



SPICEWOOD, TEXAS



Private GarageMahals & Members Clubhouse

social + sanctuary + storage

PETROLLOUNGEWEST.COM

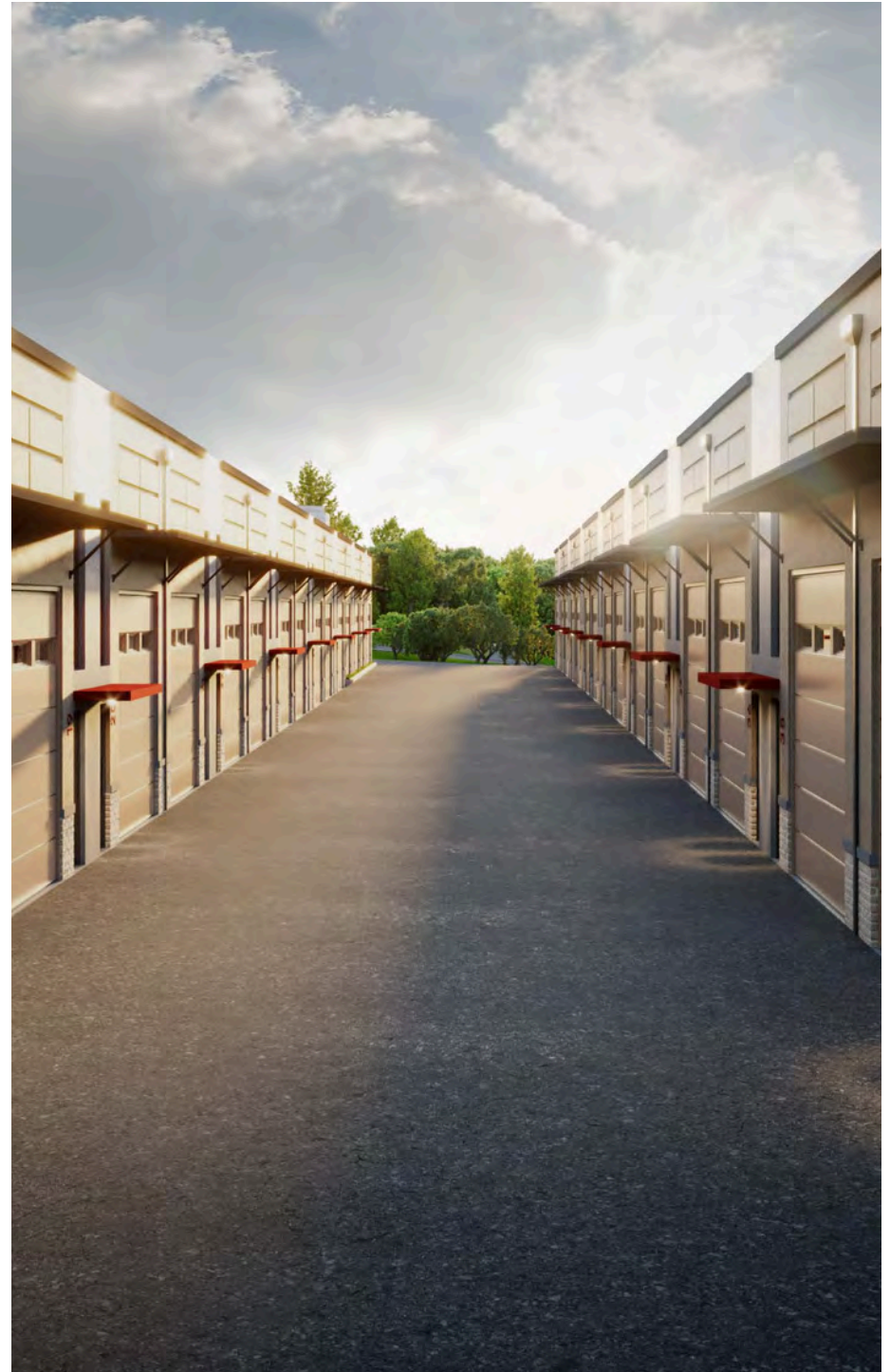
PROJECT SUMMARY

Just west of Austin in the heart of the Texas Hill Country, Petrol Lounge — in partnership with project developer gearSHIFT — is bringing a new kind of upscale storage and members-only club to life.

Petrol Lounge West is a unique private storage center offering premium units for individual ownership, just like a condominium. From sports cars, RVs, and boats to art, hobby collections, and wine, our climate-controlled, customizable GarageMahals offer the perfect place to store and/or display your most precious valuables.

But more than just storage, Petrol Lounge West offers access to a whole host of automotive concierge services, and a vibrant members-only clubhouse (*member initiation fees included with your GarageMahal purchase*) designed to help you build connections with like-minded enthusiasts.

Become a part of the community at Petrol Lounge West, where collectors and fanatics come to elevate their passion!



LOCATION SUMMARY

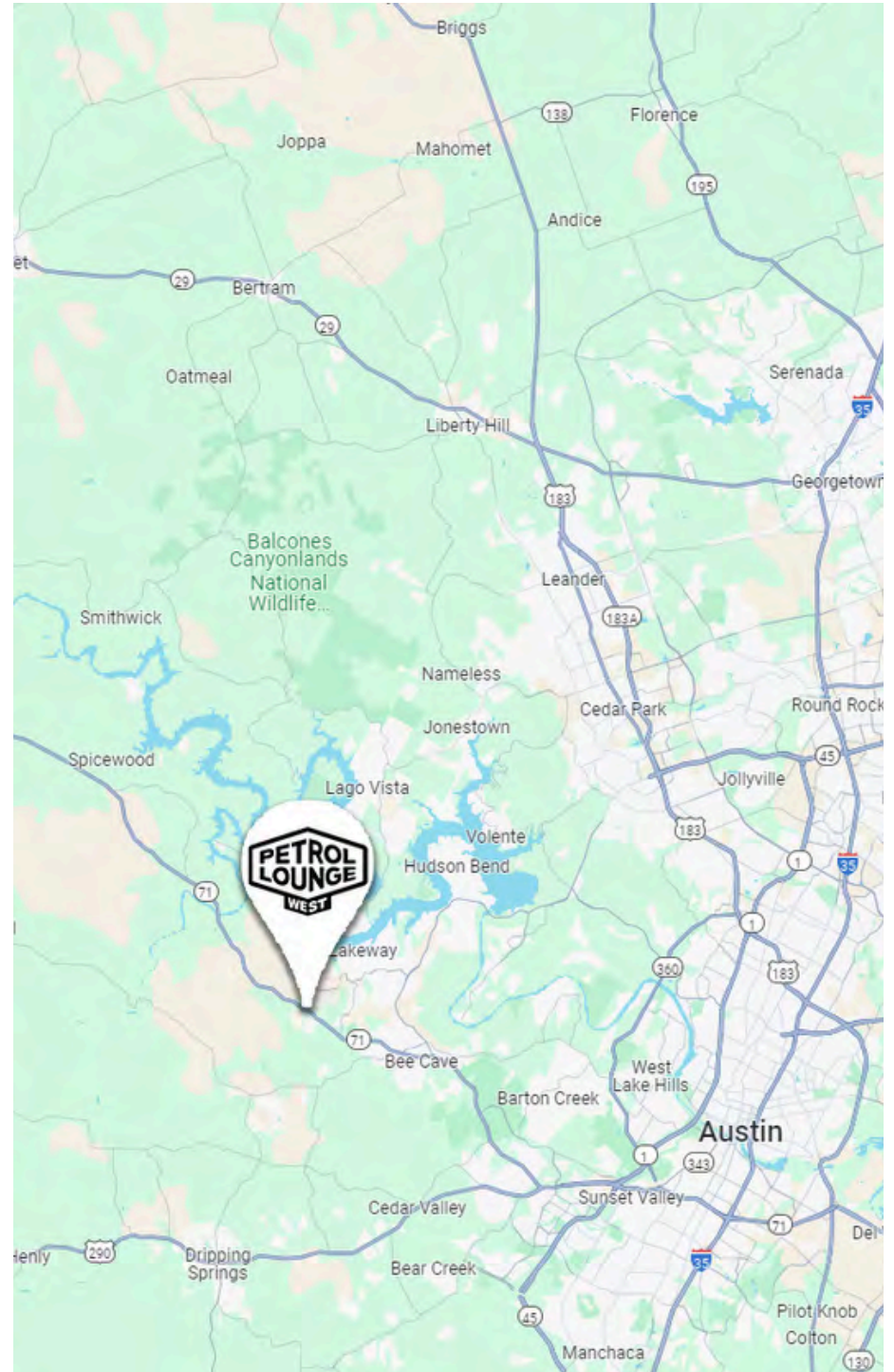
Where Driving Country Begins In Texas...

Petrol Lounge West is conveniently located at the corner of Highway 71 and Bee Creek Road, just west of Austin in the heart of Texas' Hill Country.

Featuring picturesque views, twisting and turning asphalt, and varied elevation changes, Petrol Lounge West sits at the base of some of Austin's best rally routes.

PROXIMITY

- **Lake Travis:** 7 min.
- **Lakeway:** 7 min.
- **Spanish Oaks Golf Club:** 10 min.
- **Hill Country Galleria:** 13 min.
- **Hudson Bend:** 22 min.
- **The Oasis on Lake Travis:** 27 min.
- **West Lake Hills:** 28 min.
- **Terrytown:** 29 min.
- **Austin Country Club:** 31 min.
- **Downtown Austin:** 34 min.
- **Horseshoe Bay:** 36 min.
- **Lime Creek Road:** 39 min.
- **The Domain:** 42 min.
- **Circuit of the Americas:** 51 min.
- **Fredericksburg:** 1h 13 min.



GARAGEMAHAL SUMMARY

Turn your GarageMahal into a custom garage, work space, man cave, or anything else you desire!

Whether you want a quiet work space, a place to entertain friends, or just somewhere to decompress and relax, your GarageMahal can be designed for any use.

All GarageMahals are constructed “decorator-ready,” climate-controlled, and pre-set with wiring to accommodate almost any vision. Your GarageMahal is YOURS to design as you see fit.

From automotive lifts and office space to wine storage and lounging couches, anything is possible with a GarageMahal at Petrol Lounge West.

AT A GLANCE

- **Project Size:** Est. 130 units
- **Ownership:** Individually deeded
*(*meets physical address requirements to register as LLC; Subletting permitted)*
- **Club Initiation Fee:** Included with GarageMahal purchase

**CANNOT BE USED FOR OVERNIGHT STAYS; RESTRICTIONS APPLY*



CLUBHOUSE SUMMARY

The expansive PLW Members-Only Clubhouse is a multi-use space that can be your **home away from home**, a place to hang, talk cars, watch a race... whatever. Crank out some work or do absolutely nothing at all — all while surrounded by an eclectic array of ever-changing vehicles on display.

Petrol Lounge West fosters a diverse community of enthusiasts, all connected by a passion for cars and motorsports. This unique members-only club includes full access to all of Petrol Lounge member/client facilities, as well as a robust monthly calendar of motorsports-centered events, like rallies, test drives, manufacturer events, and more!

Your initiation fee for membership to the PLW Club is included with the purchase of your unit, while your monthly membership dues are baked into your Owners Association fees.



CONCIERGE SUMMARY

Petrol Lounge West is the only exclusive vehicle storage concept in the region that offers its members ready ON-SITE access to a whole host of automotive asset management services — all in one place!

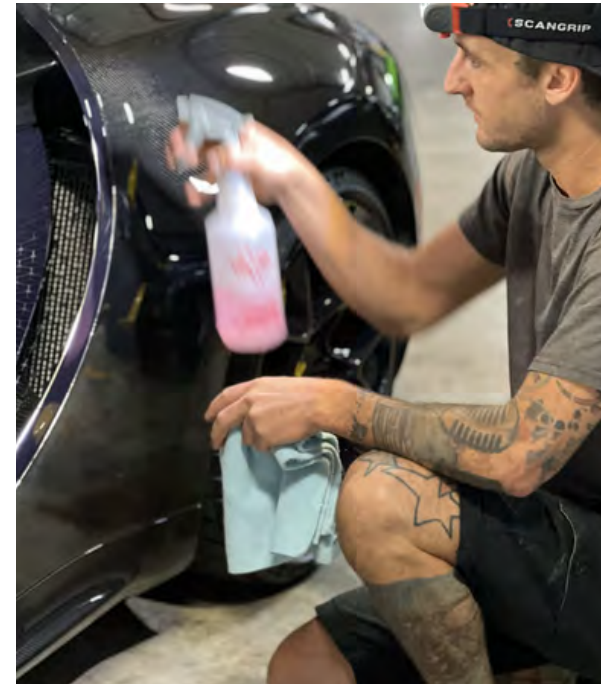
Do you need your car at Laguna Seca instead of Circuit of the Americas? We can make that happen. Need a 1981 DeLorean to complete your collection? We can find that. Need someone to finish off the restoration of your Lotus or make your race car run? We can manage that, too.



AT A GLANCE

- Dealer management
- Vehicle exercise & care
- Documentation
- Paint correction
- Ceramic coating
- Paintless dent repairs
- Logistics & transportation
- Fluid & tire pressure checks
- Regular vehicle startups
- Trickle charging service
- Refueling
- Customization requests
- Vehicle acquisition & sales

From classic cars to modern supercars, Petrol Lounge combines know-how, operational excellence, and integrity to ensure that every moment spent behind the wheel of your car is as perfect as possible. **As a member of Petrol Lounge West, you don't even need to think about it; we're just here — whenever you need us.**





Private GarageMahals & Members Clubhouse

SITE MAP



BUILDING F

1F	
2F	3F
4F	5F
6F	7F
8F	9F
10F	11F
12F	13F
14F	15F
16F	17F
18F	19F
20F	21F
22F	23F
24F	25F
26F	27F
29F	

BUILDING E

2E	1E
4E	3E
6E	5E
8E	7E
10E	9E
12E	11E
14E	13E
16E	15E
18E	17E
20E	19E
22E	21E
24E	23E
26E	25E
28E	27E
30E	29E
32E	31E

BUILDING D

2D	1D
4D	3D
6D	5D
8D	7D
10D	9D
12D	11D
14D	13D
16D	15D
18D	17D
20D	19D
22D	21D
24D	23D
26D	25D
28D	27D
30D	29D
32D	31D

BUILDING C

2C	1C
4C	3C
6C	5C
8C	7C
10C	9C
12C	11C
14C	13C
16C	15C
18C	17C
20C	19C
22C	21C
24C	23C
26C	25C
28C	27C
30C	29C
32C	31C

BUILDING A

1A
2A
3A

BUILDING B

1B
2B
3B

MEMBERS' CLUBHOUSE

PARKING

RESERVED UNITS

BUILDING G

1G
2G
3G
4G
5G
6G
7G

BEE CREEK ROAD

STATE HIGHWAY 71

GARAGE MAHAL FEATURES

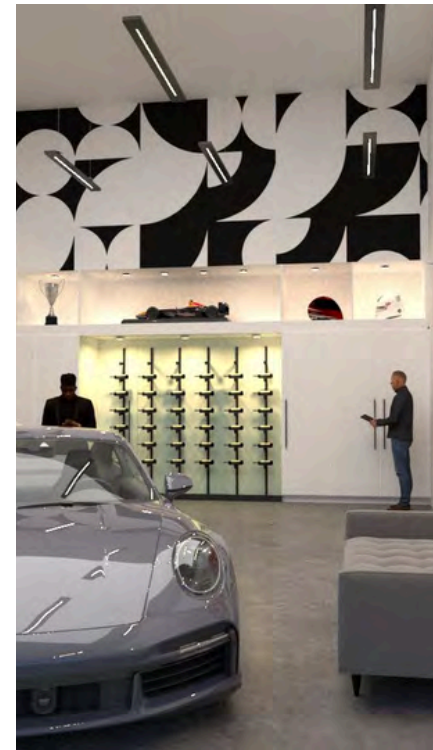
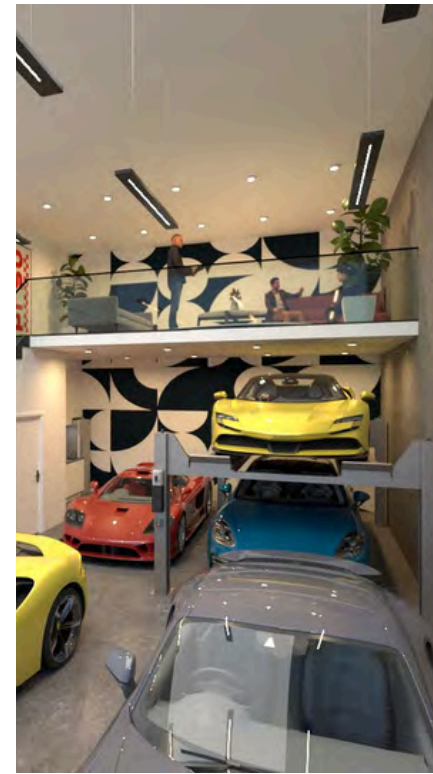
- Motorized 14'x14' insulated roll-up garage doors (large enough to accommodate RVs, boats, etc.)
- 21 feet of free-span clearance (floor to ceiling)
- 200-amp service (individually metered)
- Optional 2nd story mezzanine
- Individually climate-controlled
- Fire sprinkler system
- Pre-plumbed for future expansion
- Can accommodate vehicle lift(s)
- Prewired to accommodate security cameras & electric vehicle chargers as needed



PHOTO COURTESY OF M1 CONCOURSE



PHOTO COURTESY OF M1 CONCOURSE



INSPIRATIONAL RENDERING: TYPE 1-A

- Mezzanine - Lounge
- Single unit (980sf)
- Kitchenette
- Half bath
- Full capacity: 6 cars



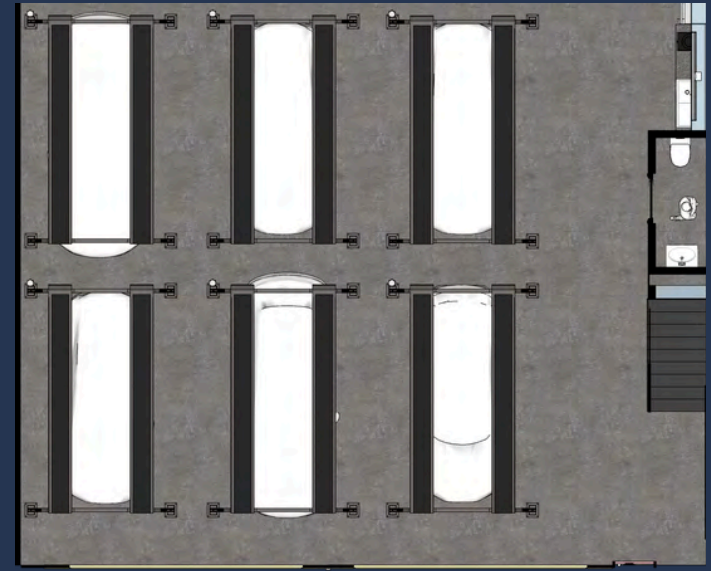
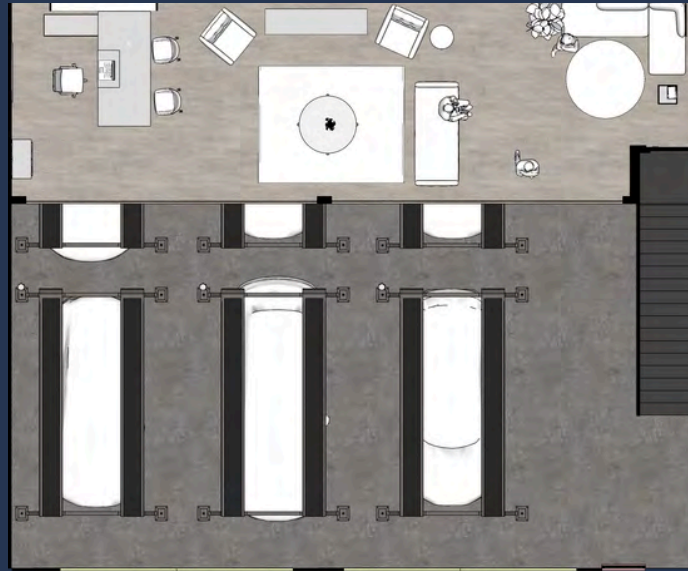
INSPIRATIONAL RENDERING: TYPE 1-B

- Mezzanine - Office
- Single unit (980sf)
- Kitchenette
- Half bath
- Full capacity: 6 cars



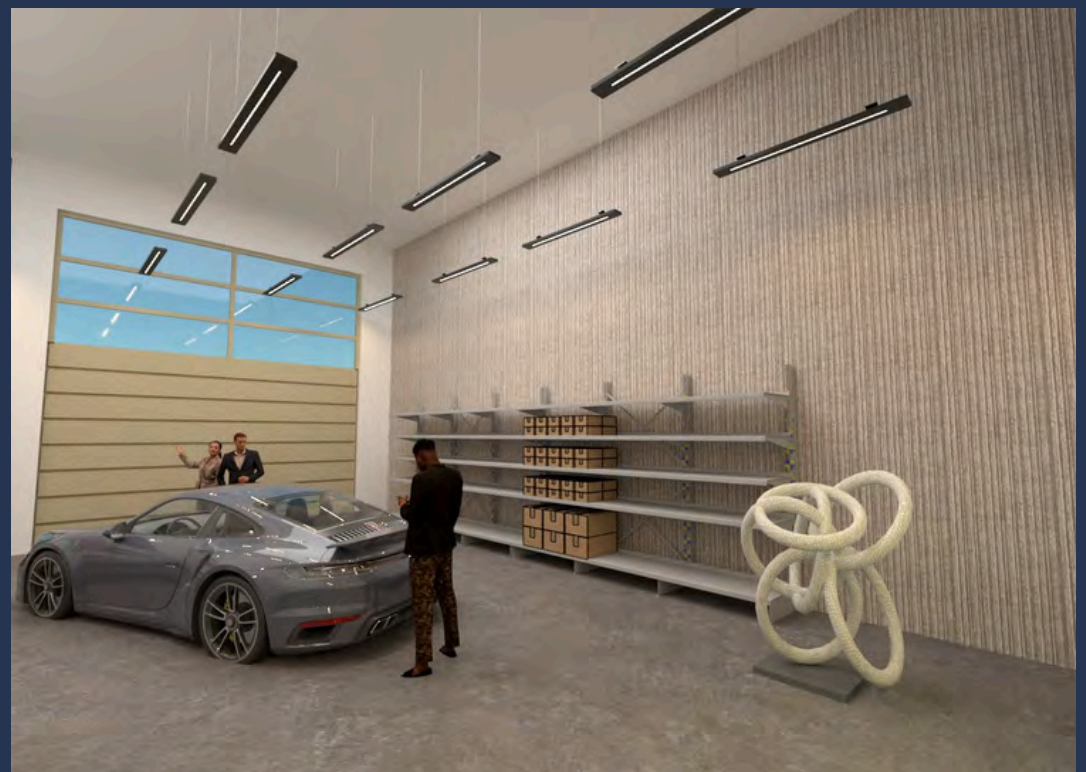
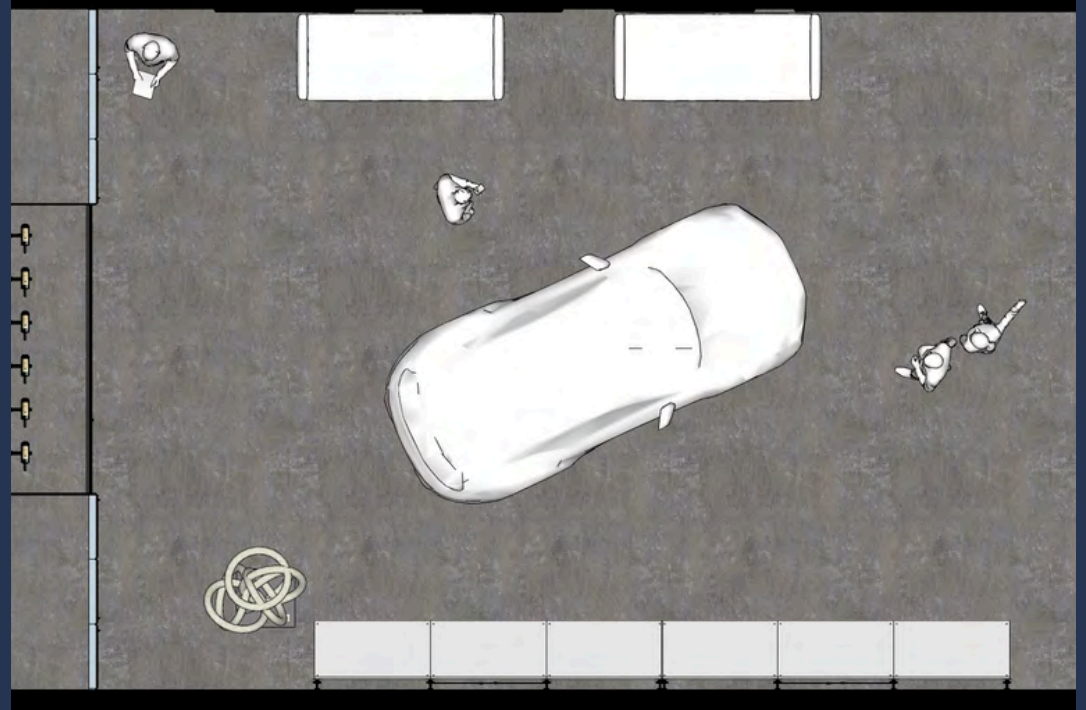
INSPIRATIONAL RENDERING: TYPE 2

- Mezzanine - Office
- Double unit (1,960sf)
- Wine storage
- Half bath
- Full capacity: 12 cars



INSPIRATIONAL RENDERING: TYPE 3

- Single unit (980sf)
- Wine cellar/rack
- Art
- Full capacity: 1 car

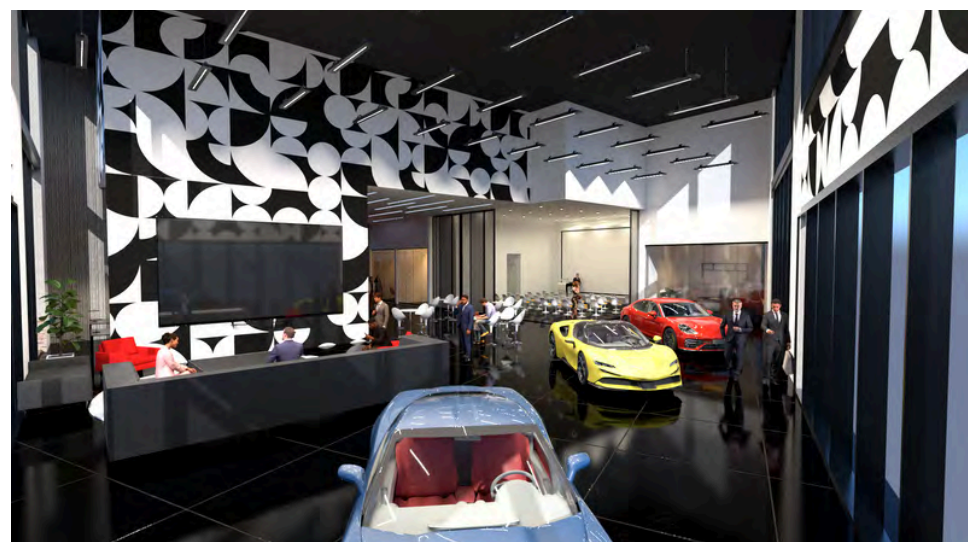


CLUBHOUSE FEATURES

- Flexible indoor space
- Access to full suite of vehicle concierge services
- Rooftop lounge area
- Monthly calendar of club events (i.e. car rallies, manufacturer events, test drives, etc.)
- High-speed Wi-Fi
- Private work spaces designed for comfort & productivity
- Light food & beverage
- Meeting spaces



CLUBHOUSE HIGHLIGHTS



PROPERTY FEATURES

- 24/7 full-site video-monitored security
- Conveniently located at the corner of Highway 71 & Bee Creek Road
- 24/7 access for Petrol Lounge West members
- Well-lit
- Fully fenced
- Handicap-accessible
- EV charging stations
- 24/7 access to private restroom facilities
- Flexible indoor & outdoor event spaces



THE PETROL LOUNGE TEAM



/JACK MCCAULEY

Co-founder, visionary. Jack McCauley is a successful product director with over 10 years of experience. He is also very active in the motorsports community, and has seen a need for this business for several years. He brings expertise in market knowledge and in product execution and direction. Jack has been racing and instructing performance driving for over 15 years, and has made many strong contacts in the automotive community. Jack rotates cars on a regular basis but is currently enjoying a Jaguar F-Type SVR and a T-bucket.

Co-founder, logistics. Randy Whitten has a demonstrated excellence in managing technology-based operations. He is also active in the automotive and motorsports community and a member of both the Ferrari Owner's Club and the Porsche Owner's Club. He brings market knowledge and an expertise in client relations. If he's not at the lounge, he's at the track with various organizations from Longhorn Racing Academy to Skip Barber Racing School.



/RANDY WHITTEN

THE DEVELOPMENT TEAM*



Ari Straus is a founding partner of Monticello Motor Club (MMC), one of the first private race tracks in the country, and served as its managing partner/CEO for 12 years. He developed its 670-acre master site plan that was approved with overwhelming community support, oversaw major expansion projects, and tripled club membership. In addition to leading the development team for Petrol Lounge West, Ari is also part of the team bringing P1 Motor Club, The World's Ultimate Motorsports Community™, to life in St. Lucie County, Fl.

Kenny Murillo, named SRO GT4 Silver Champion in 2021, is a fourth-generation professional racecar driver and a talented motorsports engineer. President and CEO of Murillo Racing, Kenny has over a decade of experience in professional motorsports operations and business development.



**several other financial investors not listed*

RESERVE YOUR GARAGEMAHAL UNIT TODAY!

(fully refundable deposit of \$1,000 required at time of reservation)

To learn more, or to reserve your unit (or units), contact Kenny Murillo by calling 512.230.2943 or emailing kenny@gearshiftusa.com.

petrolloungewest.com | 18214 State Hwy 71, Spicewood, TX 78669

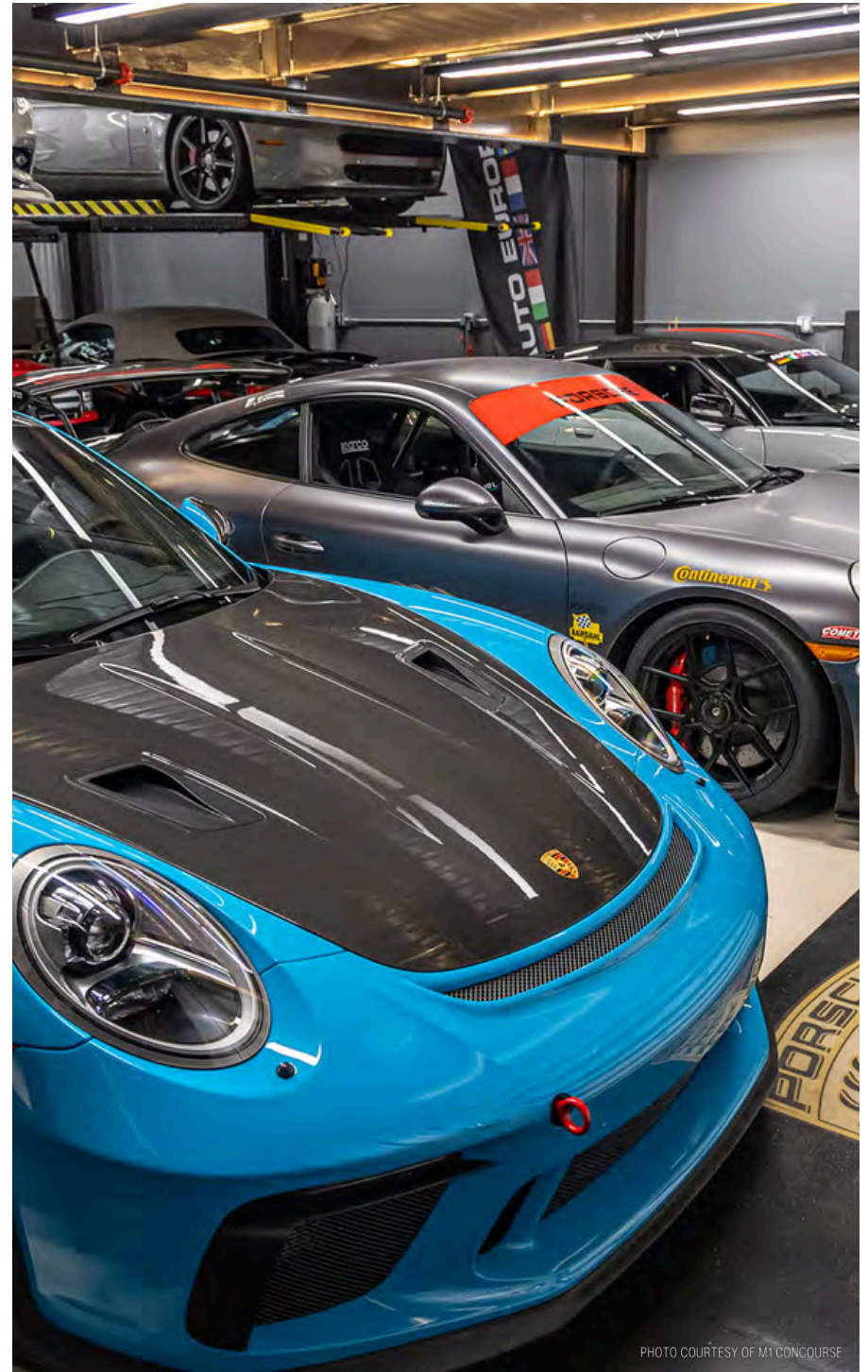


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THANK YOU!

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