



WEST AUSTIN BUSINESS PARK



16900 CROSS PEAK DRIVE, BEE CAVE TX 78669

THREE (3) BUILDING, CLASS A, 269,959 SF BUSINESS PARK

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PROPERTY ADVANTAGES

3 Building Class-A Logistics/Flex Park

Limited Class A Logistics Product in West Austin

20 Miles from Downtown Austin

25 Miles from Austin-Bergstrom Int'l Airport

Adjacent to Signalized Intersection

Immediate Access off State Highway 71

Strategic location with close proximity to an
Affluent and Growing Population Base

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PROPERTY ADVANTAGES

West Austin Business Park is located adjacent to State Highway 71 in the heart of the affluent and booming city of Bee Cave, TX. The Project consists of three (3) premier, Class A logistics buildings that will be capable of servicing the best demographics in Austin. In addition, West Austin Business Park will be able to accommodate a wide range of tenant sizes and uses.



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PROPERTY HIGHLIGHTS

BUILDING 1

79,556 SF

BUILDING 2

93,530 SF

BUILDING 3

96,873 SF

TOTAL BUILDING SF

269,959 SF

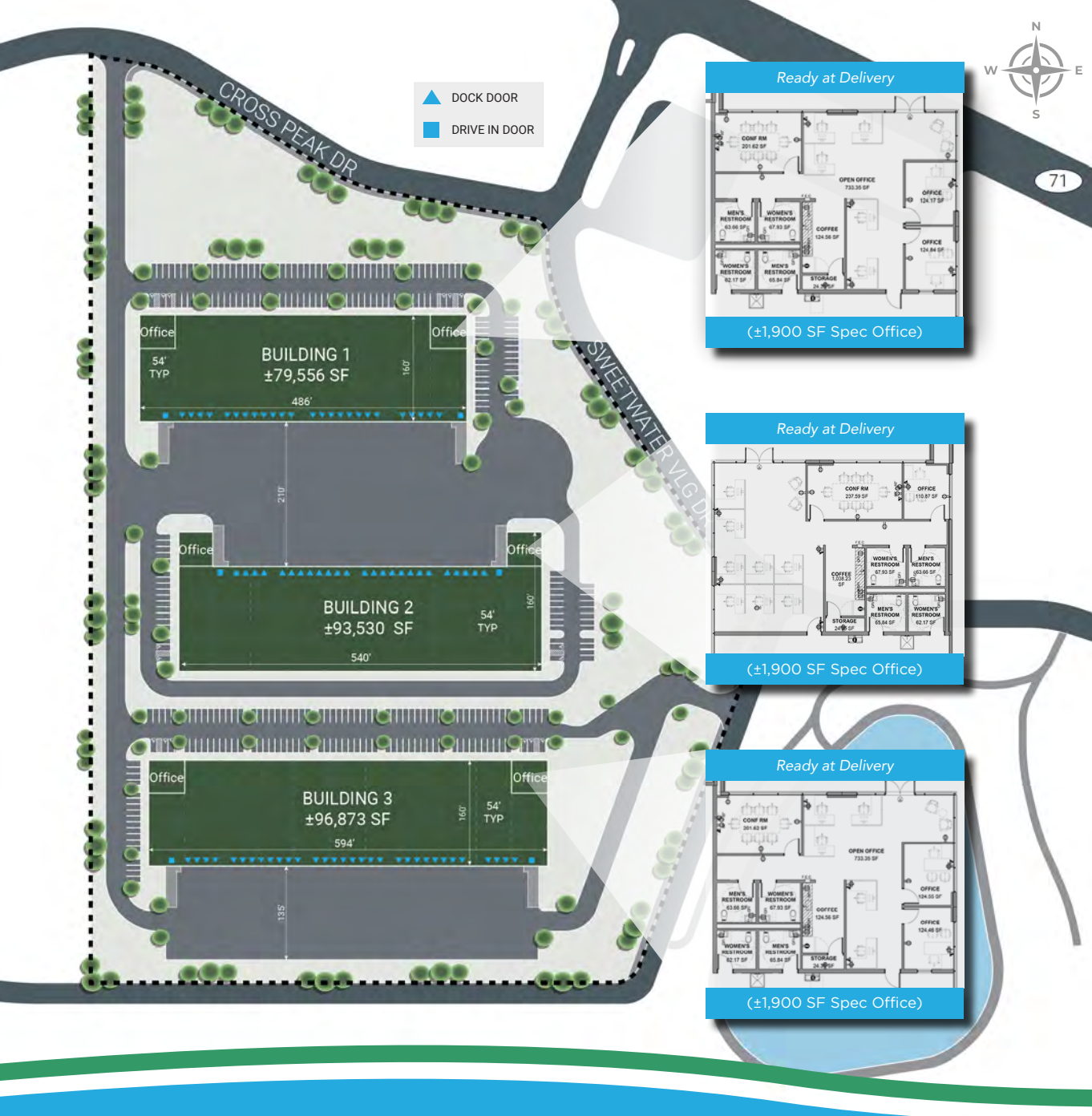
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SITE PLAN

BUILDING 1

79,556 SF
REAR LOAD

32'
CLEAR HEIGHT

121 SPACES
AUTO PARKING

160'
BUILDING DEPTH

60'
LOADING BAYS

210' SHARED
TRUCK COURT DEPTH

25
DOCK-HIGH DOORS

2
RAMPS

BUILDING 2

93,530 SF
FRONT LOAD

32'
CLEAR HEIGHT

43 SPACES
AUTO PARKING

160'
BUILDING DEPTH

60'
LOADING BAYS

210' SHARED
TRUCK COURT DEPTH

25
DOCK-HIGH DOORS

2
RAMPS

BUILDING 3

96,873 SF
REAR LOAD

32'
CLEAR HEIGHT

134 SPACES
AUTO PARKING

160'
BUILDING DEPTH

60'
LOADING BAYS

135'
TRUCK COURT DEPTH

32
DOCK-HIGH DOORS

2
RAMPS

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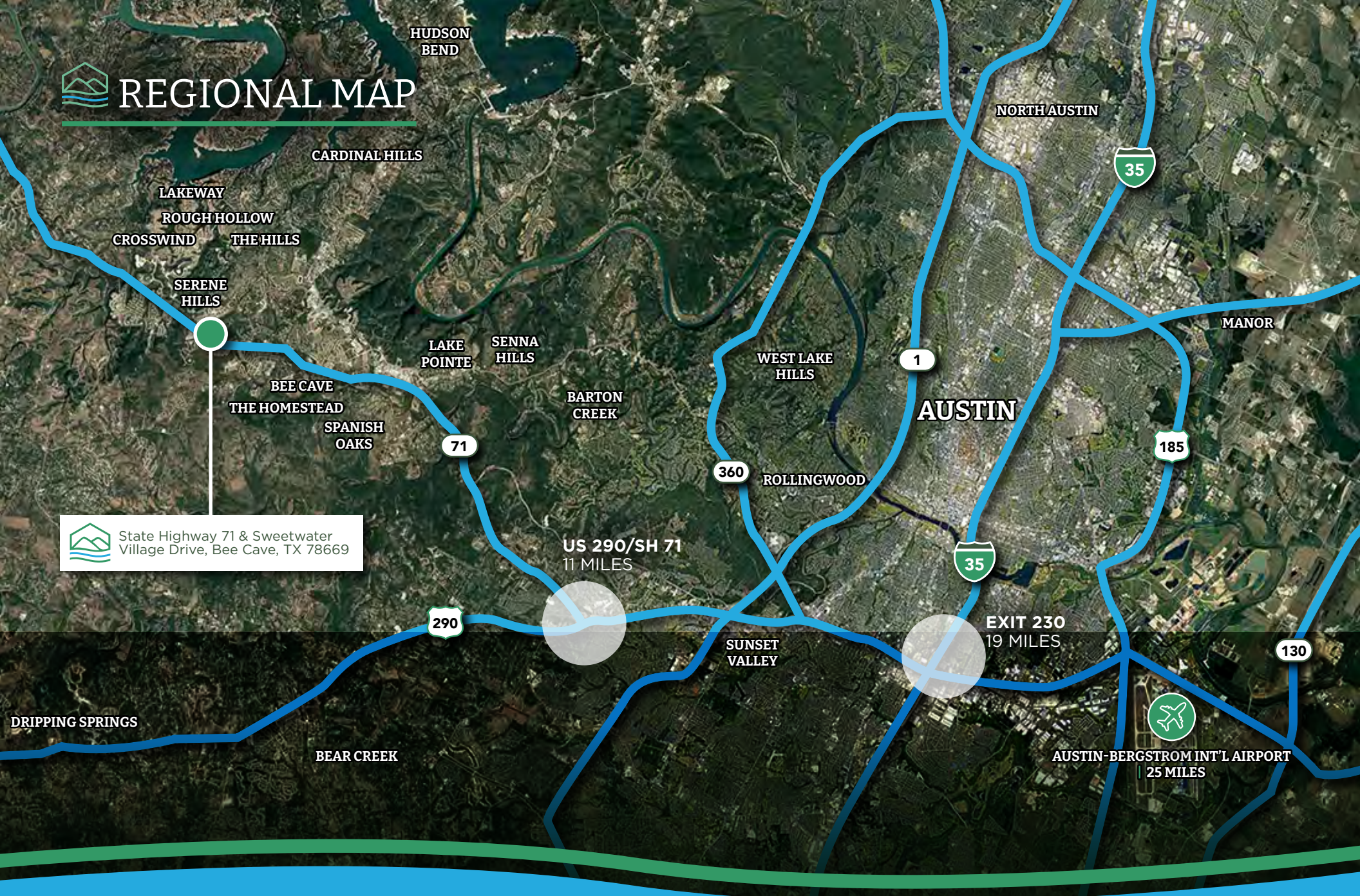
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REGIONAL MAP



State Highway 71 & Sweetwater
Village Drive, Bee Cave, TX 78669

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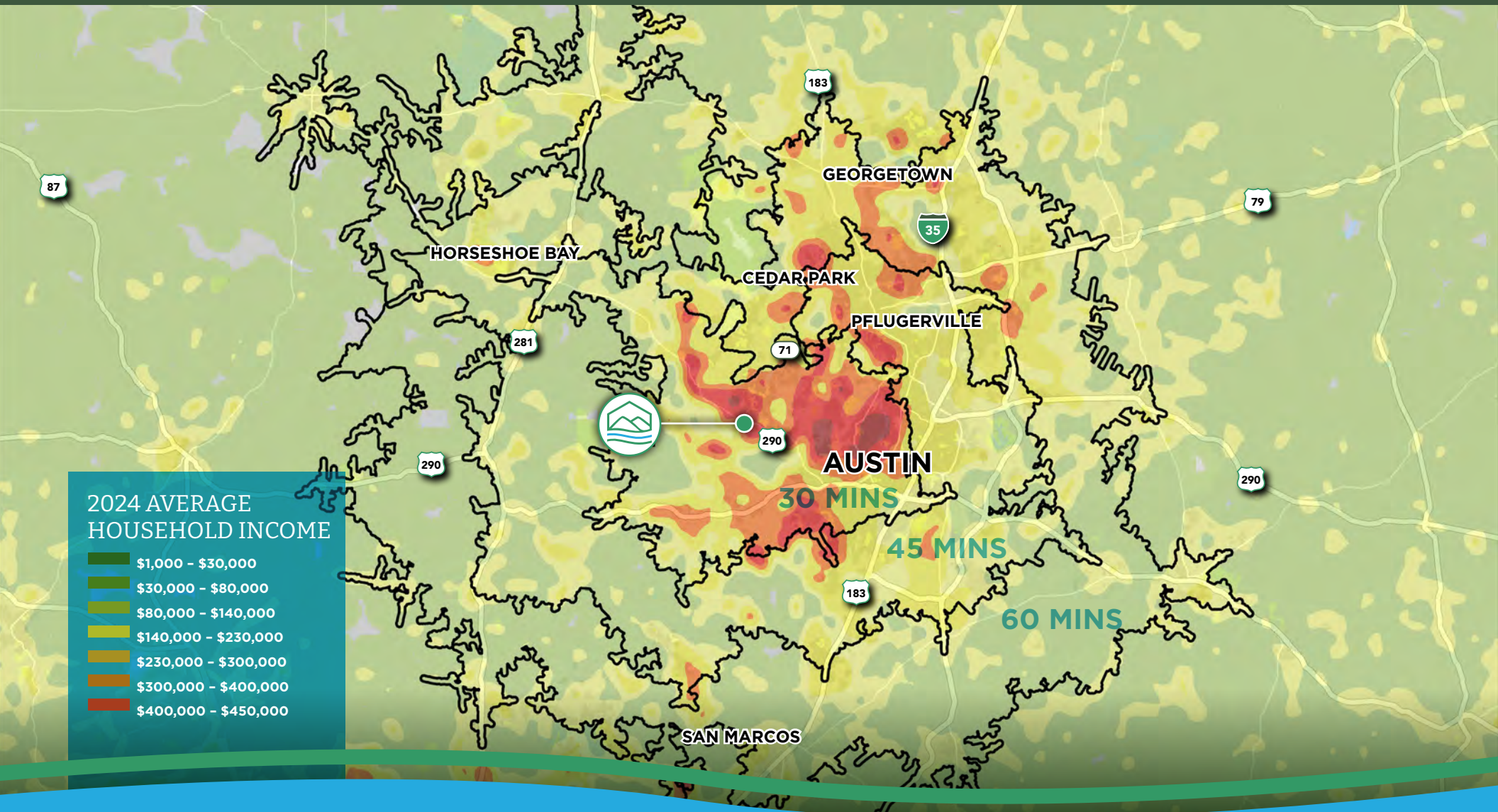
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DRIVE-TIME (MINUTES)	2024 TOTAL POPULATION	2024 AVERAGE HOUSEHOLD INCOME	2024 TOTAL HOUSEHOLDS
30 Minute Drive Time	521,296	\$177,987	225,297
45 Minute Drive Time	1,608,260	\$145,656	663,069
60 Minute Drive Time	2,483,536	\$139,965	970,594





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BUSINESS PARK

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