

17-22 ACRES  
FOR SALE!

Website

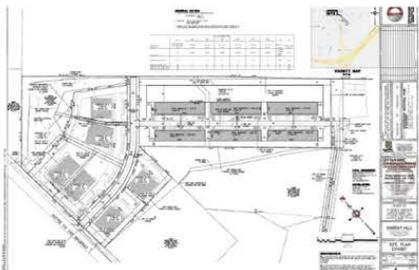


# CROSSROADS INDUSTRIAL PARK

10221 S. SH 183 | AUSTIN, TX 78747

**TYPE** MIXED-USE INDUSTRIAL AND  
COMMERCIAL CENTER

**SIZE** 22.3 ACRES | OPPORTUNITY ZONE



## OVERVIEW

- 17-22 acres available for sale
- Individual lot sales or multiple lots together
- Fully permitted for pad lots 1 acre to 7 acres
- Full Civil Set w/ utilities, grading plans
- Permitted WWTP- Package Plant or Optional Septic strategy
- Dry hydrant strategy for fire protection system
- High Growth Corridor is directly south of Bergstrom International Airport
- Build-to-suit / will subdivide a lot for smaller buildings
- Mini-warehouse will be a multi-tenant operation serving small businesses and contractors