




CROSSROADS


LOGISTICS CENTER




BLDG. 3 **181,440 SF**


Manufacturing/Distribution Building
Located at TX 130, US 290, and Parmer Lane


 Rear Loading,
33 Dock High Doors

 4 Oversized Drive-In
Doors


 60' x 55' Column
Spacing

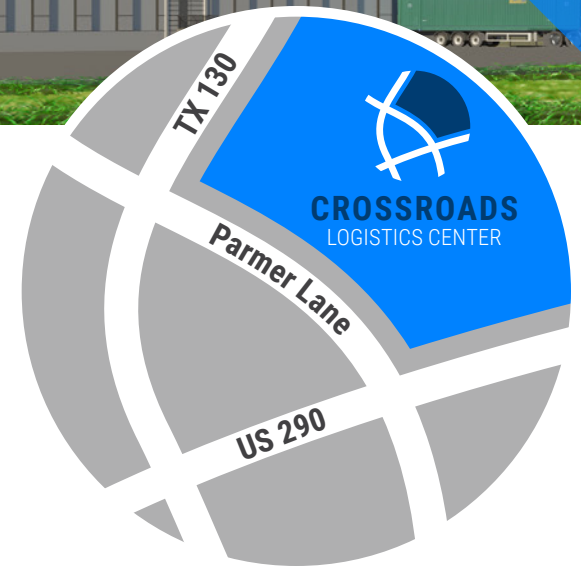
 Triple Freeport

 32' Clear Height

 Ability to Add
Loading Ramps

 360' D x 504' W

 220' Truck Court



AN  DEVELOPMENT

ANDY THOMAS
thomas@hpitx.com
(512) 538-0058

DAVIS BASS
bass@hpitx.com
(512) 203-5130

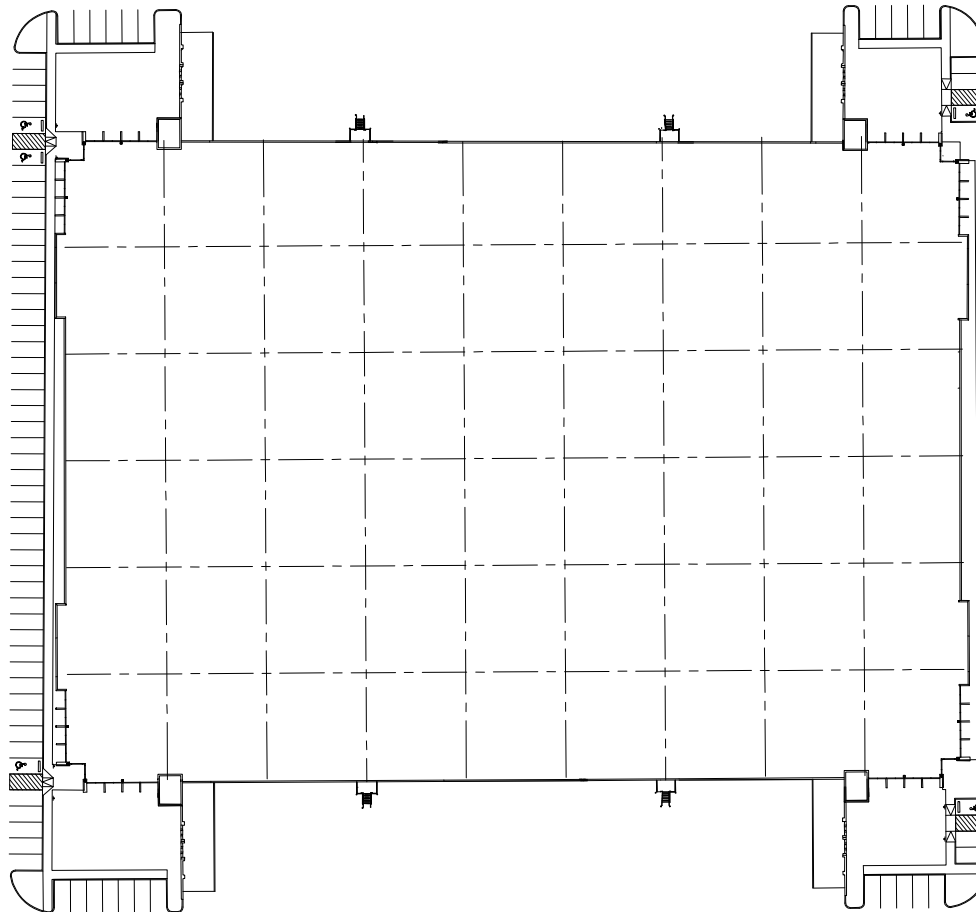
BROOKS BENKENDORFER
brooks@hpitx.com
(512) 848-2582



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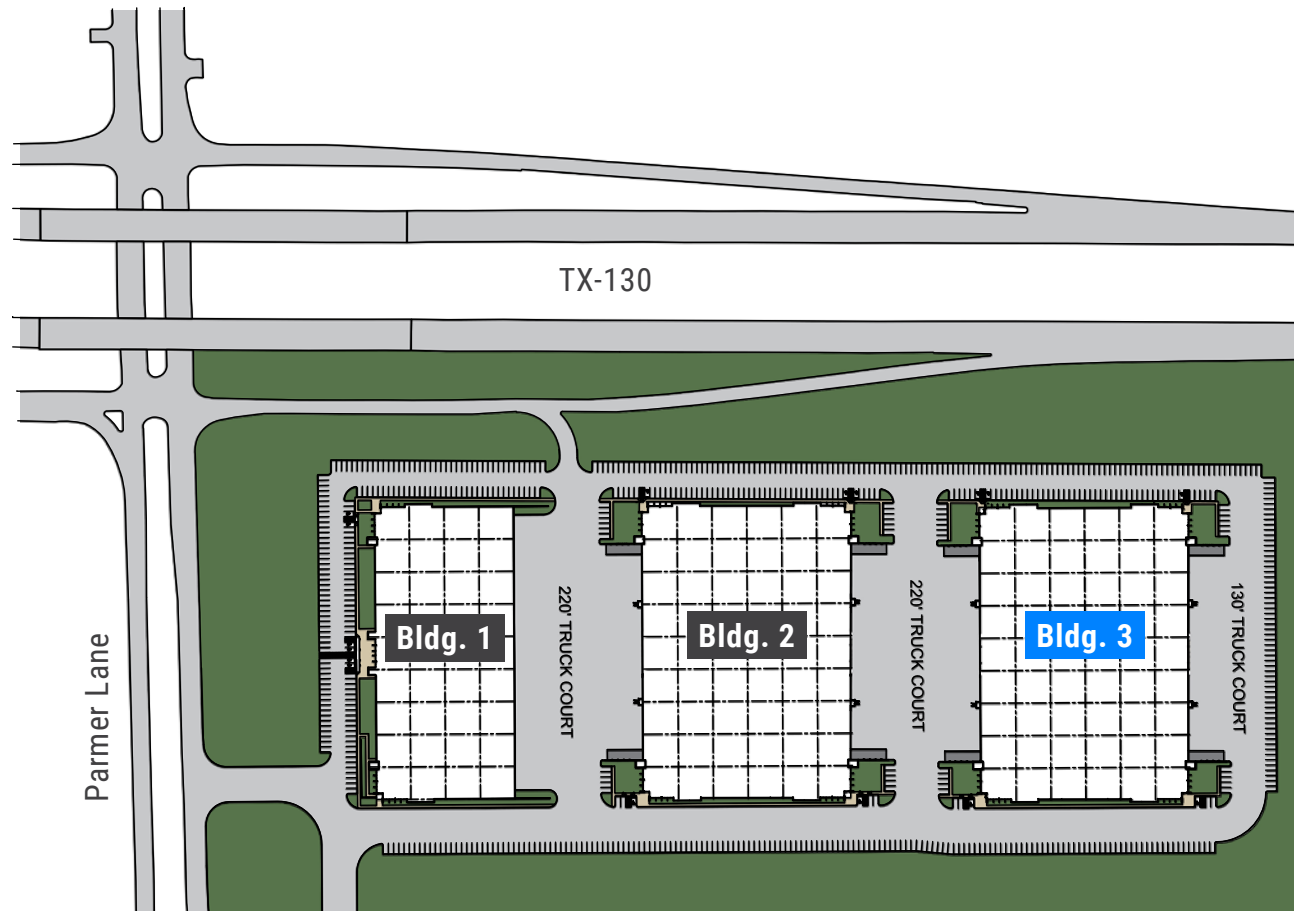




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3M

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

APPLIED MATERIALS

Capitol Wright DISTRIBUTING

Manor HS

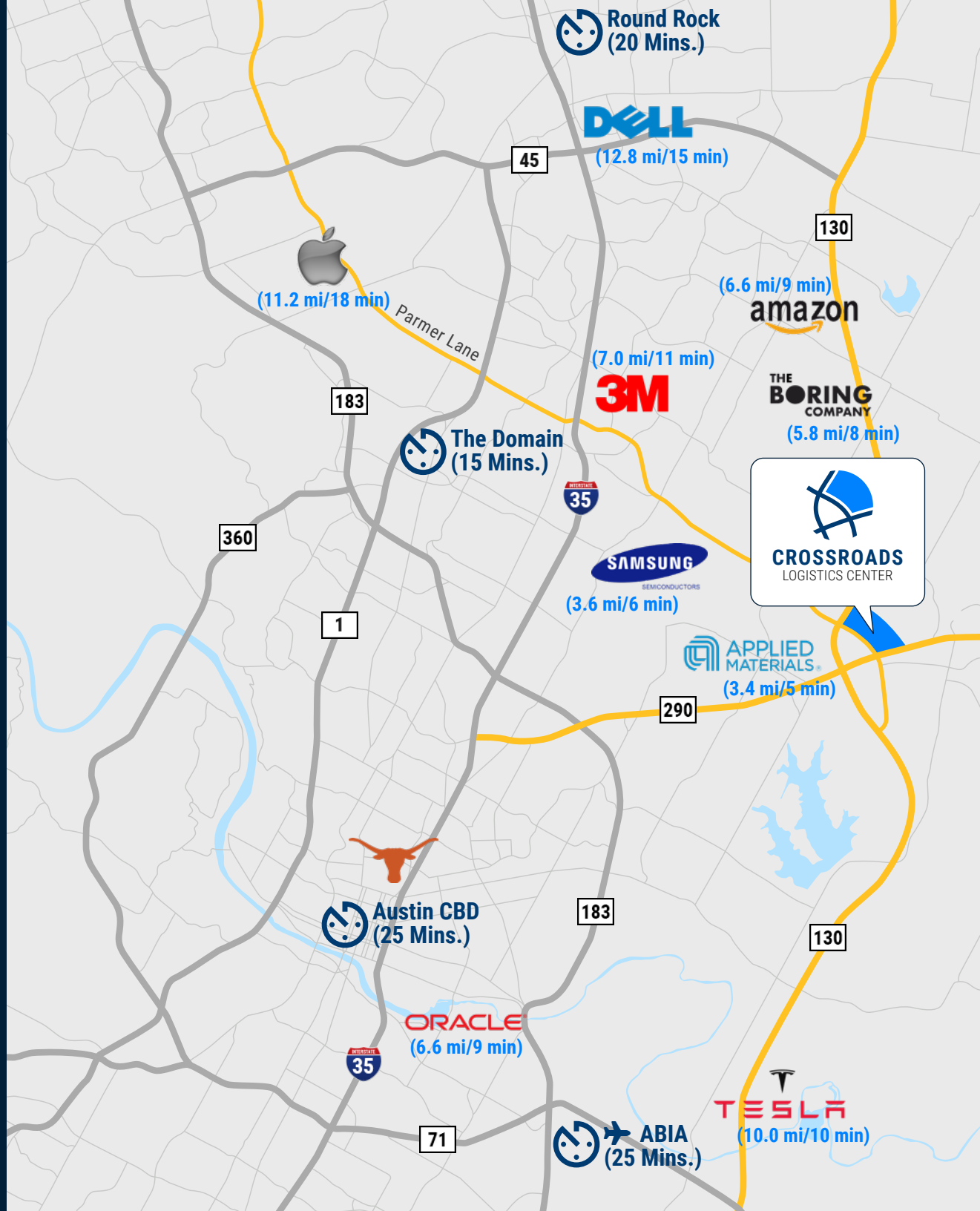
Manor

290

130

BROWN DISTRIBUTING COMPANY

Triple Freepoint Location With Efficient Routes In & Out of Austin



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