

JACKSONSHAW

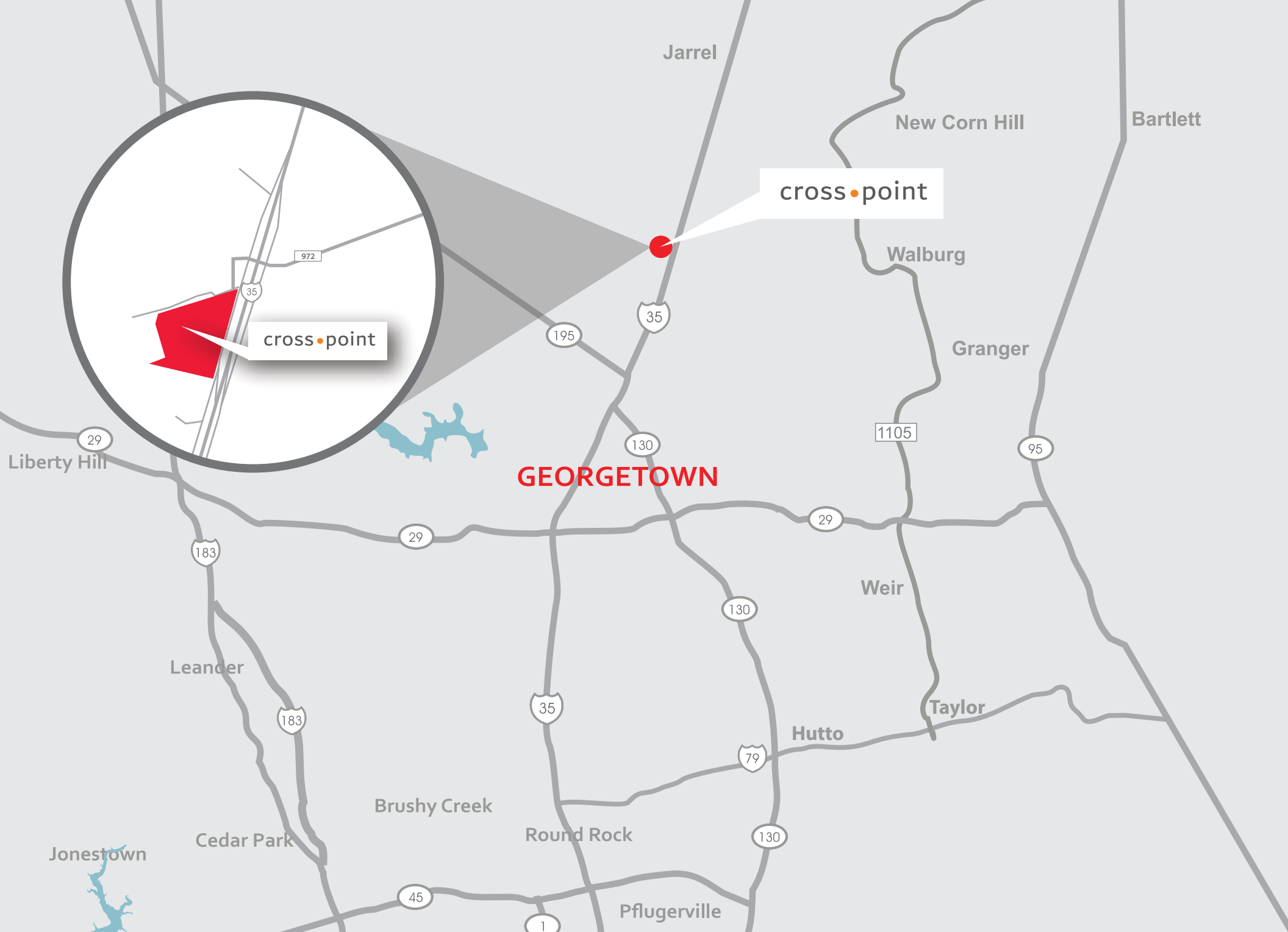


# cross•point

Phase I // 3 Buildings // 242,600 SF Available

Phase II // 4 Buildings // 1,156,270 SF

N I-35/FM 972 // Georgetown, Texas





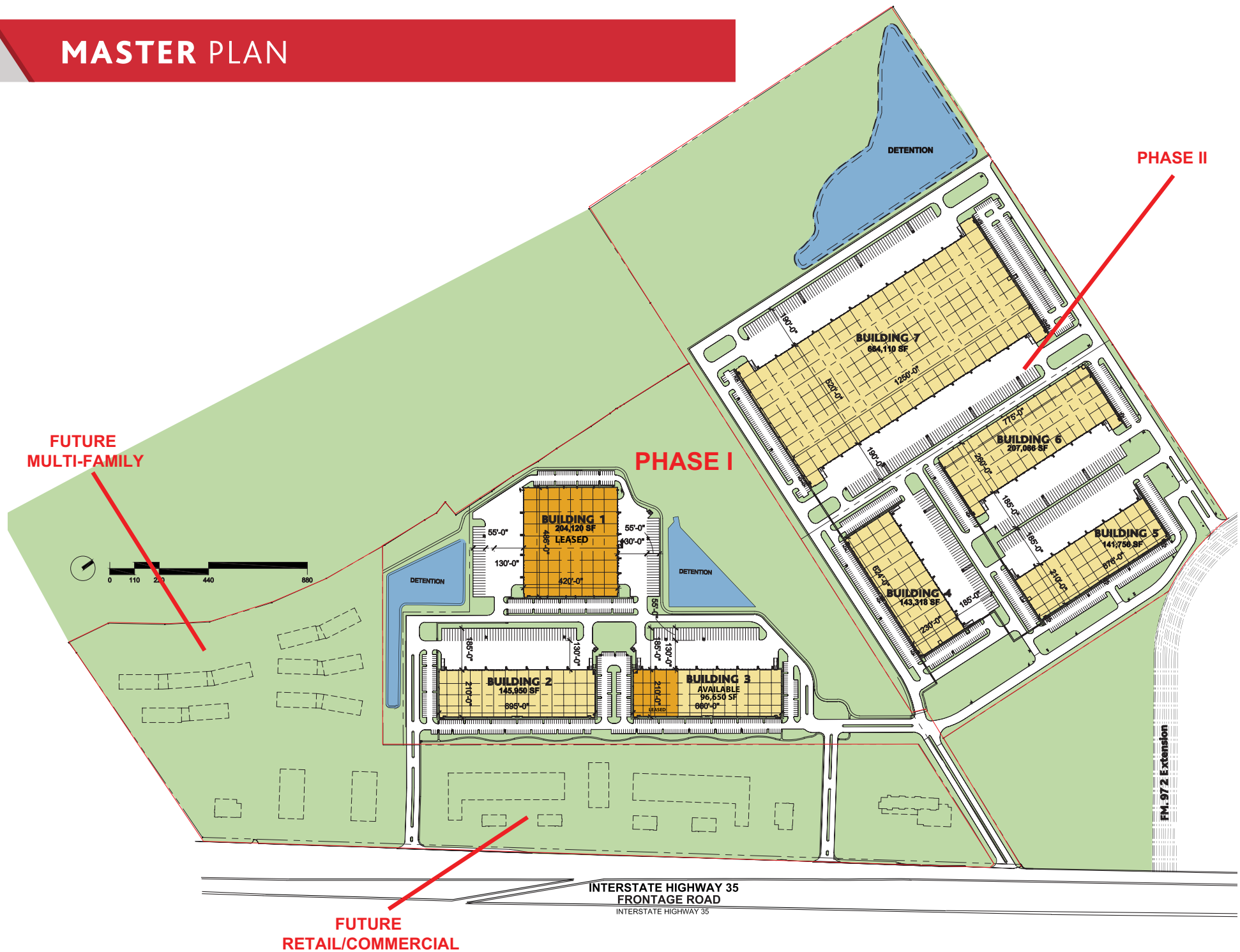


## OVERVIEW

CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 4-buildings totaling 1,156,270 SF. 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. The site has great visibility with I-35 frontage and easy access to I35, SH-130, and to the entire Austin MSA.



# MASTER PLAN





# PHASE I - MASTER PLAN

TOTAL SF: 488,758 SF

FUTURE  
MULTI-FAMILY

PHASE I

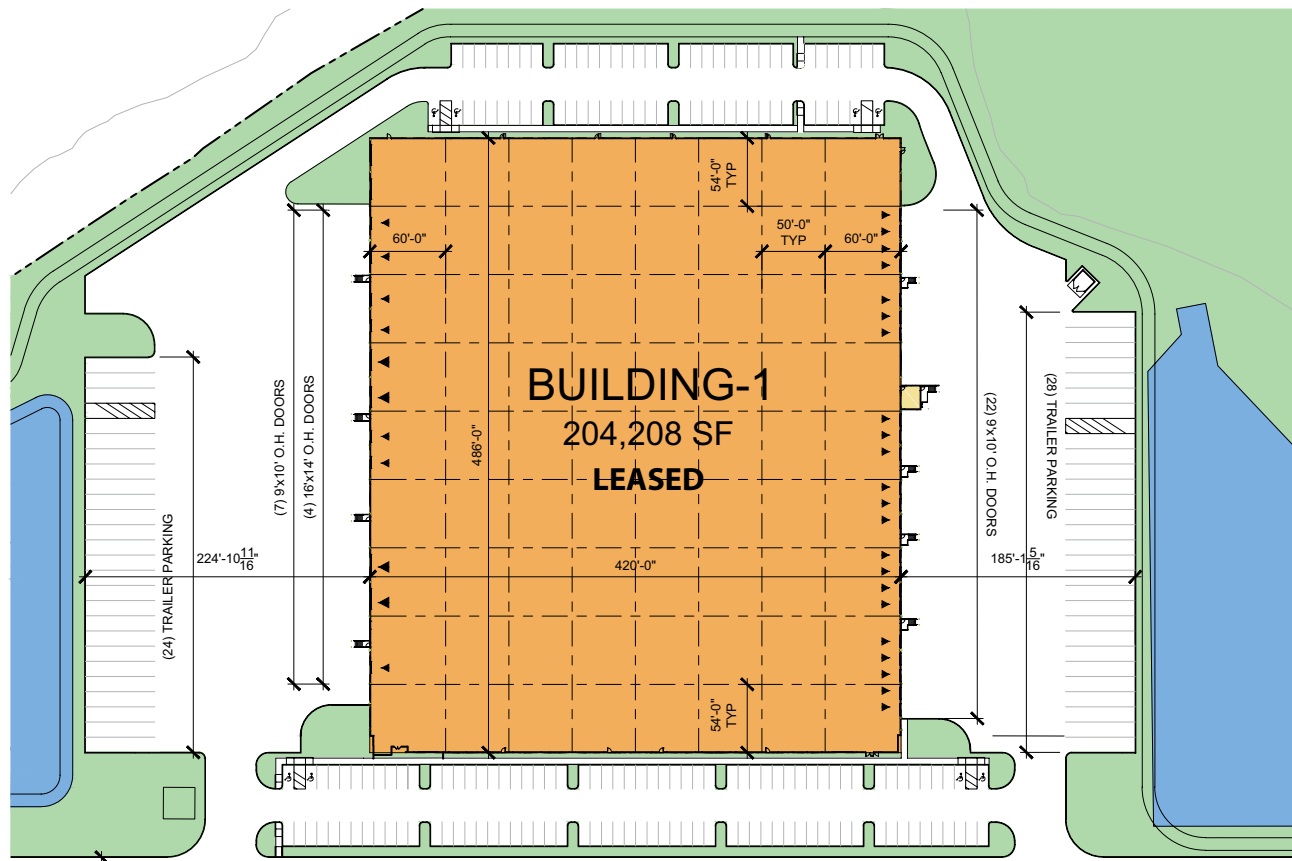
PHASE II

FUTURE  
RETAIL/COMMERCIAL

INTERSTATE HIGHWAY 35  
FRONTAGE ROAD  
INTERSTATE HIGHWAY 35

FM 972 Extension





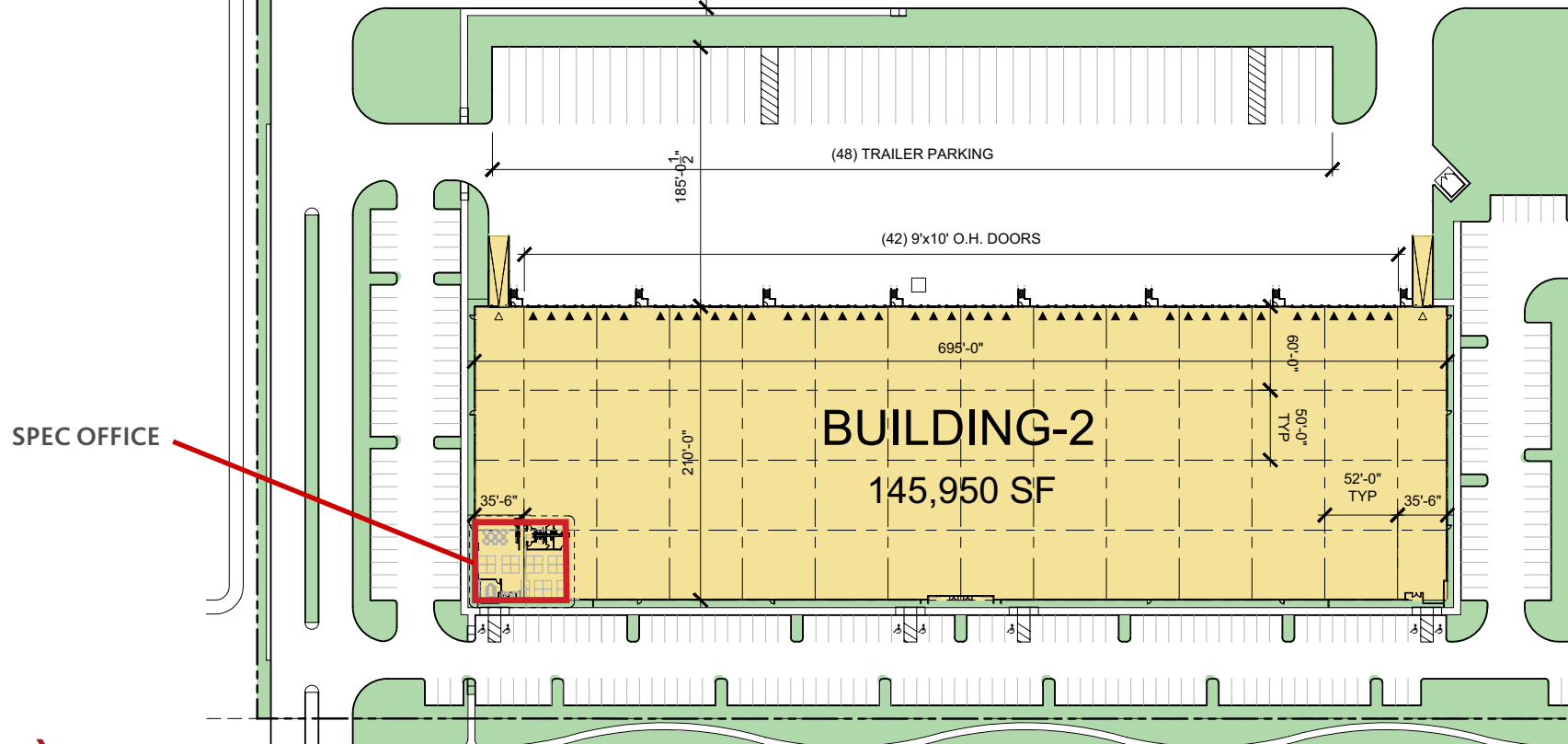
## CROSSPOINT // PHASE I

## BLDG. 1

BUILDING SIZE:	204,208 SF
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
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
PARKING SPACES (APPROX.):	184
TRAILER PARKING (APPROX.):	55
POWER	1500 KVA / 3000 amps







## CROSSPOINT // PHASE I

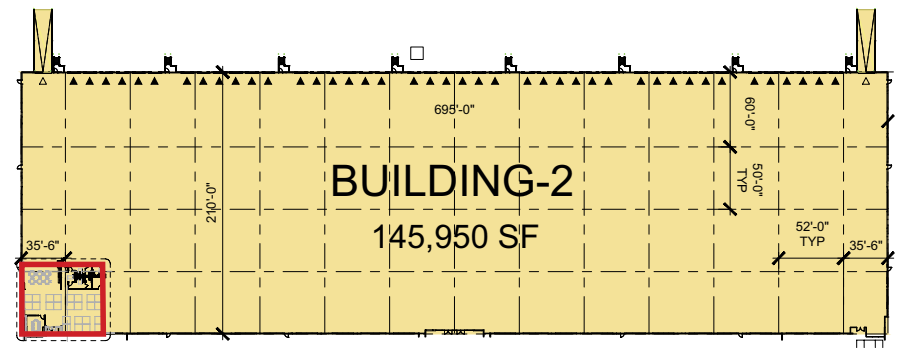
## BLDG. 2

BUILDING SIZE:	145,950 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	3,557 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 692'
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
PARKING SPACES (APPROX.):	250
TRAILER PARKING (APPROX.):	48
POWER	1000 KVA / 2000 amps
WAREHOUSE	White box interior & painted columns

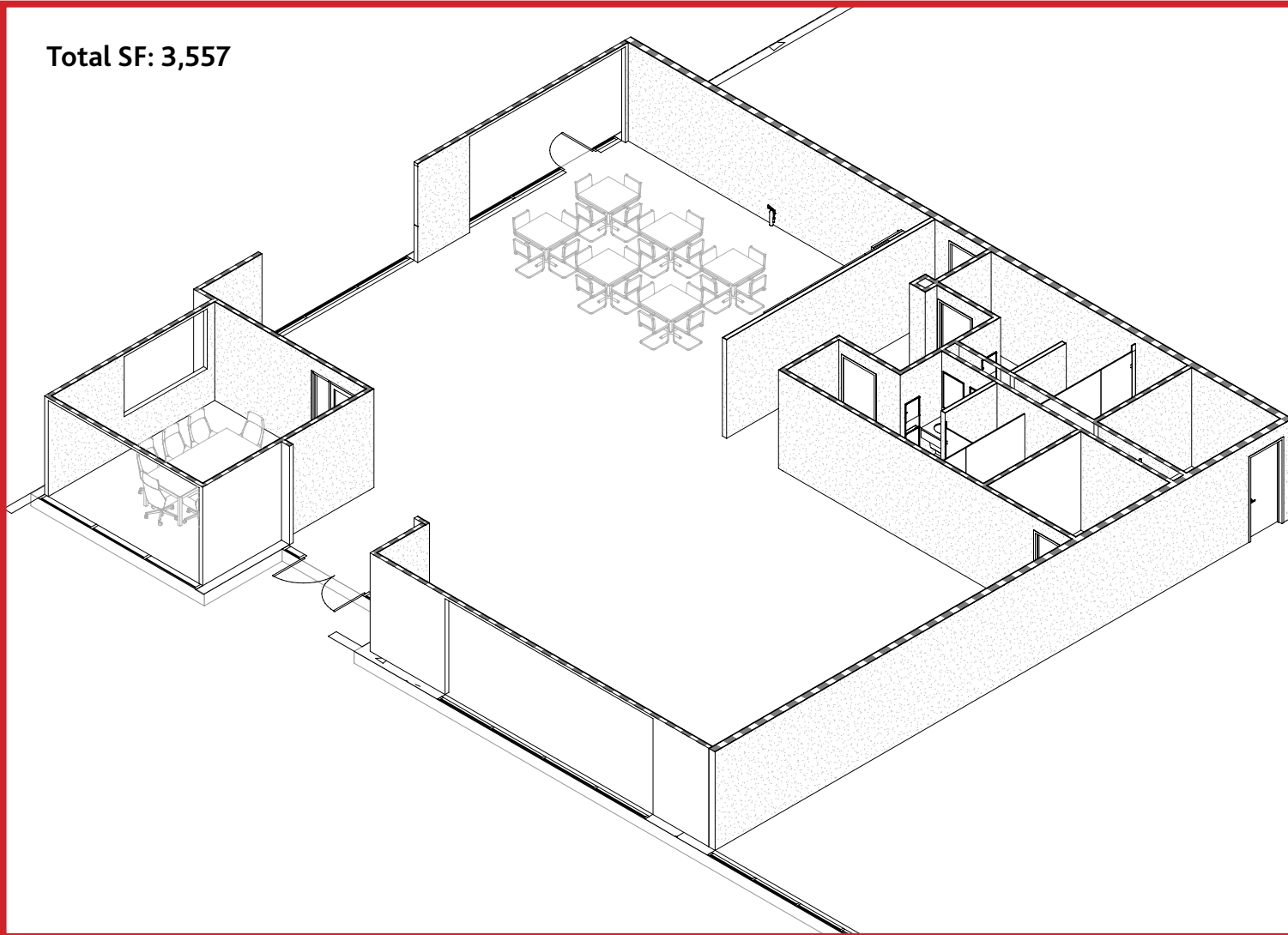


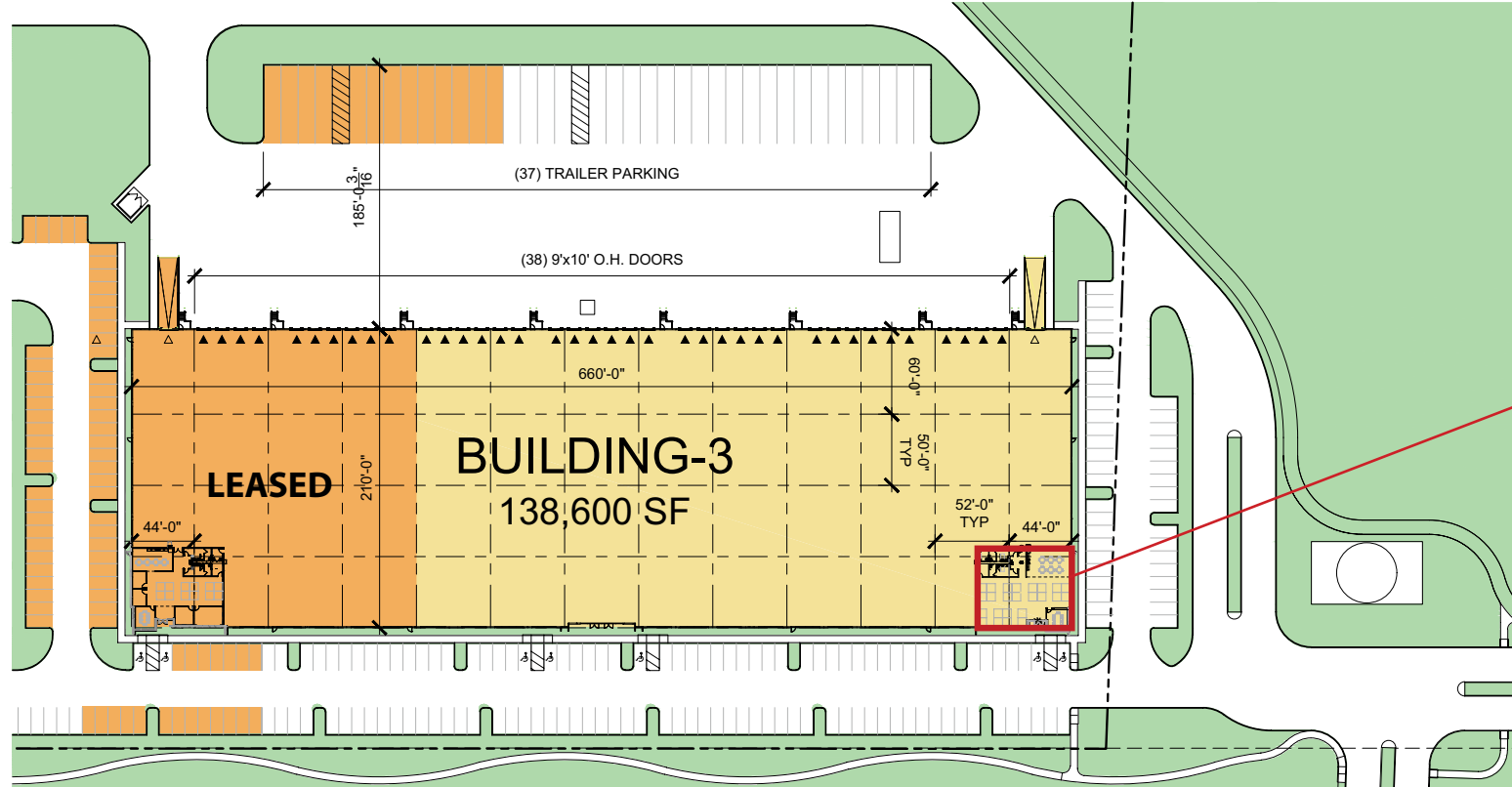


## BUILDING 2 // SPEC OFFICE



Total SF: 3,557





## CROSSPOINT // PHASE I

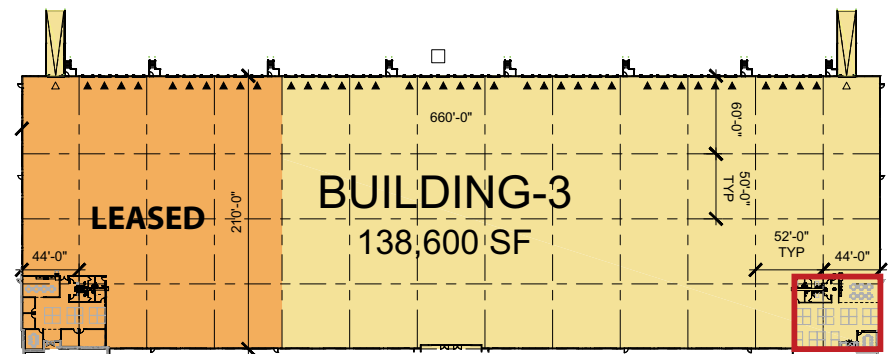
## BLDG. 3

BUILDING SIZE:	138,600 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	3,673 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 660'
DOCK DOORS:	38
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
REMAINING PARKING SPACES (APPROX.):	171
REMAINING TRAILER PARKING (APPROX.):	24
POWER	1000 KVA / 2000 amps
WAREHOUSE	White box interior & painted columns

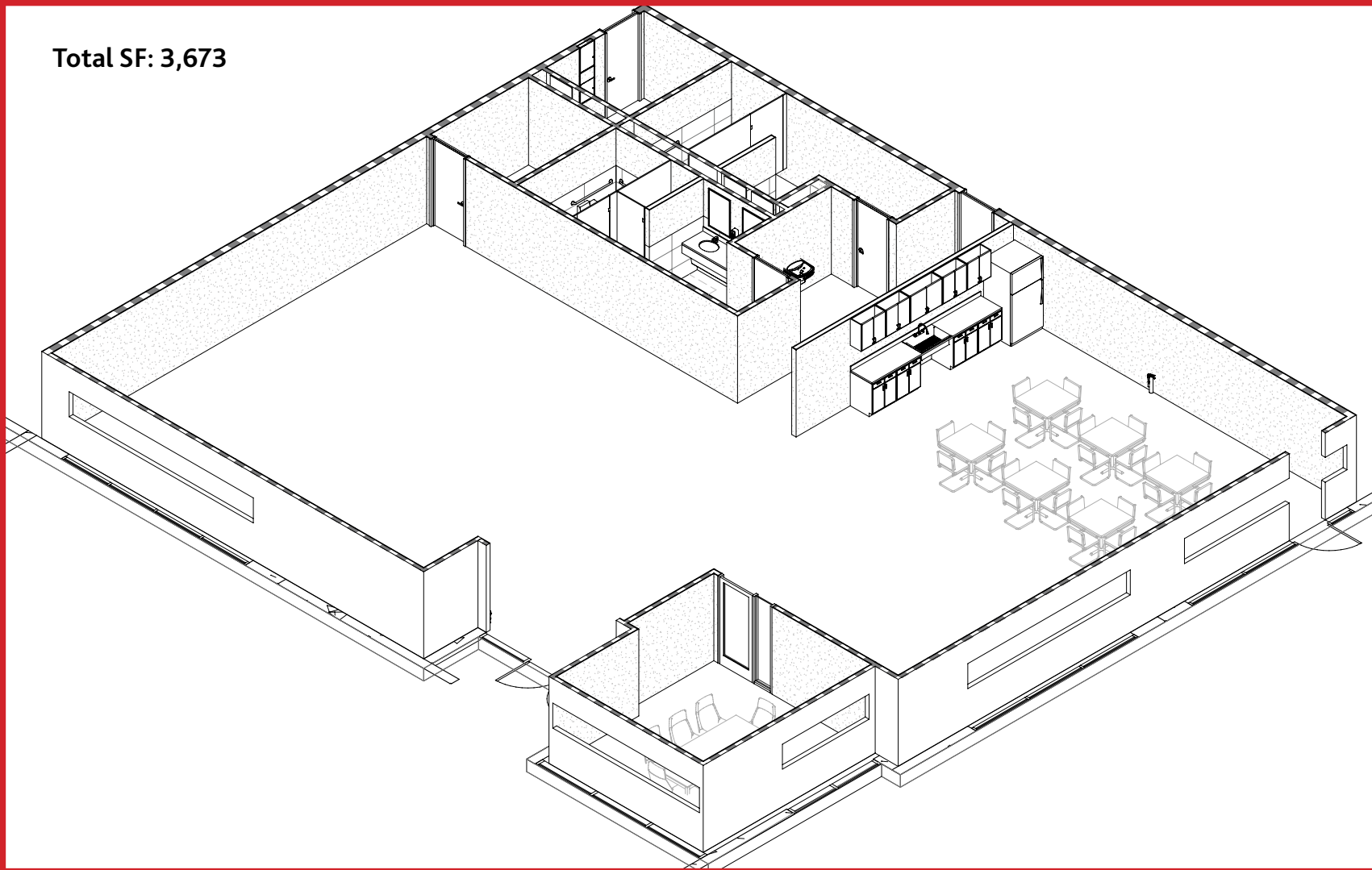




## BUILDING 3 // SPEC OFFICE



Total SF: 3,673



# PHASE II - MASTER PLAN

TOTAL SF: Up to 1,156,270 SF

FUTURE  
MULTI-FAMILY

PHASE I

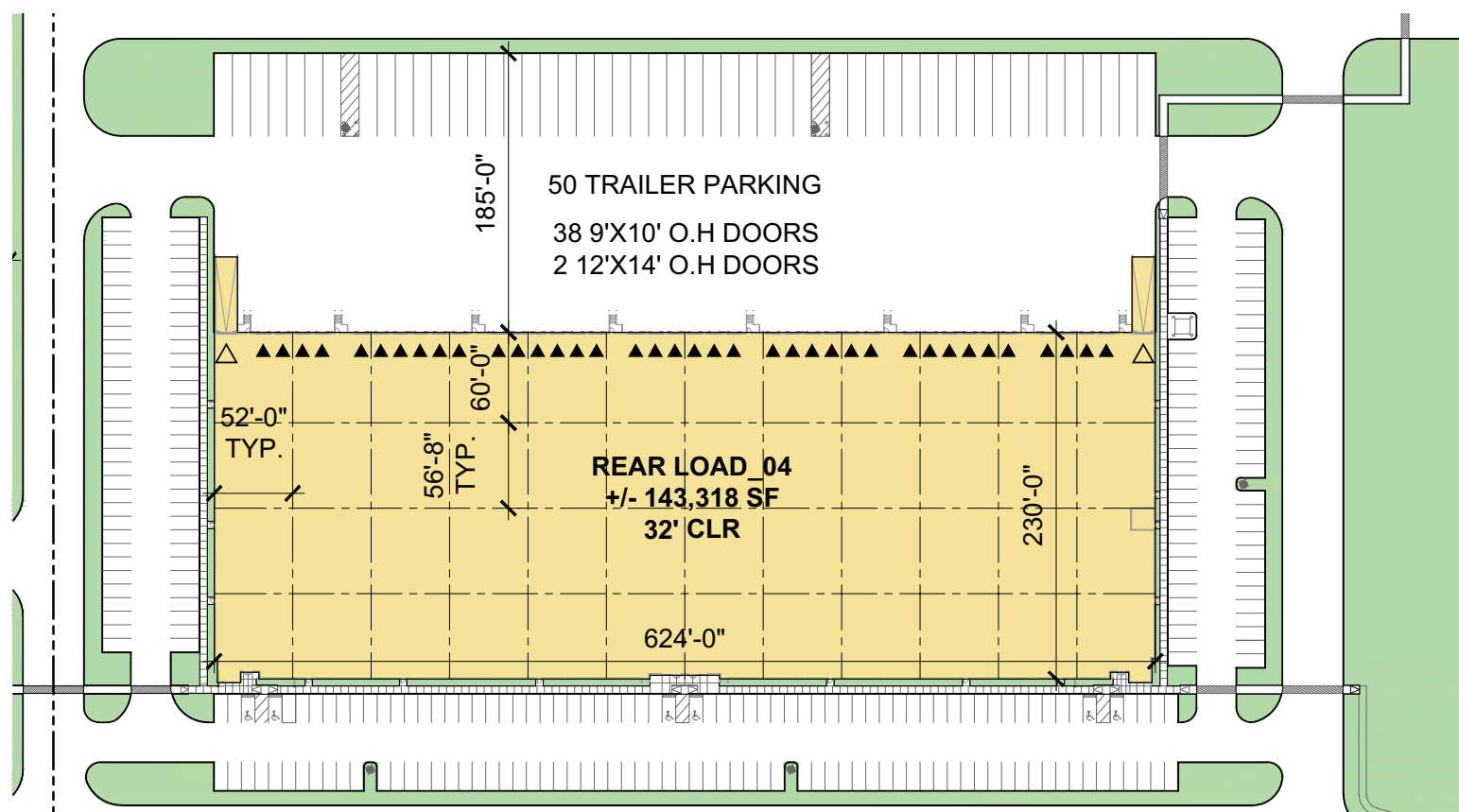
PHASE II

FUTURE  
RETAIL/COMMERCIAL

INTERSTATE HIGHWAY 35  
FRONTAGE ROAD  
INTERSTATE HIGHWAY 35





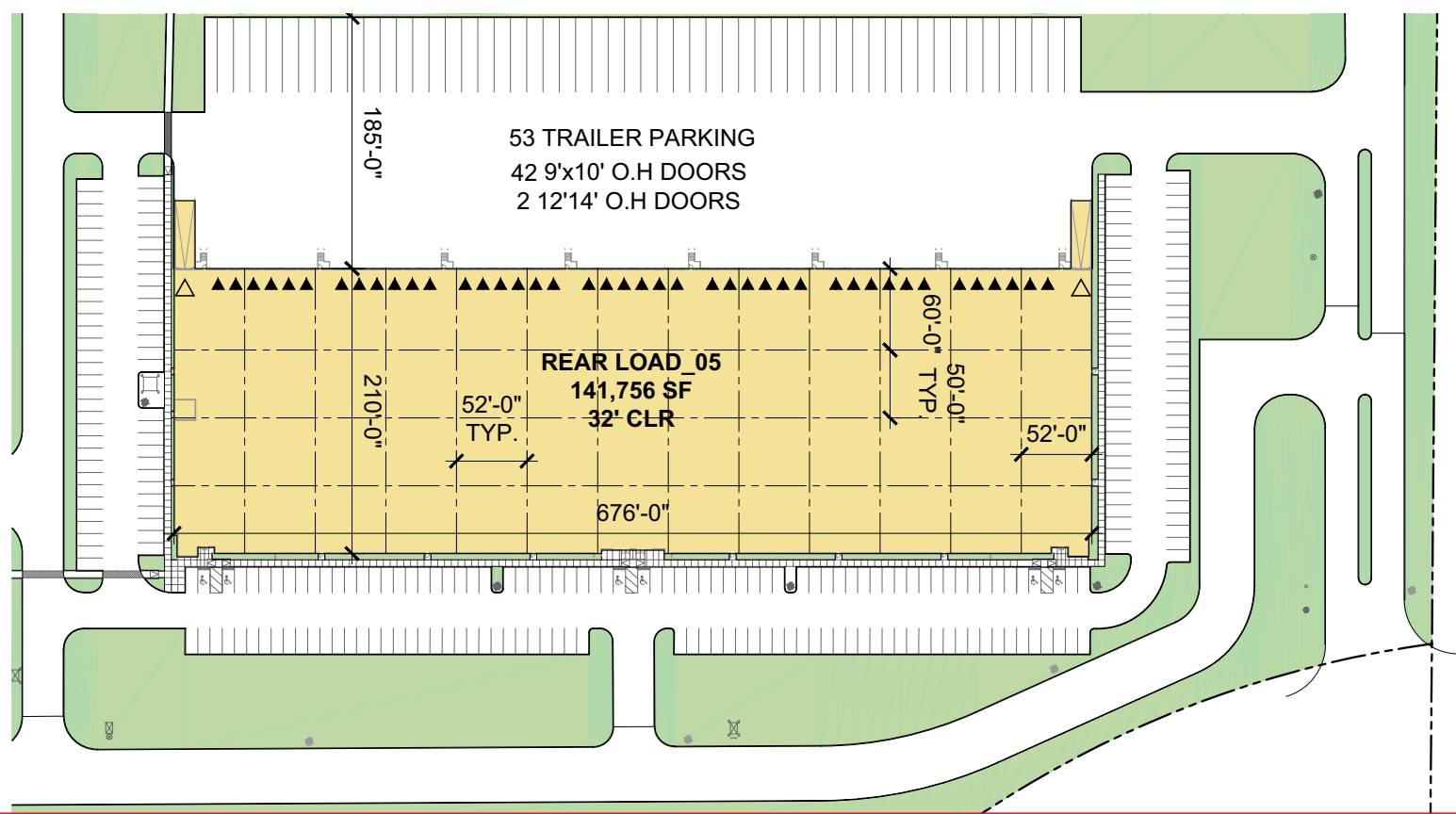


## CROSSPOINT // PHASE I

## BLDG. 4

BUILDING SIZE:	143,318
MINIMUM DIVISIBLE:	35,880
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	230' x 624'
DOCK DOORS:	38
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	56'8" x 52'
PARKING SPACES (APPROX.):	264
TRAILER PARKING (APPROX.):	50
WAREHOUSE	White box interior & painted columns





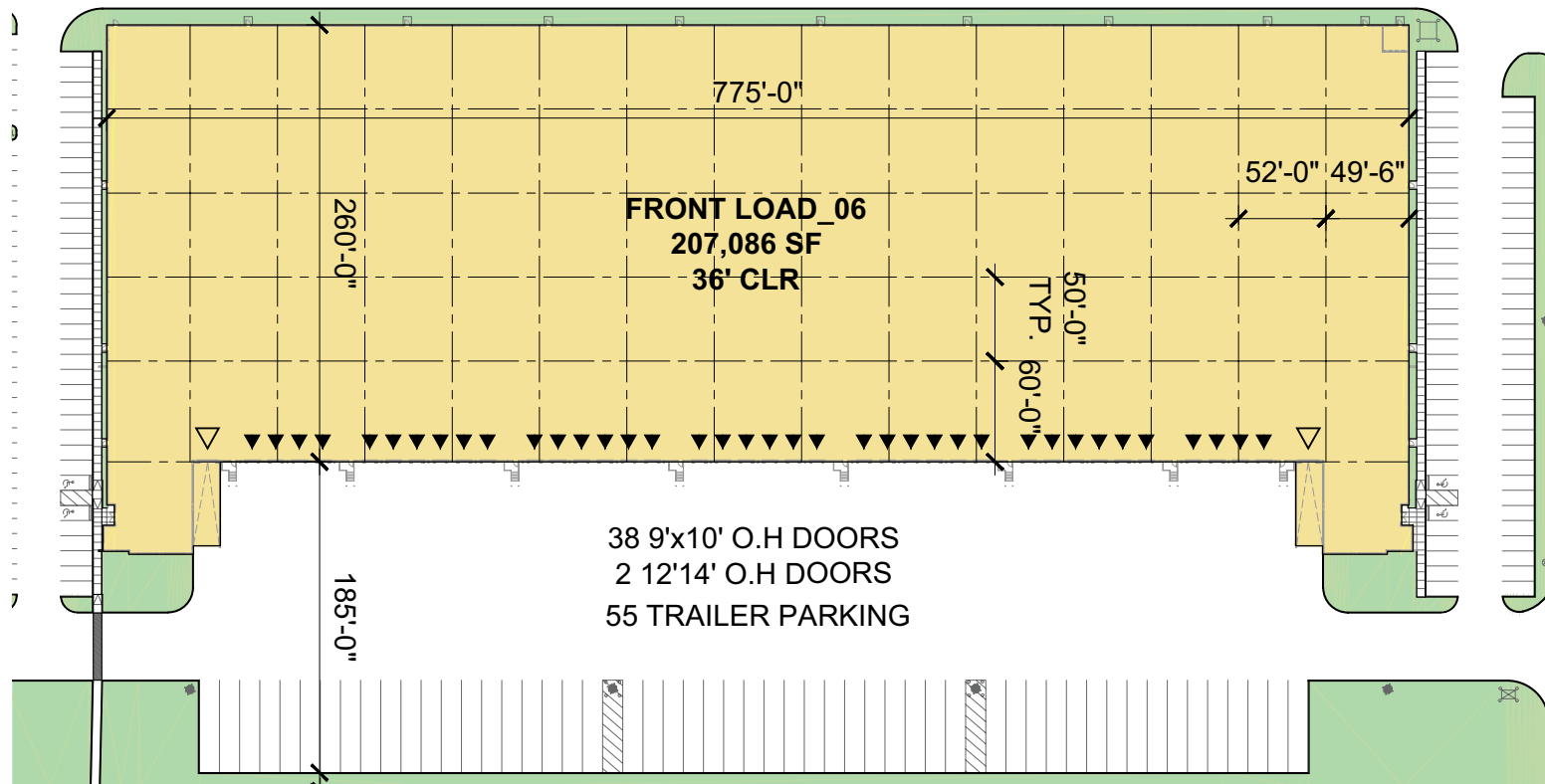
## CROSSPOINT // PHASE I

## BLDG. 5

BUILDING SIZE:	141,756
MINIMUM DIVISIBLE:	21,840
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210'x676'
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	50' x 52'
PARKING SPACES (APPROX.):	259
TRAILER PARKING (APPROX.):	53
WAREHOUSE	Warehouse





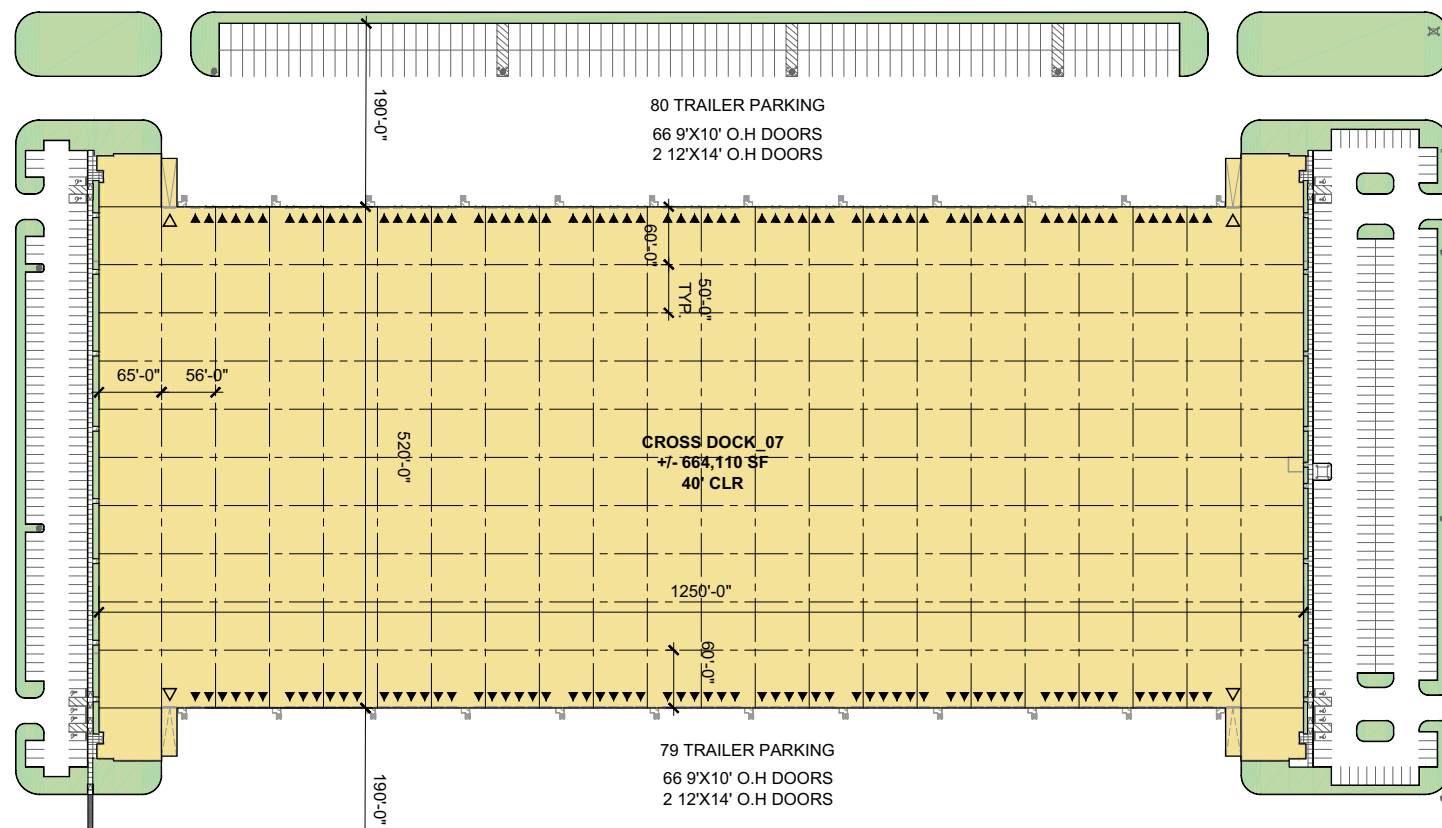


## CROSSPOINT // PHASE I

## BLDG. 6

BUILDING SIZE:	207,086
MINIMUM DIVISIBLE:	72,800
BUILDING CONFIG:	Front Load
BUILDING DIMENSIONS:	260'x775'
DOCK DOORS:	38
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	50' x 52'
PARKING SPACES (APPROX.):	139
TRAILER PARKING (APPROX.):	55
WAREHOUSE	Warehouse





## CROSSPOINT // PHASE I

## BLDG. 7

BUILDING SIZE:	664,110
MINIMUM DIVISIBLE:	320,320
BUILDING CONFIG:	Cross Dock
BUILDING DIMENSIONS:	520'x1,250'
DOCK DOORS:	132
DRIVE-IN DOORS:	4
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	40'
TYPICAL BAY:	50' x 56'
PARKING SPACES (APPROX.):	369
TRAILER PARKING (APPROX.):	159
WAREHOUSE	Warehouse





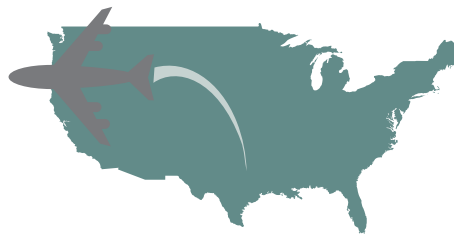
# AUSTIN MARKET OVERVIEW

The Austin is widely considered by investors to be one of the most desirable and fastest growing markets in the United States. Austin, known as the "Human Capital," has developed a diverse, creative, and innovative ecosystem that has many different layers. Recognized across the country as a top destination for corporate headquarters and supporting facilities, its quality of life, deep talent pool, and a strong regional infrastructure assist in a diverse and strong economy .

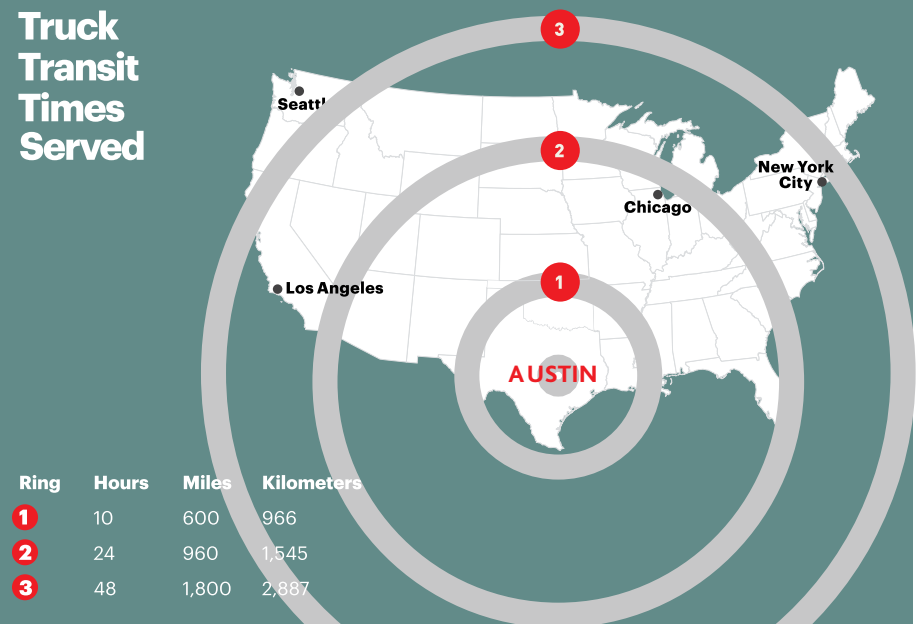
The city has a heavy concentration of highly educated millennials. Austin is home to the headquarters for many technology corporations, adopting the nickname Silicon Hills in the 1990s. Recently, however, the current official slogan promotes Austin as The Live Music Capital of the World, a reference to the many musicians and live music venues within the area. One major event, South by Southwest, is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around Downtown Austin every March. The event has grown into a 10-day festival celebrating film, music, and digital media. Austin is home to the University of Texas at Austin, the flagship institution of the University of Texas System.

Georgetown is bursting at the seams with growth and opportunity! As one of the fastest growing and most desirable places to live in the country, our citizens are happy to share what makes us so great and welcome your business with open arms. Georgetown is an excellent place to work and play for a variety of reasons

**AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT**  
any major city in the  
continental United States in  
**<4 hours**



## Truck Transit Times Served



#1

place to live in  
America for the third  
year in a row  
U.S. News & World Report

#1

Job Market in the  
United States  
Wall Street Journal

18%



State & local tax  
burden 18% lower  
than national  
average



#2

**America's Fastest-  
Growing Cities**  
Fortune 2020



One of the top 20 U.S.  
metros for R&D  
performed by **businesses**  
National Science Foundation

## Best State for Business

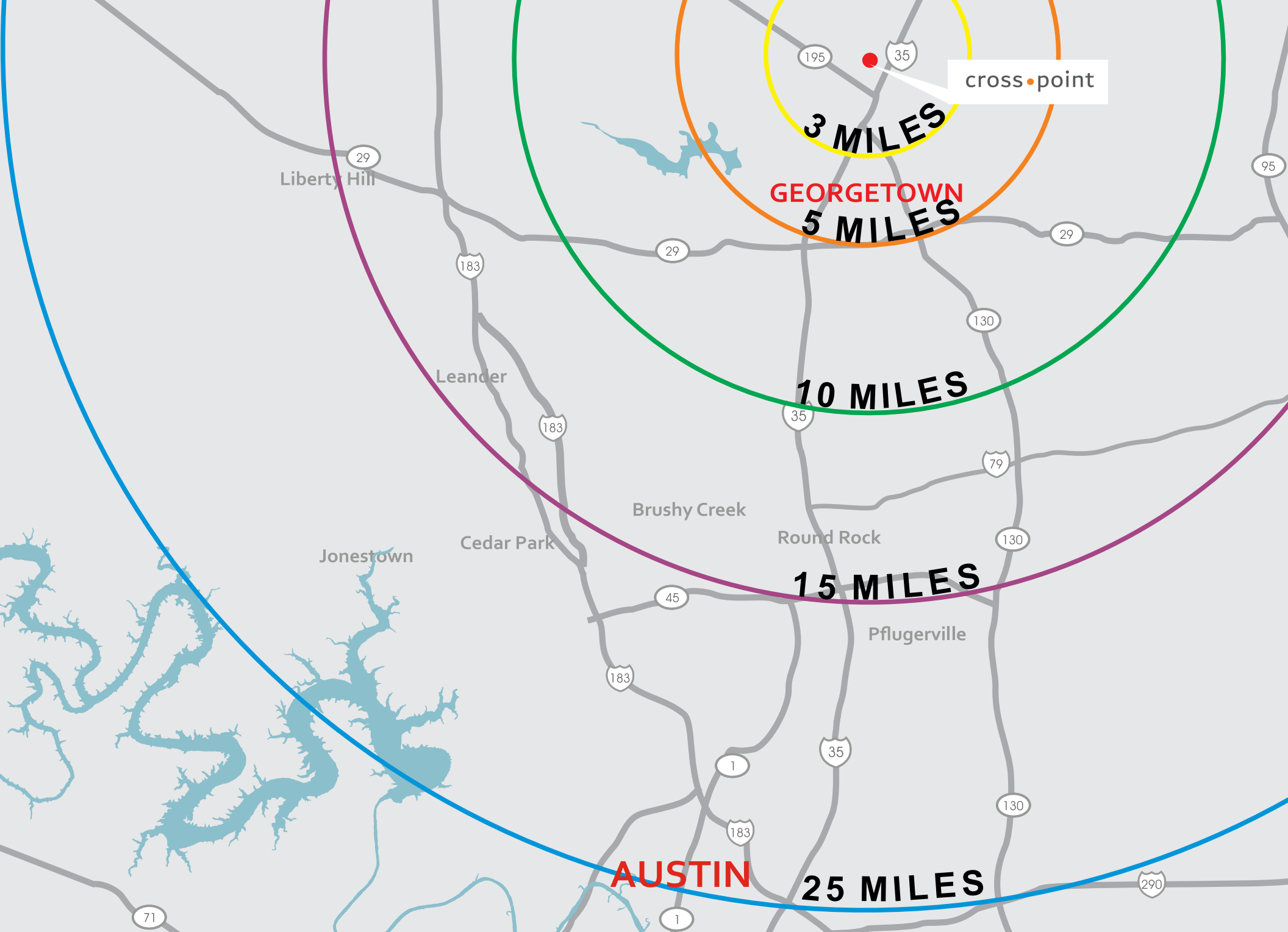
Chief Executive Magazine



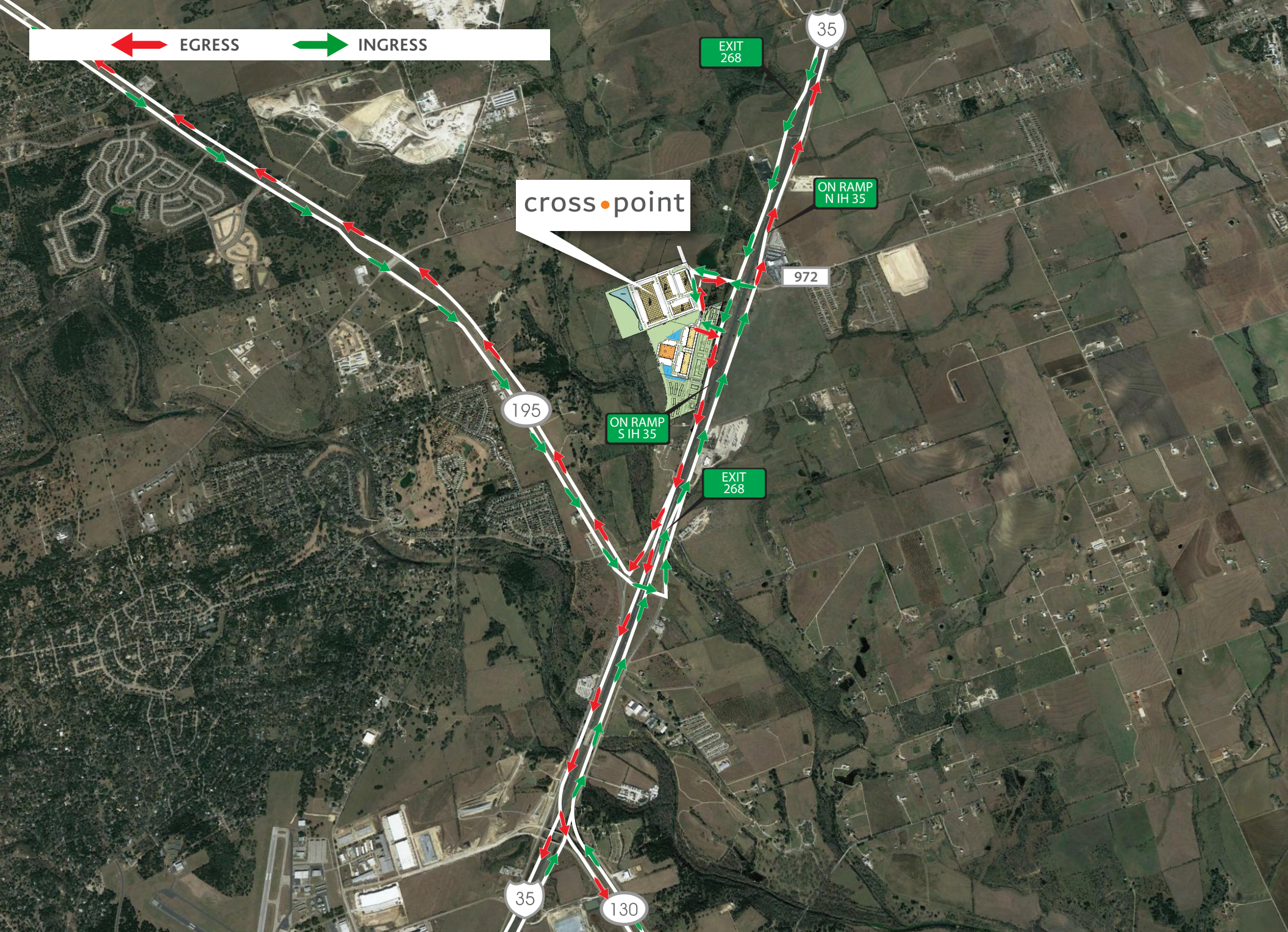
17 Consecutive Years

## MAJOR EMPLOYERS

AMD • AMAZON • APPLE •  
CHARLES SCHWAB • DELL •  
GENERAL MOTORS • IBM • ICU  
MEDICAL • INDEED • INTEL  
• NATIONAL INSTRUMENTS • NXP  
SEMICONDUCTORS • SAMSUNG •  
TESLA • VISA • VRBO •  
WHOLE FOODS

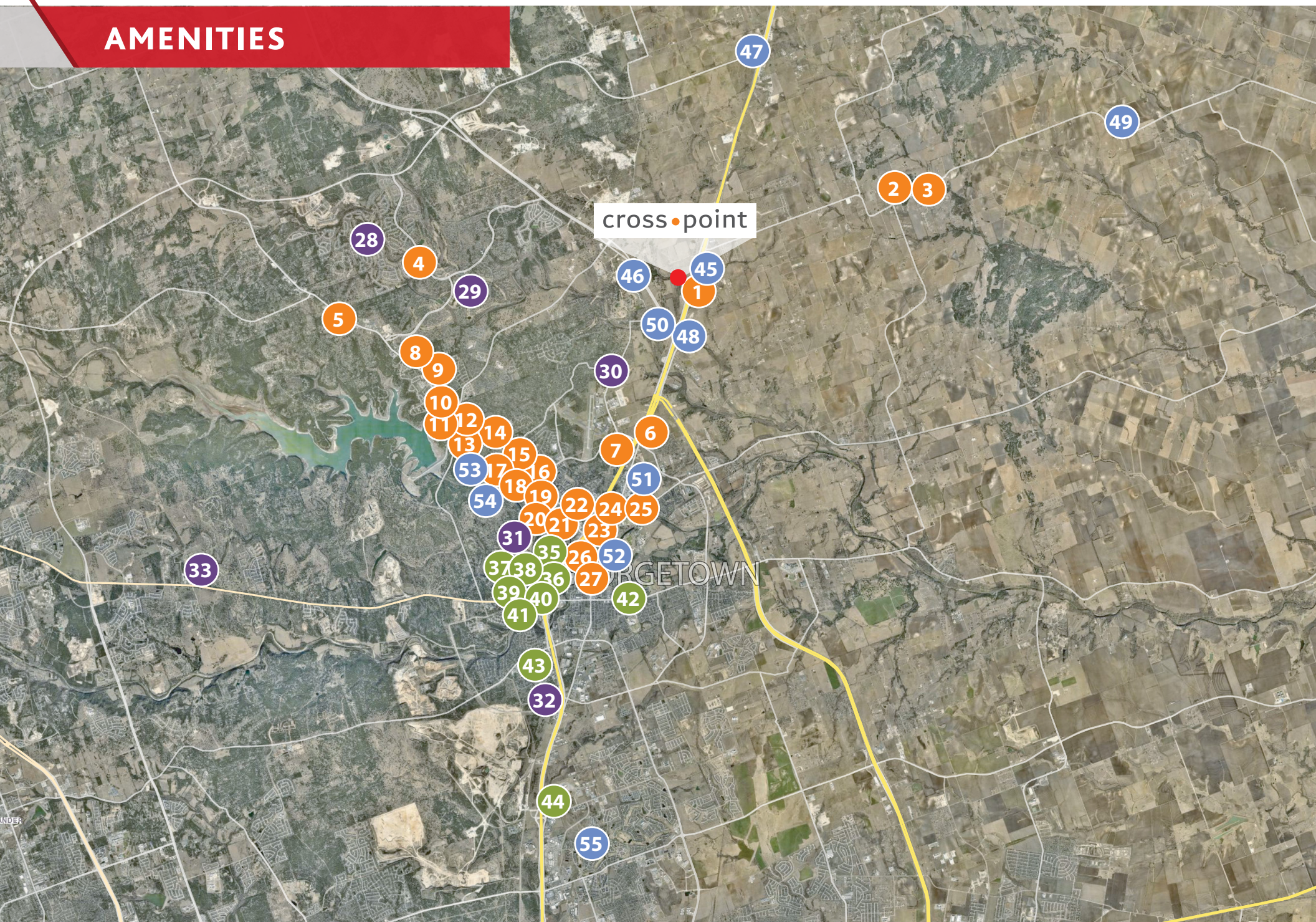








# AMENITIES







## DINING

- 1 Huddle House
- 2 Walburg German
- 3 Dale's Essenhause
- 4 Mulligan's
- 5 Phoebe 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





# CAPABILITIES

**51**

YEARS AS A PREMIER  
REAL ESTATE DEVELOPMENT COMPANY  
AND ACKNOWLEDGED BY  
PEERS, PARTNERS AND LENDERS AS AN  
INDUSTRY LEADING INNOVATOR

**3.6**

BILLION DOLLARS IN  
COMPLETED TRANSACTIONS

**63**

MILLION SQUARE FEET  
OF DEVELOPMENTS,  
ACQUISITIONS AND DISPOSITIONS





# NATIONAL PLATFORM - EXAMPLE PROJECTS



**// NEXUS PARK**  
HOUSTON, TEXAS



**// PARC SOUTHWEST**  
IRVING, TEXAS



**// PARC NORTHEAST**  
RICHARDSON, TEXAS



**// PARC SANTA FE**  
LITTLETON, COLORADO



**// PARC AIR 59**  
HOUSTON, TEXAS



**// 46 RANCH**  
FORT WORTH, TEXAS



**// PARC ROYAL**  
IRVING, TEXAS



**// PARC 59**  
HUMBLE, TEXAS

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