



MUSTANG CROSSING

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

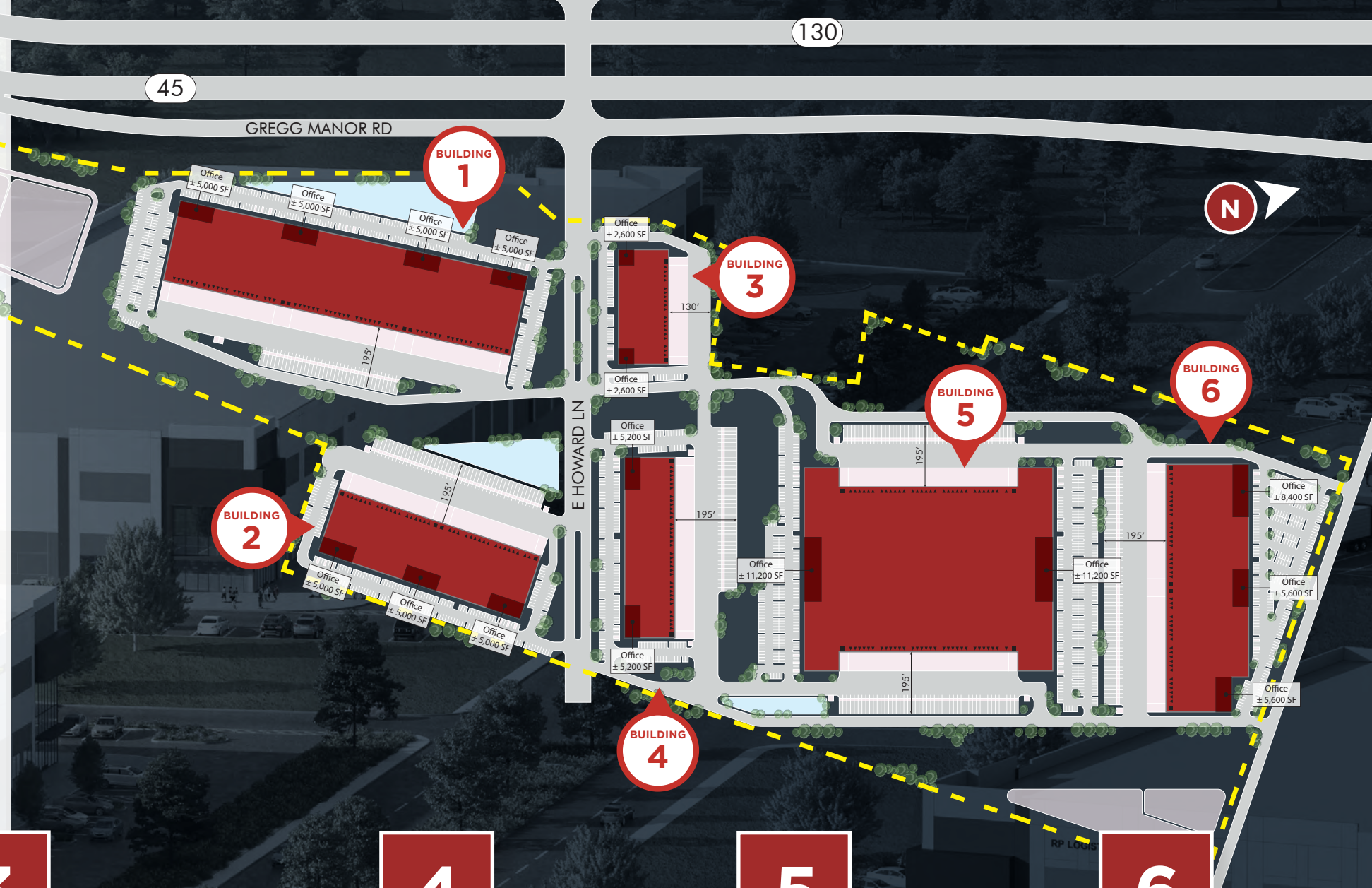
Austin, Texas

SITE SUMMARY

LAND AREA: **±125.79 AC**

TOTAL BUILDING ARES: **±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 SF

Clear 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 SF

Clear 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 SF

Clear 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

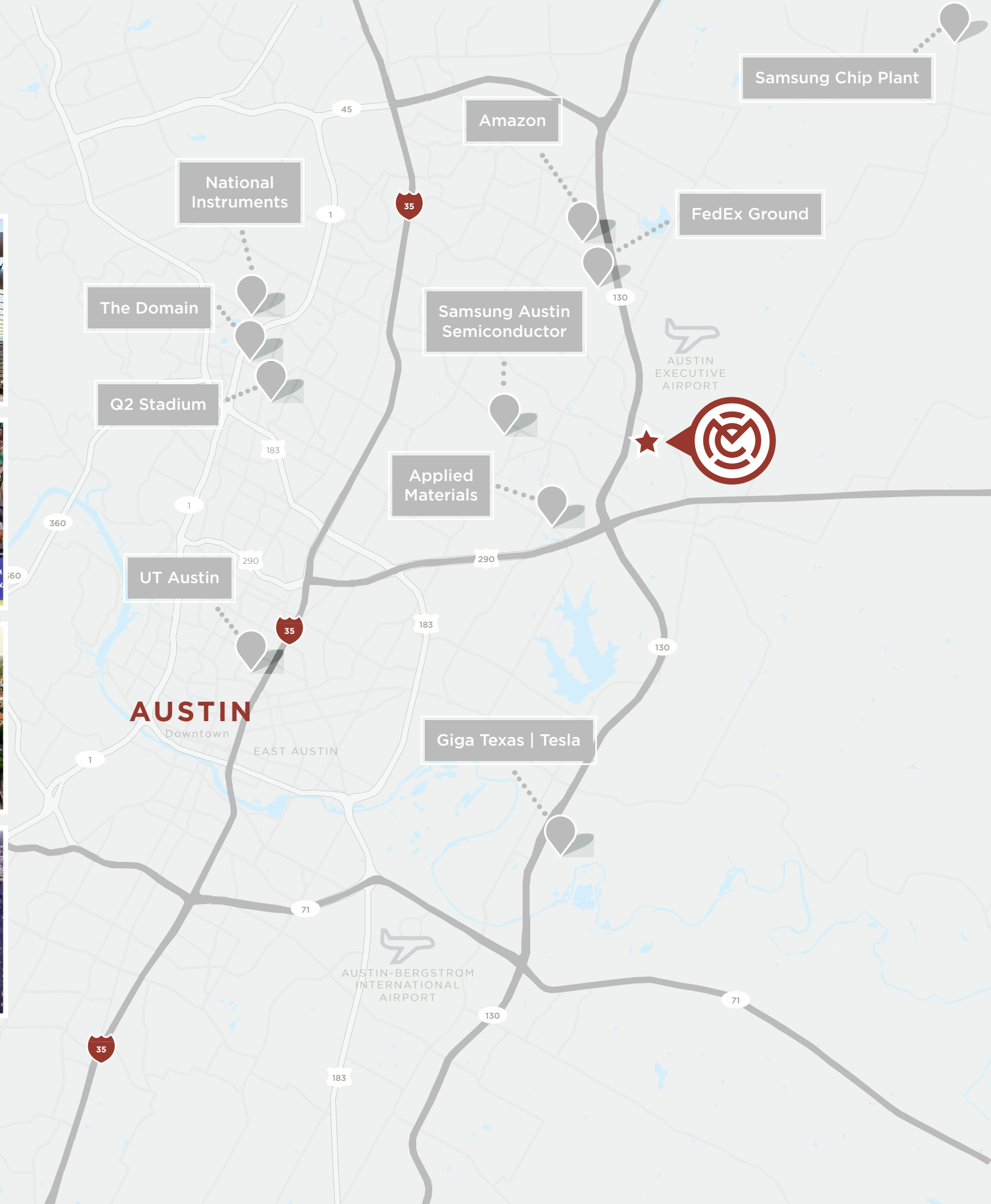
15 MIN 30 MIN 45 MIN

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





DRIVE TIMES

Austin Executive Airport
8 min | 4 miles

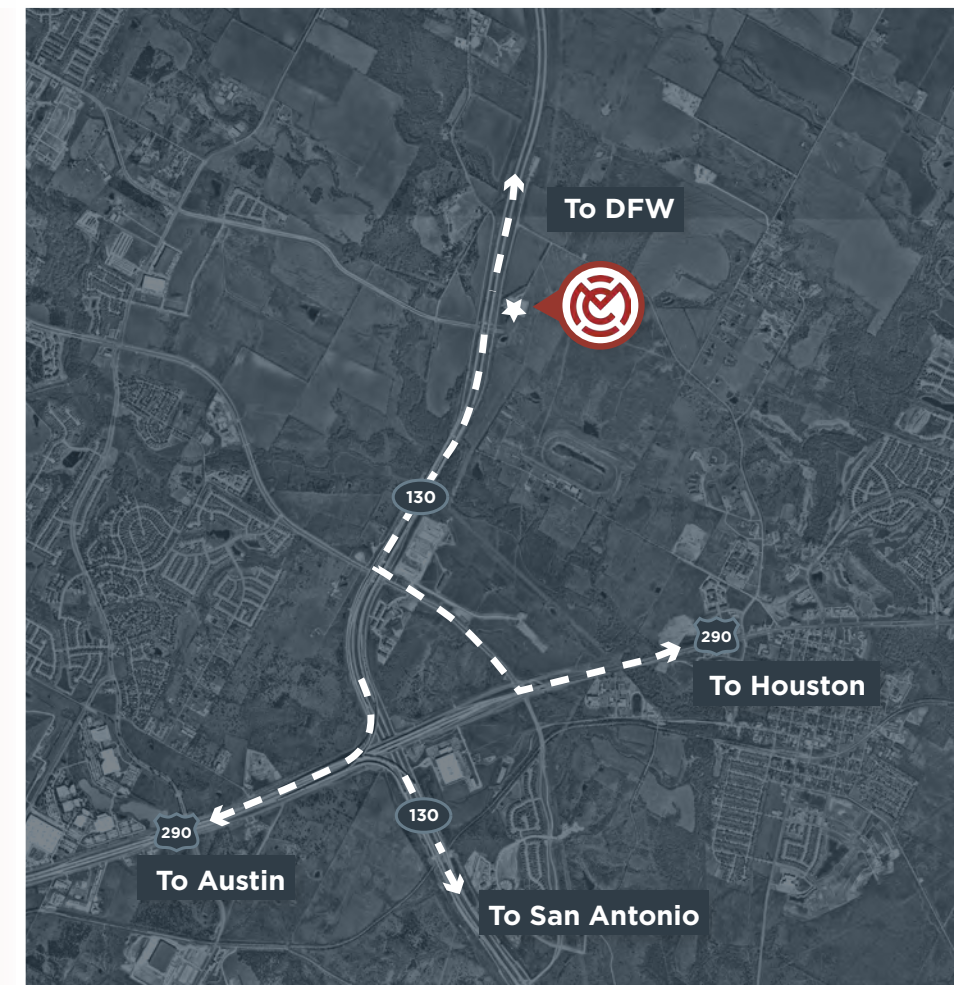
Downtown Austin
21 min | 15 miles

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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