



CMB
REGIONAL CENTERS



CMB Infrastructure Investment Group 97, L.P.

Stillwater Travis South

An \$800,000 EB-5 Partnership

**A Logistics Facility located within a Qualified Targeted
Employment Area (TEA)*

NOT for Redistribution in the United States

Stillwater Travis South

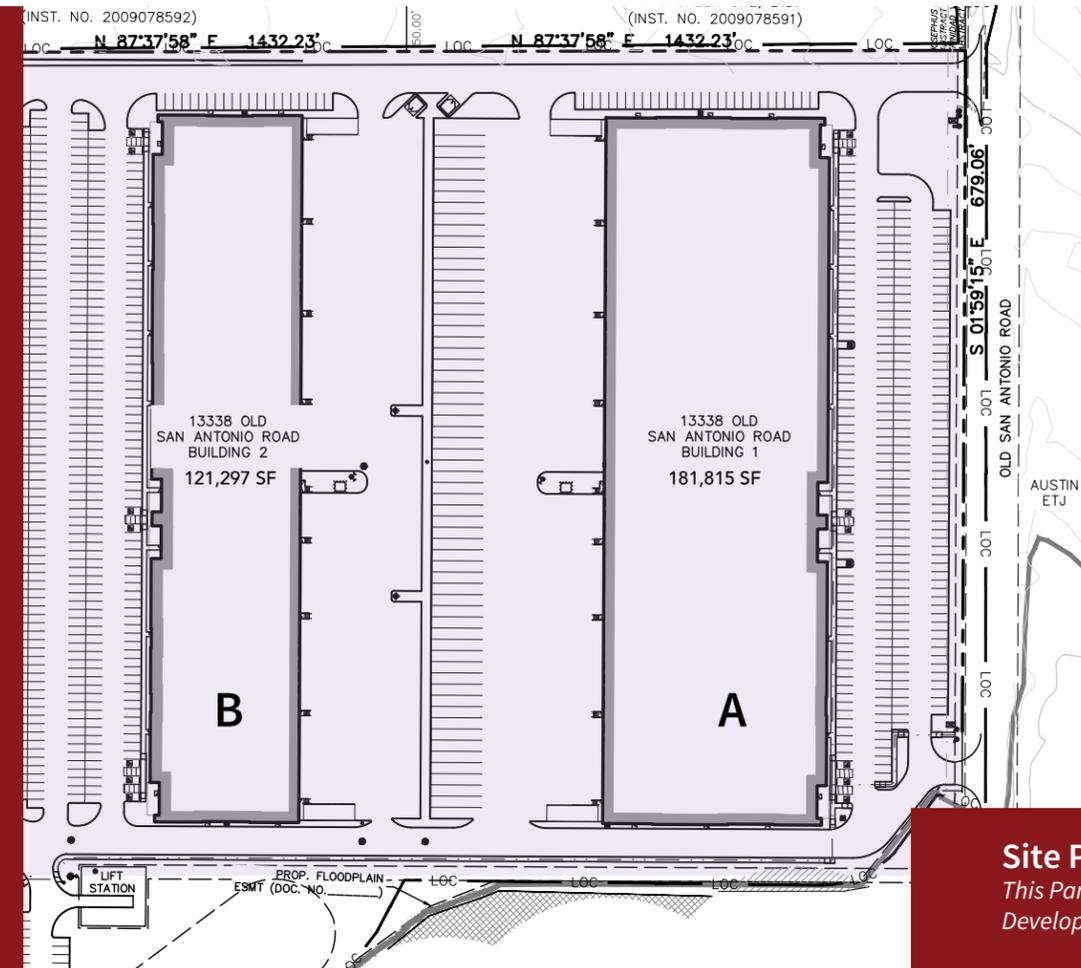
The Stillwater Travis South Industrial Project will consist of a unique, industrial logistics development opportunity in Austin, Texas on approximately 58 acres at the southwest corner 45 Toll Road and I-35 on the south side of Austin. The site is bordered by Old San Antonio Road to the east and Onion Creek to the west.

The project will consist of Phase I of a multiphase speculative industrial logistics development. Phase I will include two (2) buildings totaling 303,112 SF on a 31-acre portion of the property (the "Project" or "Phase I"). At full completion, the Project is expected to deliver Building A totaling 181,815 SF as well as parking for 297 car spaces and 31 trailer spaces. Building B will total 121,297 SF and will include 261 car parking spaces and 31 trailer spaces. Both facilities will include Class-A features such as 32' ceiling clearance and state-of-the-art fire protection systems. In addition to the development and construction of the two facilities, the developer will also be responsible for the completion of public infrastructure improvements to allow for the development of the site. This work will include the extension of the existing main water line to provide water service to the site as well as the construction of infrastructure to provide wastewater service to the site. The Developer has entered into agreements with the City of Austin that provide for the reimbursement of costs related to the water and wastewater infrastructure improvements upon completion and satisfactory inspection.

The Project site is located in the thriving South Austin Logistics Submarket and will be well-positioned with direct access to the I-35 and 45 Toll Road ground transportation corridors. Due to more affordable housing in the Kyle and Buda, TX areas, a high concentration of the labor force for industrial properties live close by. HPI Commercial Real Estate Services has been engaged to market the industrial spaces to potential tenants; HPI is not affiliated with the Partnership.

The Austin industrial market had a positive absorption of 2.5 million SF in Q4 2024, with vacancy rates dropping to 12.4%, a quarter-over-quarter decrease of 505 bps. Q4 2024 marks the 42nd consecutive quarter for positive net demand with the Austin industrial market, with the South and Hays County submarkets leasing over 170,000 SF during Q4.¹

Group 97 EB-5 funds will be utilized in all aspects of the development and construction activities of the Project. This may include, but is not limited to site demolition and abatement, onsite and offsite development, grading, landscaping, drainage systems, both horizontal and vertical infrastructure, and certain interior buildout of the Project.



Site Plan
This Partnership only involves Phase 1 Development in the site plan above

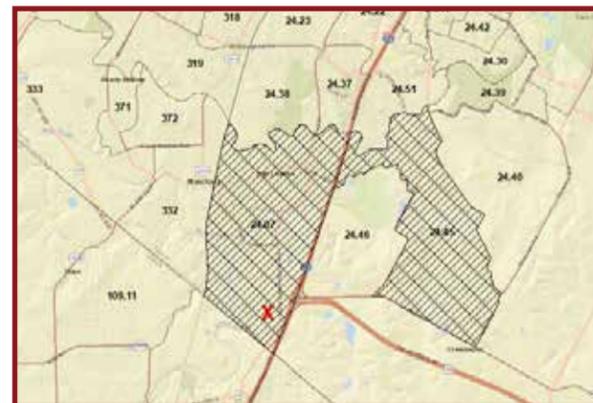


EB-5 Attributes

- Total Loan: Up to \$15,200,000
- Total Project Spending: \$61,081,153
- Estimated EB-5 Qualified Jobs from Development & Construction: 303
- 59.5% Job Creation Buffer
- 15.9 Jobs per investor

Project Timeline

Development began in Q4 2024. Completion of the project is anticipated for Q4 2025.



The project location meets the requirements for a TEA under the USCIS regulations.

Stillwater Capital Investments, LLC

Stillwater Capital Investments is a fully integrated, private real estate company with expertise in sourcing, underwriting, developing, acquiring, and managing a vast spectrum of real estate products. The team has a broad range of experience in managing unique property types such as infill multifamily communities, mixed-use properties, build-to-suit properties, high-end single-family homes, and industrial properties. Stillwater Capital is primarily focused on residential development, both single-family and multifamily projects, working to conceive, construct, and manage projects based upon a complete and balanced understanding of the impact to the communities and partners. In collaboration with exceptional architects and design professionals, Stillwater strives to create properties distinguishable by their timeless design, efficient layouts, and first class amenities. Recent multi-family developments include The Crosby in Dallas, and The Monroe and The Conley in Austin; Stillwater currently has multiple industrial-logistics projects underway including 121 Technology Park in Allen, TX, Oak Grove Logistics in Fort Worth, TX, and Forney Logistics Crossing outside Dallas, TX.

CMB & Stillwater Relationship

4 EB-5 Partnerships	4 Partnerships with Project Approvals	2 Partnerships with I-829 Approvals	4 Partnerships with Loan Repayment	\$85.5M in Loan Repayment
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* Past performance should not be relied on to predict future results

1. CBRE Austin Industrial Q4 2024. "Record High Positive Net Absorption and Construction Deliveries in 2024". 2025 CBRE, Inc.



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An EB-5 investment contains many risks, is speculative, and illiquid. EB-5 Investors may lose their entire investment. There is no guarantee that an EB-5 investment will result in lawful permanent residency.

