

TITAN NEW BRAUNFELS BUSINESS PARK

679 HOLCAN DR, NEW BRAUNFELS, TX 78130

Titan New Braunfels Business Park is strategically located between Austin and San Antonio which are two of the fastest growing cities in North America. The park offers immediate access to I-35 which is the main highway artery for state of Texas. The park is fully entitled and provides exceptional flexibility to meet any industrial user's needs.

KEY BENEFITS

- Prime location in the San Antonio-Austin corridor with access to many key logistical hubs and customer bases in the Texas area
- Located in one of the fastest growing counties in the United States
- Being situated between Austin and San Antonio provides access to a great employment talent pool.

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TITAN
DEVELOPMENT

CBRE

TITAN NEW BRAUNFELS SITE PLAN



PROJECT SPECIFICATIONS

- ✓ Concrete tilt wall construction
- ✓ Build-to-suit options available
- ✓ Master detention provided on site
- ✓ Utilities provided to all sites
- ✓ Buildings range from 60,000 to 270,000 SF
- ✓ Lots range from 5 acres to 16+ acres
- ✓ Prime locations with easy drive to Austin and San Antonio metro-area
- ✓ Project fully zoned and entitled with new infrastructure and road access

TOTAL PROJECT

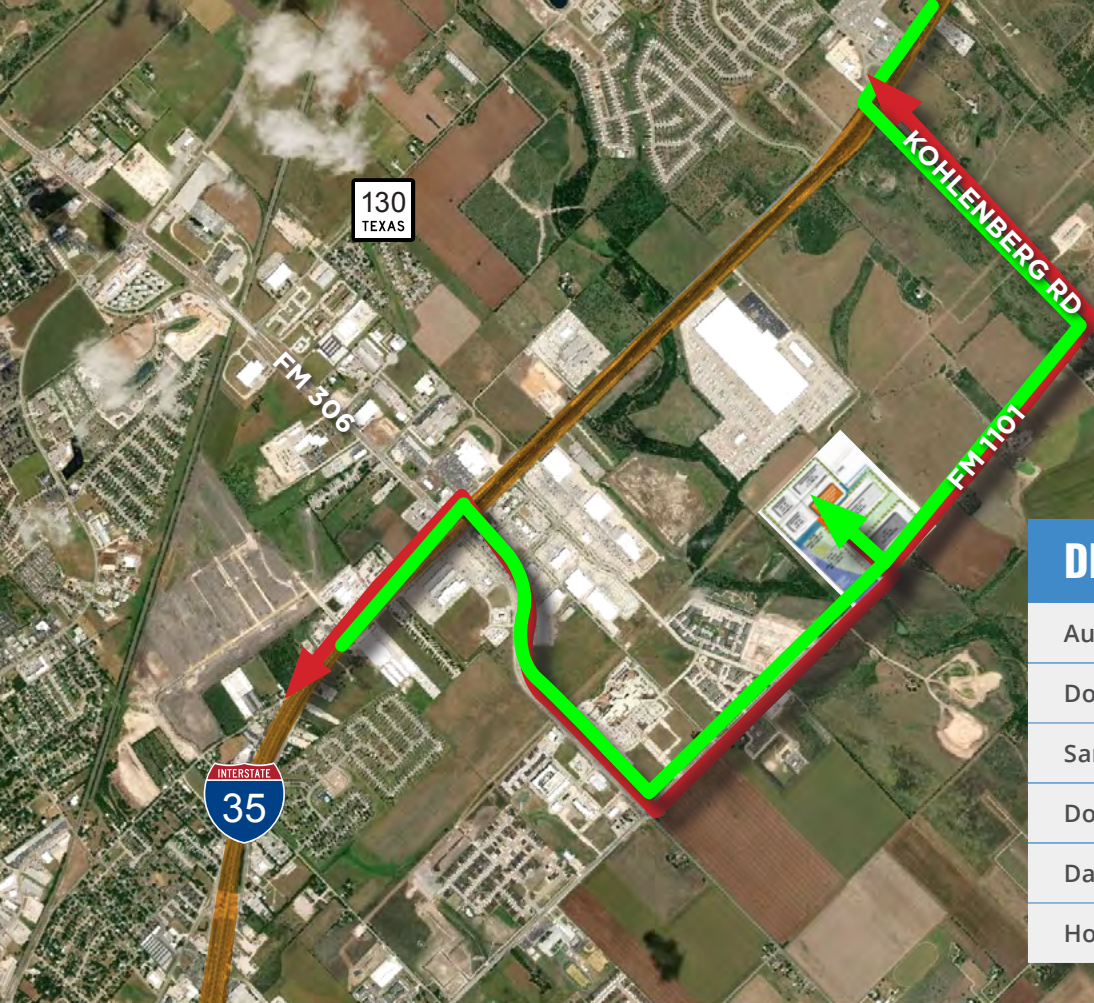
6 Buildings totaling 800,000+ SF

Lot Size: 5 AC - 16+ AC

Building Size:

60,000 - 270,000 SF

TITAN NEW BRAUNFELS LOCATION

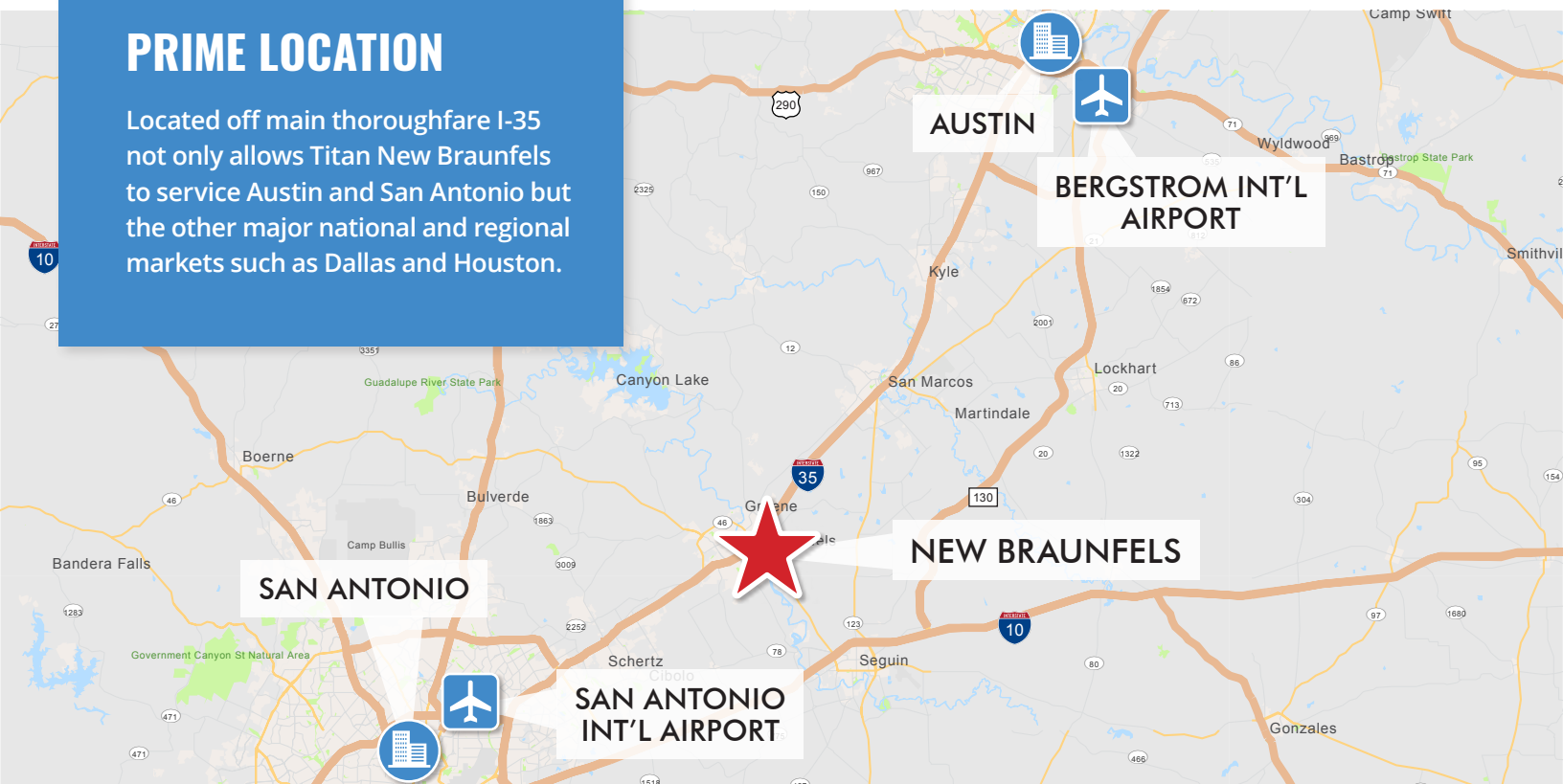


DRIVE TIMES

Austin Bergstrom Int'l Airport	< 1 hour
Downtown Austin	1 hour
San Antonio Int'l Airport	< 40 mins
Downtown San Antonio	< 50 mins
Dallas	3 hrs 45 min
Houston	3 hrs

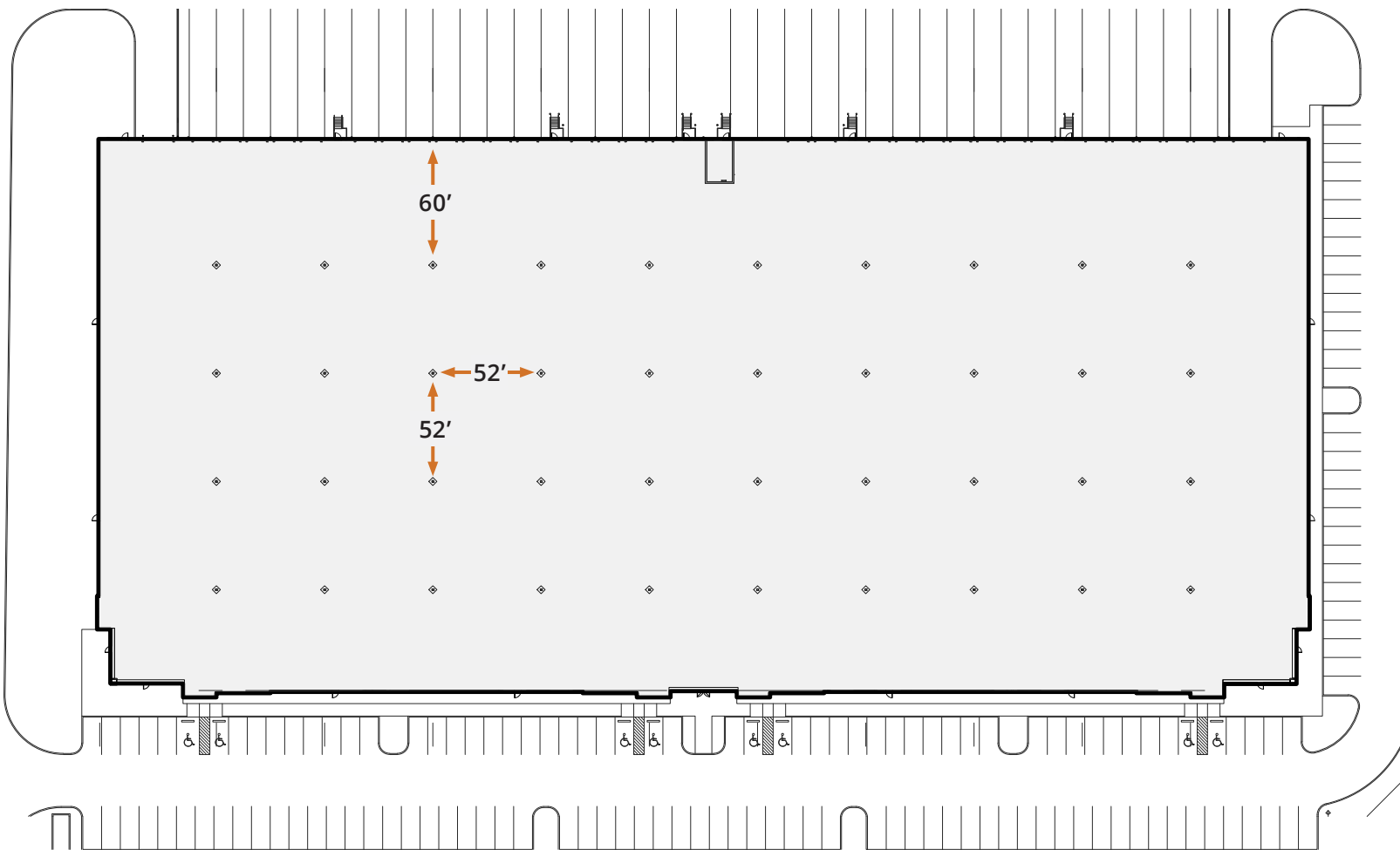
PRIME LOCATION

Located off main thoroughfare I-35 not only allows Titan New Braunfels to service Austin and San Antonio but the other major national and regional markets such as Dallas and Houston.



TITAN NEW BRAUNFELS BLDG 1

SITE PLAN



Spec Building #1 – 157,950 SF

- Dimensions: 270' x 585'
- Clear Height: 30'
- Power: 1600 amps
480V, 3-Phs
- Parking Ratio: 1.15/1000 SF
- Loading Doors: 30 Dock High
2 Ramp Served
- Truck Court Depth: 125'
- Divisible to ±28,578 SF
- Triple Freeport Designation
- ESFR Fire Sprinklers
- 39 7' x 7' Clerestory Windows
- Column Spacing: 52'x52'
- 6" Concrete Slab
- 1.5" B 22/G60 (galvanized)
Roof Designation





ABOUT TITAN DEVELOPMENT

Titan Development was founded in 1999 in New Mexico by Kevin Reid, Chairman, and Ben Spencer, CEO, in an effort to provide a full range of real estate services to meet clients' needs. After realizing success in New Mexico, Titan Development expanded into other strategic and high growth markets including Texas and Florida. Over the past 20 years, Titan Development has established a proven track record across a diversified class of real estate developments including: multi-family, senior living, office, industrial, retail, and single-family lots. Titan Development is a vertically-integrated, full-service development company, providing all necessary services to transform raw land into income producing real estate assets.

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