

JACKSONSHAW



# cross • point

61.7 Acres // 3 Buildings // 488,258 SF  
Georgetown, Texas



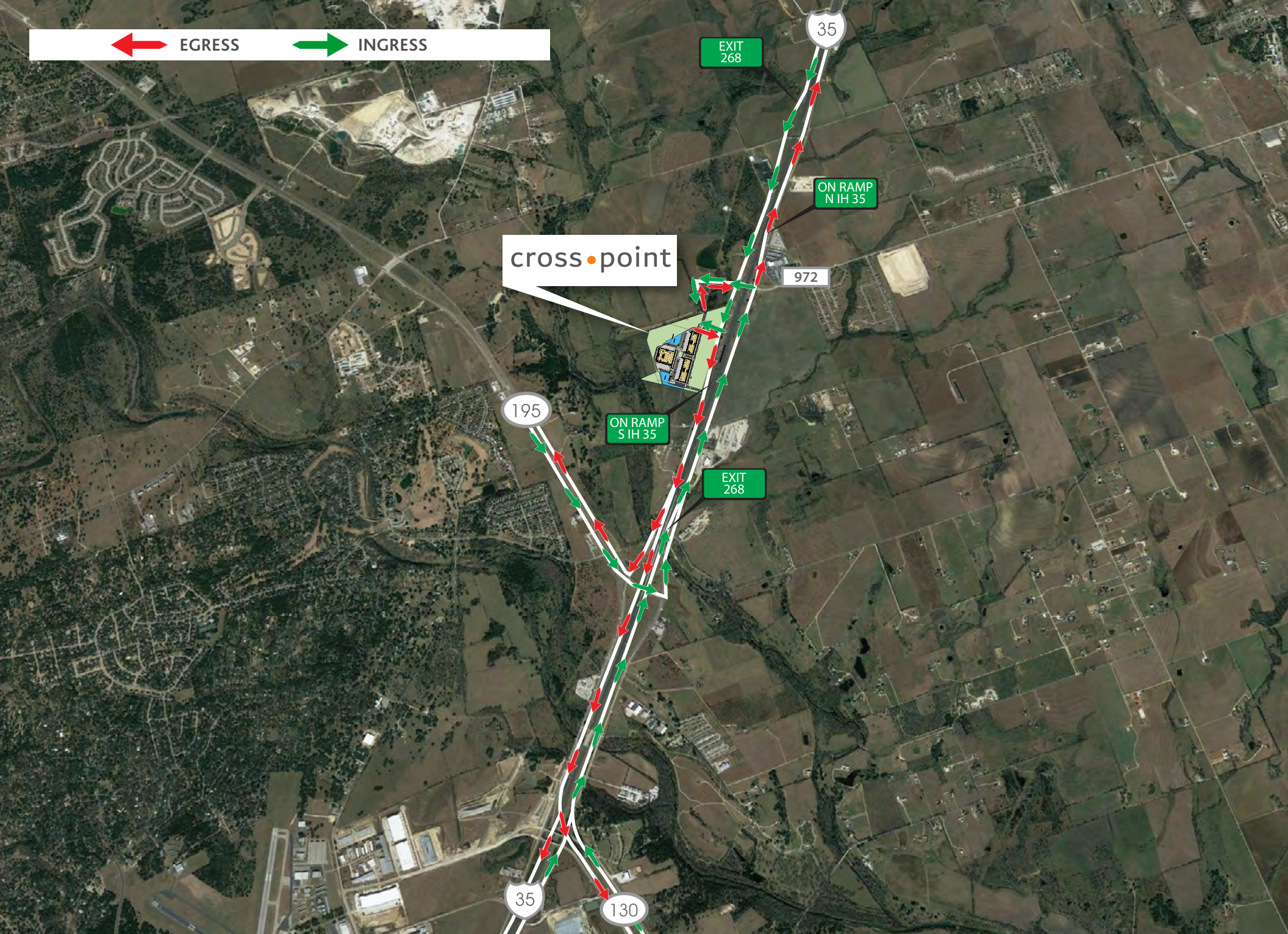


EGRESS



INGRESS

cross • point



EXIT 268

ON RAMP N IH 35

972

195

ON RAMP S IH 35

EXIT 268

35

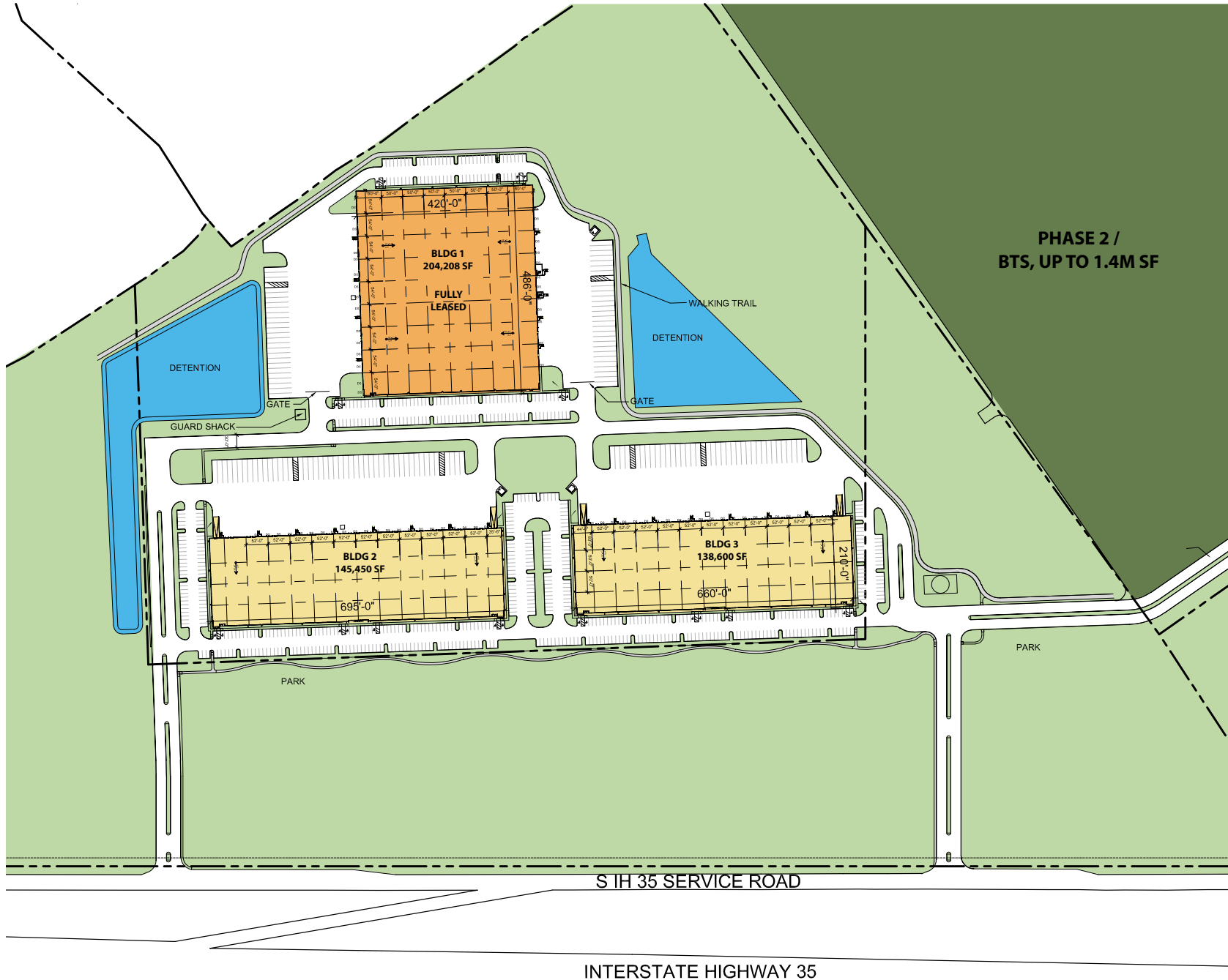
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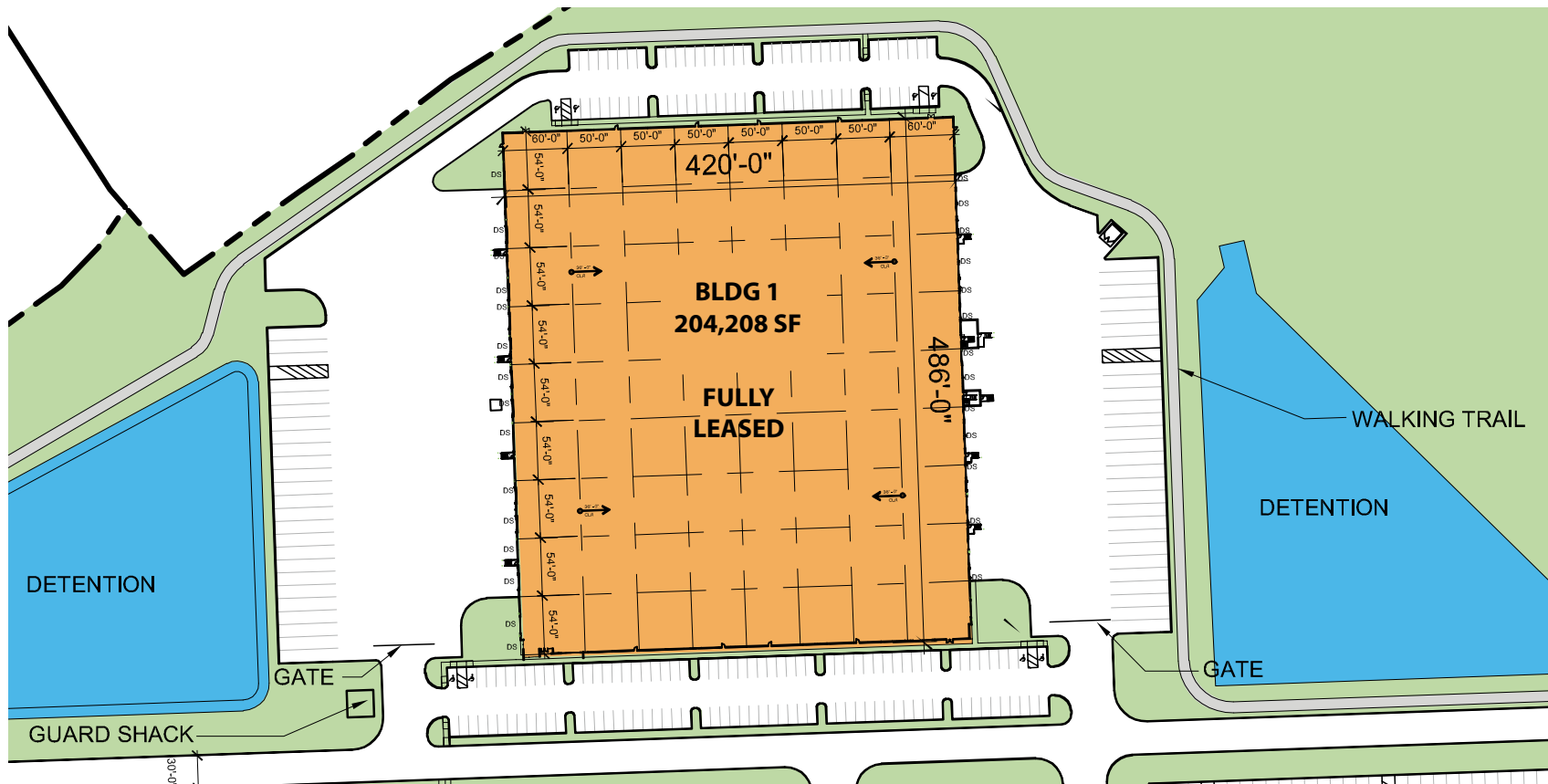


**CrossPoint Phase 1 is a Class A, 3-building, 488,258 square foot industrial park situated on 61.7 acres.** This best in class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals, in an area with I-35 frontage, easy access to SH-130 and great regional access to the Austin MSA.

CENTERPOINT	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
BUILDING SIZE:	204,208 SF	145,450 SF	138,600 SF	<b>488,258 SF</b>
AVAILABLE:	Fully Leased	145,450 SF	138,600 SF	<b>284,050 SF</b>
MINIMUM DIVISIBLE:	N/A	21,840 SF	21,840 SF	<b>61.7 Acres</b>
BUILDING CONFIG:	Cross Dock	Rear Load	Rear Load	
BUILDING DIMENSIONS:	420 x 486	210 x 692	210 x 660	
DOCK DOORS:	34	42	38	
DRIVE-IN DOORS:	4	2	2	
TRUCK COURT:	185'	185'	185'	
FIRE PROTECTION:	ESFR	ESFR	ESFR	
CLEAR HEIGHT:	36'	32'	32'	
TYPICAL BAY:	54' x 50'	52' x 50'	52' x 50'	
PARKING SPACES:	184	250	244	
TRAILER PARKING:	55	48	37	

# MASTER PLAN

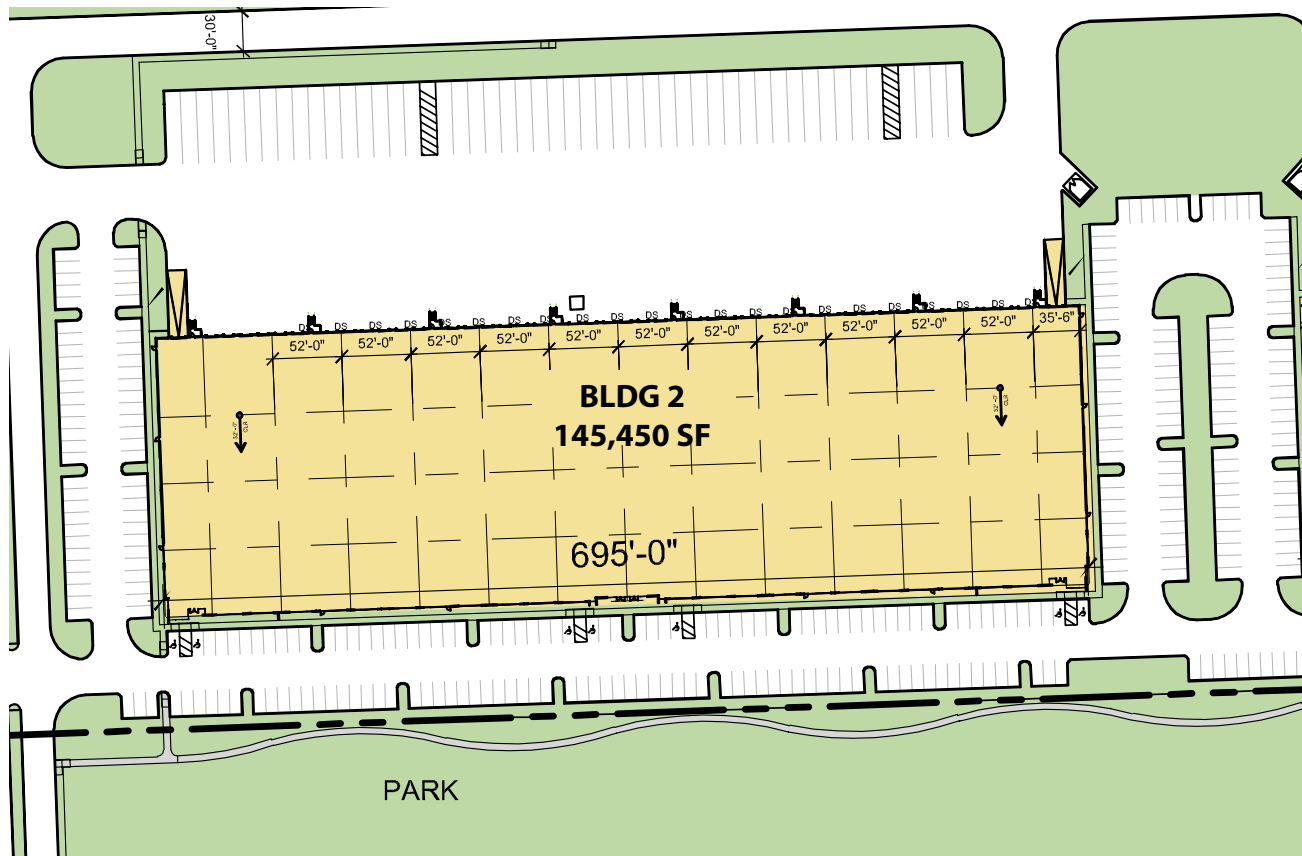




## CROSSPOINT

## BLDG. 1

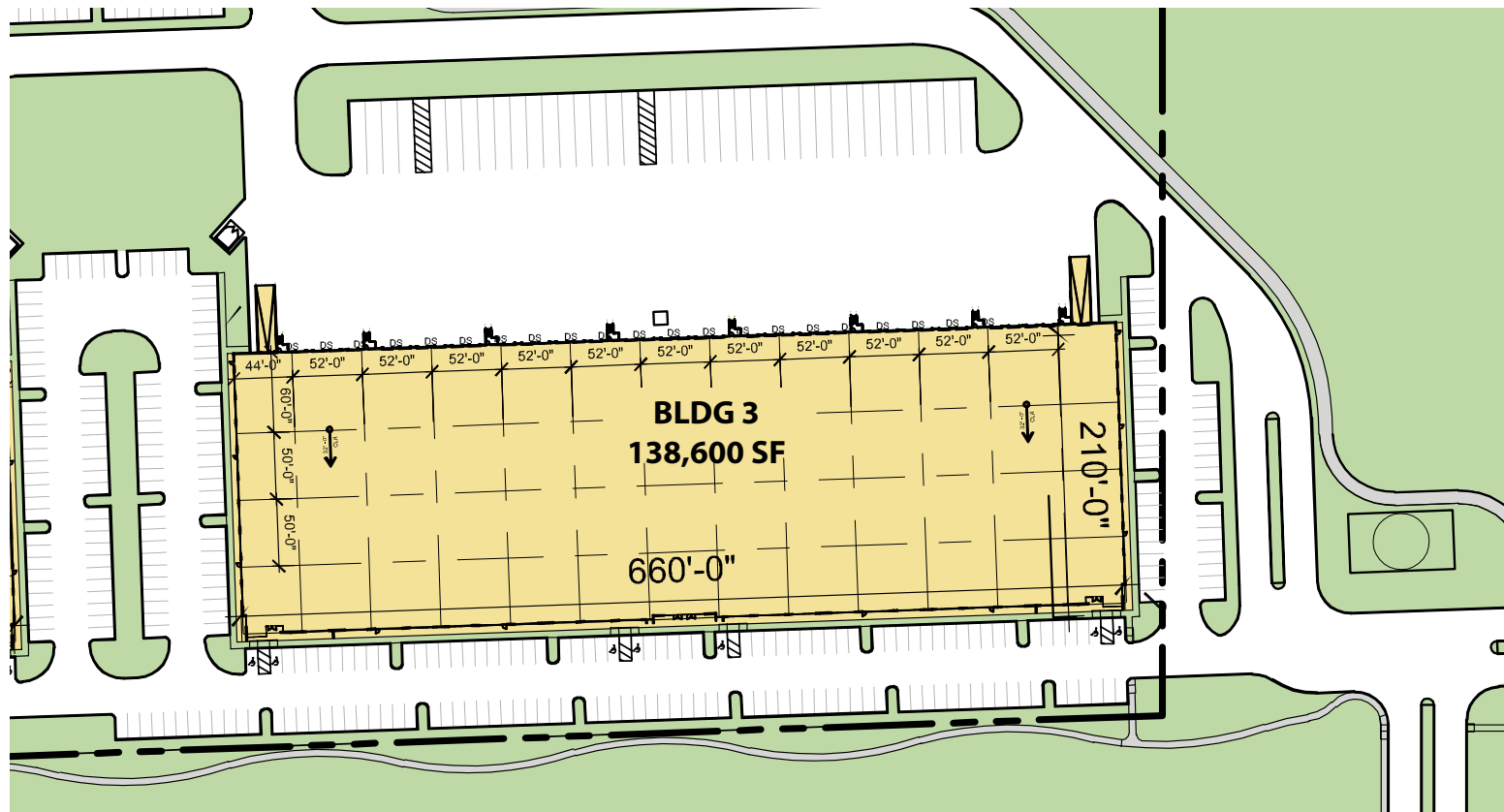
BUILDING SIZE:	204,208 SF
AVAILABLE:	Fully Leased
MINIMUM DIVISIBLE:	N/A
BUILDING CONFIG:	Cross Dock
BUILDING DIMENSIONS:	420 x 486
DOCK DOORS:	34
DRIVE-IN DOORS:	4
TRUCK COURT:	185'+
FIRE PROTECTION:	ESFR
CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
PARKING SPACES:	184
TRAILER PARKING:	55



## CROSSPOINT

## BLDG. 2

BUILDING SIZE:	145,450 SF
AVAILABLE:	145,450 SF
MINIMUM DIVISIBLE:	21,840 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210 x 692
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
PARKING SPACES:	250
TRAILER PARKING:	48



## CROSSPOINT

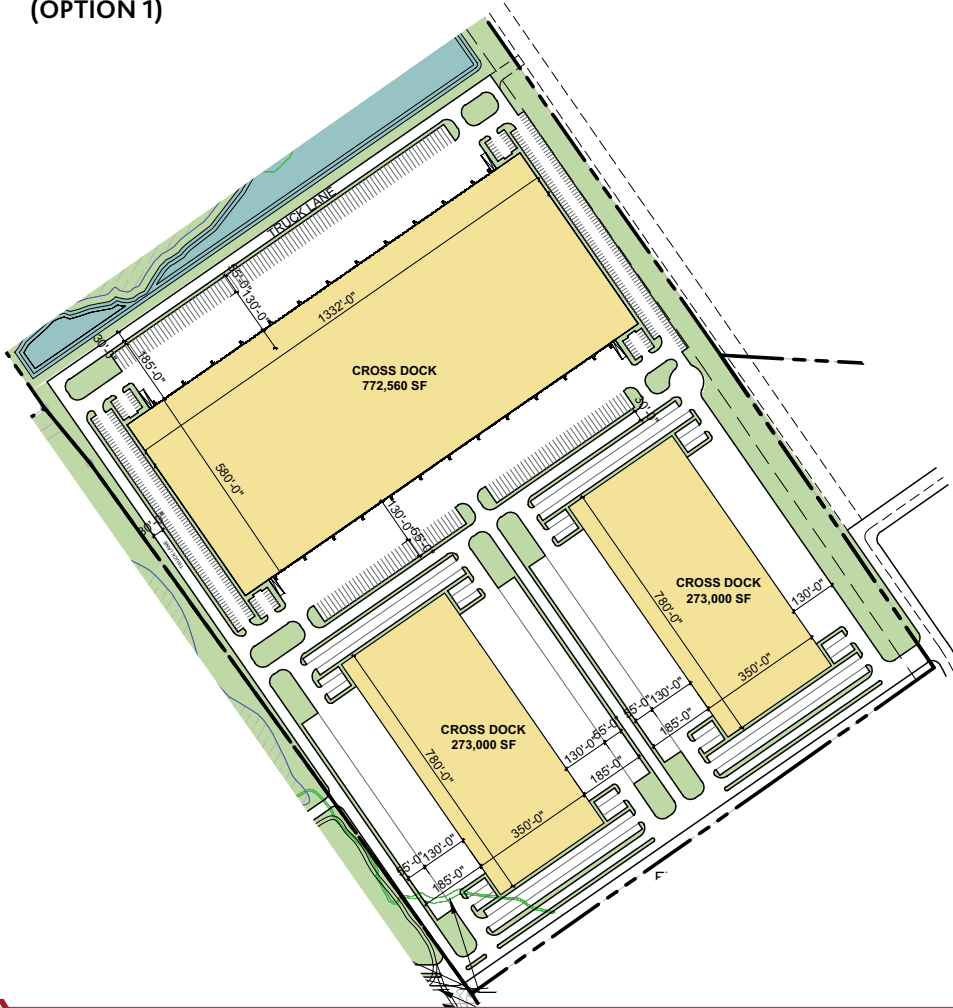
## BLDG. 3

BUILDING SIZE:	138,600 SF
AVAILABLE:	138,600 SF
MINIMUM DIVISIBLE:	21,840 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210 x 660
DOCK DOORS:	38
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
PARKING SPACES:	244
TRAILER PARKING:	37

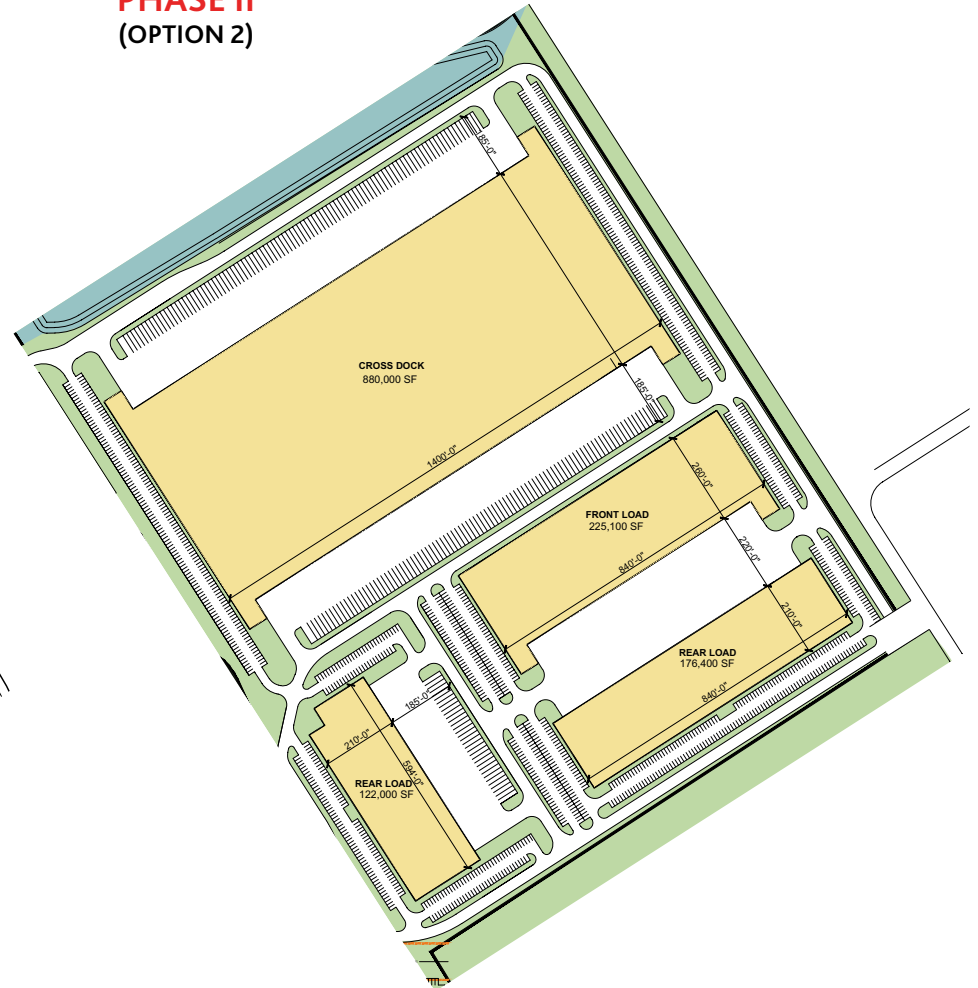


# PHASE II / BTS OPTIONS

**PHASE II  
(OPTION 1)**



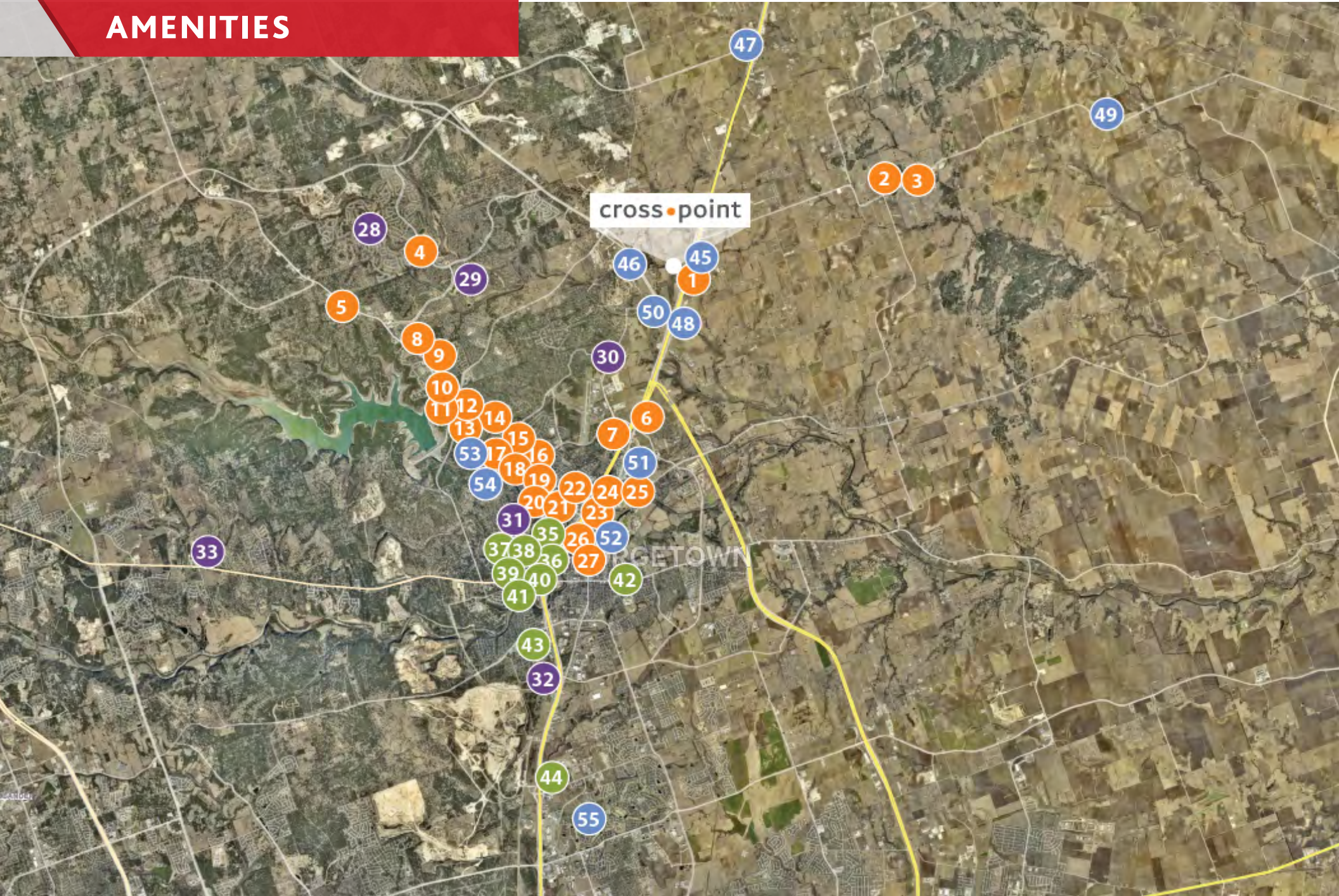
**PHASE II  
(OPTION 2)**



## CROSSPOINT - PHASE II / BTS OPPORTUNITY

ACRES: 105 ACRES  
 TOTAL SF: Up to 1,400,000 SF  
 USE: BTS; User Sale or Spec

# AMENITIES



## DINING

- 1 Huddle House
- 2 Walburg German
- 3 Dale's Essenhaus
- 4 Mulligan's
- 5 Phoever Diner
- 6 Jimmy Vega's Smokehouse
- 7 Hardtails
- 8 Juan & Lupe's Kitchen
- 9 Simmer Down Cafe
- 10 Panda Express
- 11 Yaghi's Pizzeria
- 12 Whataburger
- 13 Firo Fire Kissed Pizza
- 14 Catfish Parlor Georgetown
- 15 Bush's Fried Chicken
- 16 Domino's Pizza
- 17 Which Wich

- 18 Shipley Do-Nuts
- 19 Sonic Drive-In
- 20 Masfajitas
- 21 Taco Bell
- 22 Frankie's Italian
- 23 McDonald's
- 24 Starbucks
- 25 BIG Cafe
- 26 El Monumento
- 27 Blue Corn Harvest Bar & Grill

## ENTERTAINMENT

- 28 Cowan Creek Golf Club
- 29 Legacy Hills Golf Club
- 30 Cen-Tex Mini Golf
- 31 Georgetown Country Club
- 32 Inner Space Cavern
- 33 Cimarron Hills Golf & Country Club
- 34 Teravista Golf Club

## HOTELS

- 35 Candlewood Suites
- 36 Holiday Inn
- 37 Sheraton
- 38 Days Inn
- 39 Best Western
- 40 Hampton Inn & Suites
- 41 Comfort Suites
- 42 Olive Tree Inn
- 43 WoodSpring Suites
- 44 Embassy Suites

## SERVICES

- 45 Walburg Travel Center & Food Court
- 46 Valero
- 47 Shell
- 48 Berry Creek Truck Stop
- 49 USPS
- 50 Shell
- 51 Chevron
- 52 Circle K
- 53 7 Eleven
- 54 Shell
- 55 Baylor Scott & White Medical Center



LEASED BY

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**URBAN INDUSTRIAL**

*by Jackson Shaw*