



**PFLUGERVILLE, TEXAS**

159,330 - 166,898 SF

AVAILABLE

DIVISIBLE TO 50,000 SF





Northeast Corner of State Highway 130 and Pecan Street  
Building 6 – East Pecan Street – Pflugerville, TX 78660  
Building 7 – East Pecan Street – Pflugerville, TX 78660  
Building 8 – East Pecan Street – Pflugerville, TX 78660





## SITE PLAN

130 Crossing is a master-planned, 8-building speculative development totaling over 1M SF at completion. The project is a development partnership between Ironwood Realty Partners and Affinius Capital.



## PHASE 2

- Building 6: 159,330 SF - Divisible to 50,000 SF
- Building 7: 157,792 SF - Divisible to 50,000 SF
- Building 8: 166,898 SF - Divisible to 50,000 SF





# BUILDING 6

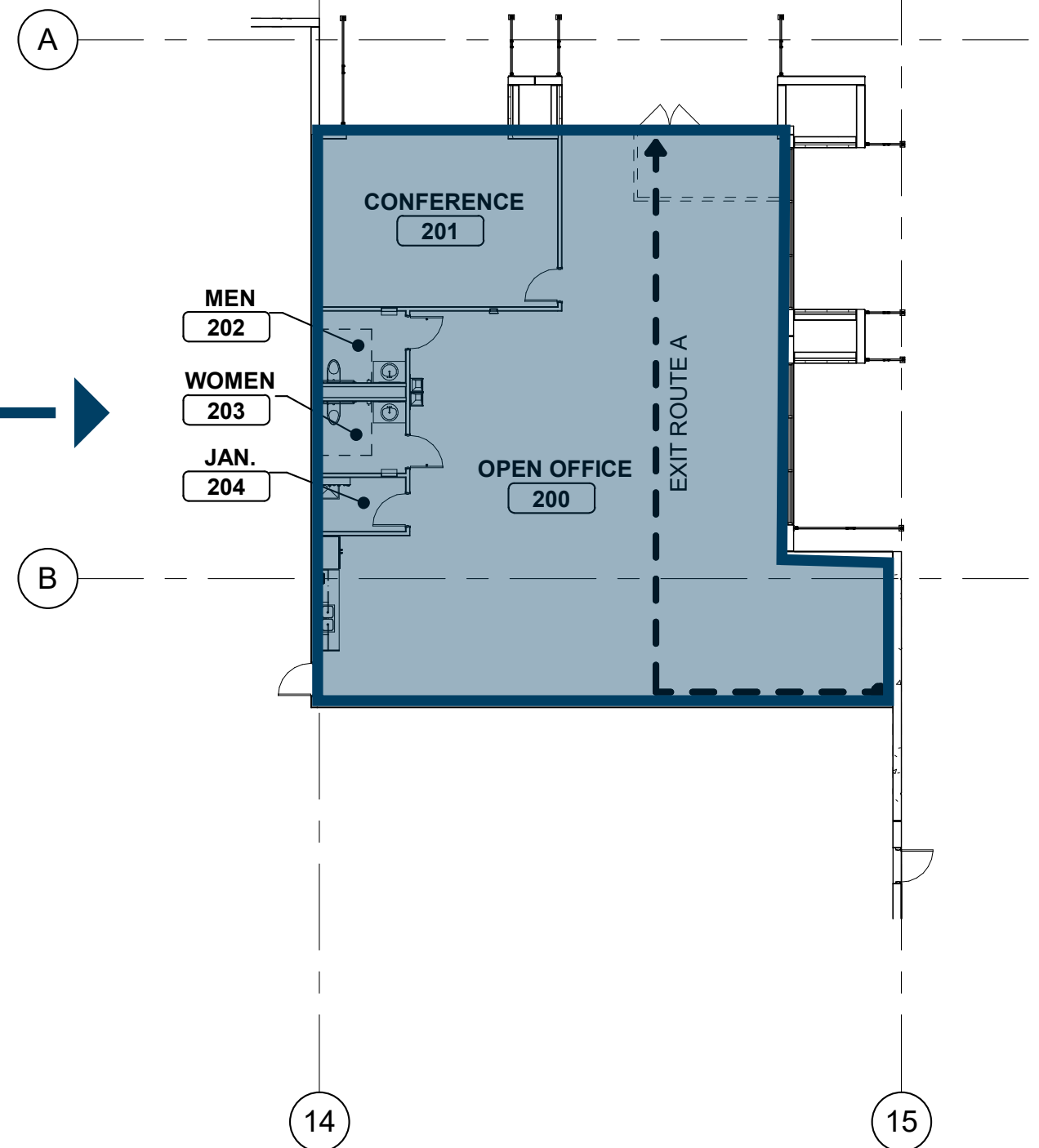
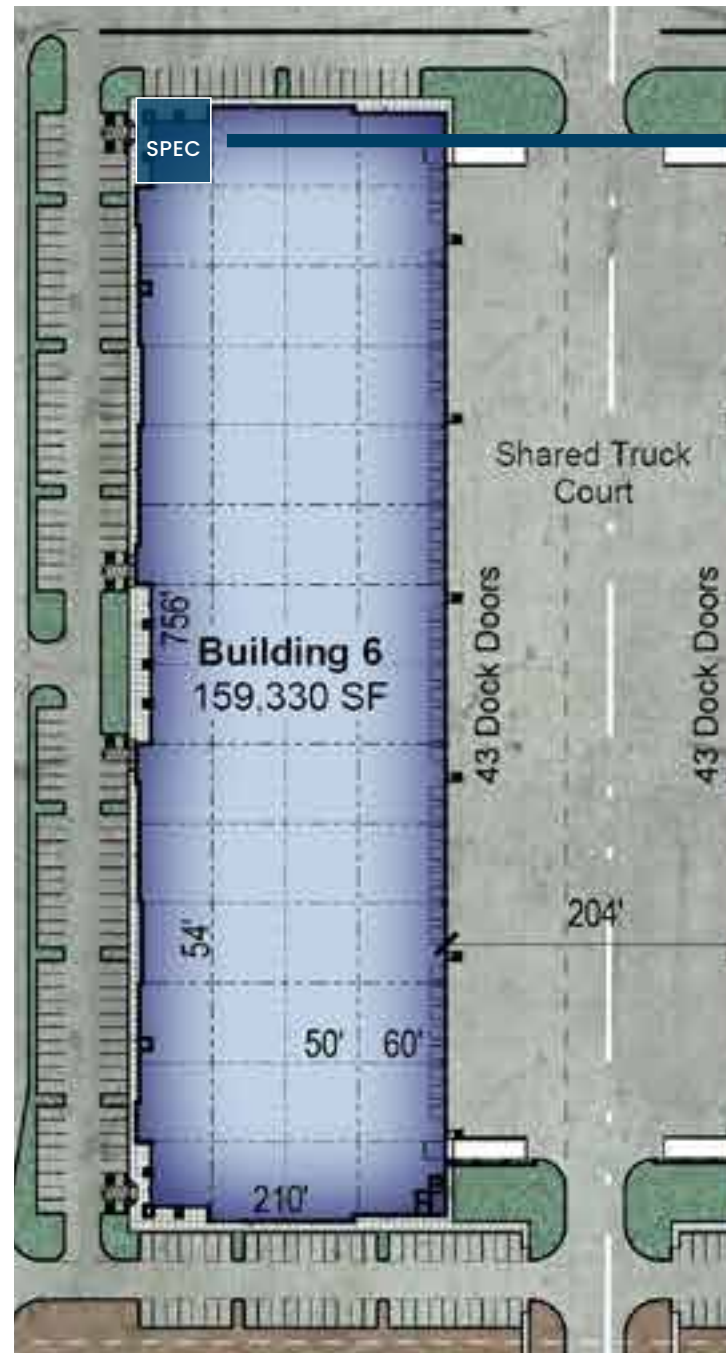
## 159,330 SF AVAILABLE

E Pecan St  
Pflugerville, TX 78660

### SPEC OFFICE

#### BUILDING 6

TOTAL SQUARE FEET	159,330 SF
LOADING	Rear Loading
CLEAR HEIGHT	+/-32'
TYPICAL COLUMN SPACING	54' x 50' Deep
LOADING BAYS	54' x 60' Deep
DOCK DOORS	43
RAMPS	2
PARKING	204 Stalls
BUILDING DEPTH	210'
SPRINKLERS	ESFR Fire Protection
DIVISIBLE TO	50,000 SF
SPEC OFFICE	+/- 2,500 SF



SAM OWEN 512.481.3030 · SOWEN@STREAMREALTY.COM

BOB RICE 214.264.7423 · BOB@IRONWOODRP.COM

TUCKER RICE 512.481.3057 · TUCKER.RICE@STREAMREALTY.COM



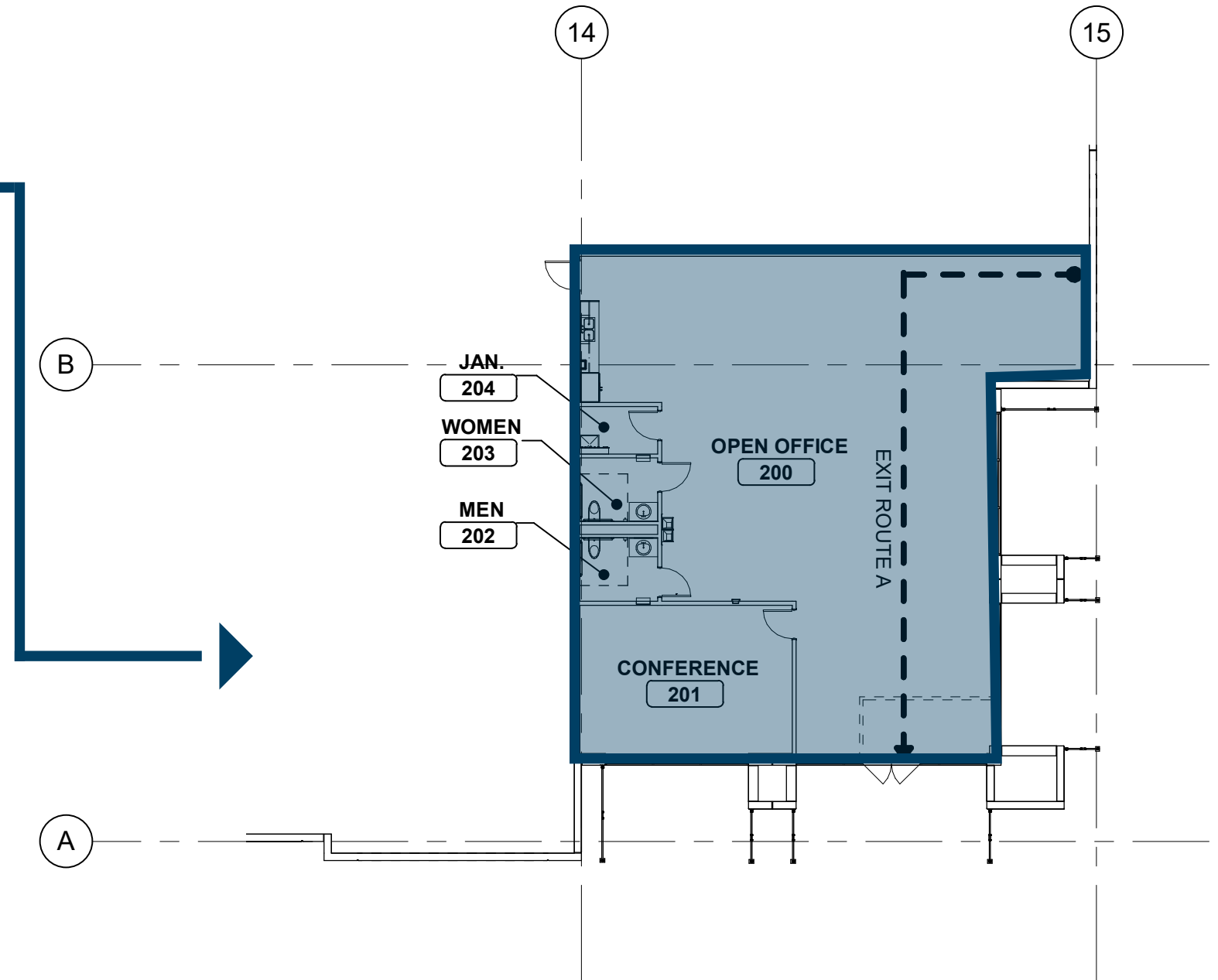
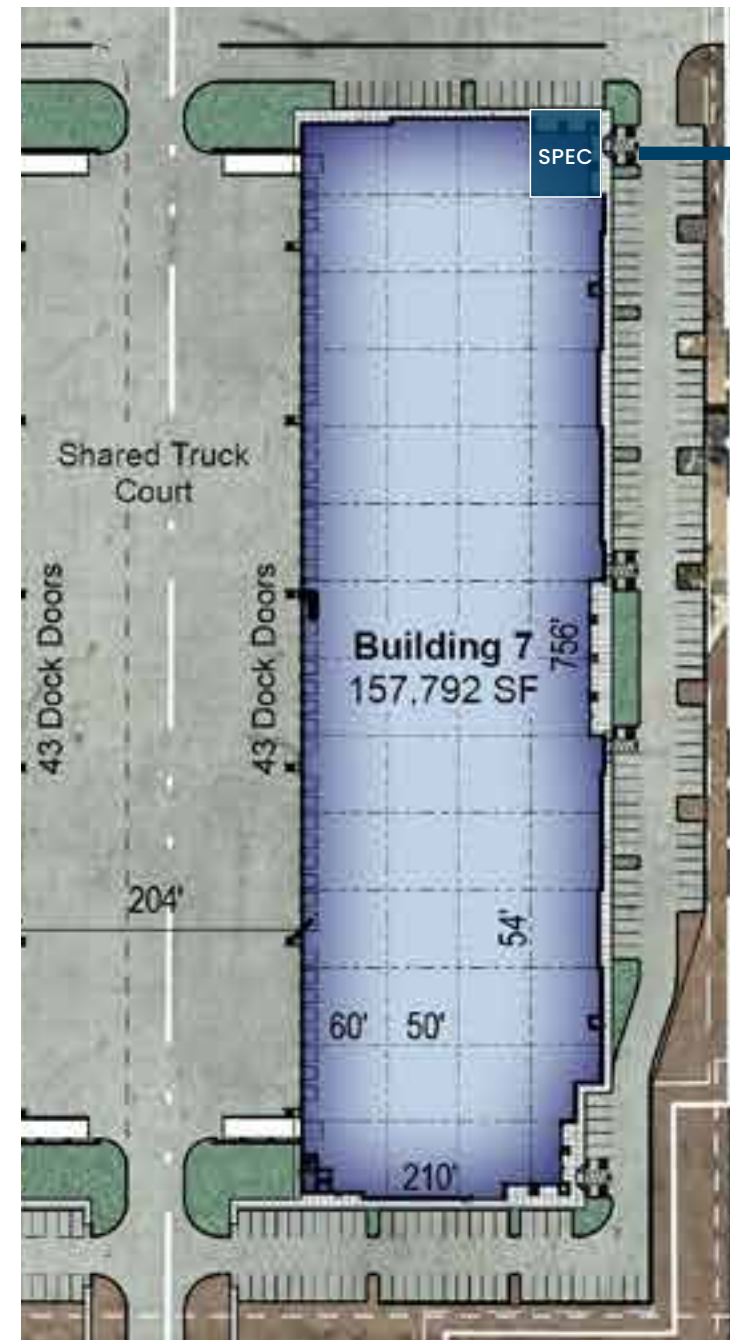
### BUILDING 7

TOTAL SQUARE FEET	157,92 SF
LOADING	Rear Loading
CLEAR HEIGHT	+/-32'
TYPICAL COLUMN SPACING	54' x 50' Deep
LOADING BAYS	54' x 60' Deep
DOCK DOORS	43
RAMPS	2
PARKING	177 Stalls
BUILDING DEPTH	210'
SPRINKLERS	ESFR Fire Protection
DIVISIBLE TO	50,000 SF
SPEC OFFICE	+/- 2,500 SF

## BUILDING 7 157,792 SF AVAILABLE

E Pecan St  
Pflugerville, TX 78660

## SPEC OFFICE



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# BUILDING 8

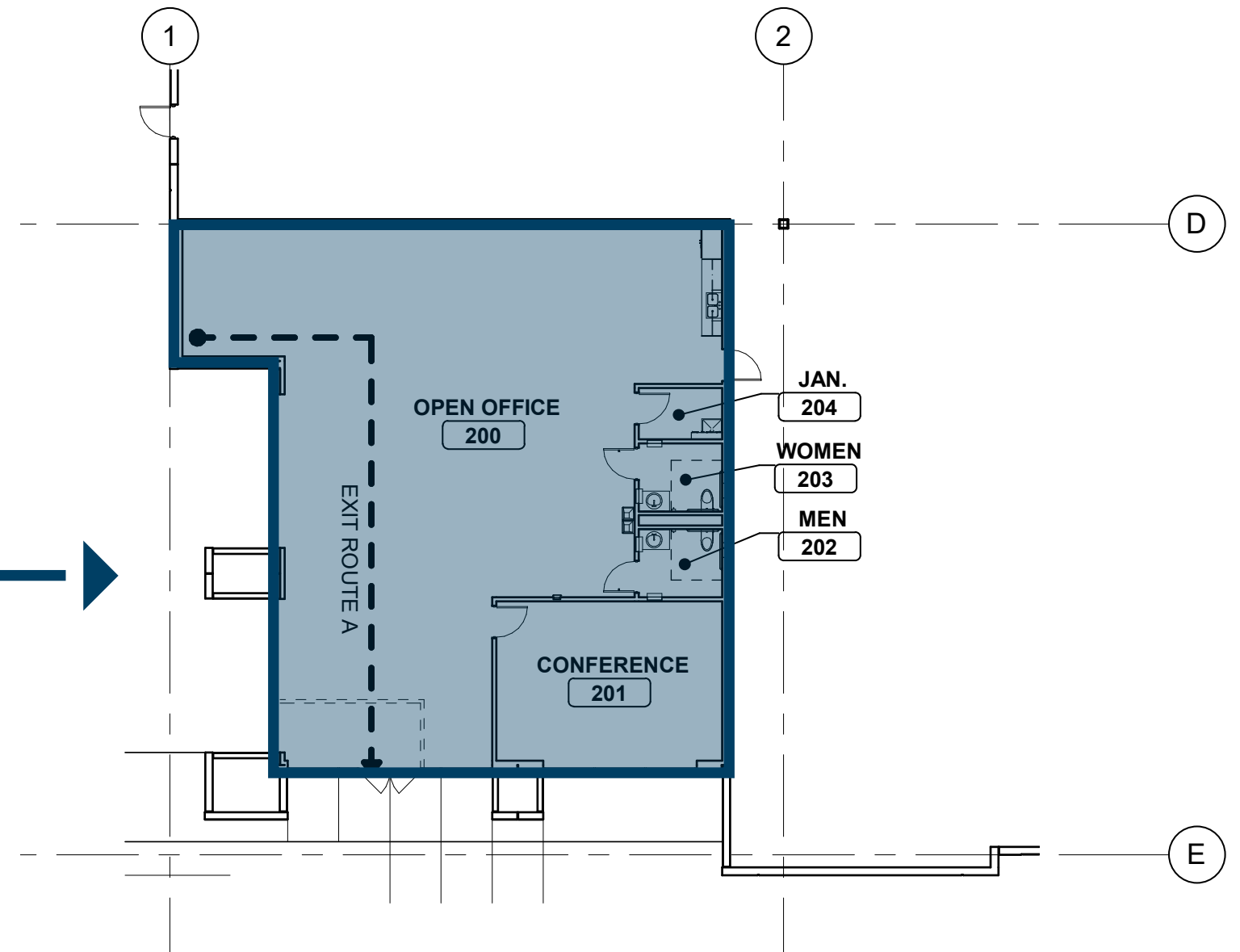
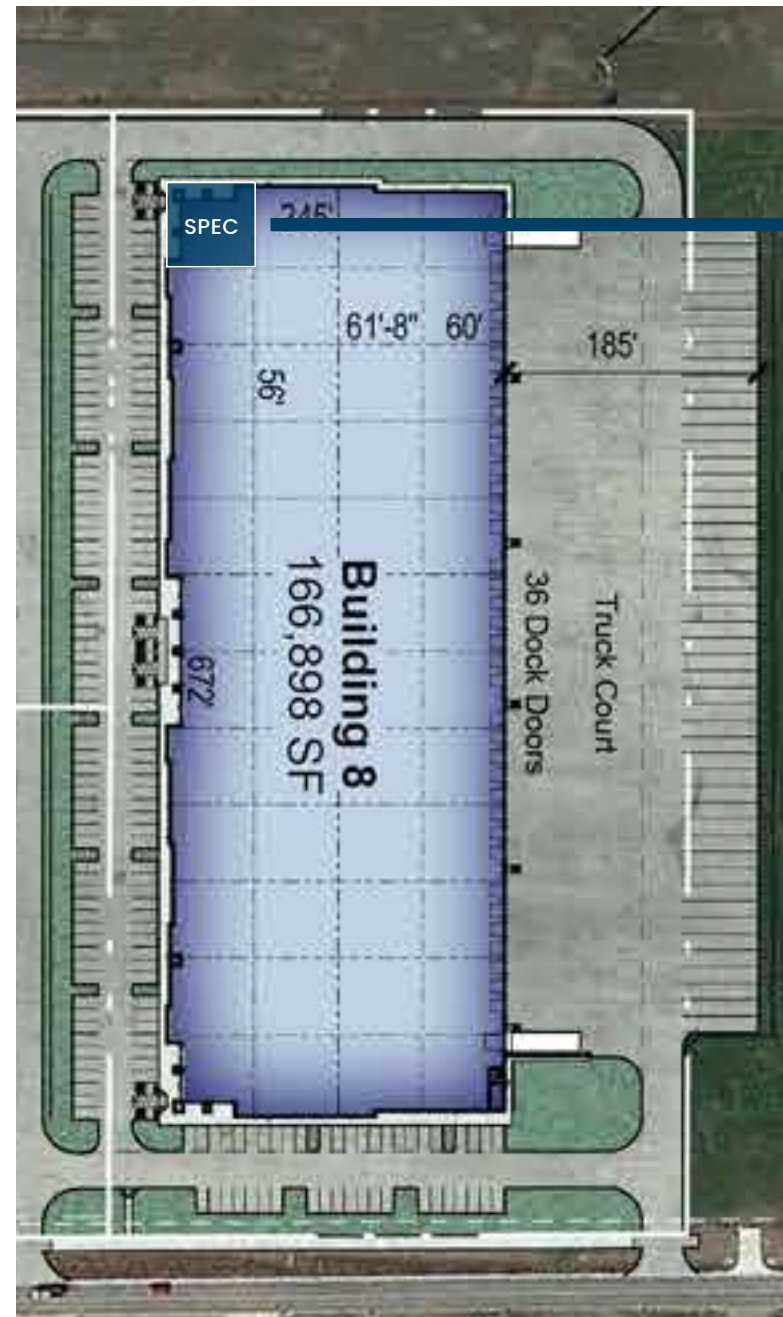
## 166,898 SF AVAILABLE

E Pecan St  
Pflugerville, TX 78660

### SPEC OFFICE

#### BUILDING 8

TOTAL SQUARE FEET	166,898 SF
LOADING	Rear Loading
CLEAR HEIGHT	+/-36'
TYPICAL COLUMN SPACING	56' x 61' Deep
LOADING BAYS	56' x 60' Deep
DOCK DOORS	36
RAMPS	2
CAR PARKING	180 Stalls
TRAILER PARKING	49 Stalls
BUILDING DEPTH	245'
SPRINKLERS	ESFR Fire Protection
DIVISIBLE TO	50,000 SF
SPEC OFFICE	+/- 2,500 SF



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96 MILES  
San Antonio

156 MILES  
Houston

184 MILES  
Dallas/Fort Worth

253 MILES  
U.S./Mexico Border



## FUTURE OF PFLUGERVILLE

130 Crossing, a master-planned Industrial Development with expansion and the abundance of opportunity with over 1 million square feet. Situated on approximately 100-acres, this industrial development is 18 miles northeast of Austin, in Pflugerville, Texas - on safe and reliable SH 130 and Pecan Street.

**INTERSTATE 35**  
10 Minutes · 5.5 Miles

**US 290**  
6 Minutes · 6 Miles

**HIGHWAY 45**  
4 Minutes · 3.5 Miles



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## FAR NORTHEAST SUBMARKET

24 Hour Fitness  
Aaron Brothers Art  
Ace Cash Express  
Al's Formal Wear  
Amplify Credit Union  
Any's Frozen Custard  
Apollo Games  
Applebee's  
Approved Money  
At Home  
AT&T Wireless  
Austin Laser Dentistry  
Austin Professional Dental  
Austin Telco FCU  
Bake of America  
Barnes & Noble  
Bath & Body Works  
Batteries Plus  
Bed, Bath & Beyond  
Best Buy  
Bo Asian Bistro  
Brooklyn Pie Company  
Broth & Basil  
Cadiz Laser Spa  
Chase Bank  
Cheyenne Chir.  
Chick-fil-A  
Chili's  
Chipolte  
Chola Indian  
Cielo Spa  
Cinemark Movie Theatre  
Claire's Boutique  
Costco  
Cost Plus  
Cunningham Chir.

CVS  
Delux Cleaners  
Dick's Sporting Goods  
Dollar Tree  
Domino's  
Dress Barn  
Eco Box  
Edible Arrangements  
Einstein Bros. Bagels  
El Taquito  
Eye Masters  
Eyemart Express  
Family Dentistry  
Fred Loya Insurance  
Fire Bowl Cafe  
Five Below  
GameStop  
Garden Ridge  
Hallmark Gold Crown  
H&R Block  
Hobby Lobby  
Home Depot  
Hooter's  
IHOP  
In-N-Out Burger  
Jersey Mike's Subs  
Jiffy Lube  
Jimmy Johns  
Justice  
Kirkland's  
Kohl's  
Kublai Khan Stir Fry  
Lamb's Tire  
Las Lomas  
Lane Bryant  
Laser Cosmetic Solutions

Leslie's Pool Supplies  
Logan's Roadhouse  
Longhorn Steakhouse  
Lowe's  
Macaroni Grill  
Maggie Moo's Ice Cream  
Marshall's  
Mattress Firm  
McDonald's  
Men's Warehouse  
Menchie's Frozen Yogurt  
Mister Carewash  
MOD Pizza  
Mongolian Grille  
Morelia Mexican Grill  
Nothing Bundt Cakes  
Office Depot  
Office Max  
Old Navy  
Olive Garden  
Panda Express  
Panera Bread  
Party City  
Payless Shoe  
PetSmart  
Petco  
Pho Lee Vietnamese  
Pipeworld  
Plato's Closet  
Q & T Jewelers  
Quizzno's  
Radio Shack  
Rack Room Shoes  
Raising Cane's  
Red Lobster  
Regency Beauty Institute

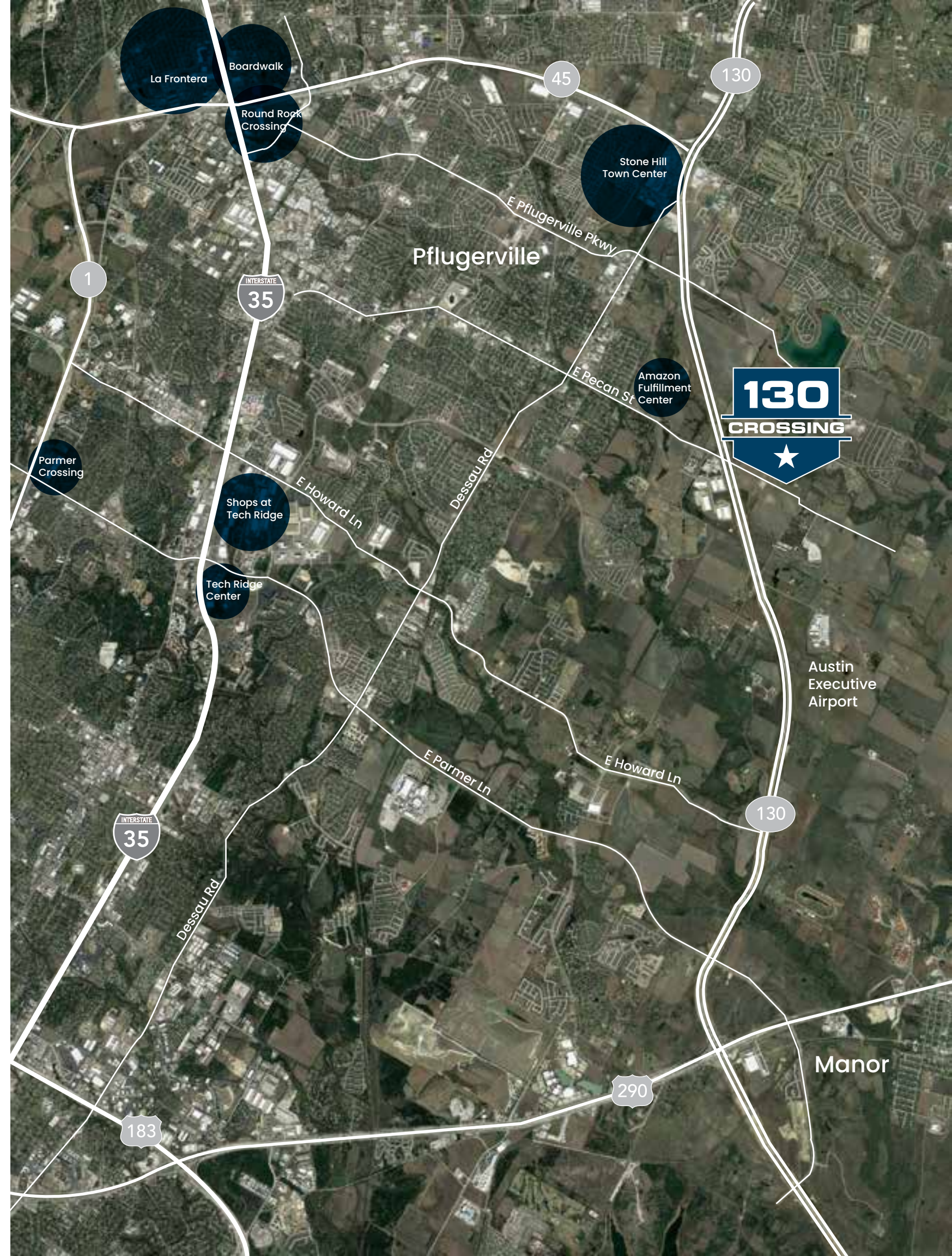
River City Grille at the  
Marriott  
Ross  
Russo's Italian Kitchen  
Sam's Club  
Samual's Jewelers  
Schlotzky's  
Scottrade  
Sears  
Serenity Floor & Design  
Serrano's Cafe  
Seton Family of Doctor's  
Smoothie King  
Snip-its Haircuts 4 Kids  
Sports Clips  
St. David's Emergency  
Starbucks  
Subway  
Super Cuts  
Super Target  
The Home Depot  
The Mattress Firm  
Tokyo Steakhouse  
Torchy's Tacos  
Twin Peaks  
Typhoon Texas Austin  
Ultra Cosmetics  
UPS Store  
VoiceStream Wireless  
VooDoo BBQ & Grill  
Wal-Mart  
Weight Watchers  
Wingstop  
Zen Spa  
Zorba Greek



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FIRE LANE



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