZANINE



CLASSIC AMERICANA

Furniture Package





CLASSIC AMERICANA

Plumbing Fixture Package



POLISHED CHROME
PULL-DOWN KITCHEN
FAUCET



STAINLESS STEEL
UNDERMOUNT KITCHEN
SINK



POLISHED CHROME
TOILET PAPER HOLDER



POLISHED CHROME
WALL MOUNTED RAIN
SHOWER



POLISHED CHROME
WIDESPREAD
BATHROOM FAUCET



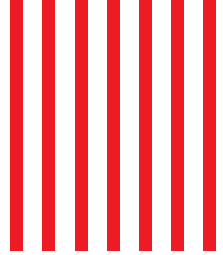
WHITE CERAMIC UNDER-
MOUNT BATHROOM
SINK



POLISHED CHROME
TOWEL RING



POLISHED CHROME
SHOWER CONTROLS

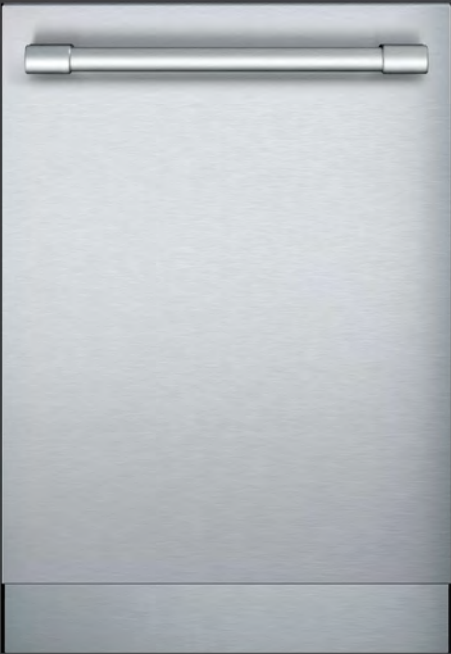


MEDIUM & LARGE UNITS

Appliance Package



36" WIDE FRENCH DOOR
BOTTOM MOUNT
REFRIGERATOR



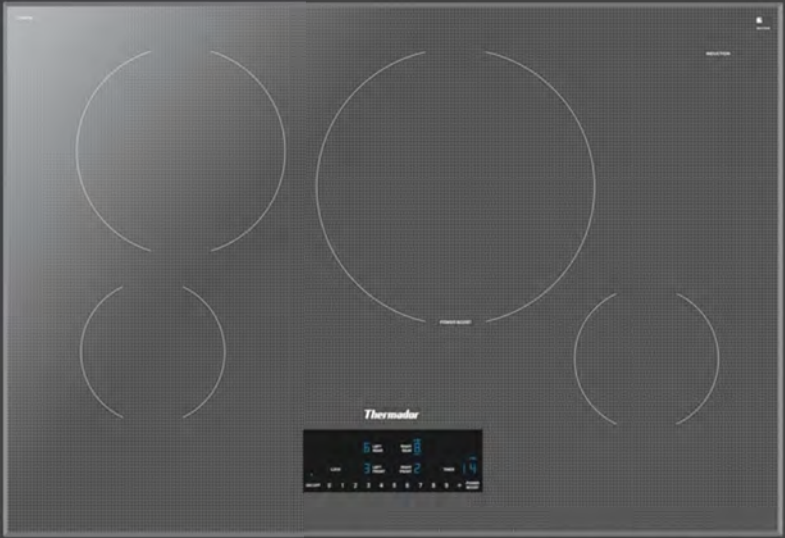
LARGE DISHWASHER



OVER THE RANGE
MICROWAVE HOOD



SINGLE WALL OVEN



FRAMELESS INDUCTION COOKTOP

X LARGE & XX LARGE UNITS

Appliance Package



UNDERCOUNTER WINE
FRIDGE



CONVECTION OVEN



BUILT-IN MICROWAVE



LARGE DISHWASHER



30" WIDE
REFRIGERATOR



18" WIDE FREEZER WITH
INTEGRATED ICE MAKER



FRAMELESS INDUCTION
COOKTOP WITH VENT
HOOD



COTA CAR CONDOS

THANK YOU!

T11@srgaustin.com | 512.655.6355

T11carcondos.com

