



GTX LOGISTICS PARK

600 FM 972 Georgetown, TX 78626

Lease, purchase &
build to suit opportunities



Big block offering in the north Austin MSA



Cross-dock configuration



Abundant, affordable labor nearby

Project **Layout**



582,920 SF

Building 4
Conceptual

582,920 SF

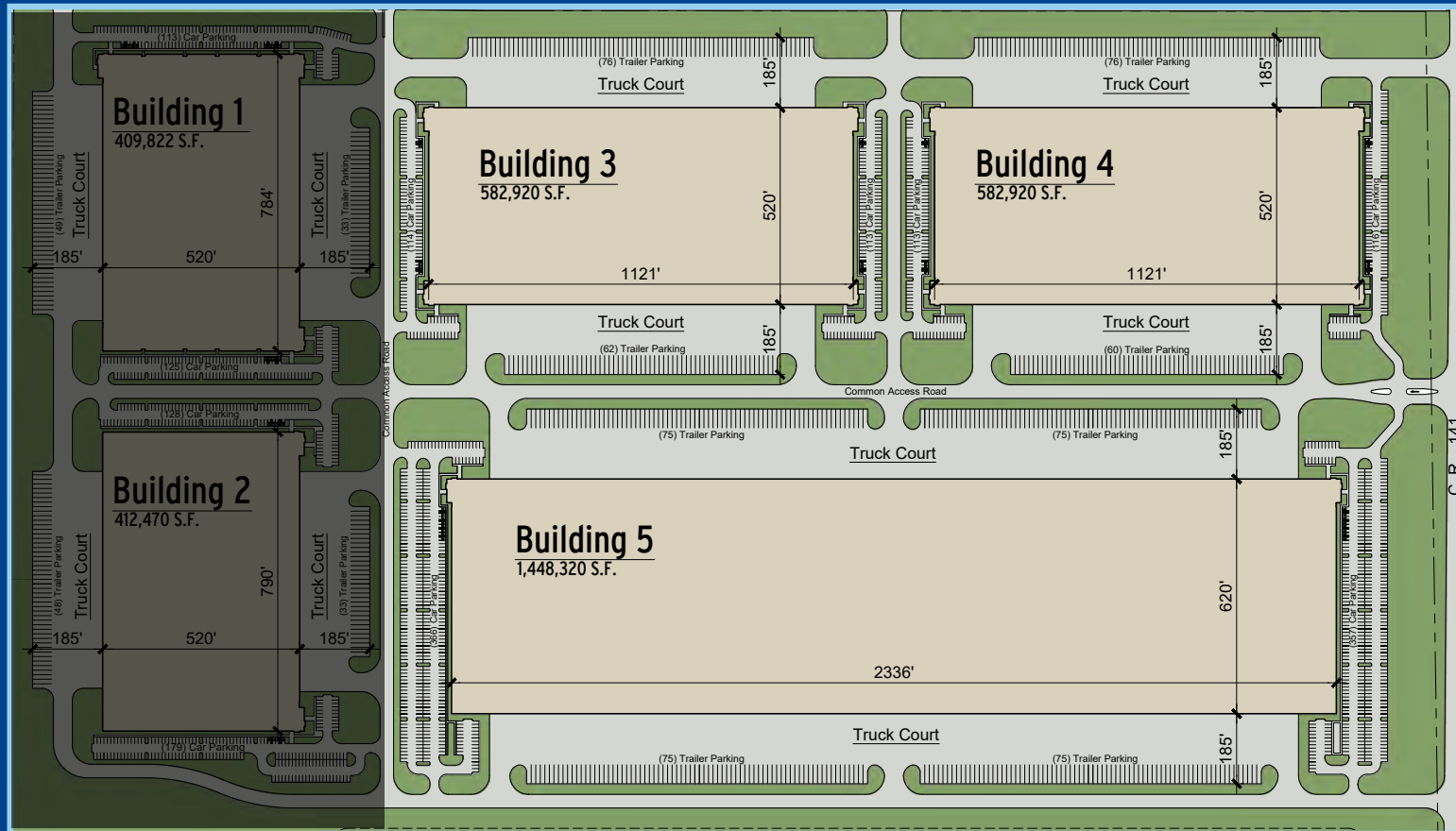
Building 3
Conceptual

1,448,320 SF

Building 5
Conceptual

FM 972

Project **Site Plan**



2,614,160 SF
Total square footage

180 AC
Total site acreage

1,448,320 SF
Maximum size building

582,920 SF
Minimum build to suit size

185' truck courts with abundant trailer parking

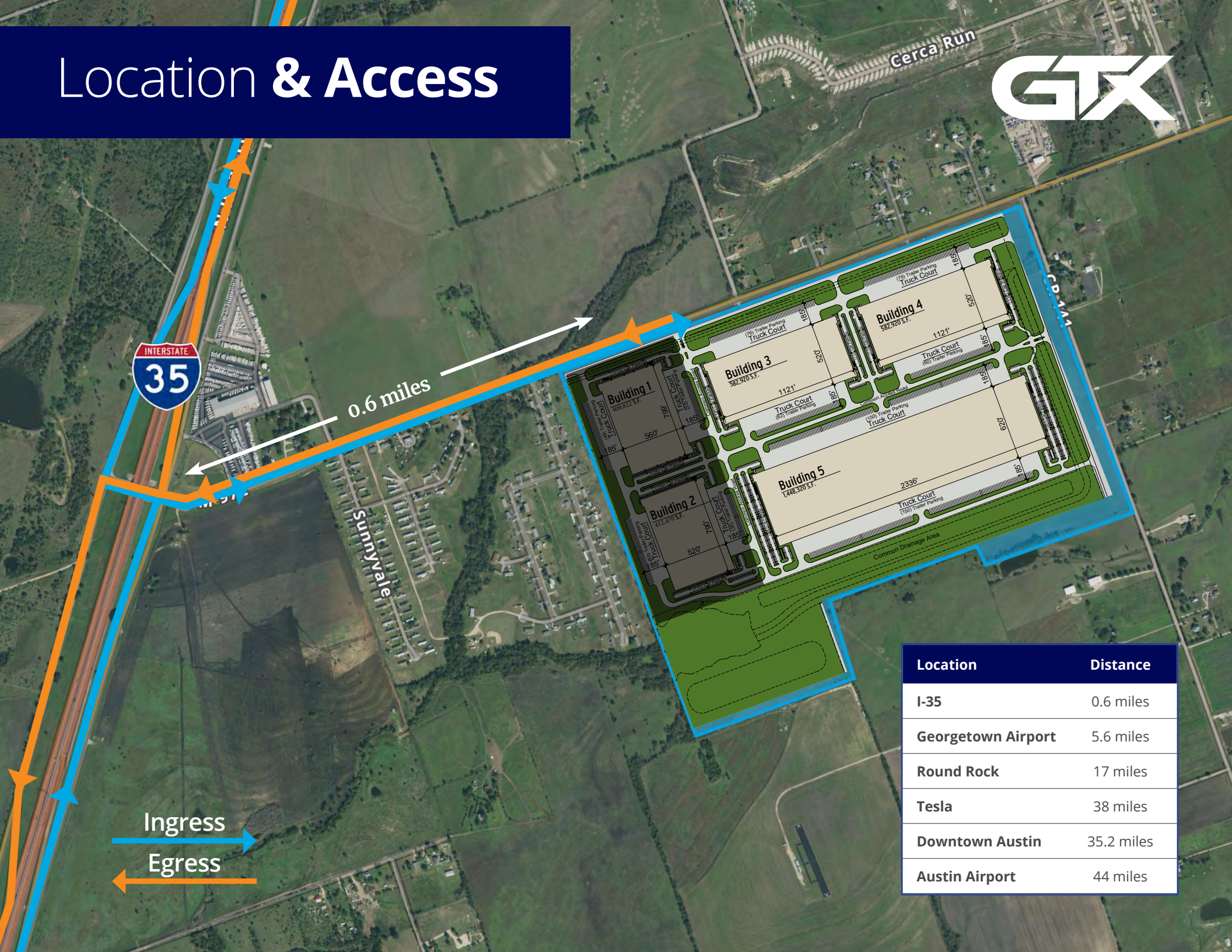
Abundant trailer and vehicle parking available

Fiber communications available on-site

Heavy power available

Additional parking available for high parking requirements

Location & Access



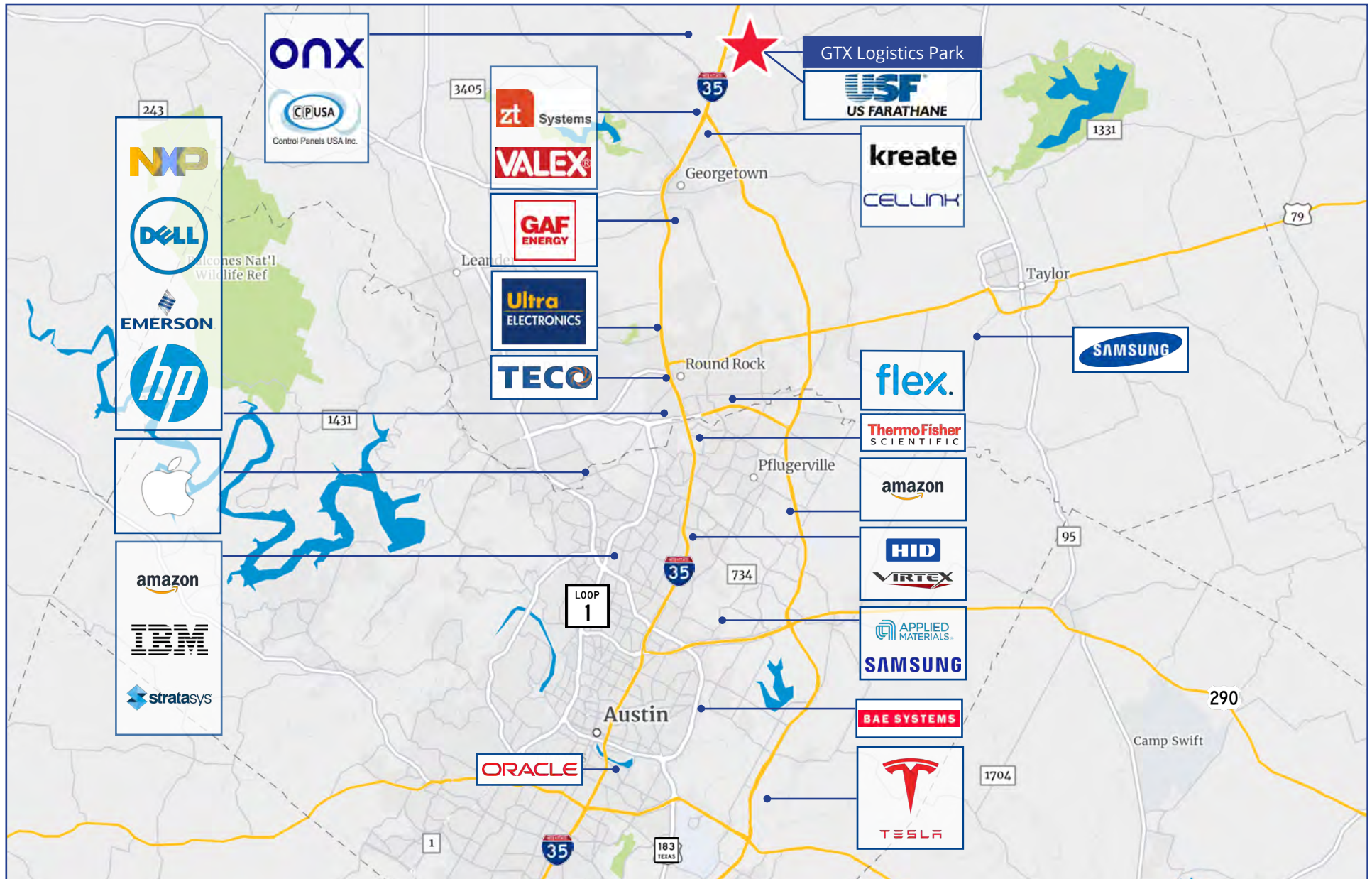
0.6 miles

Ingress

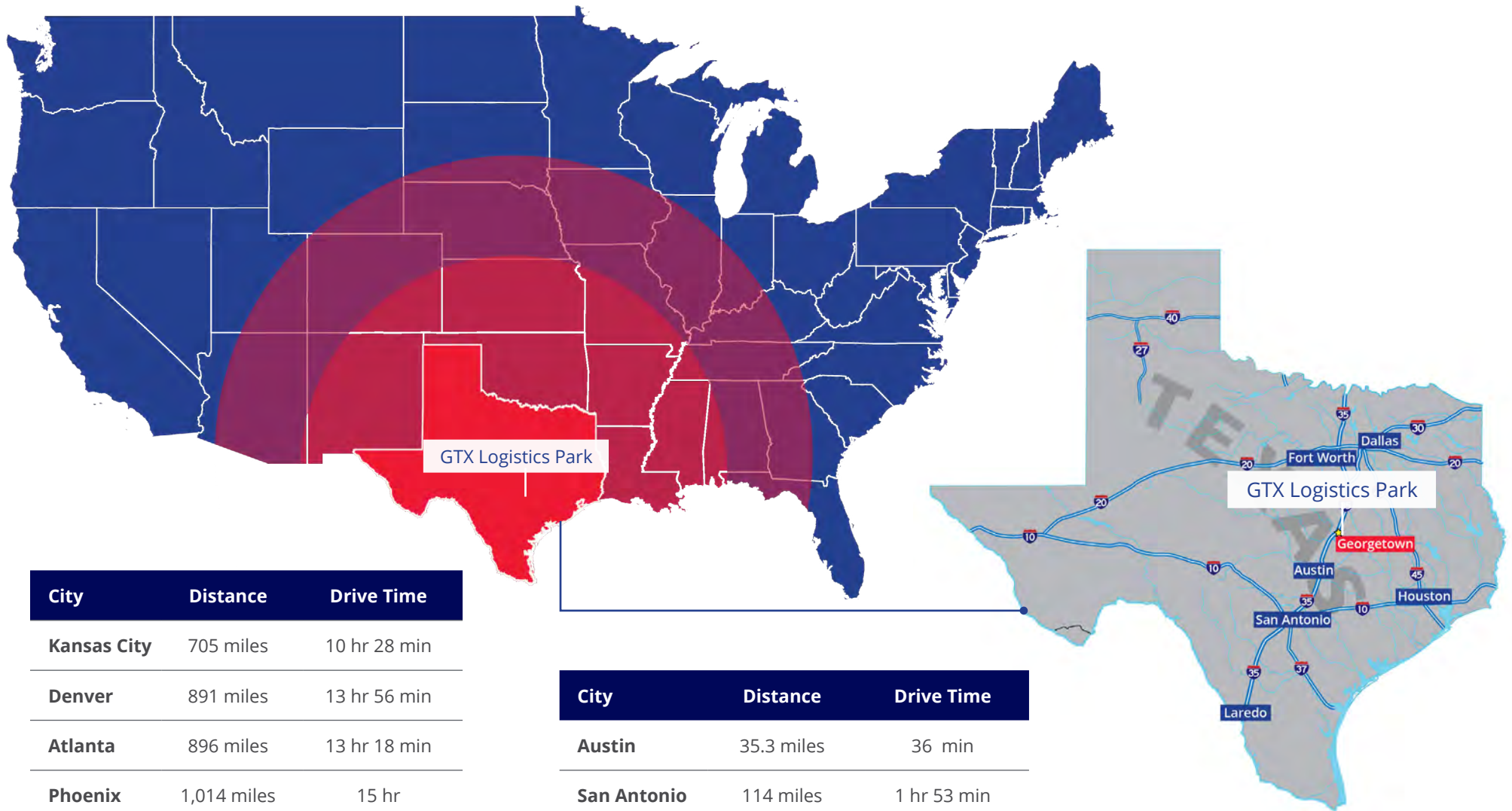
Egress

Location	Distance
I-35	0.6 miles
Georgetown Airport	5.6 miles
Round Rock	17 miles
Tesla	38 miles
Downtown Austin	35.2 miles
Austin Airport	44 miles

Area Employers

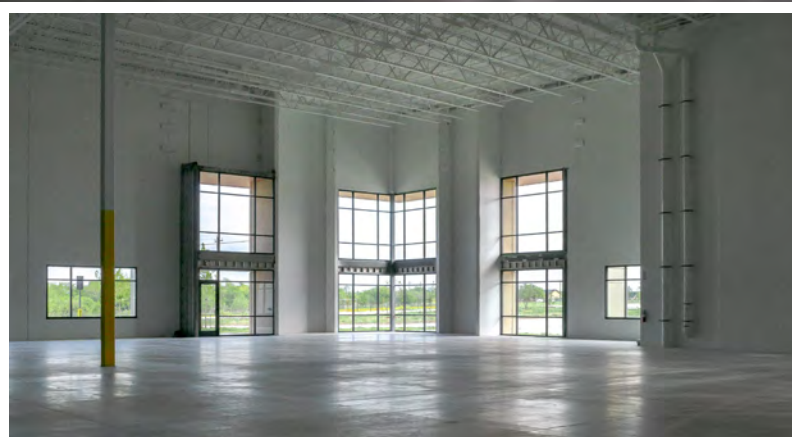
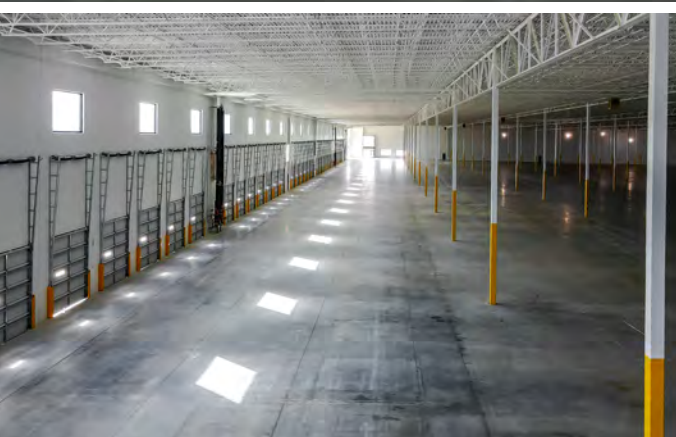


Proximity to Major Markets



City	Distance	Drive Time
Kansas City	705 miles	10 hr 28 min
Denver	891 miles	13 hr 56 min
Atlanta	896 miles	13 hr 18 min
Phoenix	1,014 miles	15 hr
Cincinnati	1,102 miles	16 hr 20 min
Chicago	1,131 miles	16 hr 29 min
Miami	1,366 miles	19 hr 55 min

City	Distance	Drive Time
Austin	35.3 miles	36 min
San Antonio	114 miles	1 hr 53 min
Dallas	168 miles	2 hr 37 min
Houston	179 miles	2 hr 52 min
Laredo	270 miles	4 hr 15 min





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