

140 CROSSROADS DRIVE



4.63 AC AVAILABLE AT SH 45 AND O'CONNOR DR.



140 CROSSROADS DRIVE

PROPERTY SUMMARY

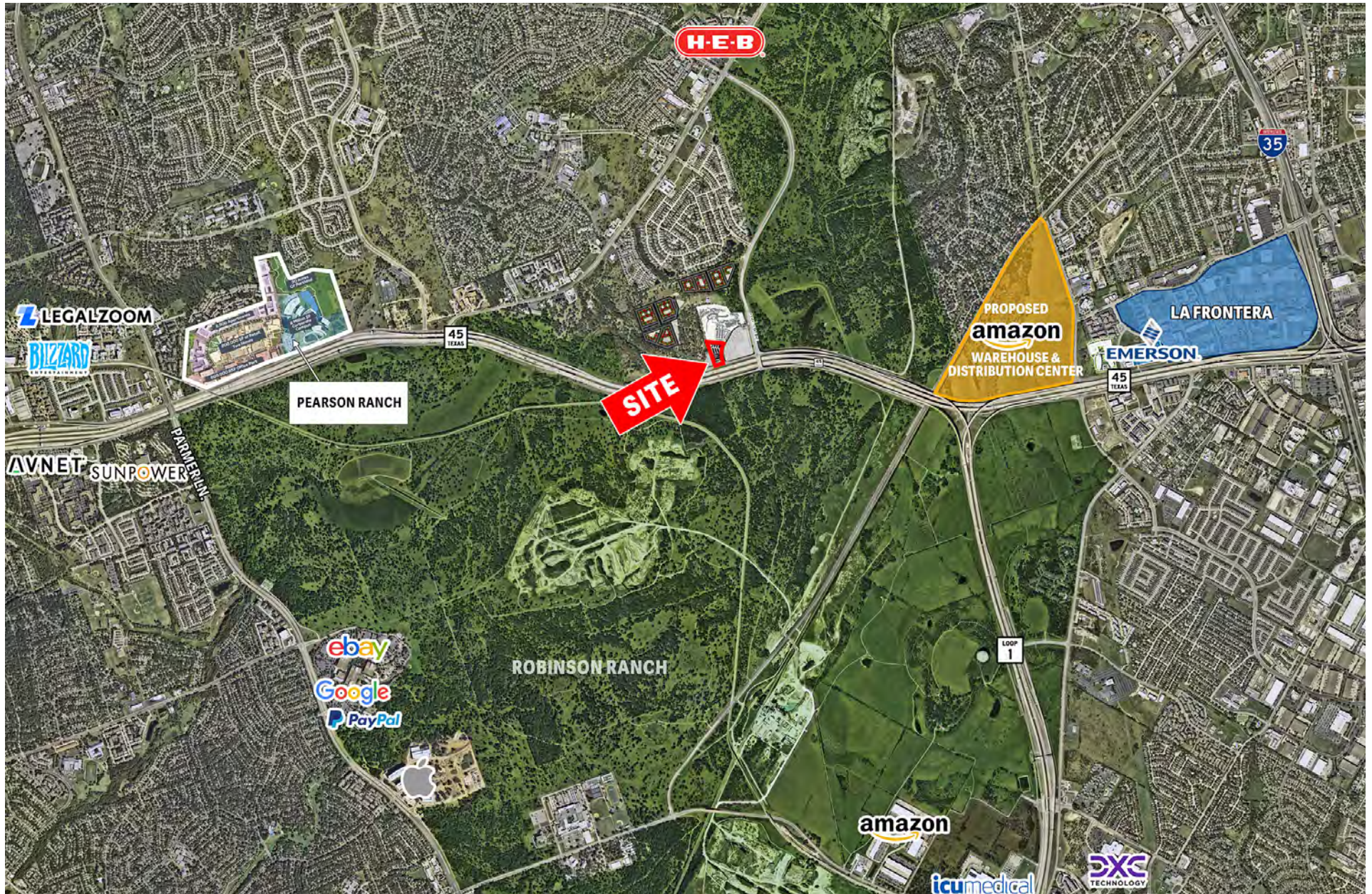
ADDRESS :	140 Crossroads Drive Roud Rock, TX 78681
ZONING:	Austin ETJ
LAND ACREAGE:	4.63 AC
LAND SIZE (SF):	201,683 SF
WELL / SEPTIC:	Private - Unconstructed
FRONTAGE:	284' on TX-45 Frontage Rd.
TRAFFIC COUNTS (CPD):	TX-45 Toll (44,010 CPD)



140 CROSSROADS DRIVE

TRADE AREA





CONTACT INFORMATION

Jon Switzer

Executive Vice President

+1 512 368 7091

Jon.Switzer@am.jll.com

Travis Sawvell

Executive Vice President

+1 512 861 7086

Travis.Sawvell@am.jll.com

1703 W 5th Street, Suite 850 | Austin, Texas 78703

us.jll.com/retail



Copyright © Jones Lang LaSalle IP, Inc. 2019

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262.

Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

