

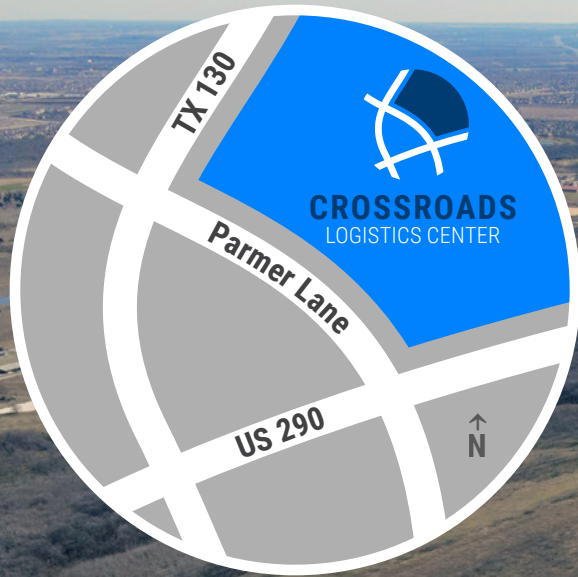


# CROSSROADS

LOGISTICS CENTER

AN  DEVELOPMENT





**Building 6**  
**358,400 SF**  
Site Development Permit

**Building 7**  
**318,720 SF**  
Site Development Permit

**Building 5**  
**211,680 SF**  
Site Development Permit

**Building 4**  
**211,680 SF**  
Site Development Permit

**Building 3**  
**181,440 SF**  
Available for Lease  
Delivering Q3 2022

**Building 2**  
**181,440 SF**  
100% Leased

**Building 1**  
**120,960 SF**  
100% Leased

**Parmer Lane**

**130**

**290**

Image from Feb. 1, 2022

# Austin's Largest Planned Logistics Center Under Development

# CENTRAL TEXAS LOCATION



• Dallas-Ft Worth

190 mi. / 2 hr. 53 mins.

• Austin

• San Antonio

137 mi. / 1 hr. 37 mins.

• Houston

151 mi. / 2 hr. 22 mins.

# TX

## #1

Job Creator  
In the Nation

## 9th

Largest Economy  
In the World

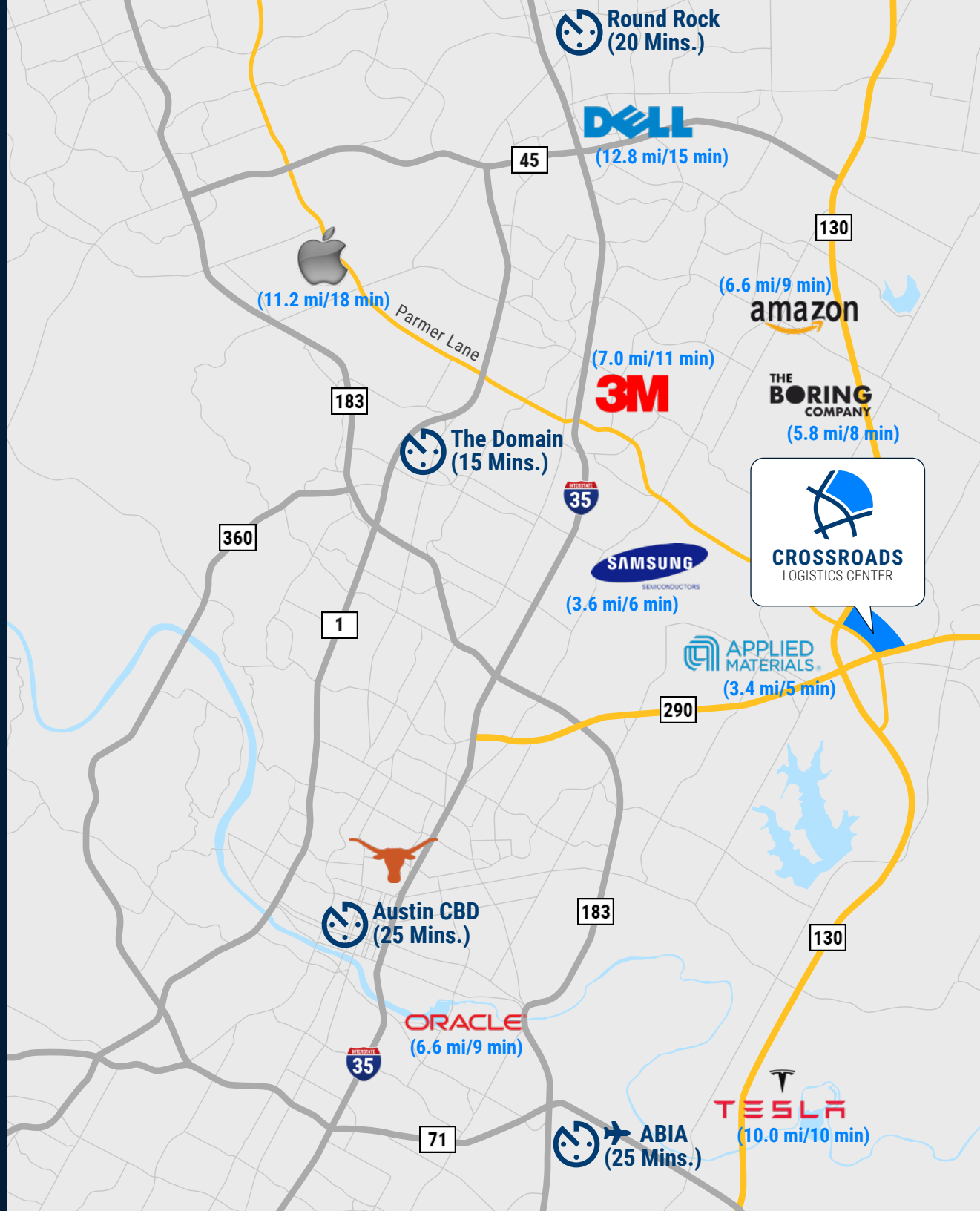
## 14.2M

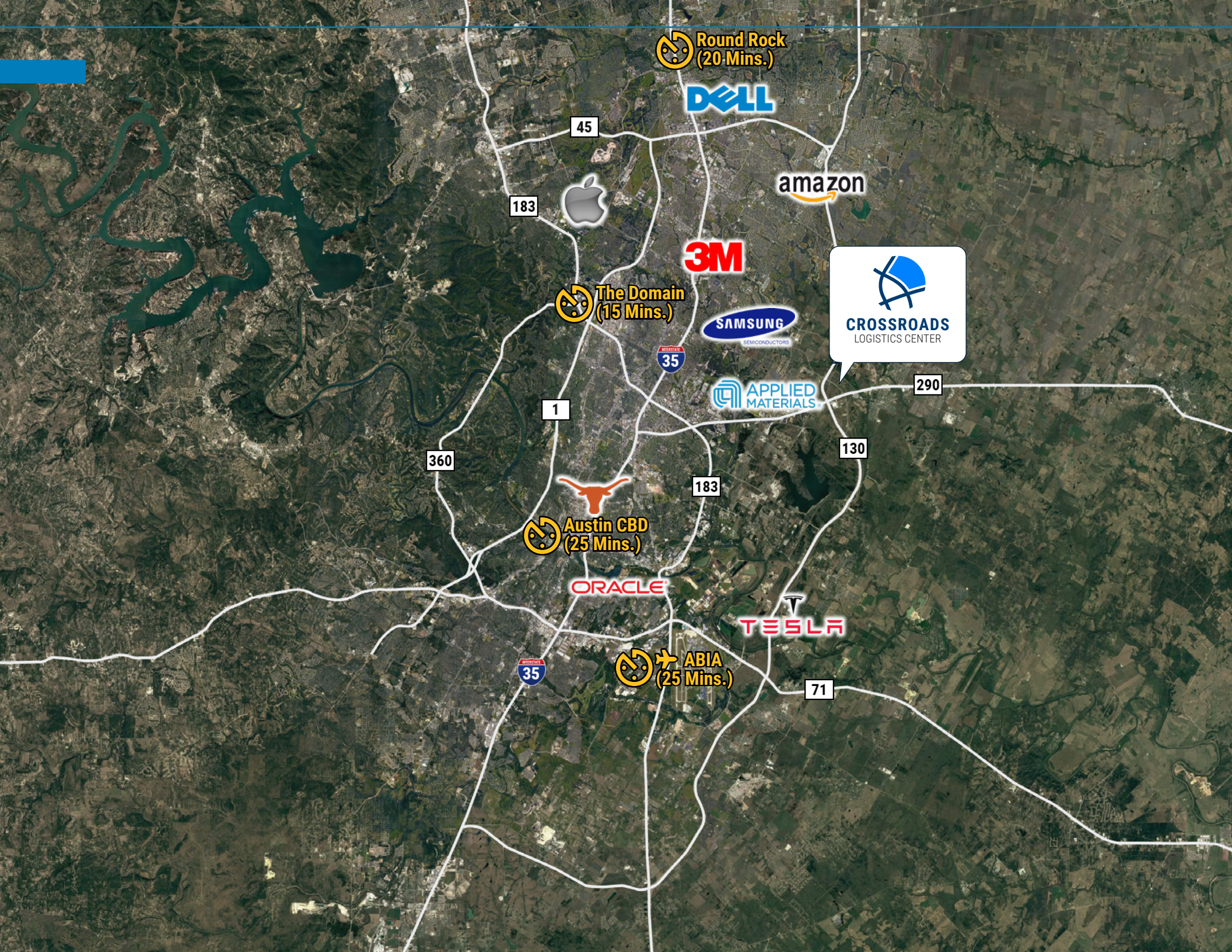
Civilian Labor  
Force

## 55+

Fortune 500  
Company HQ's

# Triple Freepoint Location With Efficient Routes In & Out of Austin





Round Rock  
(20 Mins.)

DELL

45

183



amazon

3M

The Domain  
(15 Mins.)

SAMSUNG  
SEMICONDUCTORS

CROSSROADS  
LOGISTICS CENTER

35

APPLIED  
MATERIALS

290

1

360

130



183

Austin CBD  
(25 Mins.)

ORACLE

TESLA

35

ABIA  
(25 Mins.)

71

3M

GM

H-E-B

Panera BREAD

P-TERRY'S BURGER STAND

IN-N-OUT BURGER

Jersey Mike's SUBS

BABY'S

Chick-fil-e

FREEBIRDS WORLD BURRITO

MOD PIZZA

AEA

35

130

SAMSUNG SEMICONDUCTORS

Parmer Lane



CROSSROADS LOGISTICS CENTER

Dominos Pizza

SHIPLEY DO-NUTS

STARBUCKS COFFEE

McDonald's

SUBWAY

Walmart

PANDA EXPRESS CHINESE KITCHEN

WHATABURGER

TACO BELL

Denny's

Wendy's

BUFFALO WILD WINGS

Walmart

McDonald's

SG

290

APPLIED MATERIALS

Capitol Wright DISTRIBUTING

130

Manor HS

Manor

BROWN DISTRIBUTING COMPANY



**CROSSROADS**  
LOGISTICS CENTER

## PHASE II

**BLDG. 4 - 211,680 SF**  
Site Development Permit

**BLDG. 5 - 211,680 SF**  
Site Development Permit

## PHASE IV

**BLDG. 7 - 318,720 SF**  
Site Development Permit

## PHASE I

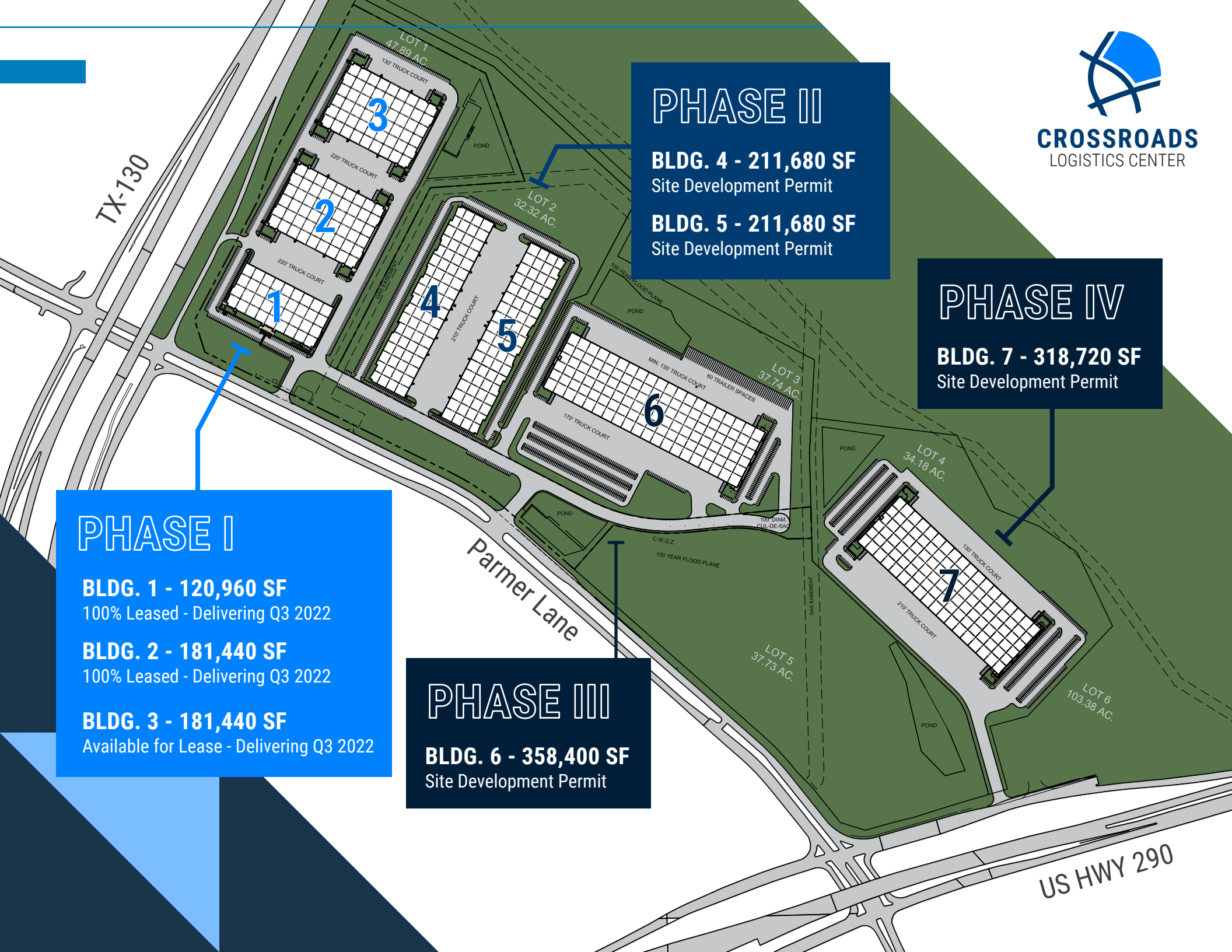
**BLDG. 1 - 120,960 SF**  
100% Leased - Delivering Q3 2022

**BLDG. 2 - 181,440 SF**  
100% Leased - Delivering Q3 2022

**BLDG. 3 - 181,440 SF**  
Available for Lease - Delivering Q3 2022

## PHASE III

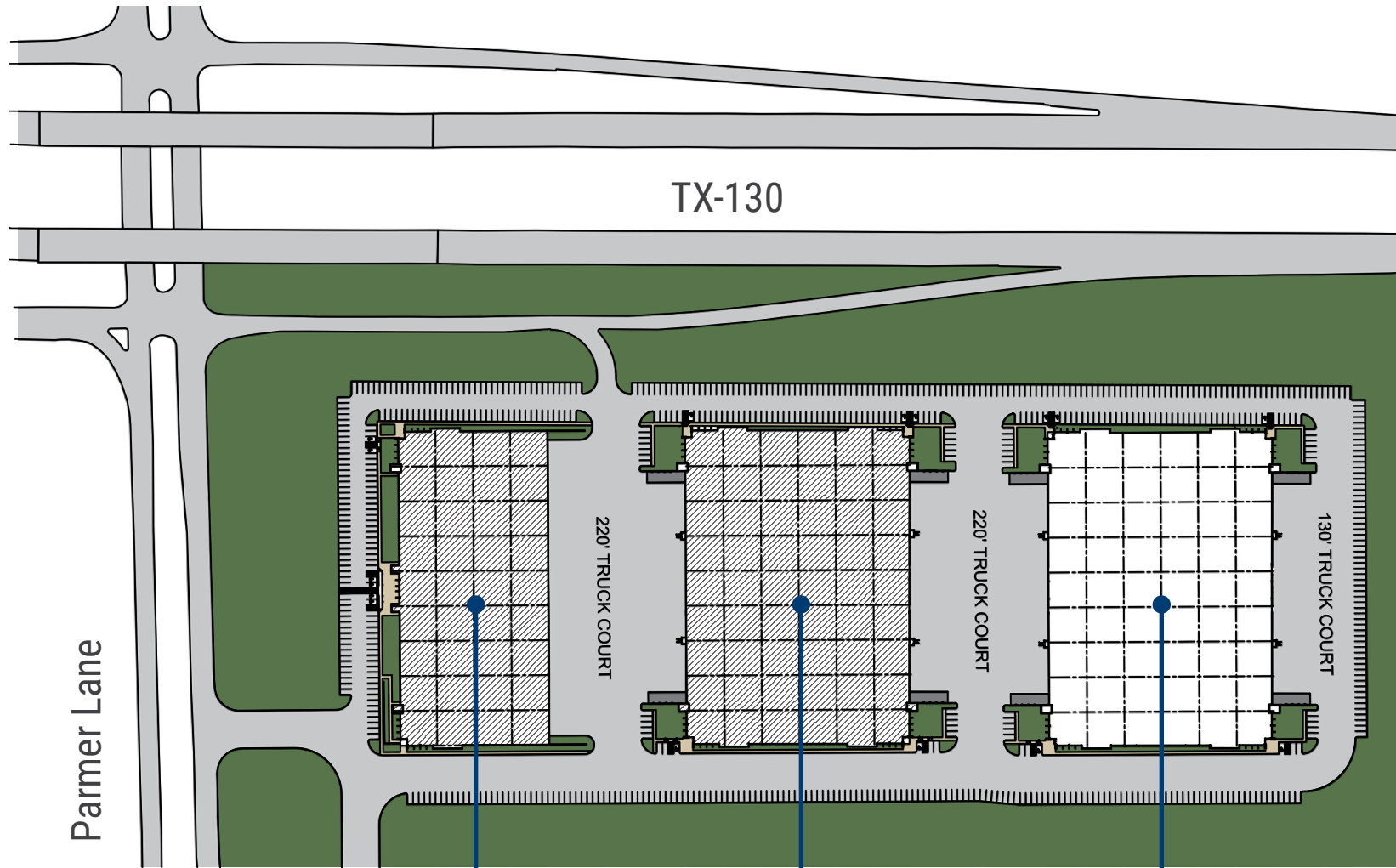
**BLDG. 6 - 358,400 SF**  
Site Development Permit







# PHASE I



**BLDG. 1**

100% Leased

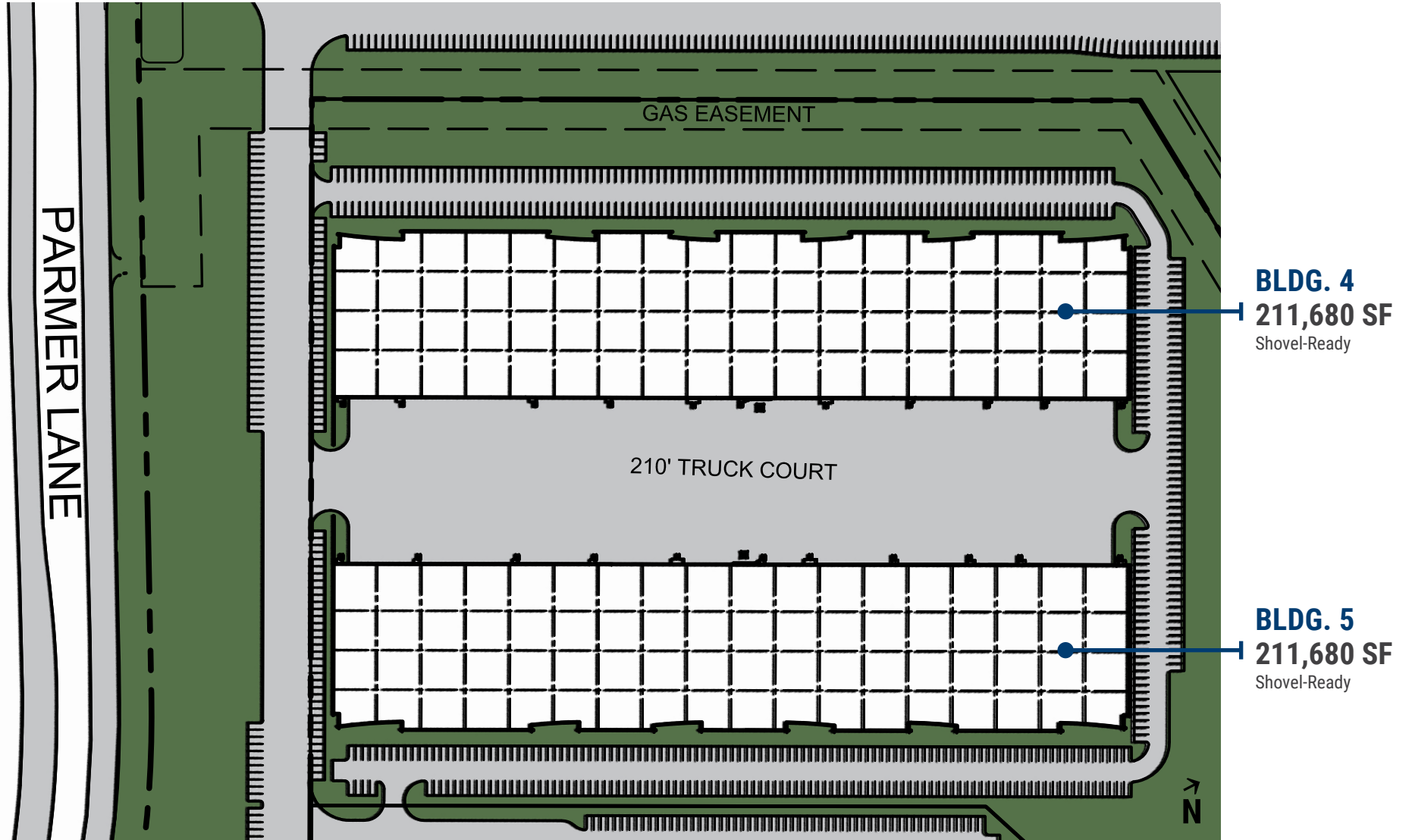
**BLDG. 2**

100% Leased

**BLDG. 3**

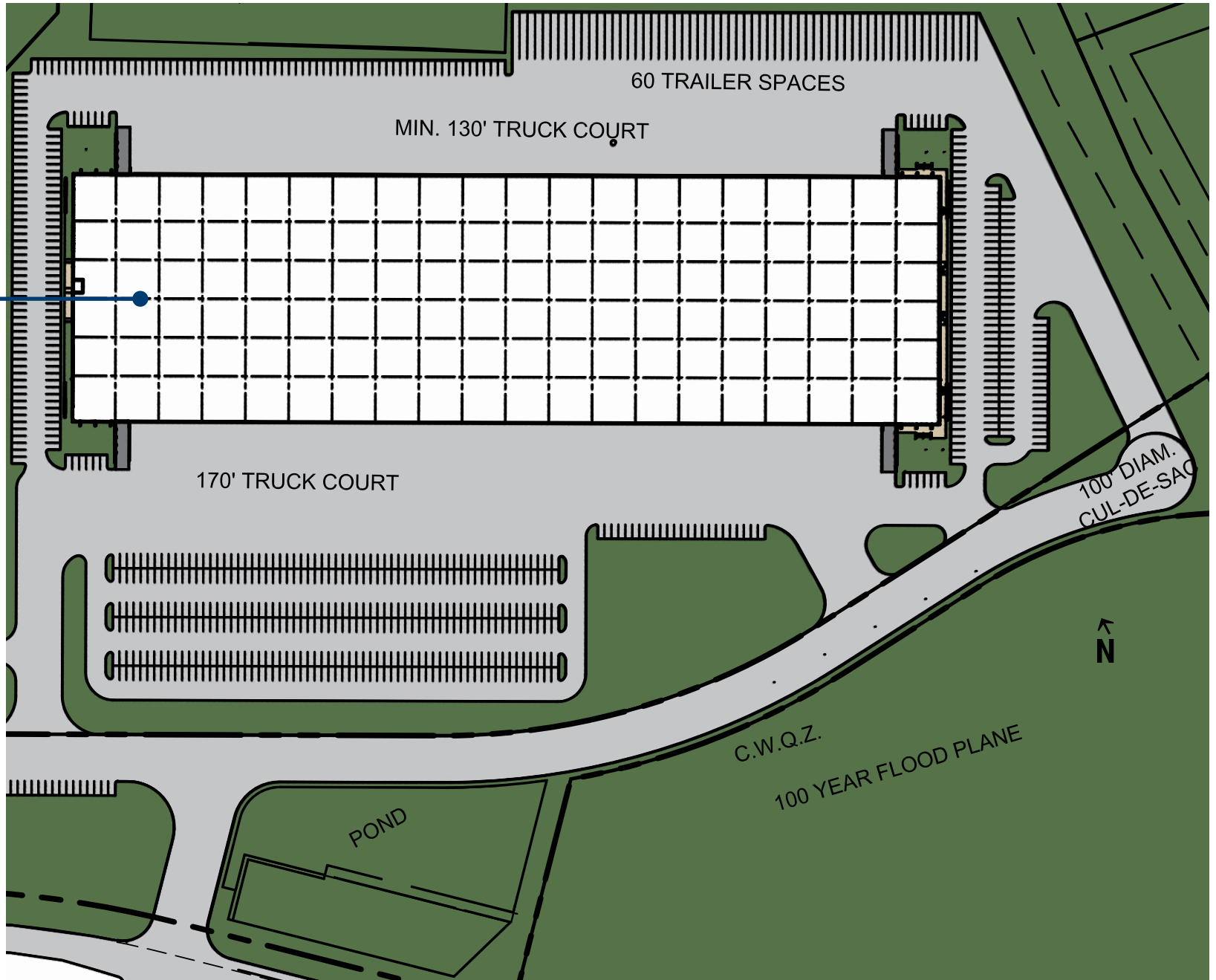
181,440 SF | 360' D x 504' W | Cross Dock Loading  
60' x 55' Column Spacing | 32' Clear Height  
33 Dock High Doors | 4 Oversized Drive-In Doors

# PHASE II

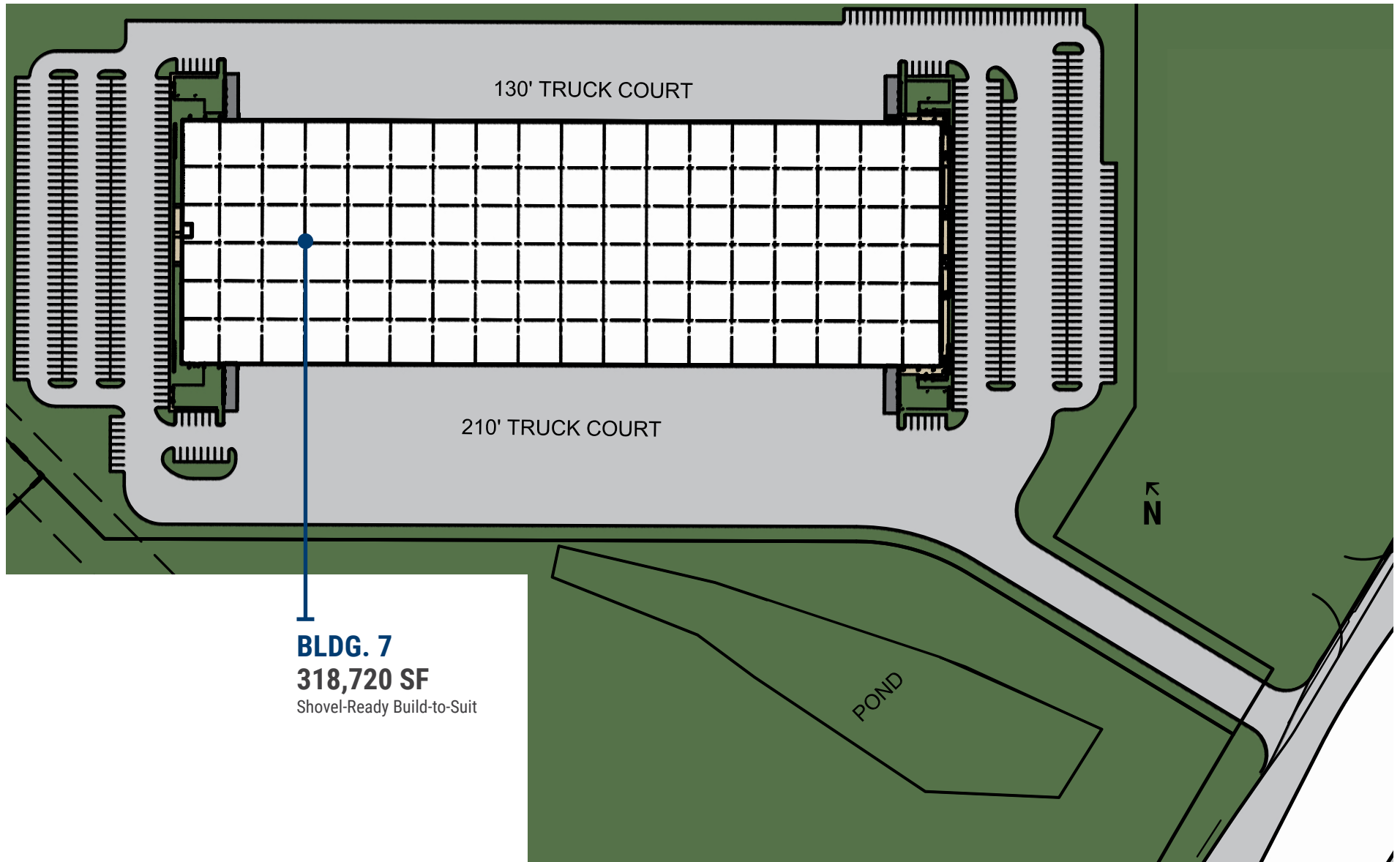


# PHASE III

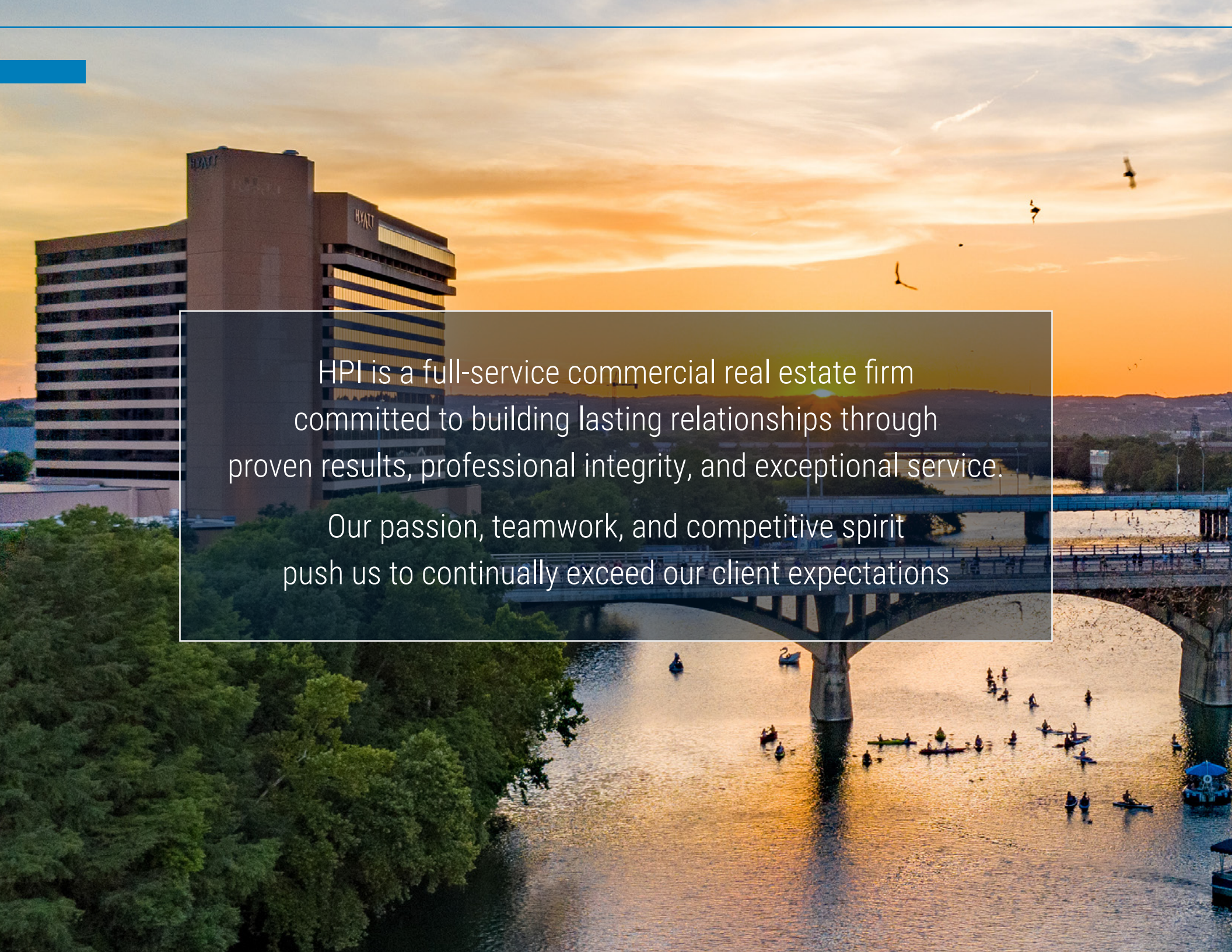
**BLDG. 6**  
**358,400 SF**  
Shovel-Ready Build-to-Suit



# PHASE IV







HPI is a full-service commercial real estate firm committed to building lasting relationships through proven results, professional integrity, and exceptional service.

Our passion, teamwork, and competitive spirit push us to continually exceed our client expectations







# CROSSROADS

LOGISTICS CENTER

[HPICROSSROADS.COM](http://HPICROSSROADS.COM)



**ANDY THOMAS**

thomas@hpitx.com  
(512) 538-0058

**DAVIS BASS**

bass@hpitx.com  
(512) 203-5130

**BROOKS BENKENDORFER**

brooks@hpitx.com  
(512) 848-2582