

# 130 CROSSING

PFLUGERVILLE, TEXAS

157,792-484,020 SF AVAILABLE  
DIVISIBLE TO 50,000 SF



**BUILDING 6**

3314 E Pecan St, Pflugerville, TX 78660



**BUILDING 7**

3400 E Pecan St, Pflugerville, TX 78660



# 130

## CROSSING



Northeast Corner of  
State Highway 130  
and Pecan Street



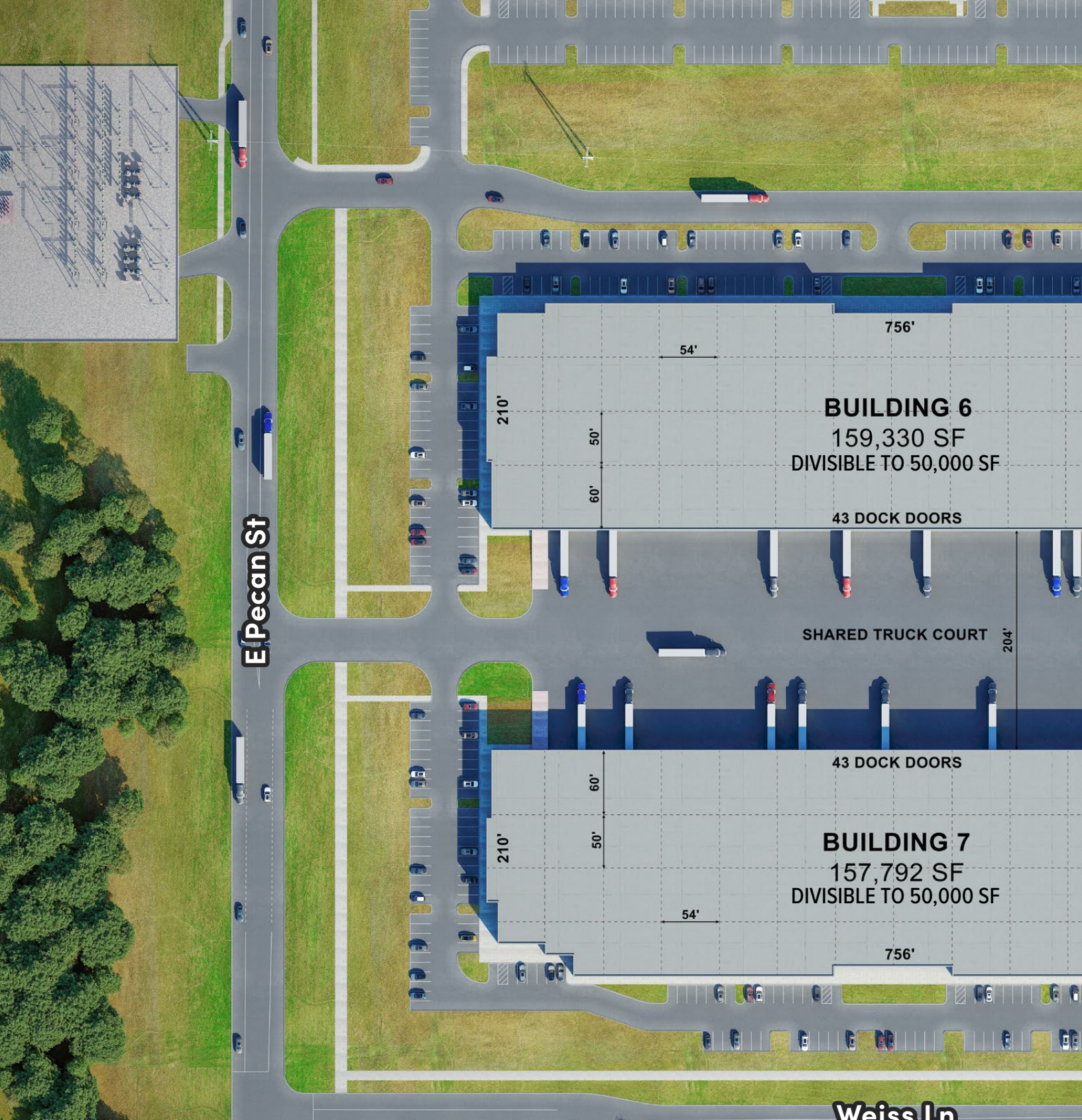
**BUILDING 8**  
16420 Weiss Ln, Pflugerville, TX 78660

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**E Pecan St**

**Weiss Ln**

756'

54'

210'

50'

60'

**BUILDING 6**

159,330 SF

DIVISIBLE TO 50,000 SF

43 DOCK DOORS

SHARED TRUCK COURT

204'

43 DOCK DOORS

**BUILDING 7**

157,792 SF

DIVISIBLE TO 50,000 SF

210'

60'

50'

54'

756'



**130 Crossing** is a master-planned, 8-building speculative development totaling over 1M SF.

# PHASE 2 SITE PLAN

WATCH VIDEO



The project is a development partnership between Ironwood Realty Partners and Affinius Capital.



# BUILDING 6

3314 E PECAN ST  
PFLUGERVILLE, TX 78660

**159,330 SF AVAILABLE**



159,330 SF  
TOTAL SF

50,000 SF  
DIVISIBLE TO

± 2,500 SF  
SPEC OFFICE

± 32'  
CLEAR HEIGHT

Rear Load  
LOADING

43  
DOCK DOORS

2  
RAMPS

10 Doors  
PIT LEVELERS ▼

54' X 50' Deep  
TYPICAL  
COLUMN SPACING

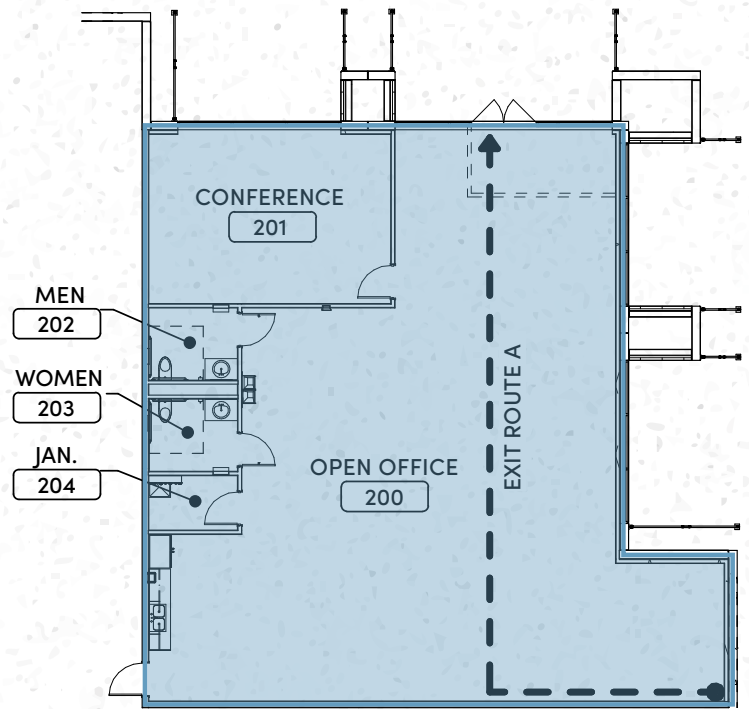
54' X 60' Deep  
LOADING BAYS

204 Stalls  
CAR PARKING

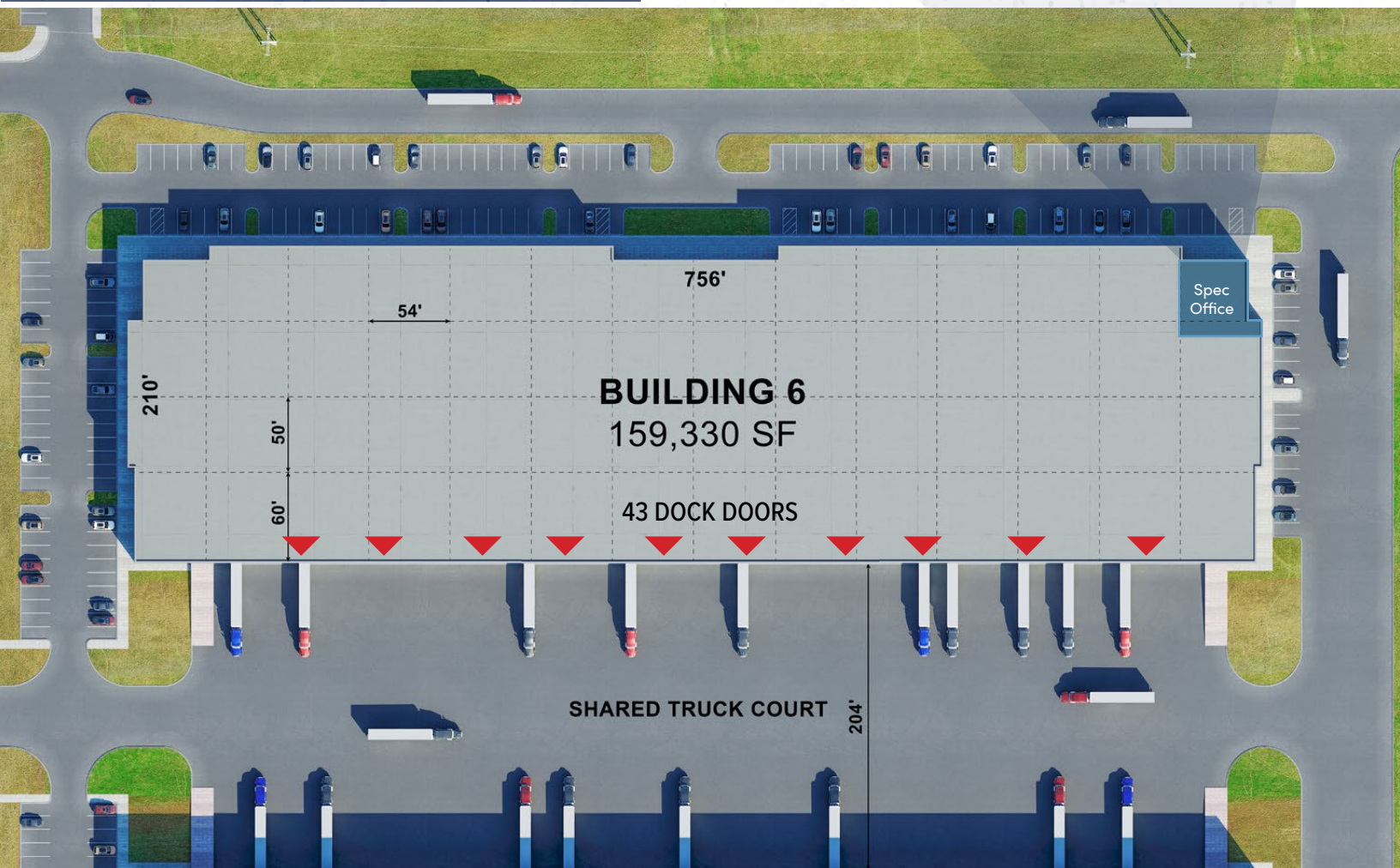
210'  
BUILDING DEPTH

204' Shared  
TRUCK COURT DEPTH

ESFR  
SPRINKLERS



Spec Office



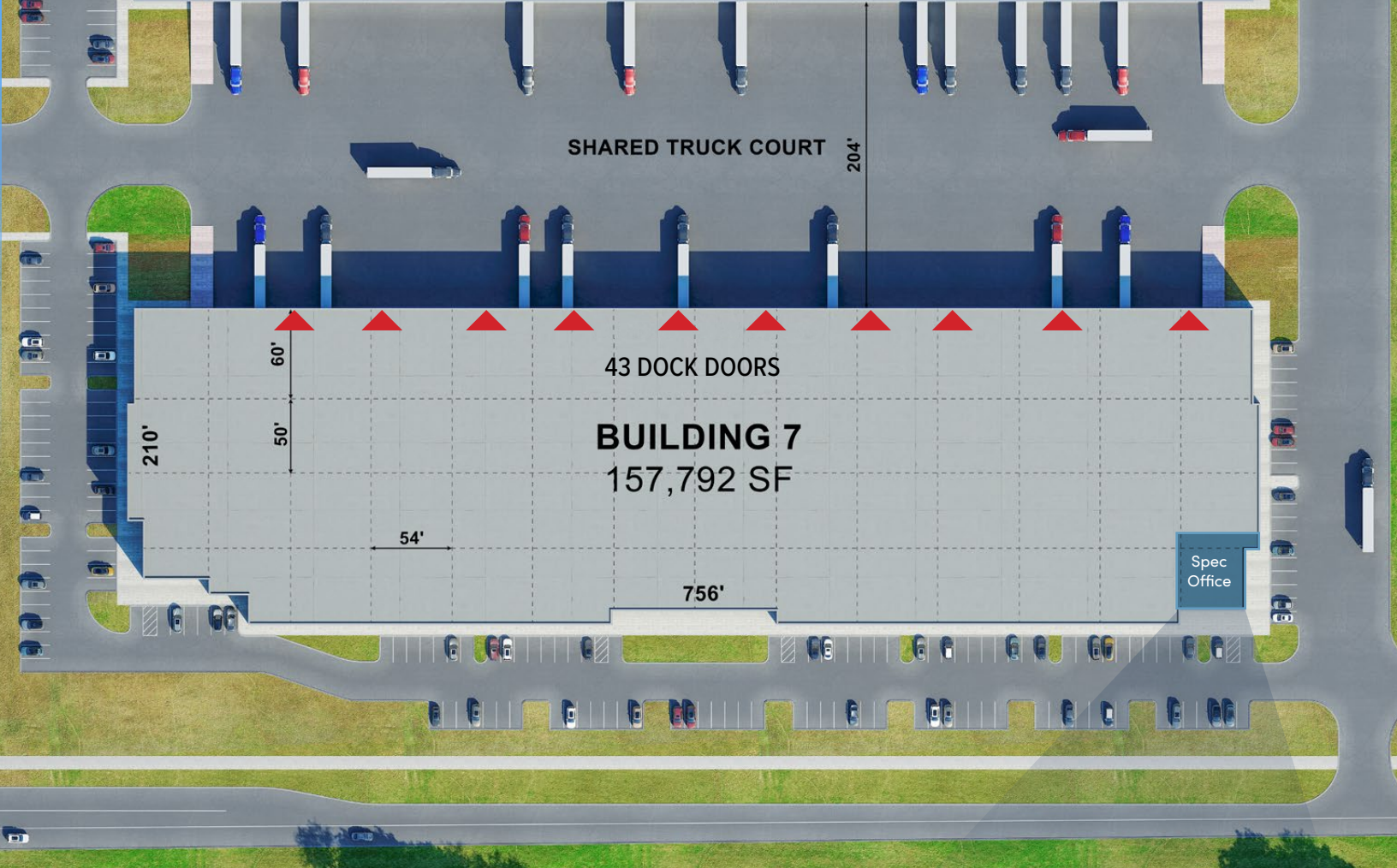


## BUILDING 7

3400 E PECAN ST  
PFLUGERVILLE, TX 78660

**157,792 SF AVAILABLE**





SHARED TRUCK COURT 204'

43 DOCK DOORS

**BUILDING 7**  
157,792 SF

Spec Office

210'

60'

50'

54'

756'

**157,792 SF**  
TOTAL SF

**50,000 SF**  
DIVISIBLE TO

**± 2,500 SF**  
SPEC OFFICE

**± 32'**  
CLEAR HEIGHT

**Rear Load**  
LOADING

**43**  
DOCK DOORS

**2**  
RAMPS

**11 Doors**  
PIT LEVELERS ▲

**54' X 50' Deep**  
TYPICAL COLUMN SPACING

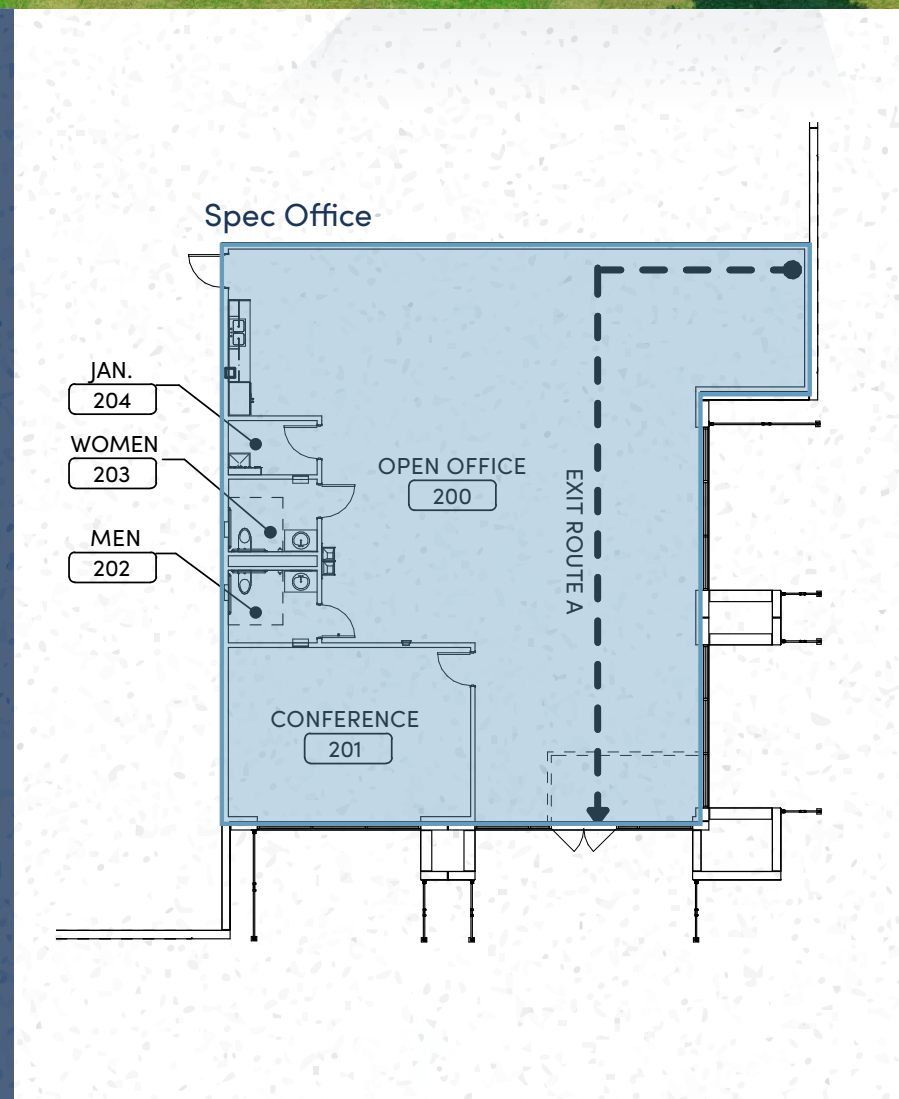
**54' X 60' Deep**  
LOADING BAYS

**177 Stalls**  
CAR PARKING

**210'**  
BUILDING DEPTH

**204' Shared**  
TRUCK COURT DEPTH

**ESFR**  
SPRINKLERS



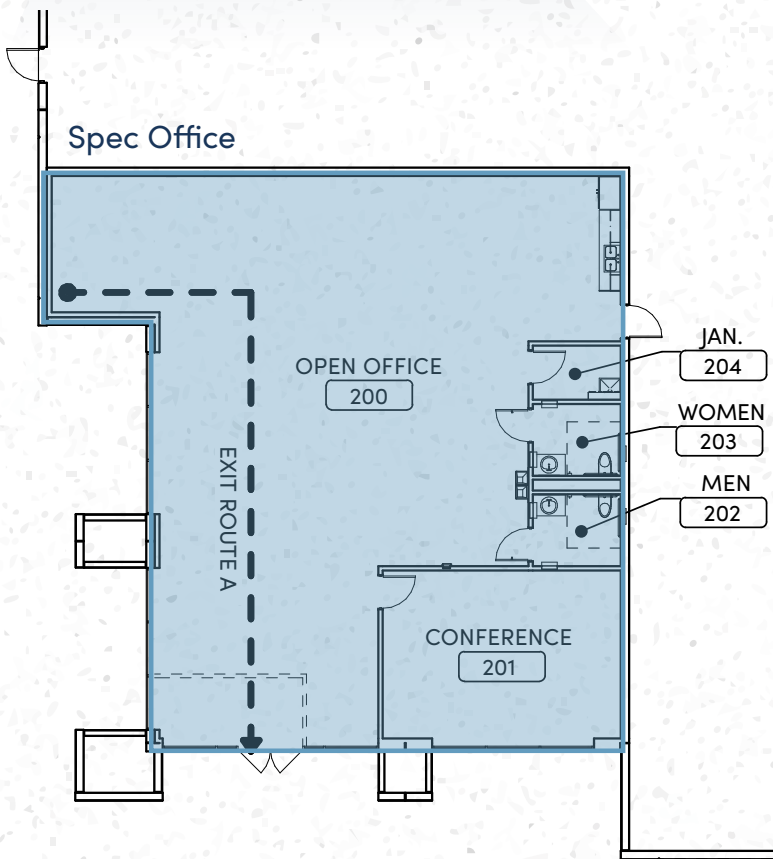
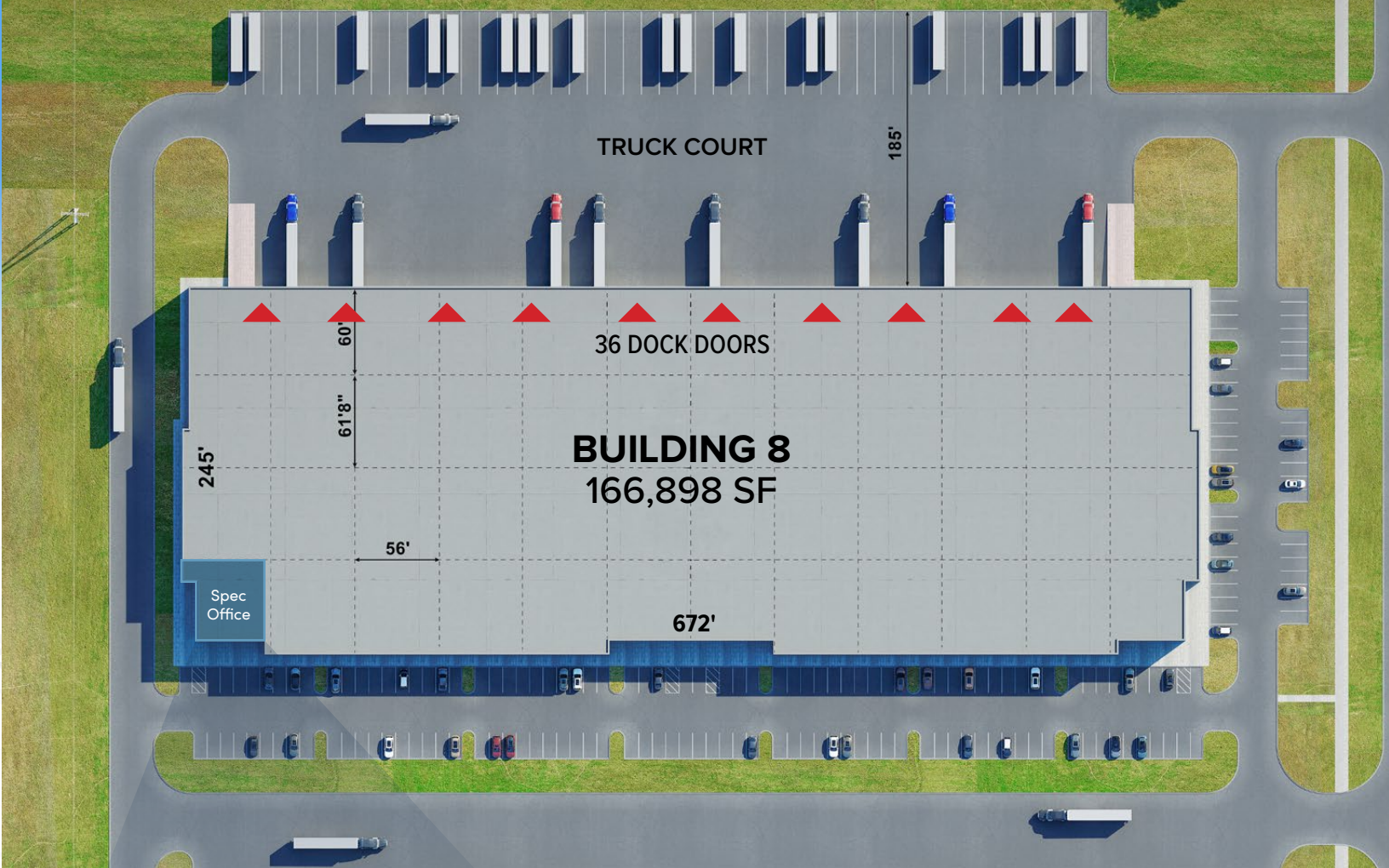


## BUILDING 8

16420 WEISS LANE  
PFLUGERVILLE, TX 78660

**166,898 SF AVAILABLE**





<b>166,898 SF</b> TOTAL SF	<b>50,000 SF</b> DIVISIBLE TO
<b>± 2,500 SF</b> SPEC OFFICE	<b>± 36'</b> CLEAR HEIGHT
<b>Rear Load</b> LOADING	<b>36</b> DOCK DOORS
<b>2</b> RAMPS	<b>10 Doors</b> PIT LEVELERS ▲
<b>56' X 61'8" Deep</b> TYPICAL COLUMN SPACING	<b>56' X 60' Deep</b> LOADING BAYS
<b>180 Stalls</b> CAR PARKING	<b>49 Stalls</b> TRAILER PARKING
<b>245'</b> BUILDING DEPTH	<b>185' Standalone</b> TRUCK COURT DEPTH
	<b>ESFR</b> SPRINKLERS



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WATCH VIDEO



**FICO** **EA** **nest**  
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**flex** **Luminex**  
**Apple** **ORACLE**

**HomeAway** **amazon**  
**AtkinsRéalis** **wework**  
**ARISTOCRAT** **ACCRUENT**  
**creditcards.com** **blackbaud**

**IBM** **WHOLE FOODS MARKET** **SILICON LABS**  
**Google** **Dropbox**  
**Meta** **indeed**  
**wework** **J.P.Morgan**

183

183

35

45

1

360

35

183

290

96 MILES  
San Antonio

156 MILES  
Houston

184 MILES  
Dallas/Fort Worth

253 MILES  
U.S./Mexico Border

**THE DOMAIN**  
A SIMON CENTER

**SAMSUNG**

**H-E-B**

**APPLIED MATERIALS**

**AUSTIN COMMUNITY COLLEGE**  
DISTRICT

**THE UNIVERSITY OF TEXAS**  
AT AUSTIN

**Seton**  
Family of Hospitals

**CBD**

20 Minutes · 18 Miles



Austin-Bergstrom  
International Airport  
20 Minutes · 20 Miles



## FUTURE OF PFLUGERVILLE

130 Crossing, a master-planned Industrial Development with expansion and the abundance of opportunity with over 1 million square feet. Situated on approximately 100-acres, this industrial development is 18 miles northeast of Austin, in Pflugerville, Texas - on safe and reliable SH 130 and Pecan Street.

**INTERSTATE 35**  
10 Minutes · 5.5 Miles

**US 290**  
6 Minutes · 6 Miles

**HIGHWAY 45**  
4 Minutes · 3.5 Miles

**STREAM**

**IRONWOOD**  
REALTY PARTNERS LLC

**AFFINIUS**  
CAPITAL

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LA FRONTERA

BOARDWALK

ROUND ROCK CROSSING

E Pflugerville Pkwy

STONE HILL TOWN CENTER

INTERSTATE 35

130

130  
CROSSING  
★

Pflugerville

E Pecan St

AMAZON FULFILLMENT CENTER

PARMER CROSSING

SHOPS AT TECH RIDGE

E Howard Ln

Dessau Rd

TECH RIDGE CENTER

✈️  
Austin Executive Airport

INTERSTATE 35

130

E Parmer Ln

E Howard Ln

Dessau Rd

183

290

Manor

# FAR NORTHEAST **SUBMARKET**

24 Hour Fitness  
Aaron Brothers Art  
Ace Cash Express  
Al's Formal Wear  
Amplify Credit Union  
Any's Frozen Custard  
Apollo Games  
Applebee's  
Approved Money  
At Home  
AT&T Wireless  
Austin Laser Dentistry  
Austin Professional  
Dental  
Austin Telco FCU  
Bake of America  
Barnes & Noble  
Bath & Body Works  
Batteries Plus  
Bed. Bath & Beyond  
Best Buy  
Bo Asian Bistro  
Brooklyn Pie Company  
Broth & Basil  
Cadiz Laser Spa  
Chase Bank  
Cheyenne Chir.  
Chick-fil-A  
Chili's  
Chipotle  
Chola Indian  
Cielo Spa  
Cinemark Movie Theatre  
Claire's Boutique  
Costco  
Cost Plus  
Cunningham Chir.  
CVS  
Delux Cleaners  
Dick's Sporting Goods  
Dollar Tree  
Domino's  
Dress Barn  
Eco Box  
Edible Arrangements  
Einstein Bros. Bagels  
El Taquito  
Eye Masters  
Eyemart Express  
Family Dentistry  
Fred Loya Insurance  
Fire Bowl Cafe  
Five Below  
GameStop  
Garden Ridge

Hallmark Gold Crown  
H&R Block  
Hobby Lobby  
Home Depot  
Hooter's  
IHOP  
In-N-Out Burger  
Jersey Mike's Subs  
Jiffy Lube  
Jimmy Johns  
Justice  
Kirkland's  
Kohl's  
Kublai Khan Stir Fry  
Lamb's Tire  
Las Lomas  
Lane Bryant  
Laser Cosmetic Solutions  
Leslie's Pool Supplies  
Logan's Roadhouse  
Longhorn Steakhouse  
Lowe's  
Macaroni Grill  
Maggie Moo's Ice Cream  
Marshall's  
Mattress Firm  
McDonald's  
Men's Warehouse  
Menchie's Frozen Yogurt  
Mister Carewash  
MOD Pizza  
Mongolian Grille  
Morelia Mexican Grill  
Nothing Bundt Cakes  
Office Depot  
Office Max  
Old Navy  
Olive Garden  
Panda Express  
Panera Bread  
Party City  
Payless Shoe  
PetSmart  
Petco  
Pho Lee Vietnamese  
Pipeworld  
Plato's Closet  
Q & T Jewelers

Quizzno's  
Radio Shack  
Rack Room Shoes  
Raising Cane's  
Red Lobster  
Regency Beauty Institute  
River City Grille at the  
Marriott  
Ross  
Russo's Italian Kitchen  
Sam's Club  
Samual's Jewelers  
Schlotzky's  
Scottrade  
Sears  
Serenity Floor & Design  
Serrano's Cafe  
Seton Family of Doctor's  
Smoothie King  
Snip-its Haircuts 4 Kids  
Sports Clips  
St. David's Emergency  
Starbucks  
Subway  
Super Cuts  
Super Target  
The Home Depot  
The Mattress Firm  
Tokyo Steakhouse  
Torchy's Tacos  
Twin Peaks  
Typhoon Texas Austin  
Ulta Cosmetics  
UPS Store  
VoiceStream Wireless  
VooDoo BBQ & Grill  
Wal-Mart  
Weight Watchers  
Wingstop  
Zen Spa  
Zorba Greek





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