

JACKSONSHAW

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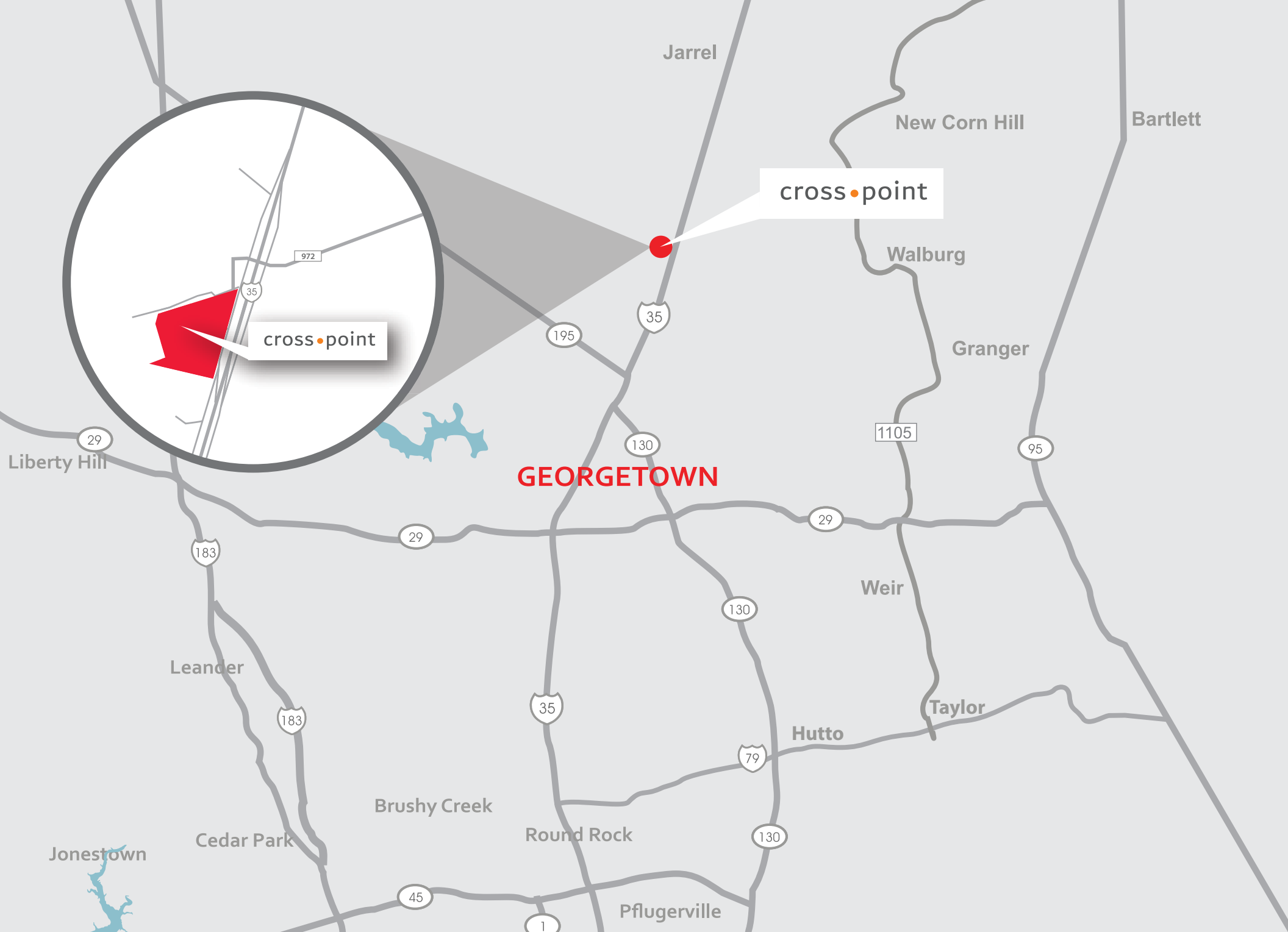


cross • point

Phase I // 3 Buildings // 204,208 SF Available

Phase II // 2 Buildings // 1,212,120 SF

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

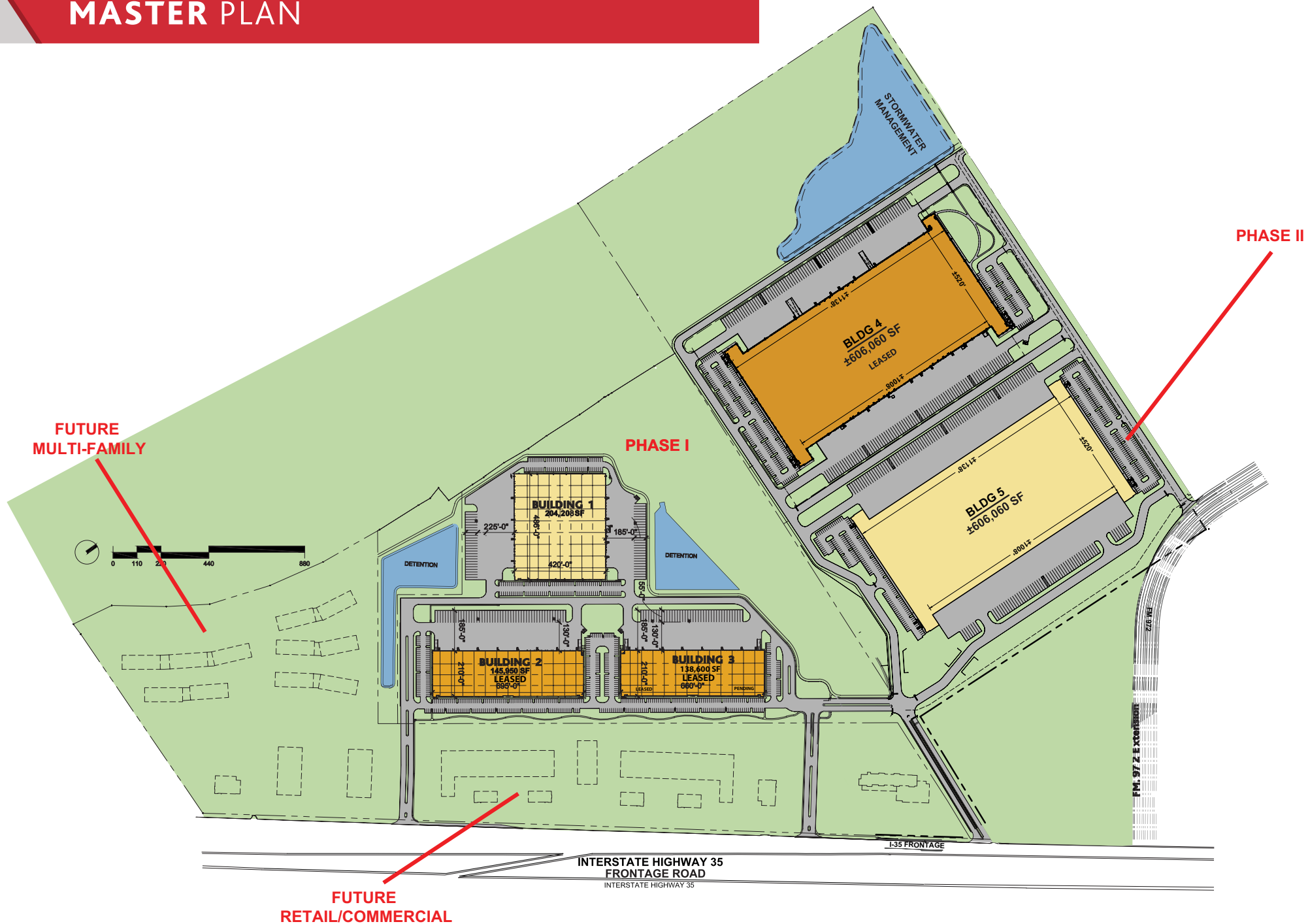




OVERVIEW

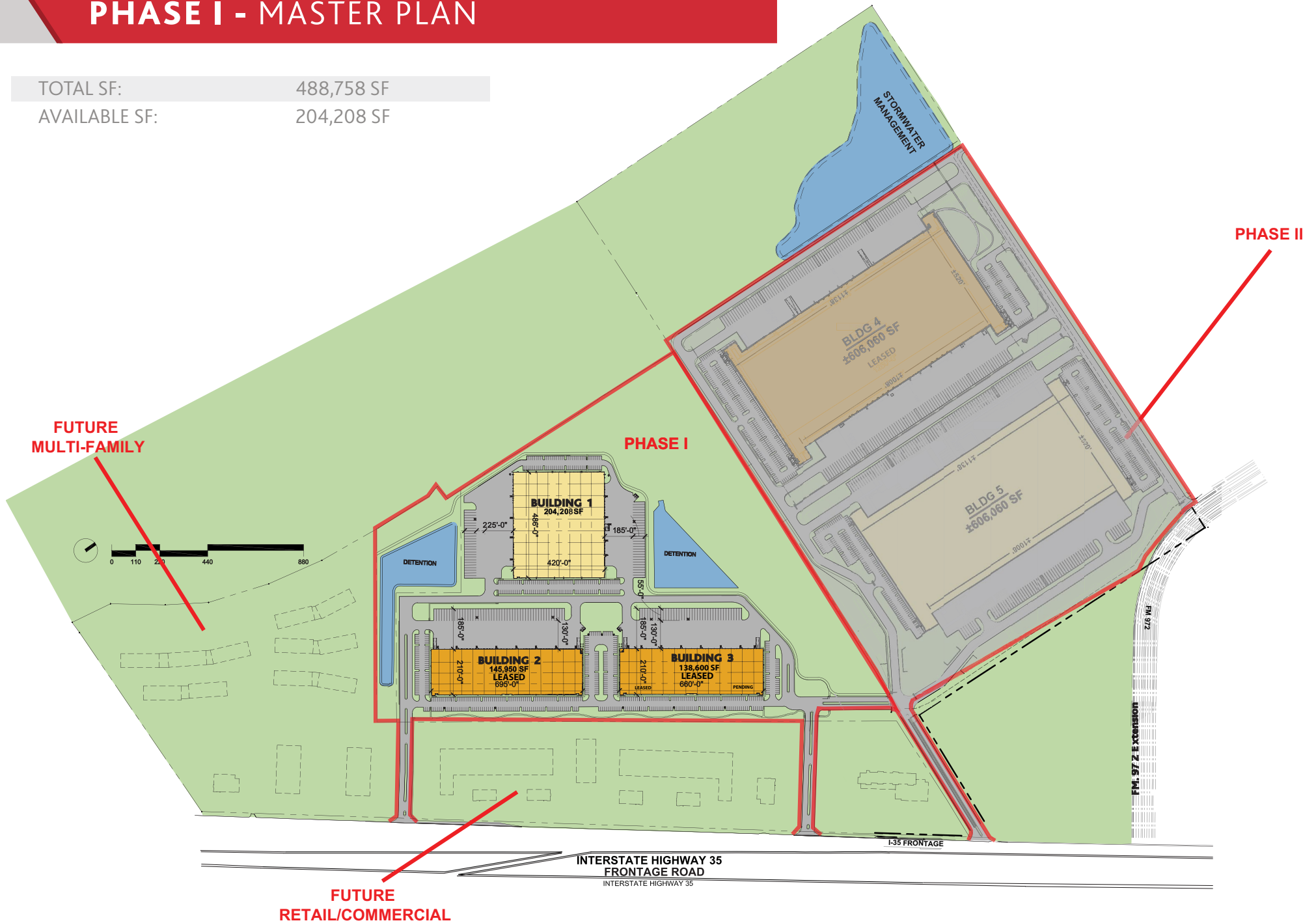
CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 2-buildings totaling 1,212,120 SF. This best-in-class 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.

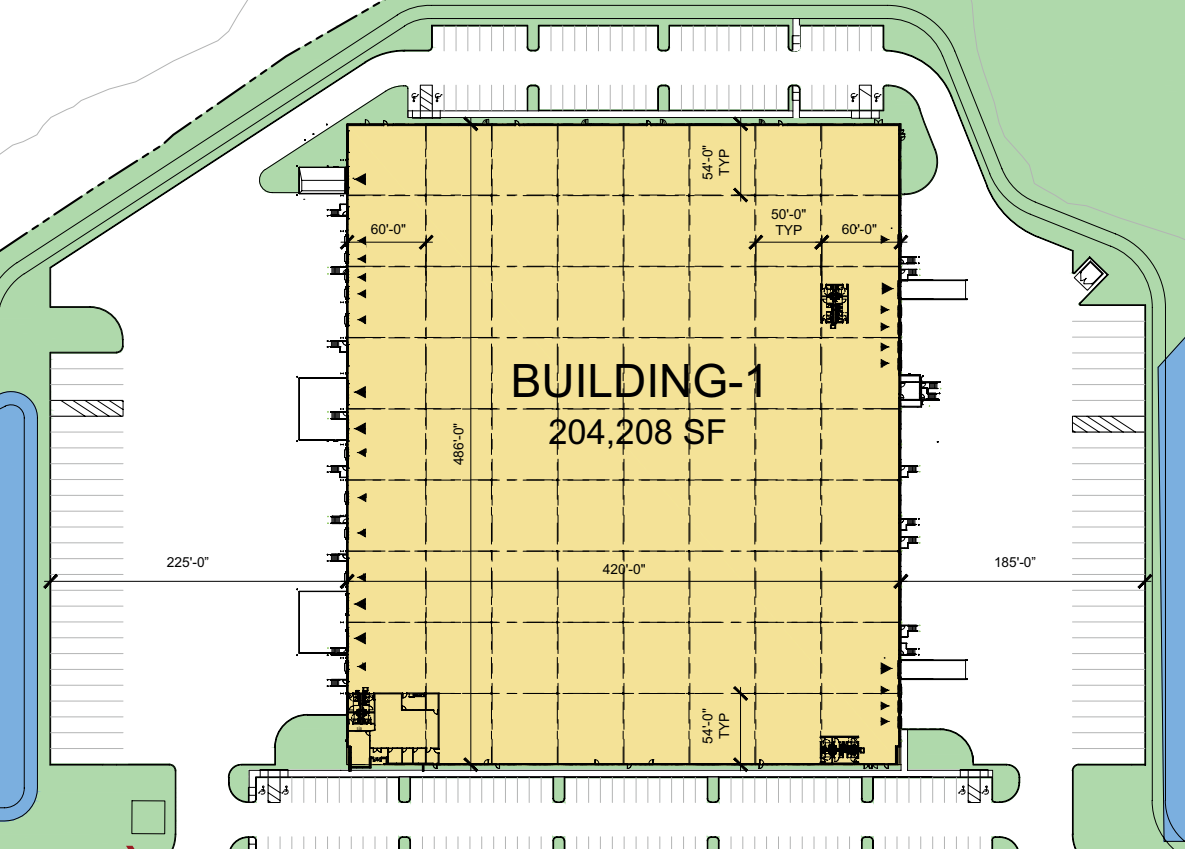
MASTER PLAN



PHASE I - MASTER PLAN

TOTAL SF: 488,758 SF
AVAILABLE SF: 204,208 SF





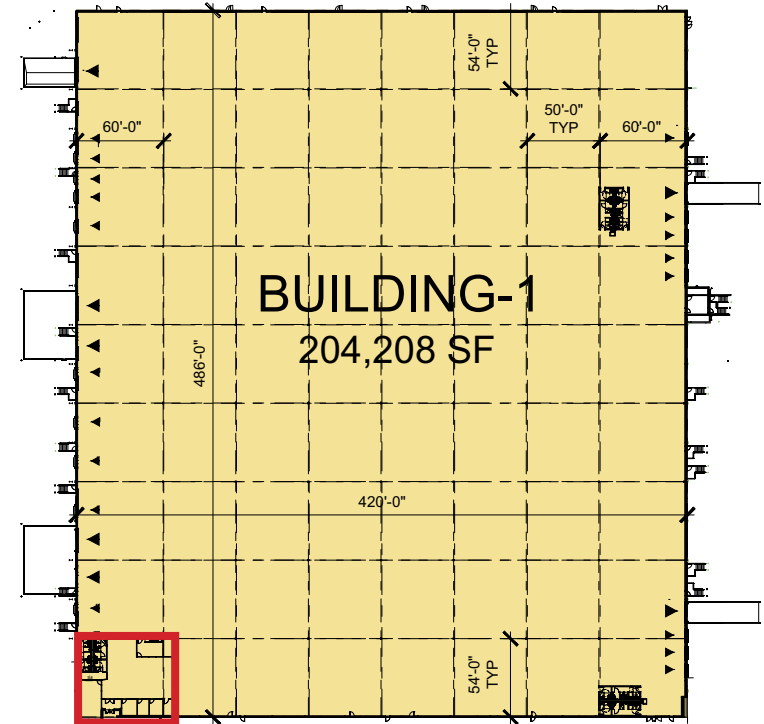
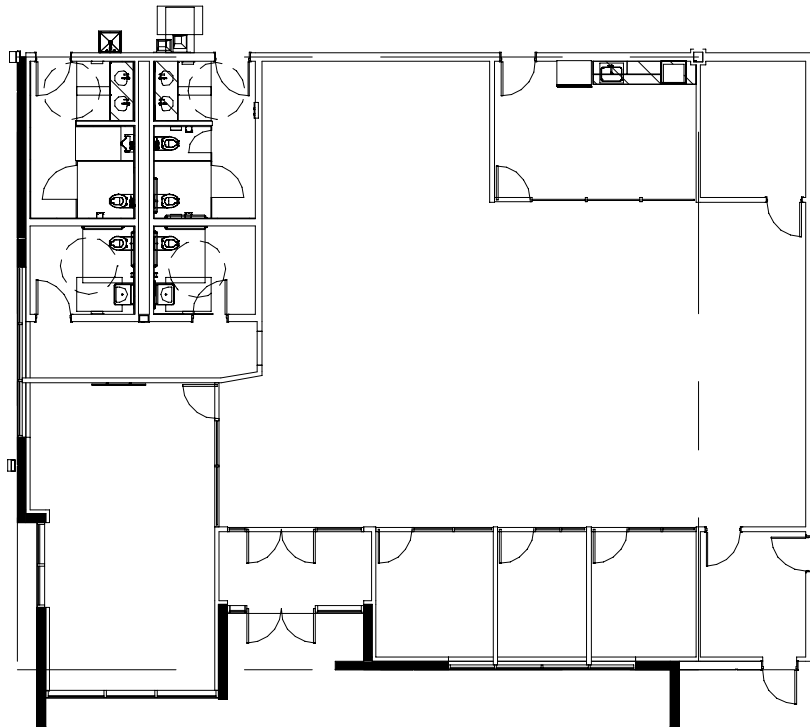
CROSSPOINT // PHASE I

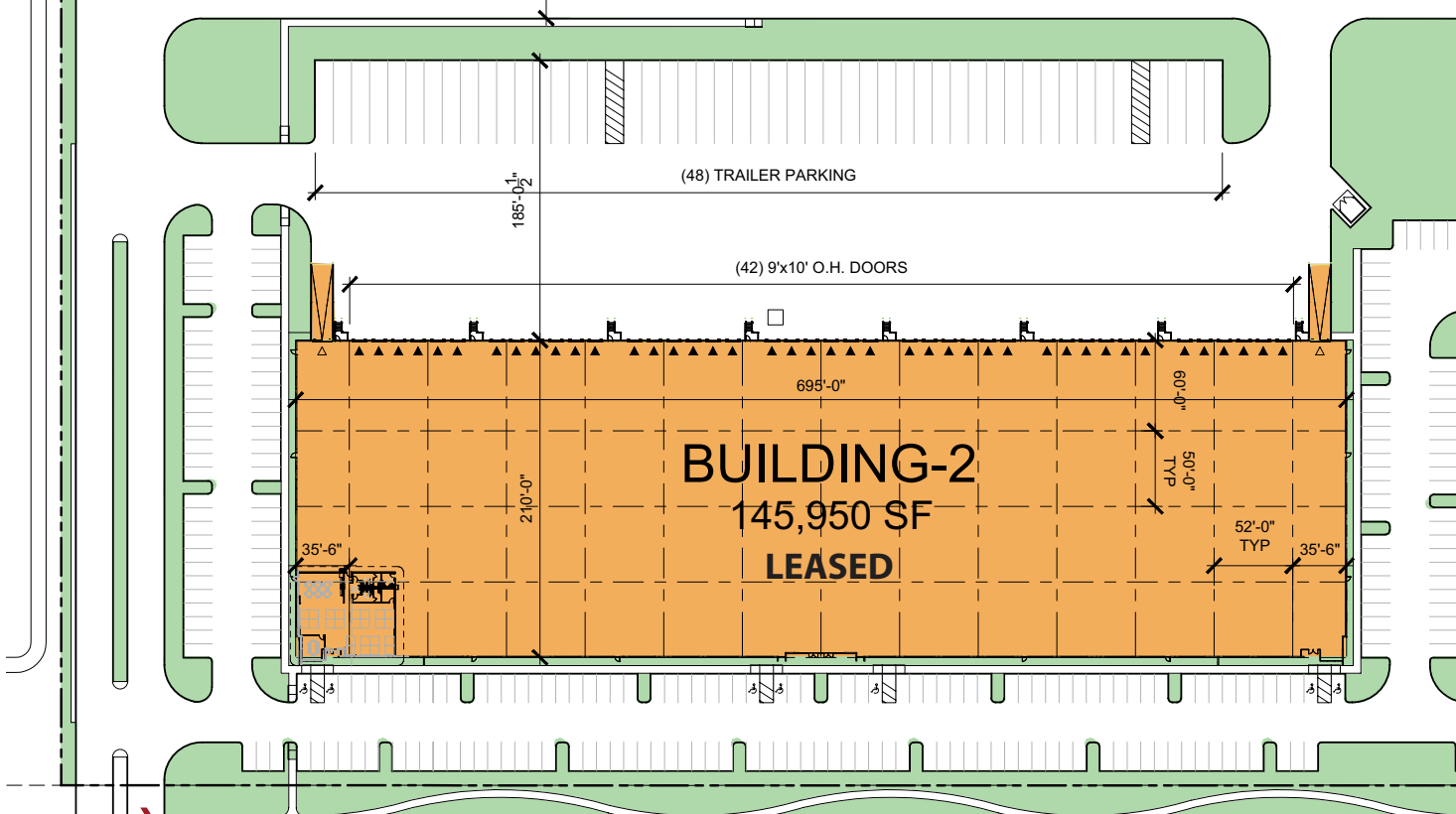
BLDG. 1

BUILDING SIZE:	204,208 SF
OFFICE SF:	3,700 SF + 2 Remote Restrooms
BUILDING DIMENSIONS:	420' x 486'
DOCK DOORS:	18 - 9'X10' & 5 -12'x14' (More doors can be added)
DRIVE-IN DOORS:	2
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
SLAB:	7" Slab on Grade
OTHER IMPROVEMENTS:	LED Warehouse Lights, Interior White Boxed, Fenced w/ Gates + Guard Shack

BUILDING 1 // OFFICE FLOOR PLAN

Total SF: 3,700

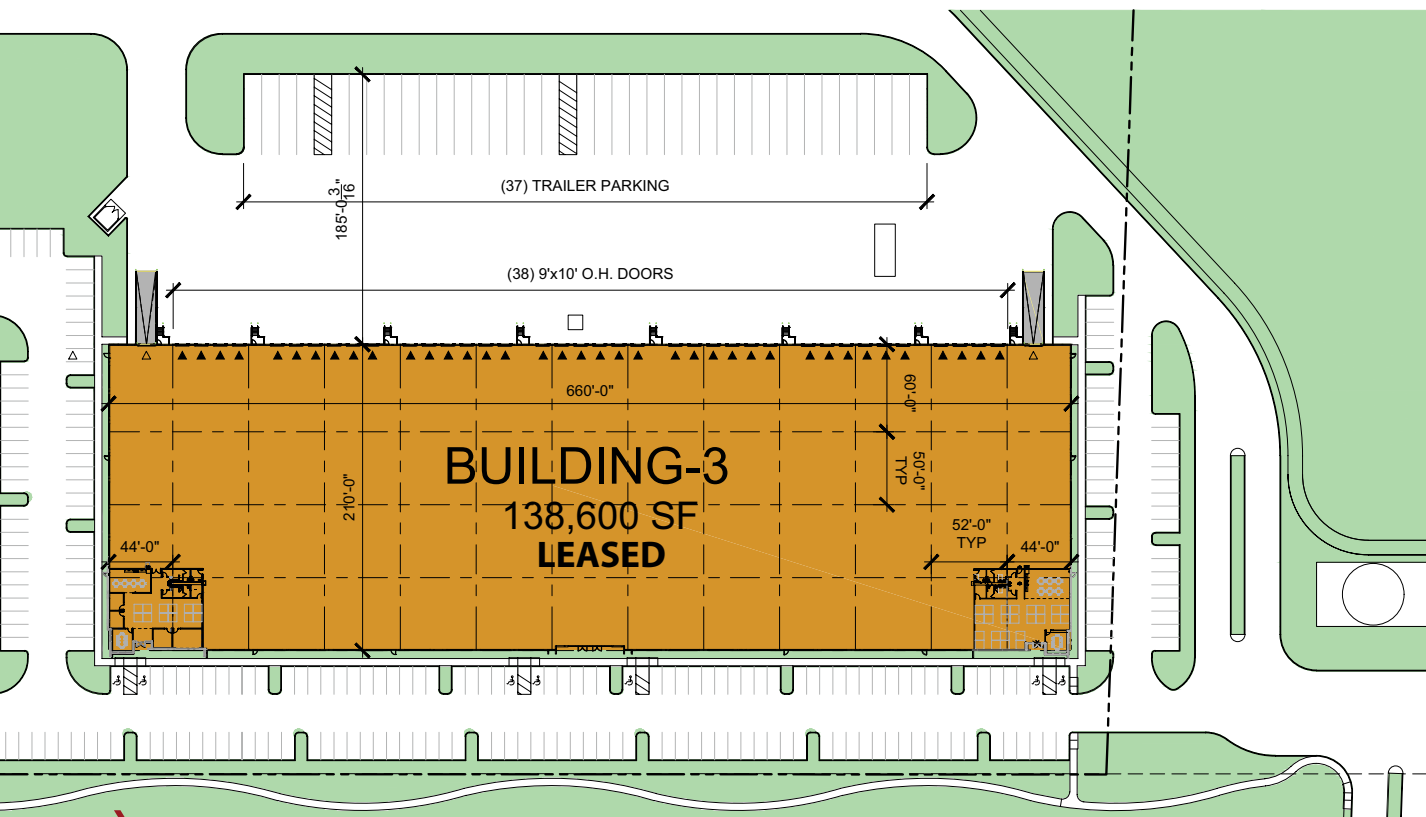




CROSSPOINT // PHASE I

BLDG. 2

BUILDING SIZE:	145,950 SF
AVAILABLE SF:	Fully Leased
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



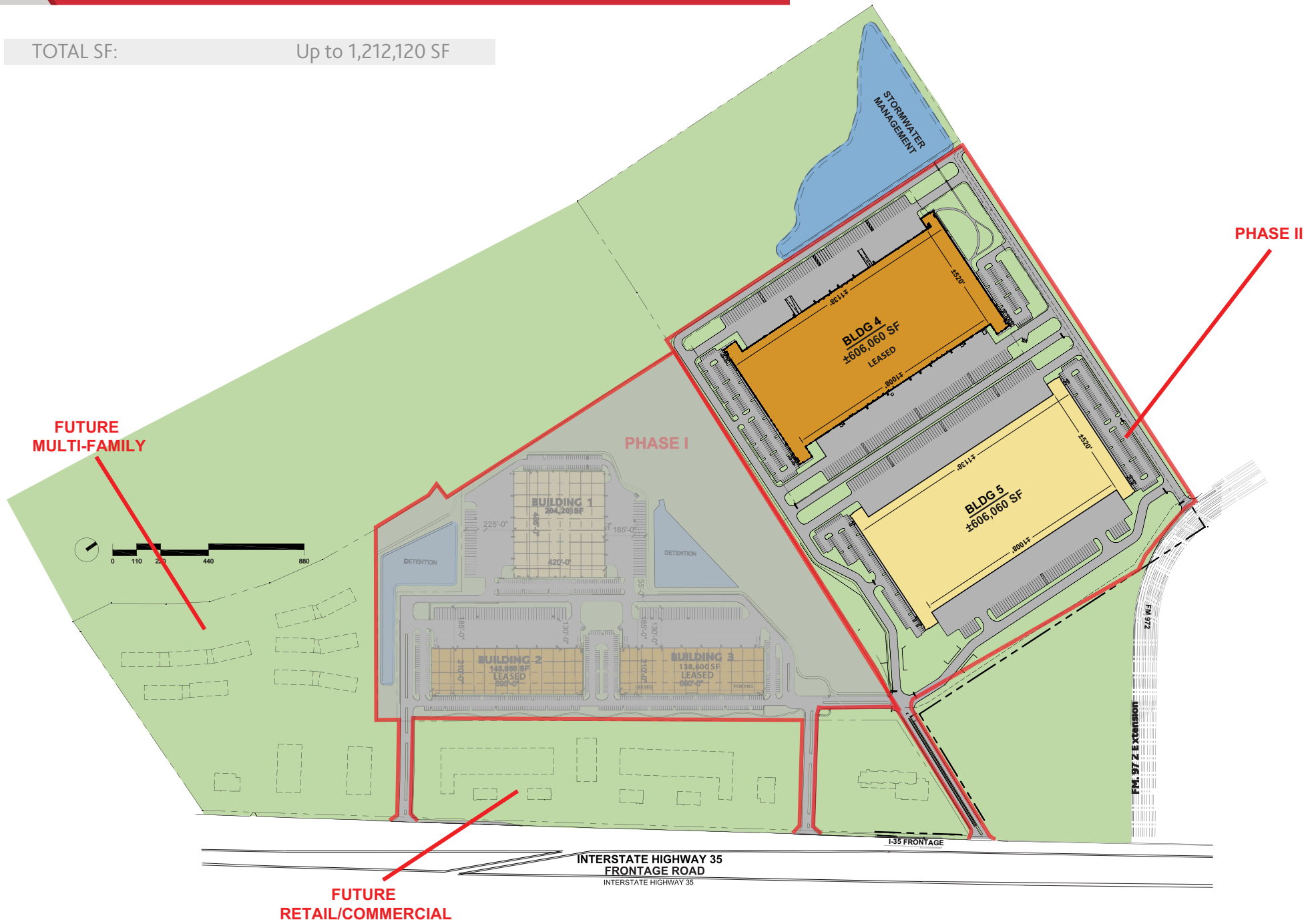
CROSSPOINT // PHASE I

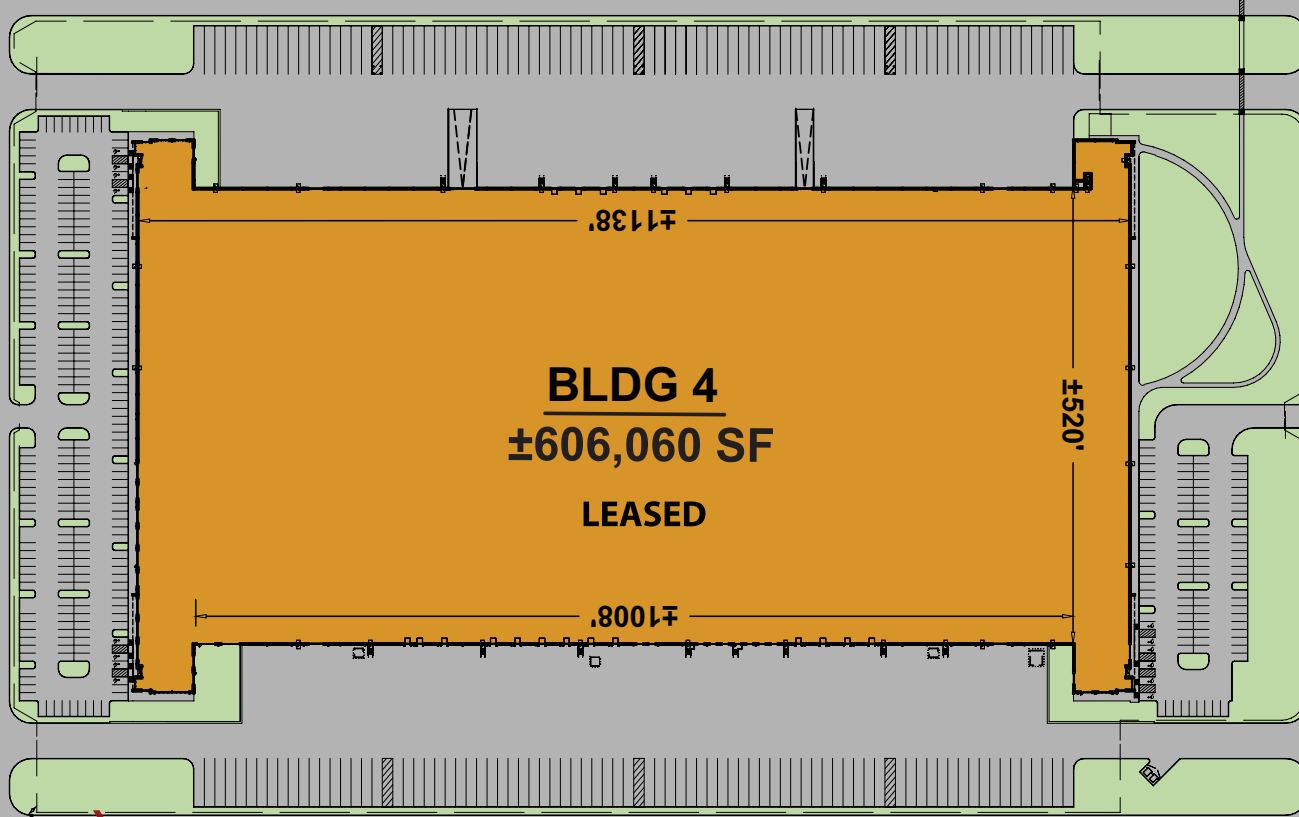
BLDG. 3

BUILDING SIZE:	138,600 SF
AVAILABLE SF:	Fully Leased
SPEC OFFICE:	3,673 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 660'
REMAINING DOCK DOORS:	21
REMAINING DRIVE-IN DOORS:	1
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
REMAINING PARKING SPACES (APPROX.):	136
REMAINING TRAILER PARKING (APPROX.):	24
POWER:	1000 KVA / 2000 amps
WAREHOUSE:	White box interior & painted columns

PHASE II - MASTER PLAN

TOTAL SF: Up to 1,212,120 SF



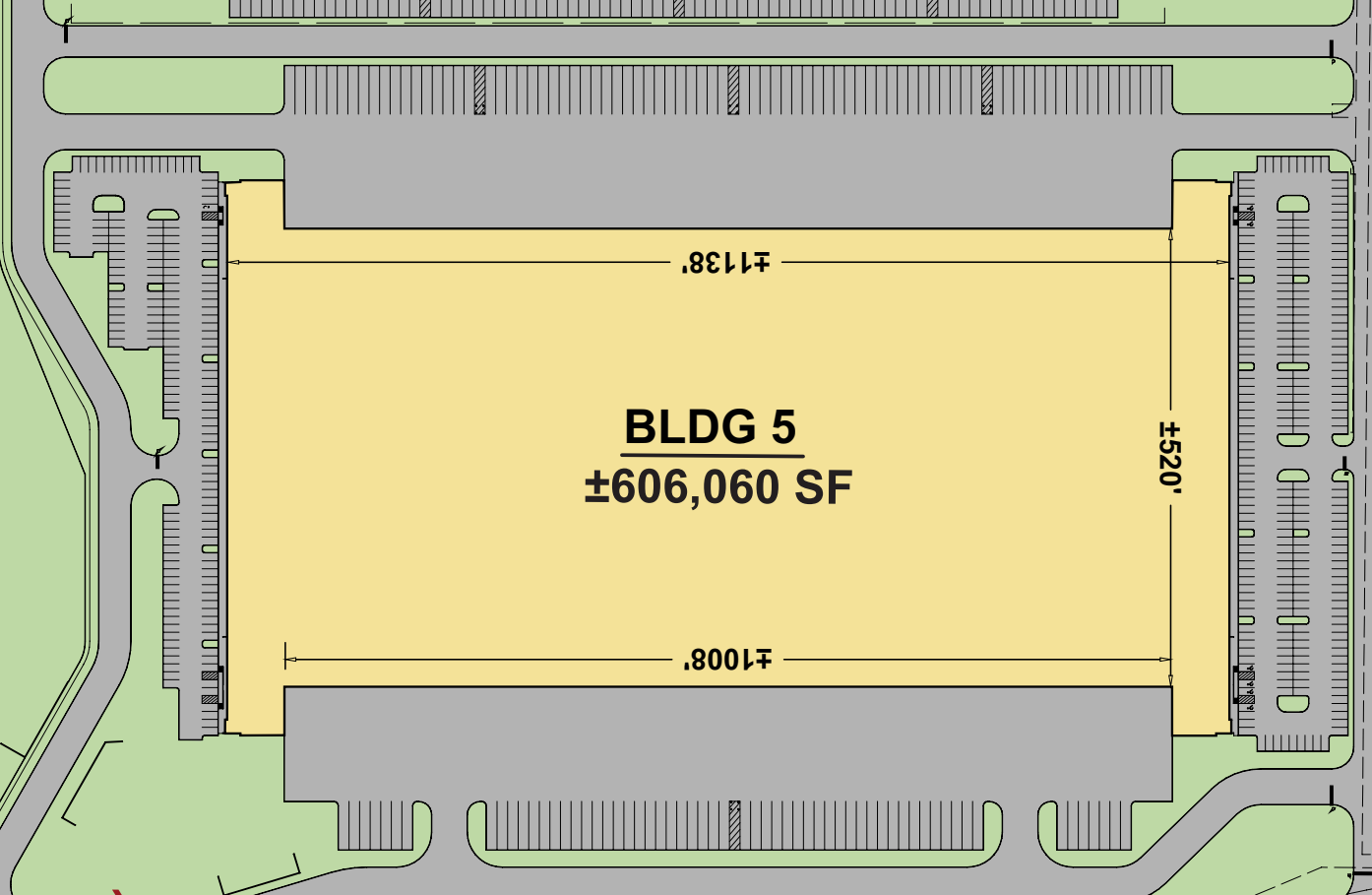


CROSSPOINT // PHASE II

BLDG. A

BUILDING SIZE:	±606,060 SF
DIMENSIONS:	1138' x 520'
TYPICAL COLUMN SPACING:	56x50
CLEAR HEIGHT:	40'
WAREHOUSE LIGHTING:	LED, 30 FC
DOCK DOORS:	24
DOCK EQUIPMENT:	Edge Of Dock Levelers
DRIVE IN DOORS:	4
TRAILER PARKS:	162
CAR PARKS:	±600
POWER:	Two (2) 3,000 A Services & Meters
MAIN OFFICE*:	25,000 SF
SHIPPING OFFICE*:	2,500 SF

**Included as an allowance*



CROSSPOINT // PHASE II

BLDG. B

BUILDING SIZE:	±606,060 SF
DIMENSIONS:	1138' x 520'
TYPICAL COLUMN SPACING:	56x50
CLEAR HEIGHT:	40'
WAREHOUSE LIGHTING:	LED, 30 FC
DRIVE IN DOORS:	4
TRAILER PARKS:	162
CAR PARKS:	±500
POWER:	Two (2) 3,000 A Services & Meters

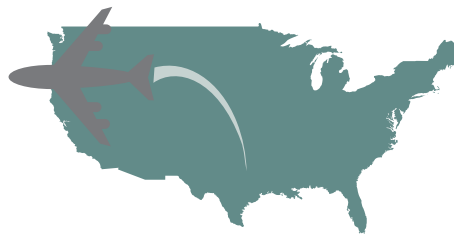
AUSTIN MARKET OVERVIEW

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

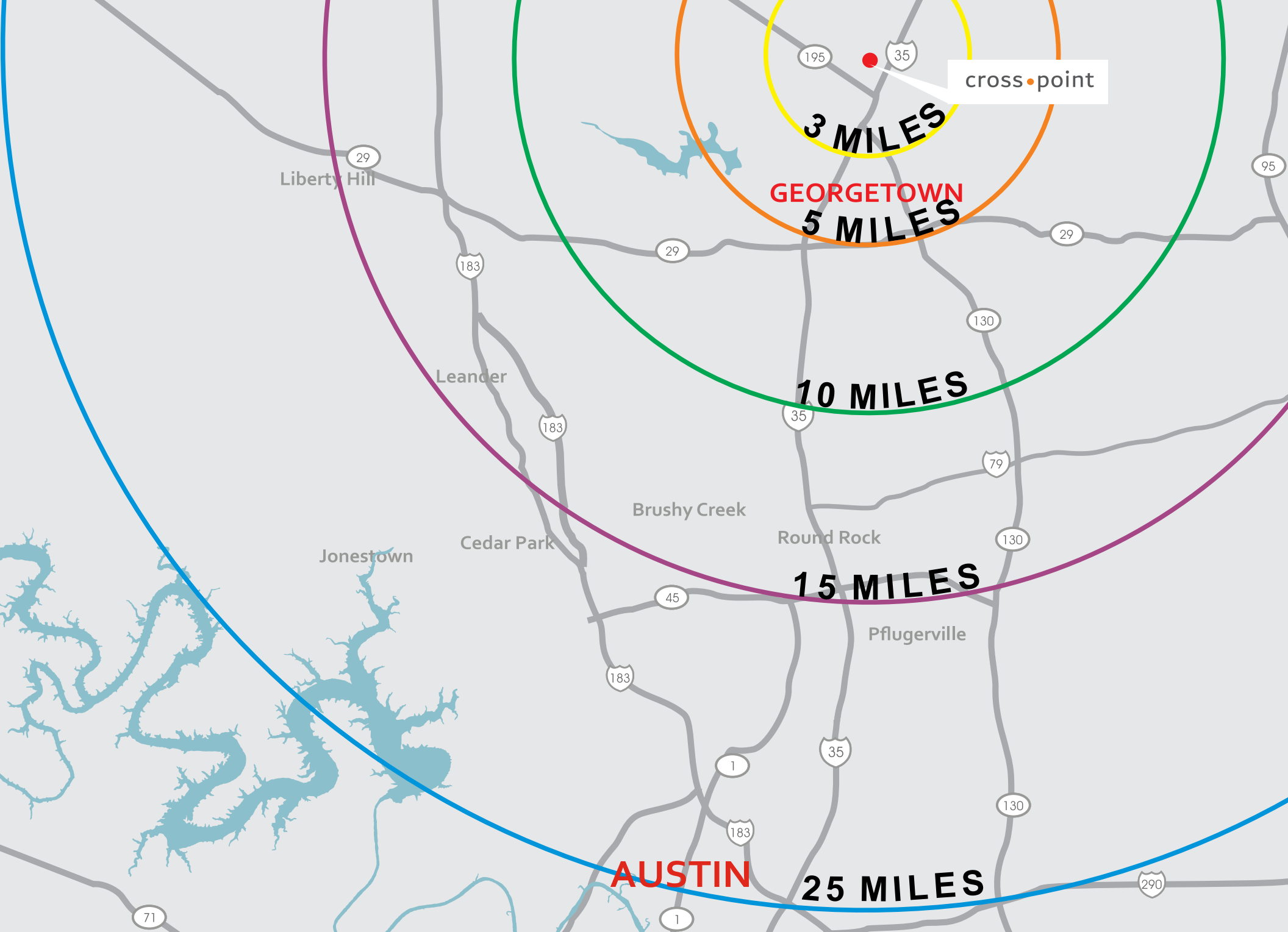
Chief Executive Magazine



17 Consecutive Years

MAJOR EMPLOYERS

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TESLA • VISA • VRBO •
WHOLE FOODS





EGRESS



INGRESS

cross point

972

195

BERRY CREEK

Serenada

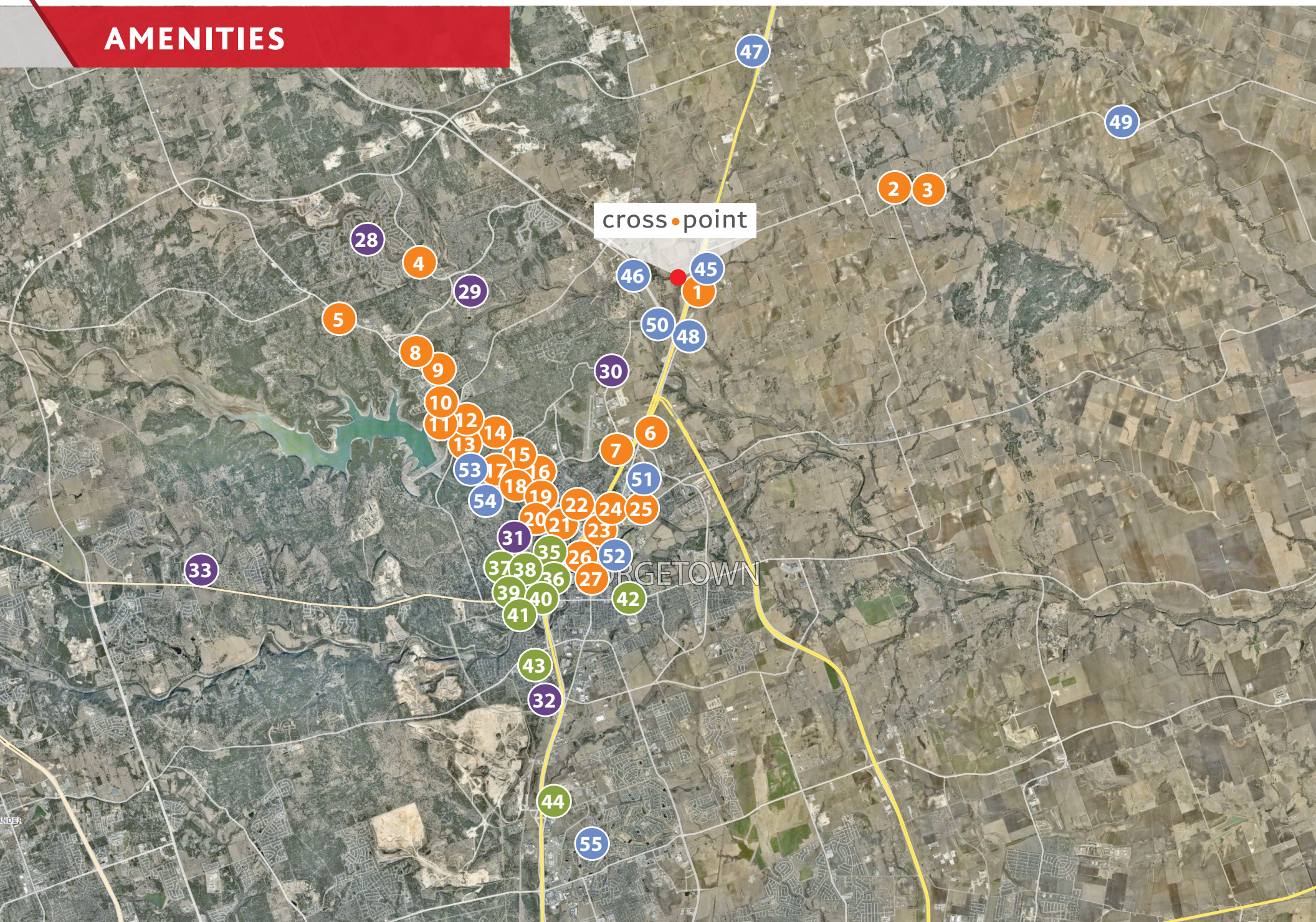
35

N

Georgetown Executive Airport

130

AMENITIES





DINING

- 1 Huddle House
- 2 Walburg German
- 3 Dale's Essenhaus
- 4 Mulligan's
- 5 Phoeve 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

54

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

3.7

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

64

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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