



MUSTANG CROSSING

**±1,214,880 SF CLASS "A"
INDUSTRIAL DEVELOPMENT**

Austin, Texas

SITE SUMMARY

LAND AREA: **±125.79 AC**

TOTAL BUILDING AREAS: **±1,214,880 SF**

Mustang Crossing is a new, Class A industrial development in Austin, TX. The project consists of six state-of-the-art buildings totaling more than 1.2 million square feet, with up to 40' clear heights and abundant truck and car parking. Located near Texas State Highway 130 and U.S. Route 290, Mustang Crossing's central location provides users with direct access to Austin and the surrounding metro areas including Georgetown, Round Rock, San Marcos and San Antonio.

1

±291,200 SF

Clear height: **36'**
Building depth: **260'**
Sprinklers: **ESFR**
Column spacing: **50' x 56'**
Bay depth: **60'**
Docks: **60**
Grade doors: **6**
Trailer stalls: **37**
Car parking: **420**
(1.44:1,000 SF)
Configuration: **Rear-load**

2

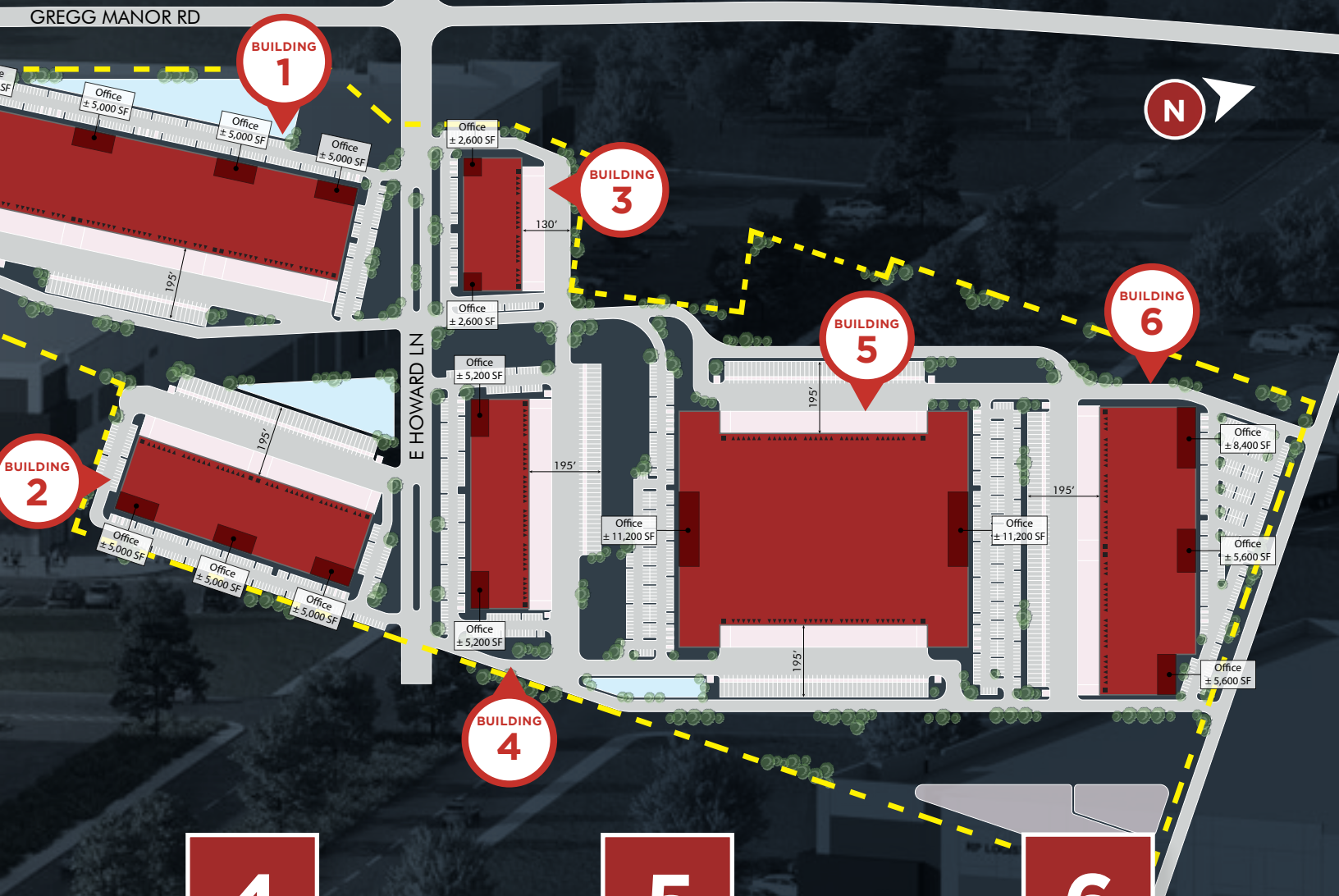
±141,120 SF

Clear height: **36'**
Building depth: **210'**
Sprinklers: **ESFR**
Column spacing: **50' x 56'**
Bay depth: **60'**
Docks: **35**
Grade doors: **4**
Trailer stalls: **47**
Car parking: **211**
(1.49:1,000 SF)
Configuration: **Rear-load**

3

±58,240 SF

Clear height: **28'**
Building depth: **160'**
Sprinklers: **ESFR**
Column spacing: **50' x 52'**
Bay depth: **60'**
Docks: **19**
Grade doors: **2**
Trailer stalls: **0**
Car parking: **70**
(1.2:1,000 SF)
Configuration: **Rear-load**



4

±91,520 SFClear height: **32'**Building depth: **160'**Sprinklers: **ESFR**Column spacing: **50' x 52'**Bay depth: **60'**Docks: **35**Grade doors: **2**Trailer stalls: **43**Car parking: **204****(2.2:1,000 SF)**Configuration: **Rear-load**

5

±434,560 SFClear height: **40'**Building depth: **640'**Sprinklers: **ESFR**Column spacing: **50' x 56'**Bay depth: **60'**Docks: **62**Grade doors: **4**Trailer stalls: **92**Car parking: **503****(1.15:1,000 SF)**Configuration: **Cross-dock**

6

±198,240 SFClear height: **36'**Building depth: **260'**Sprinklers: **ESFR**Column spacing: **50' x 56'**Bay depth: **60'**Docks: **42**Grade doors: **4**Trailer stalls: **62**Car parking: **247****(1.24:1,000 SF)**Configuration: **Rear-load**

MUSTANG CROSSING

POPULATION SUMMARY

	15 MIN	30 MIN	45 MIN
2021 Population	396,756	1,591,634	2,197,621
2026 Population	445,660	1,785,267	2,487,245
2021 Median HH Income	\$73,375	\$79,118	\$82,085
2026 Median HH Income	\$81,787	\$87,869	\$90,710

Source: EMSI

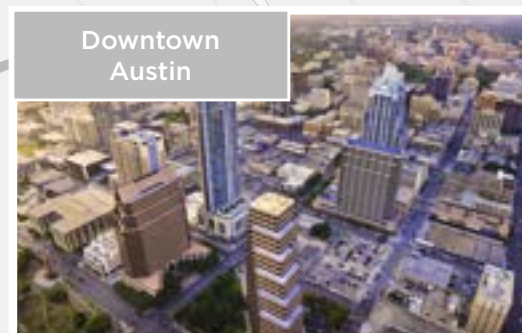
CIVILIAN LABOR FORCE

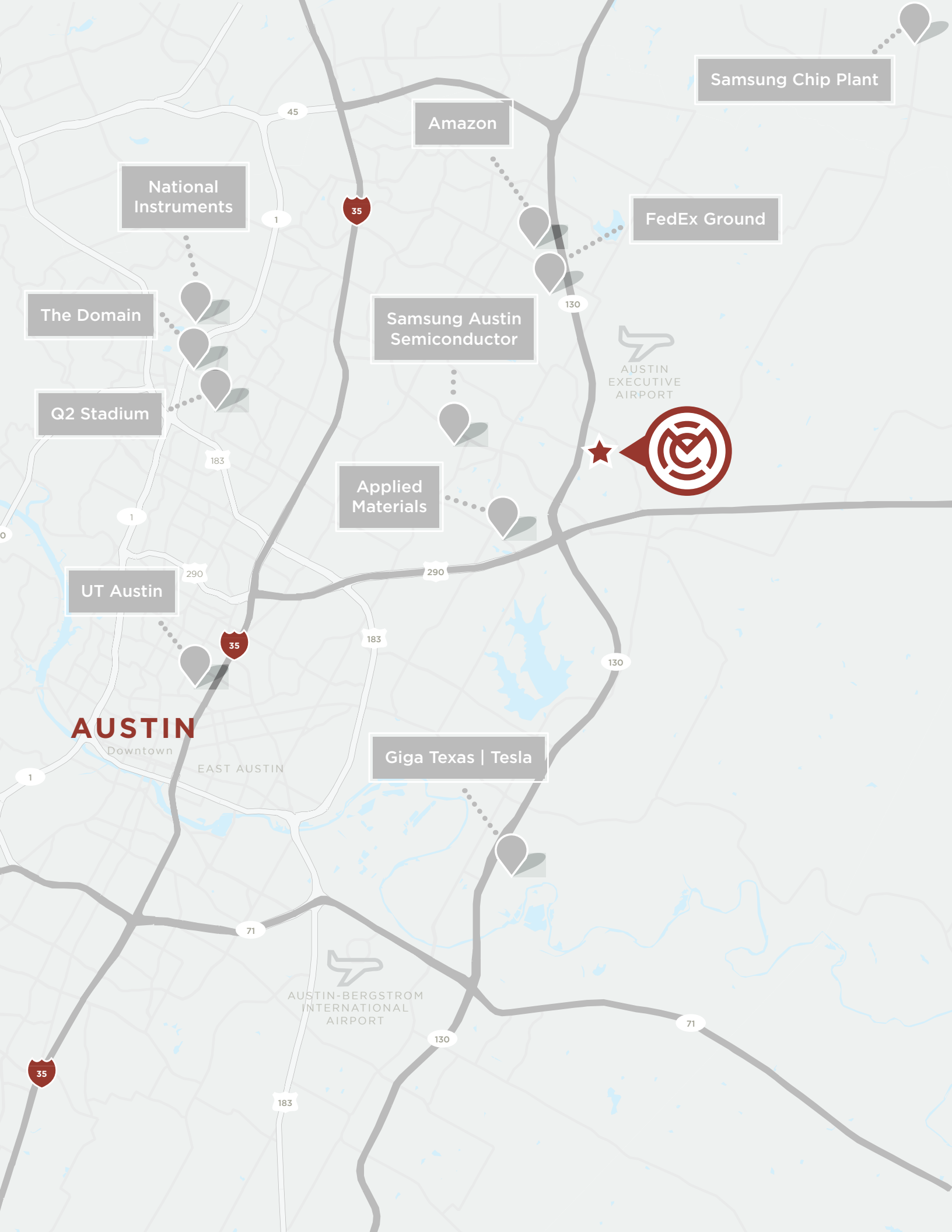
	15 MIN	30 MIN	45 MIN
Manufacturing Employees	7,689	49,379	68,056
Warehouse Employees	4,343	29,318	40,553

Source: EMSI

The average commute time in the Austin area for 2016-2020 was approximately 25 minutes.

Source: Census's American Community Survey





Samsung Chip Plant

Amazon

National Instruments

FedEx Ground

The Domain

Samsung Austin Semiconductor

AUSTIN EXECUTIVE AIRPORT

Q2 Stadium

Applied Materials

UT Austin

AUSTIN
Downtown

Giga Texas | Tesla

EAST AUSTIN

AUSTIN-BERGSTROM
INTERNATIONAL
AIRPORT





DRIVE TIMES

Austin Executive Airport
8 min | 4 miles

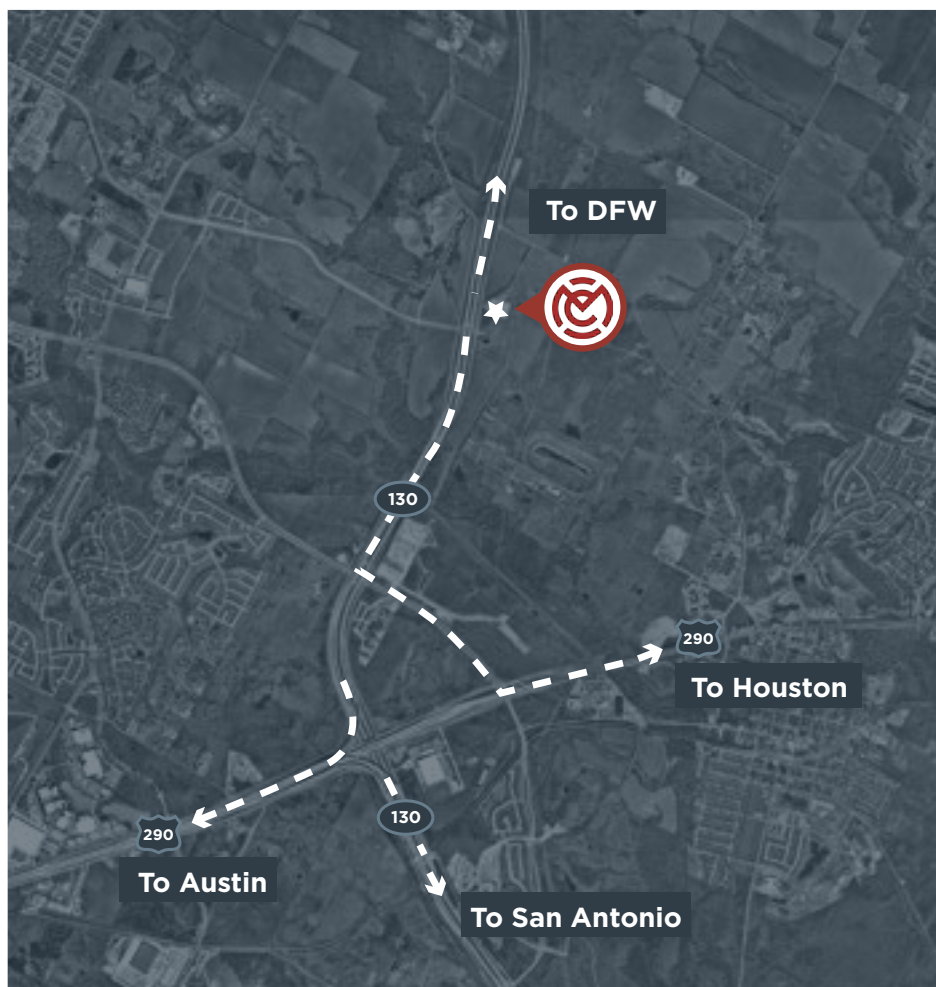
Downtown Austin
21 min | 15 miles

ABI Airport
16 min | 17 miles

San Antonio
1 hour 33 min | 106 miles

Houston
2 hours 23 min | 150 miles

DFW
2 hours 45 min | 189 miles





DEVELOPMENT BY:



CAPITAL BY:



LEASING BY:



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