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JACKSONSHAW

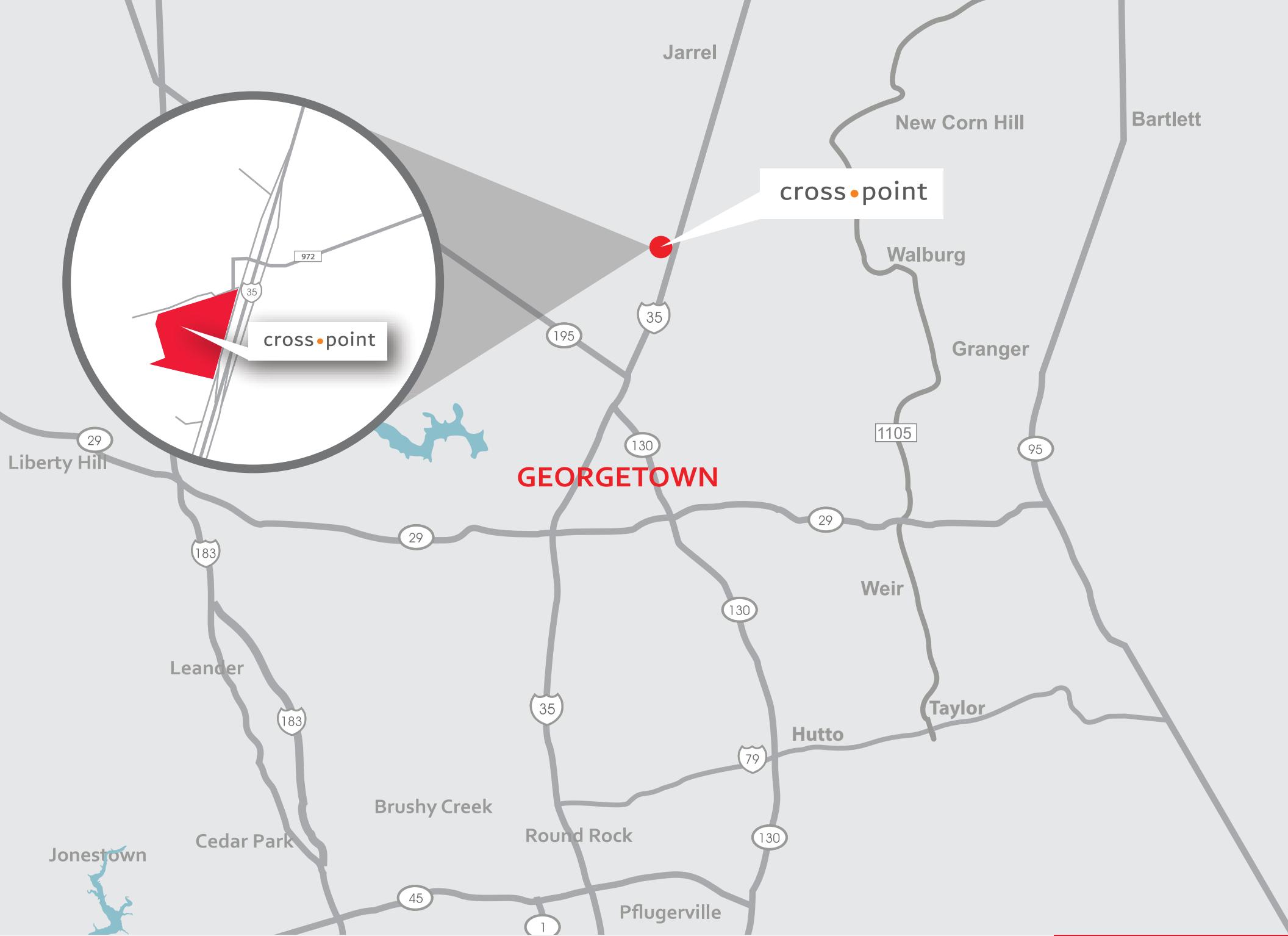


cross•point

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

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

I-35/FM 972 // Georgetown, Texas

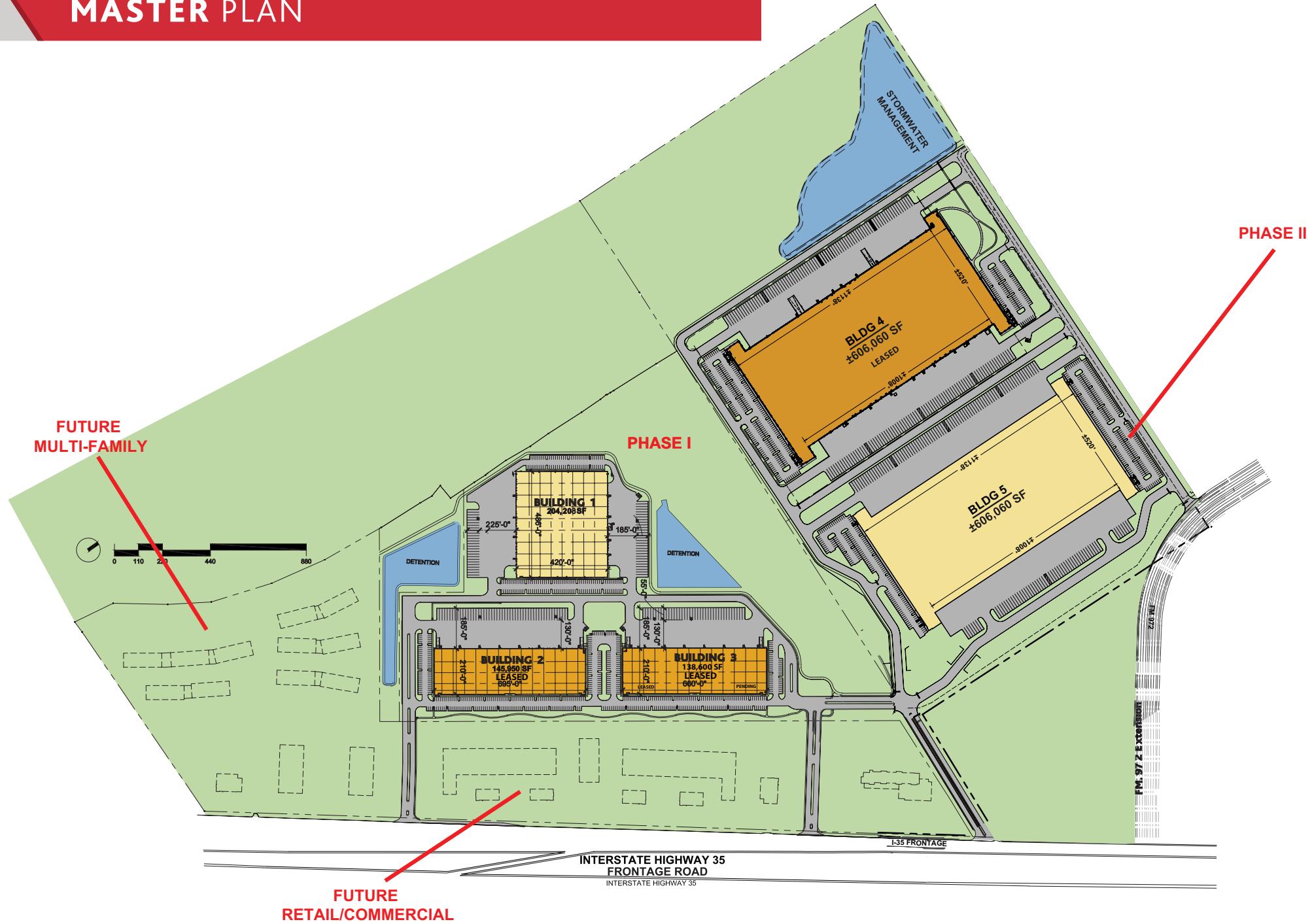




## OVERVIEW

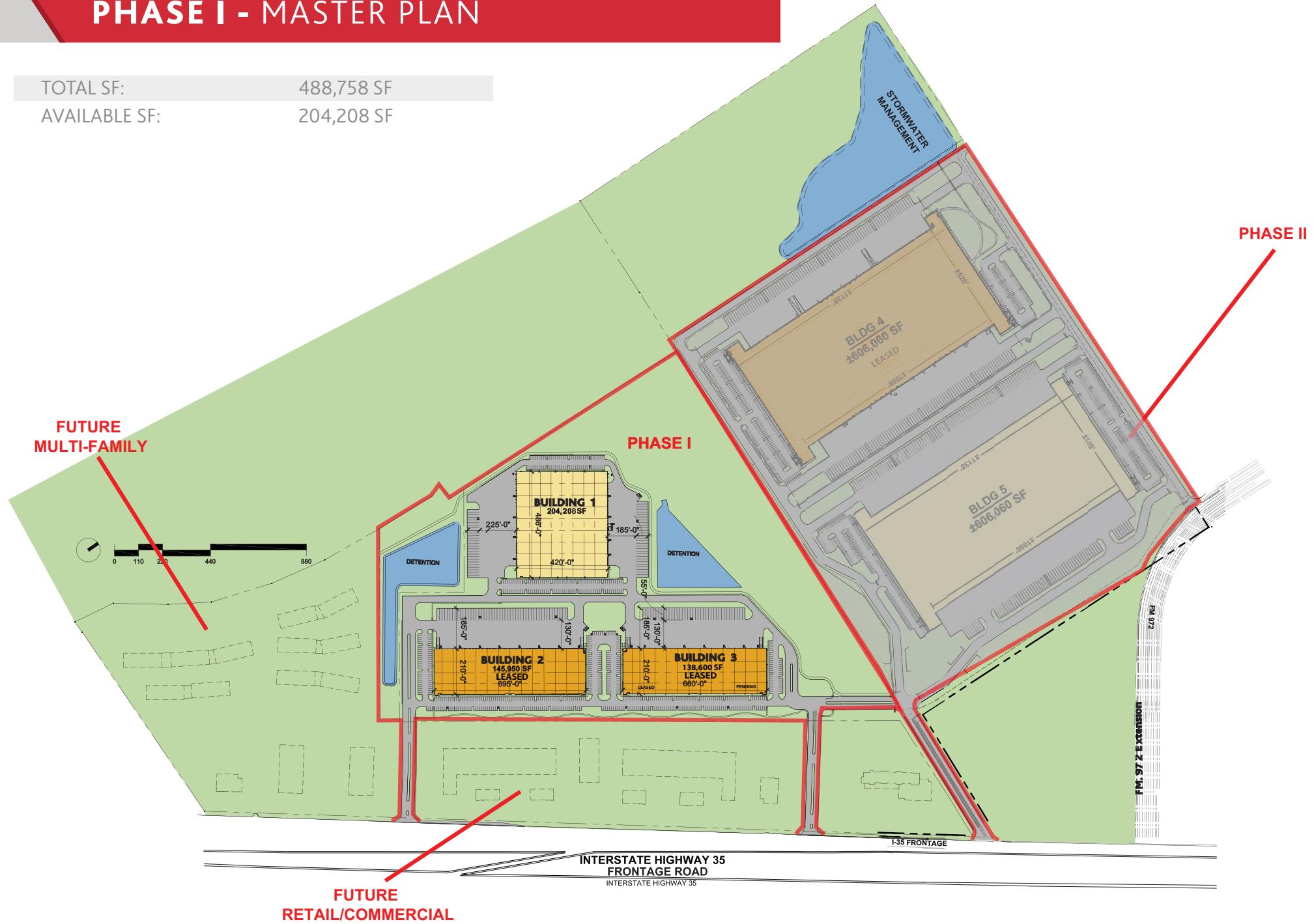
CrossPoint is a master planned development situated on 224 acres, encompassing a world class business park with nearly 2 million square feet, along with residential, retail, and office. Phase 1 is 3-buildings totaling 488,758 square feet. Phase 2 is 2-buildings totaling 1,212,120 SF. This best-in-class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

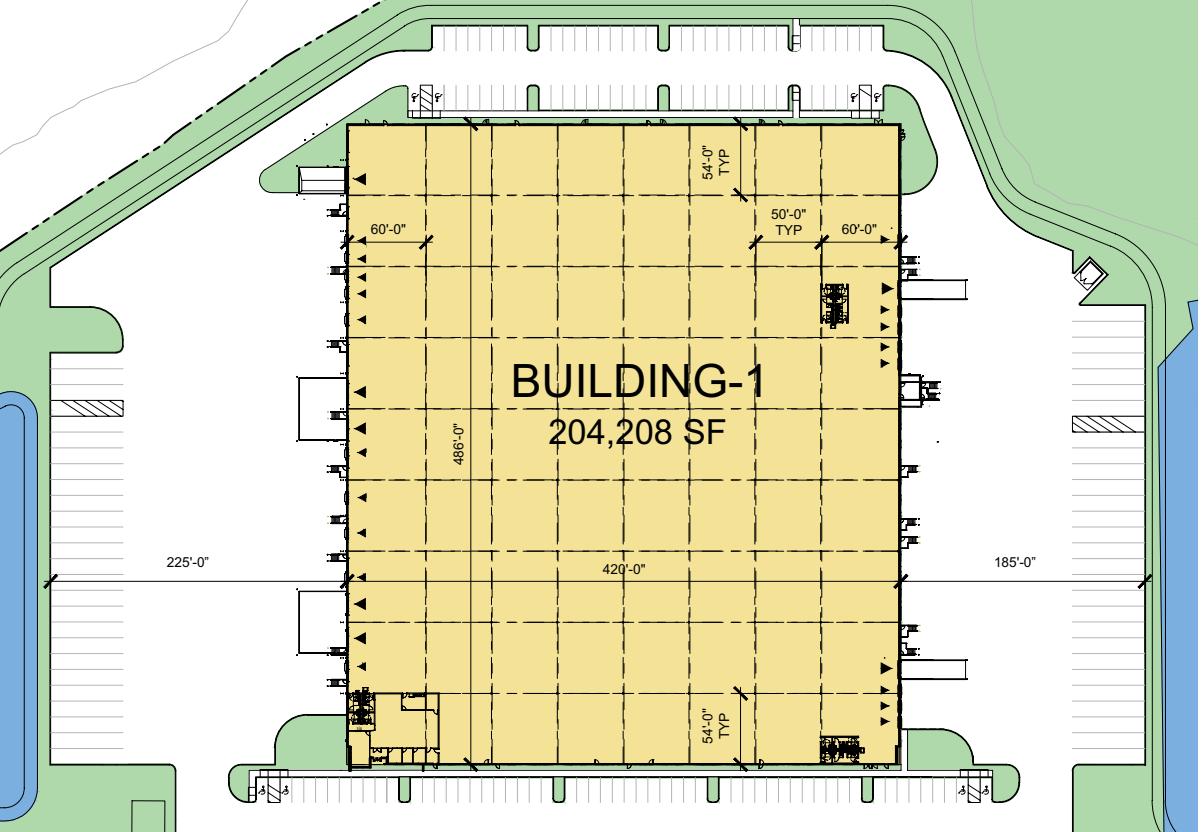
# MASTER PLAN



# PHASE I - MASTER PLAN

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





## CROSSPOINT // PHASE I

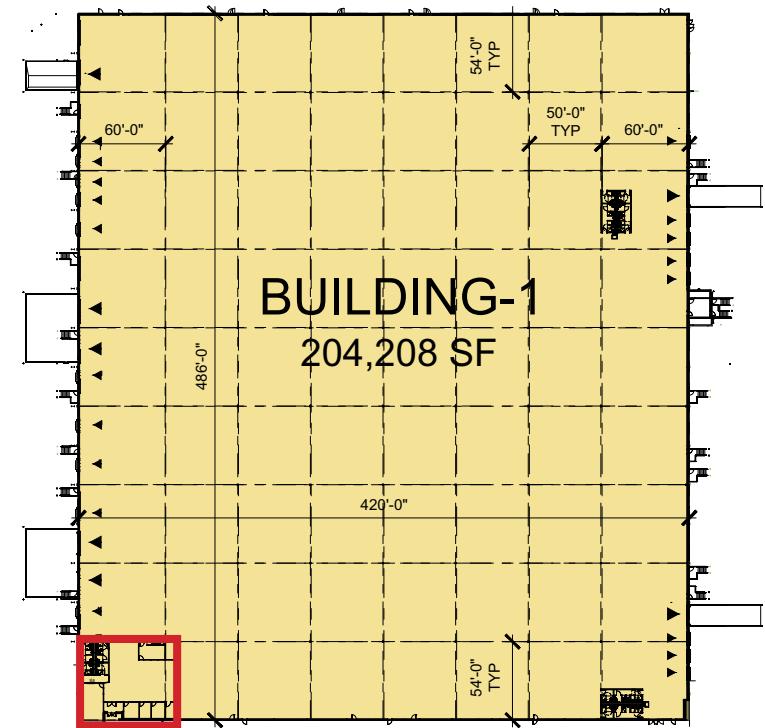
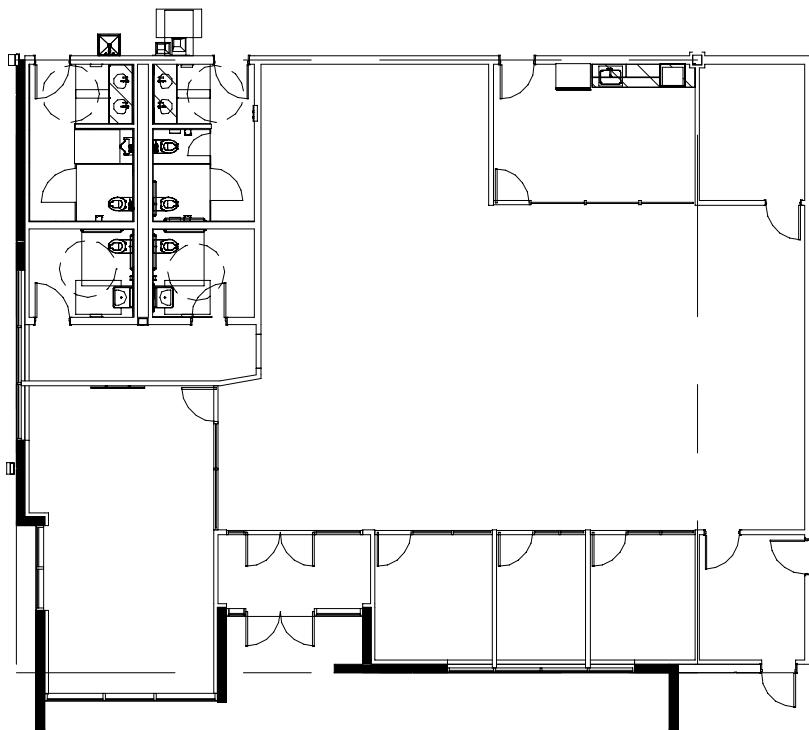
## BLDG. 1

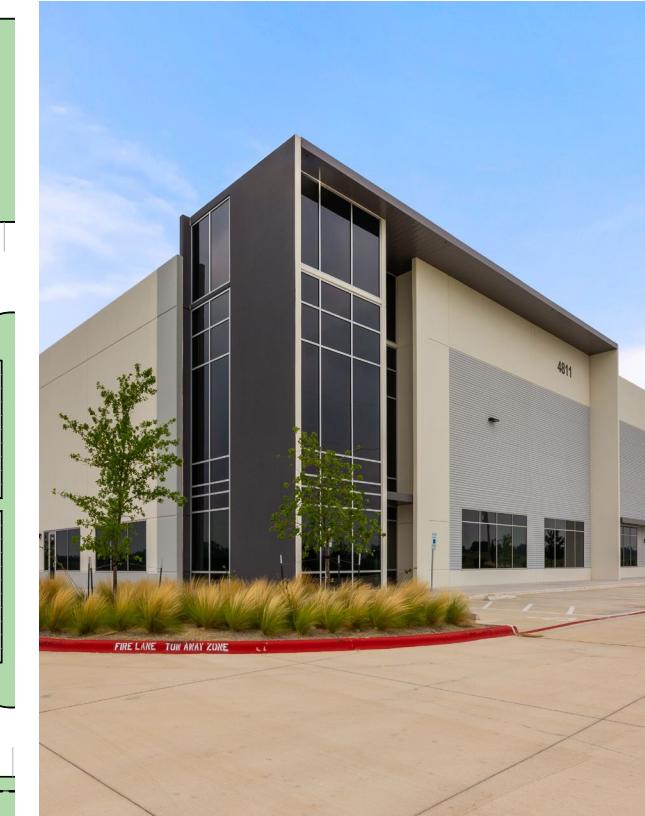
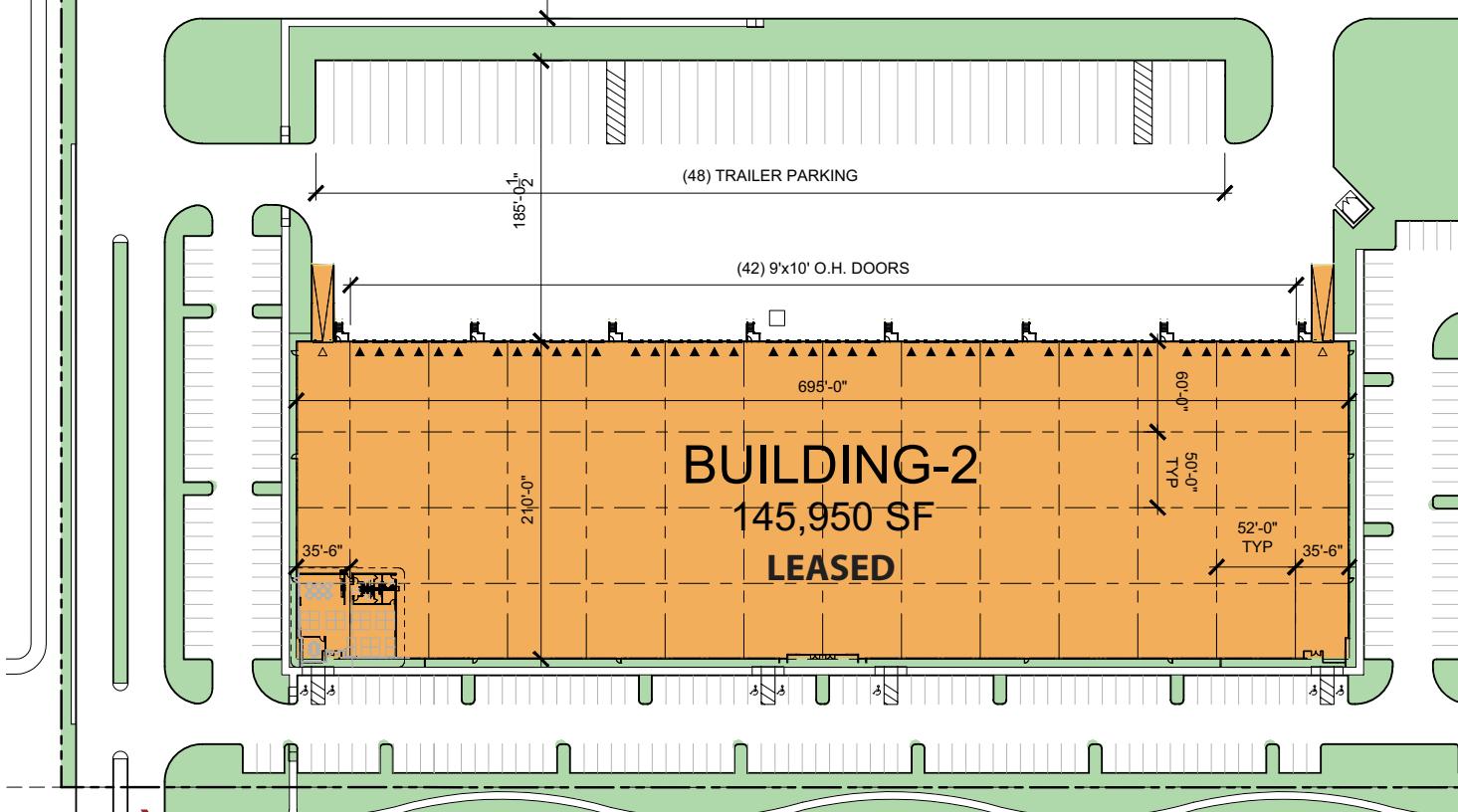
BUILDING SIZE:	204,208 SF
OFFICE SF:	3,700 SF + 2 Remote Restrooms
BUILDING DIMENSIONS:	420' x 486'
DOCK DOORS:	18 - 9'X10' & 5 -12'x14' (More doors can be added)
DRIVE-IN DOORS:	2
TRUCK COURT:	185'+
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
PARKING SPACES (APPROX.):	184
TRAILER 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

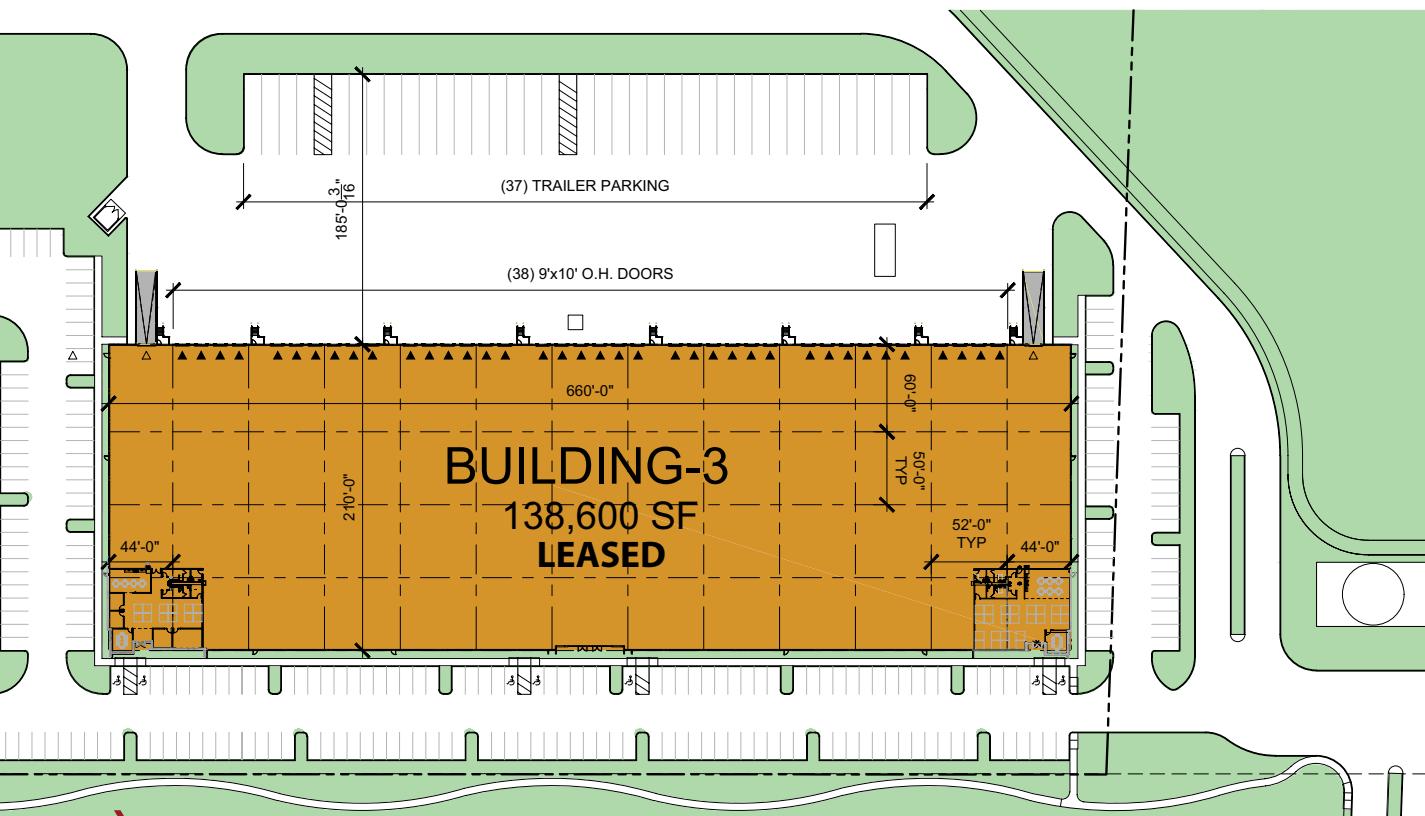




## CROSSPOINT // PHASE I

## 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

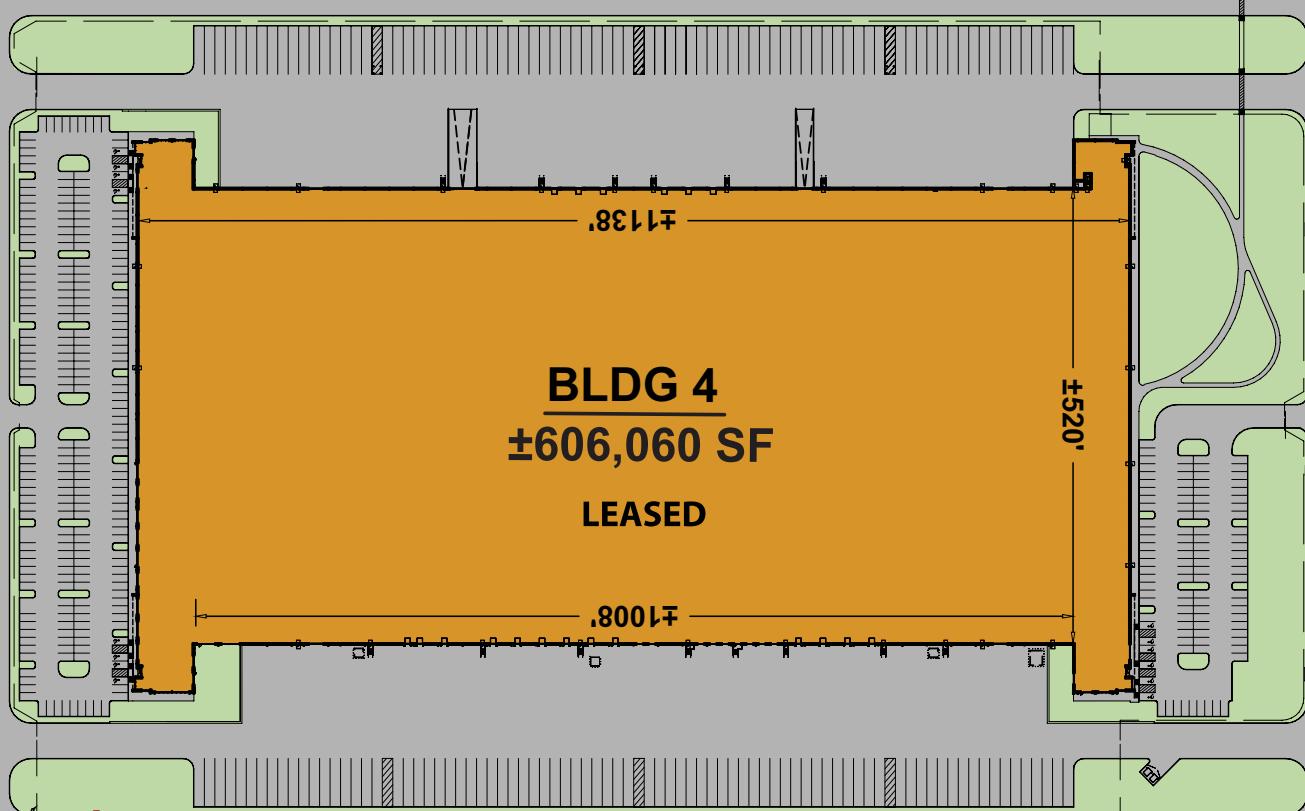
BUILDING SIZE:	138,600 SF
AVAILABLE SF:	Fully Leased
SPEC OFFICE:	3,673 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 660'
REMAINING DOCK DOORS:	21
REMAINING DRIVE-IN DOORS:	1
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
REMAINING PARKING SPACES (APPROX.):	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





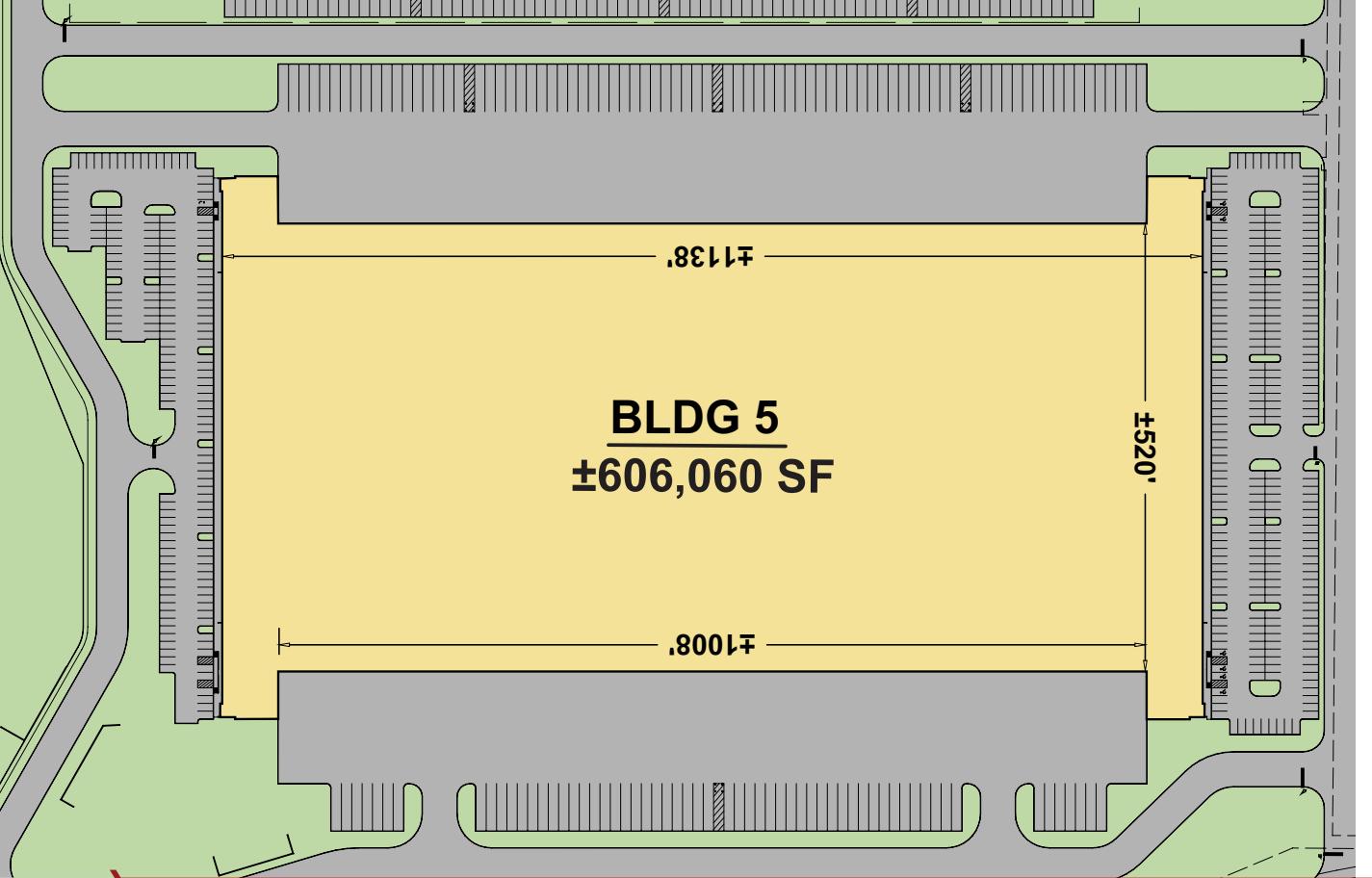
## CROSSPOINT // PHASE II

### 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.

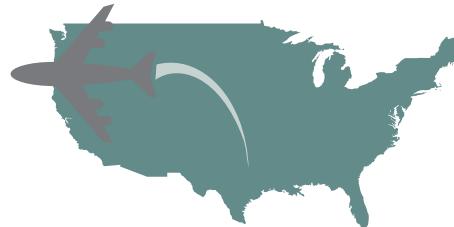
The city has a heavy concentration of highly educated millennials. Austin is home to the headquarters for many technology corporations, adopting the nickname Silicon Hills in the 1990s. Recently, however, the current official slogan promotes Austin as The Live Music Capital of the World, a reference 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



## 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

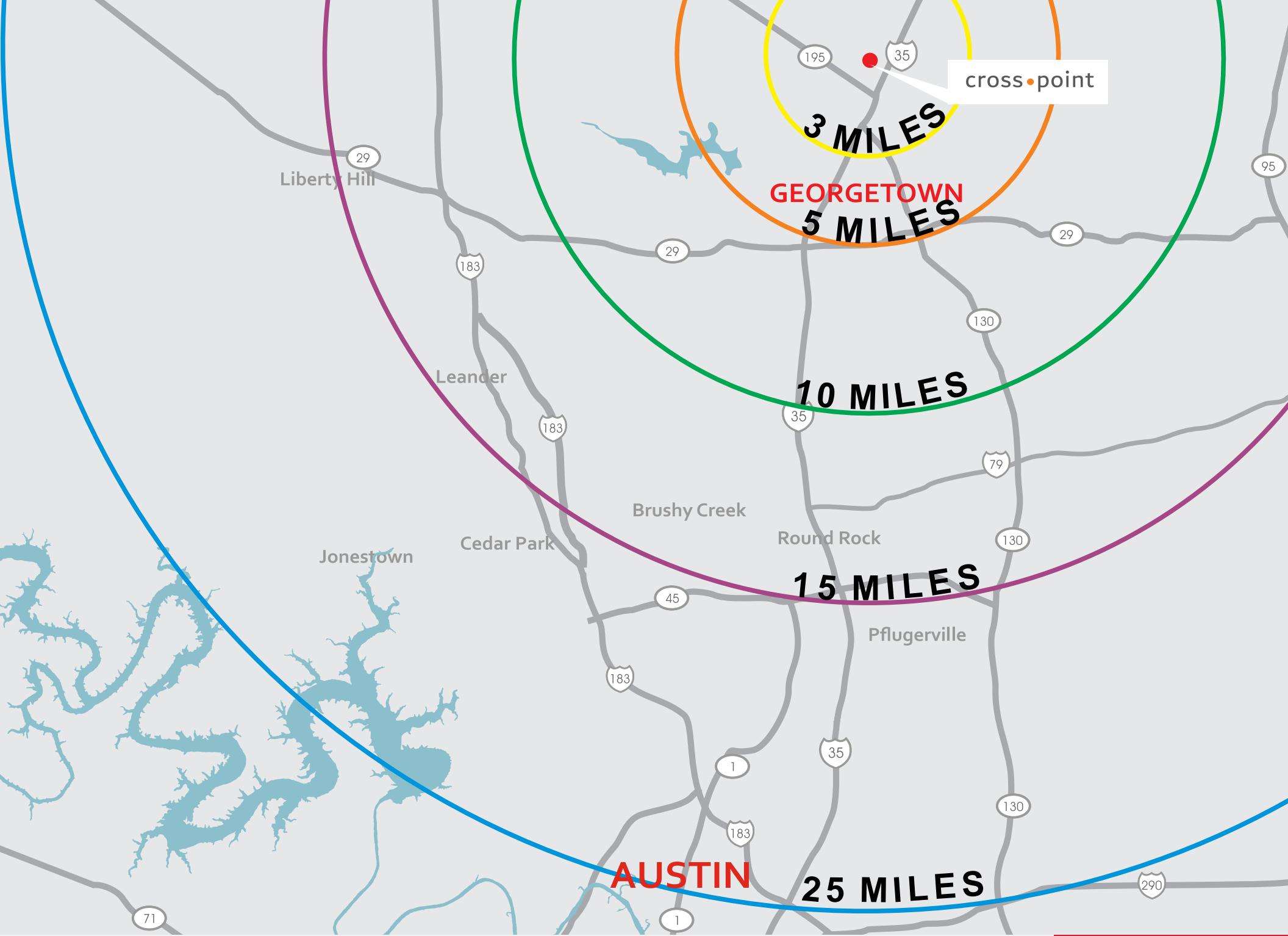
Chief Executive Magazine



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



EGRESS

INGRESS

cross•point

972

195

35

130

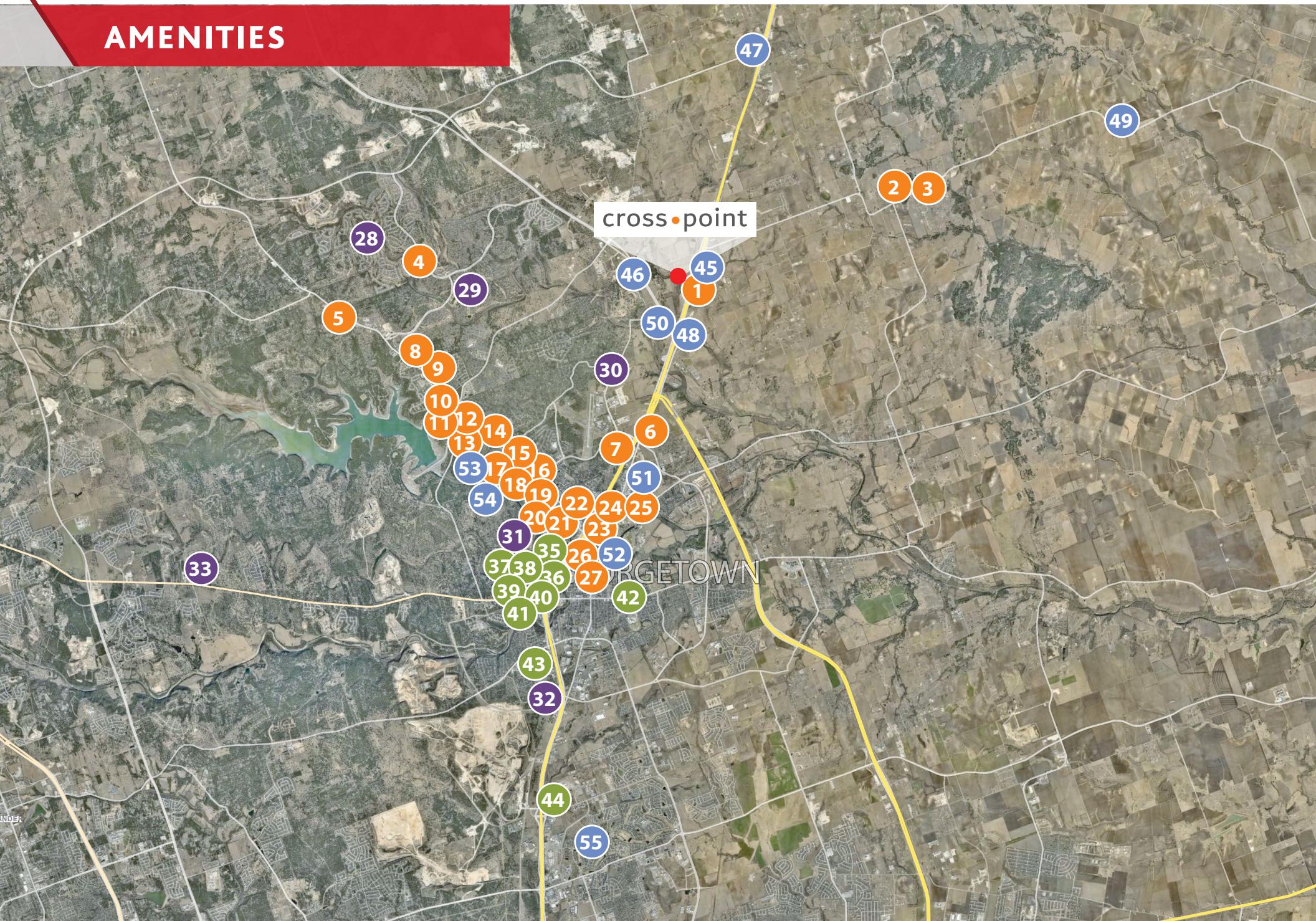
BERRY CREEK

Serenada

N

Georgetown Executive Airport

## AMENITIES





## DINING

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



## 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

LEASED BY

**CBRE**

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