Colliers

GTX LOGISTICS PARK

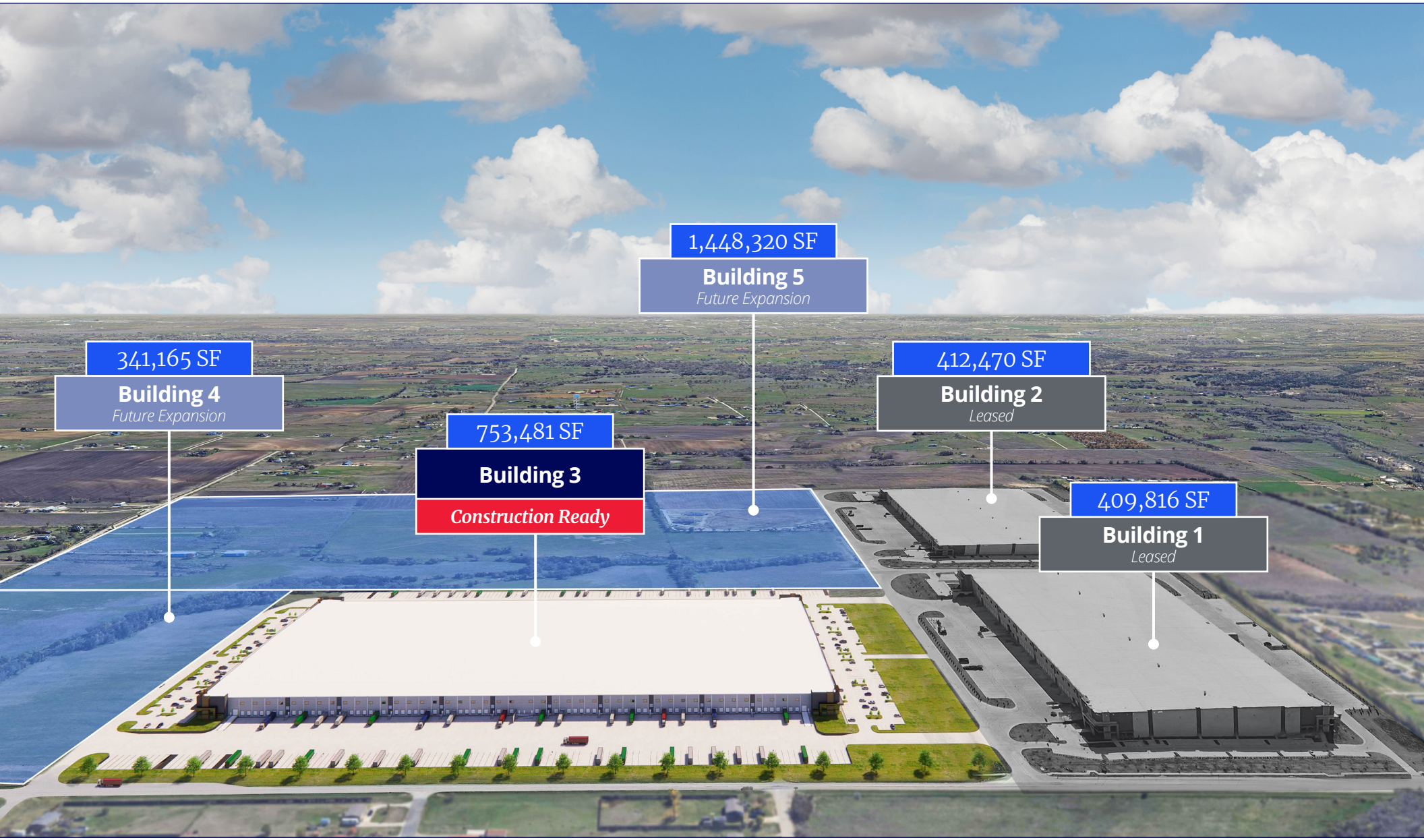
1000 FM 972 Georgetown, TX 78626



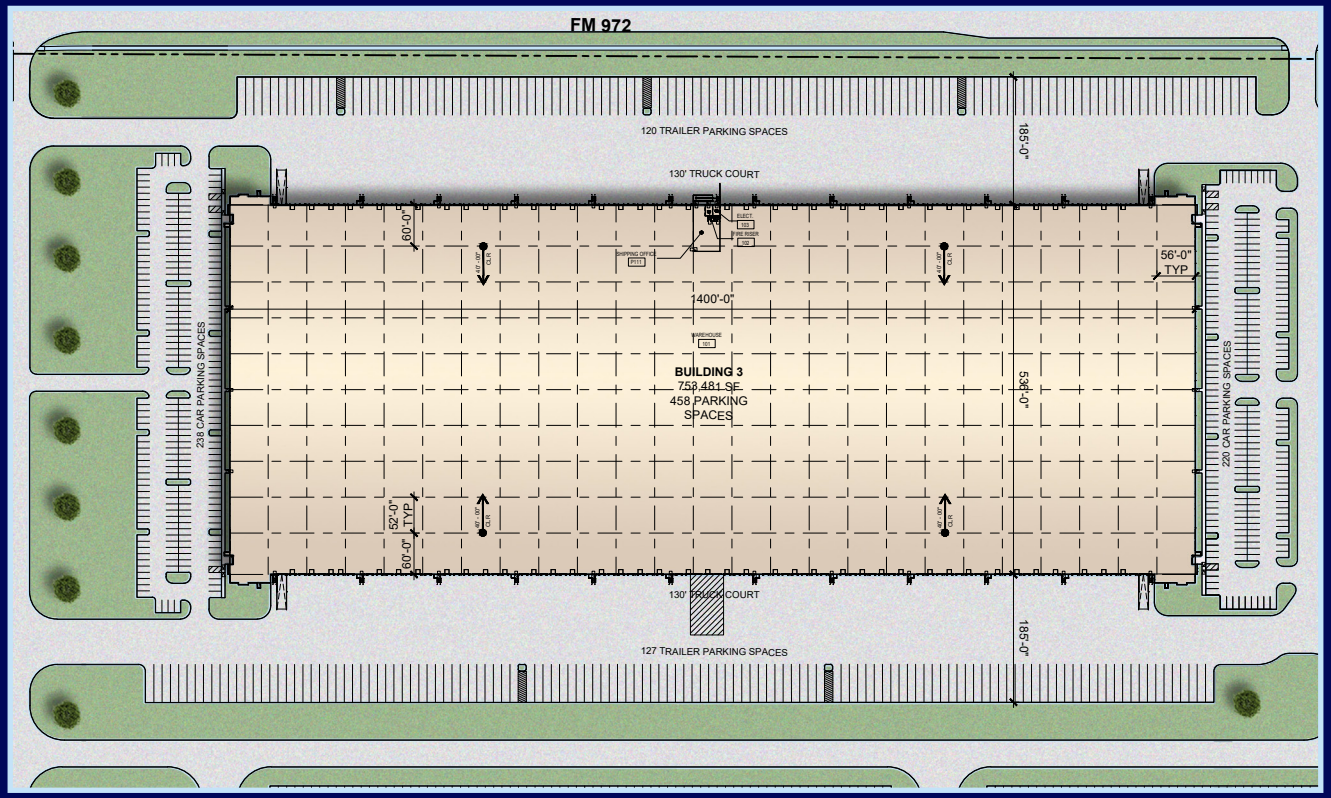
753,481 SF Cross Dock
Breaking Ground October 2026

- Big block offering in the north Austin MSA
- More than 1.7 million SF of expansion space available
- Abundant, affordable labor nearby

Project **Layout**



Building **3**



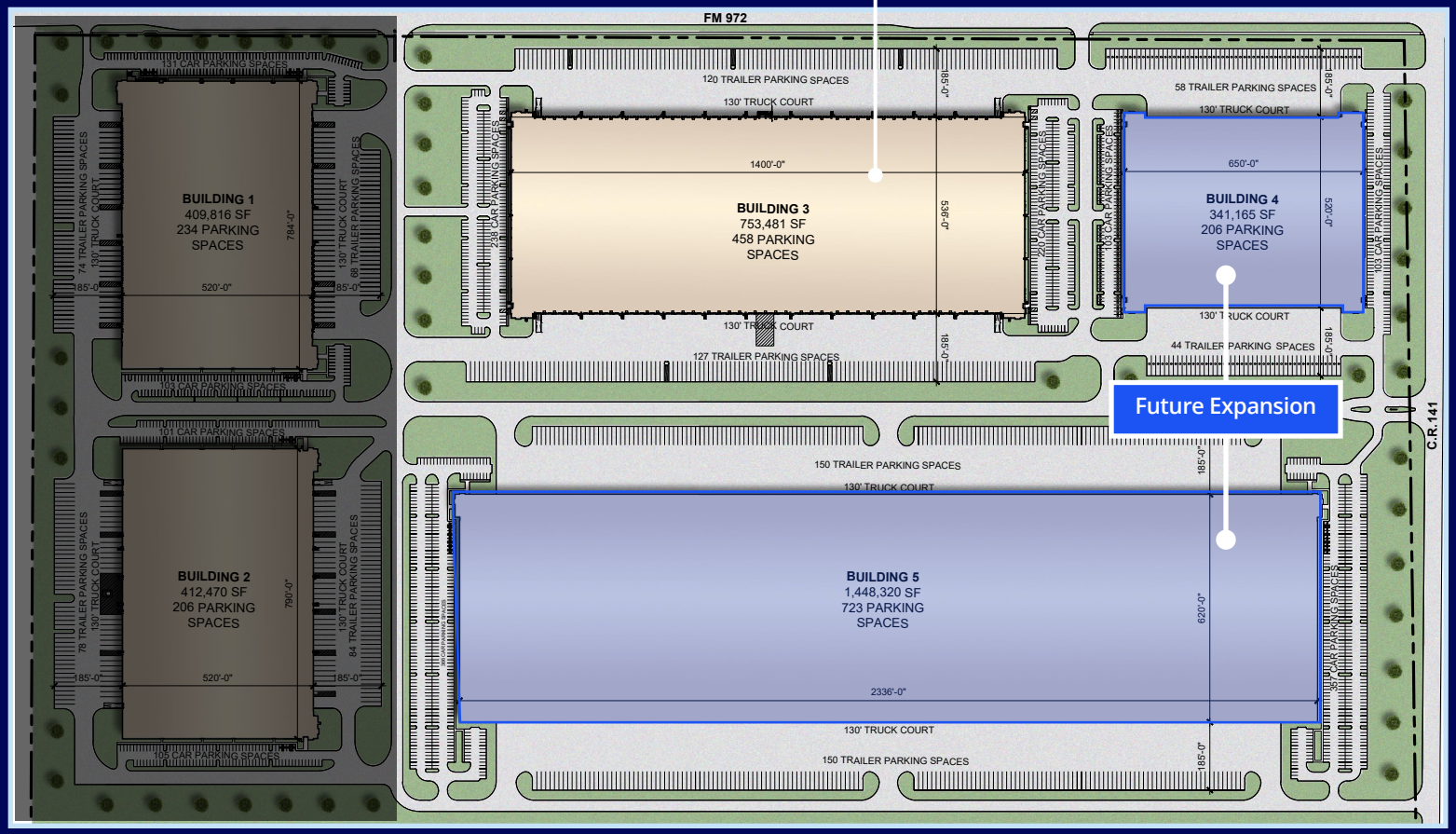
Building Information

Building Size:	+/- 753,481 SF
Configuration:	Cross Dock
Clear Height:	40'
Column Spacing:	56' x 52' typical
Speed Bays:	60' speed bays
Dimensions:	1400' x 536'
Sprinkler:	ESFR
Dock Doors:	(153) 9' x 10' Dock Doors (Pit Levelers on Every Other Door)
Drive-In Doors:	(4) 12' x 14' drive-in doors
Power:	5 MW Transformer, Expandable to 20+ MW
Truck Court Depth:	185'
Auto Parking:	463 spaces
Trailer Parking:	247 Spaces
Zoning:	Located in County (No Zoning Restrictions)
Triple Freeport Tax	Exempt

Project **Site Plan**

Building 3

Construction Ready



753,481 SF
Planned in Building 3

180 AC
Total Site Acreage

1,448,320 SF
Maximum Building Size

1,789,485 SF
Total Expansion Space Available

185' truck courts with abundant trailer parking

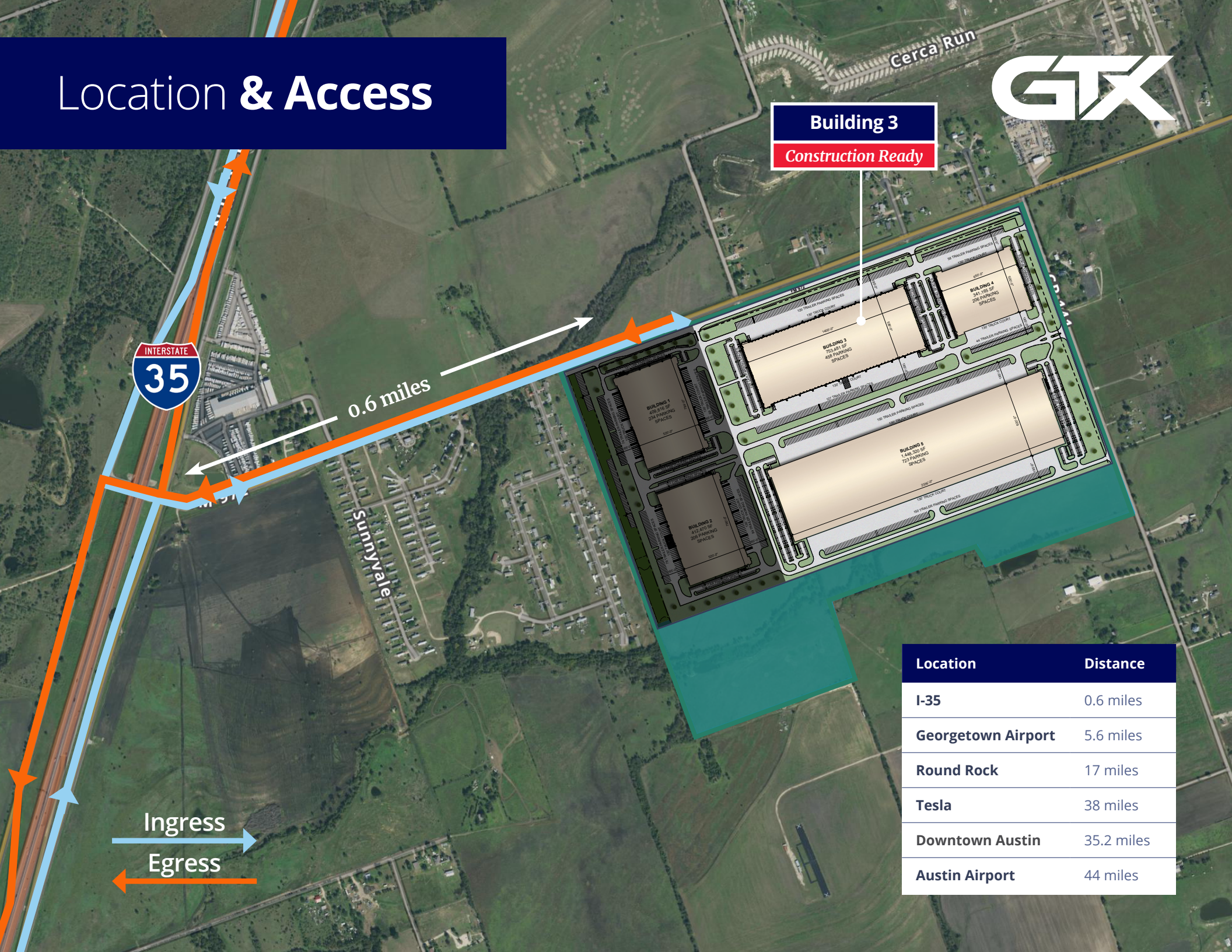
Abundant trailer and vehicle parking available

Fiber communications available on-site

Heavy power available

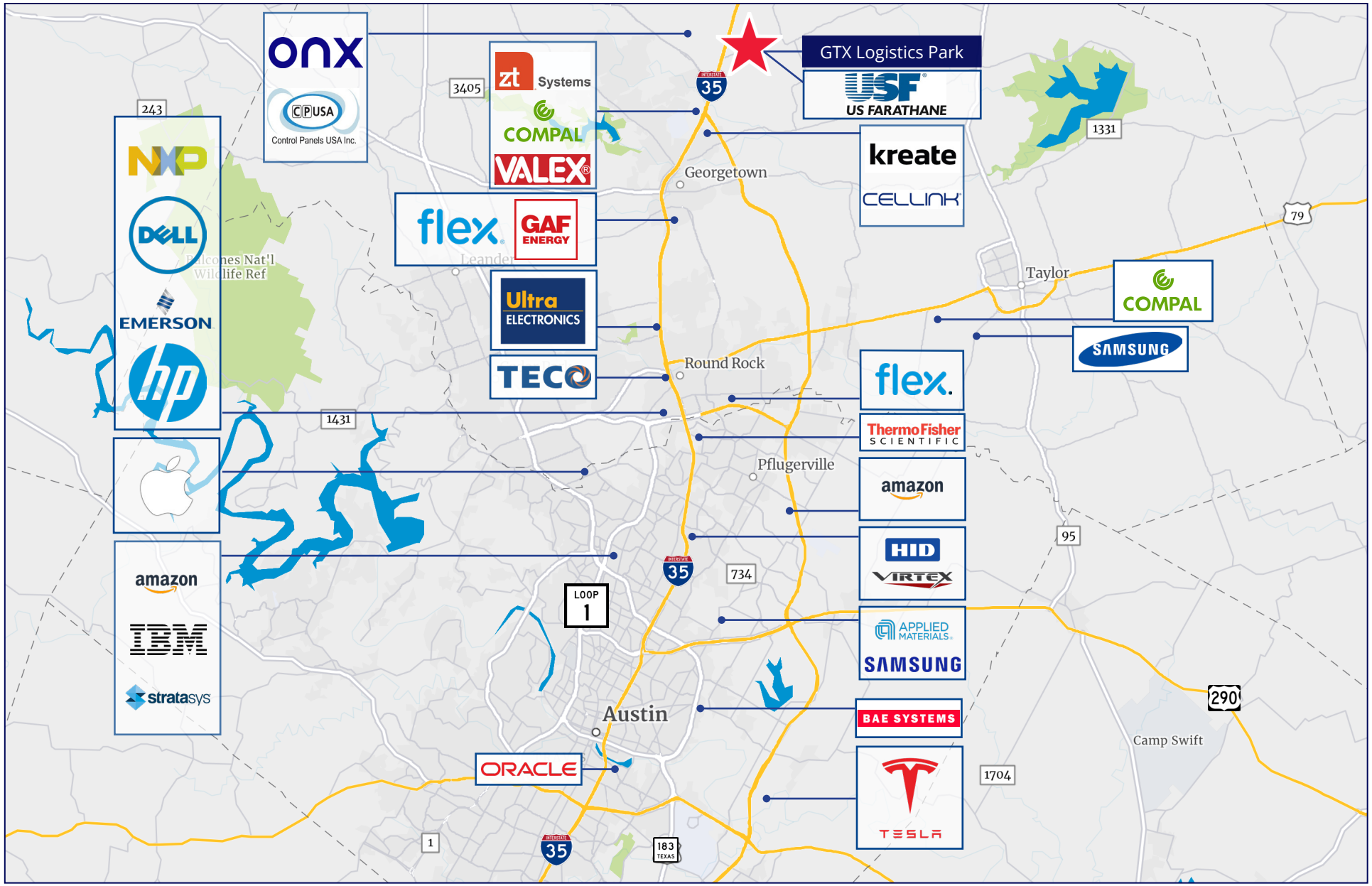
Additional parking available for high parking requirements

Location **& Access**

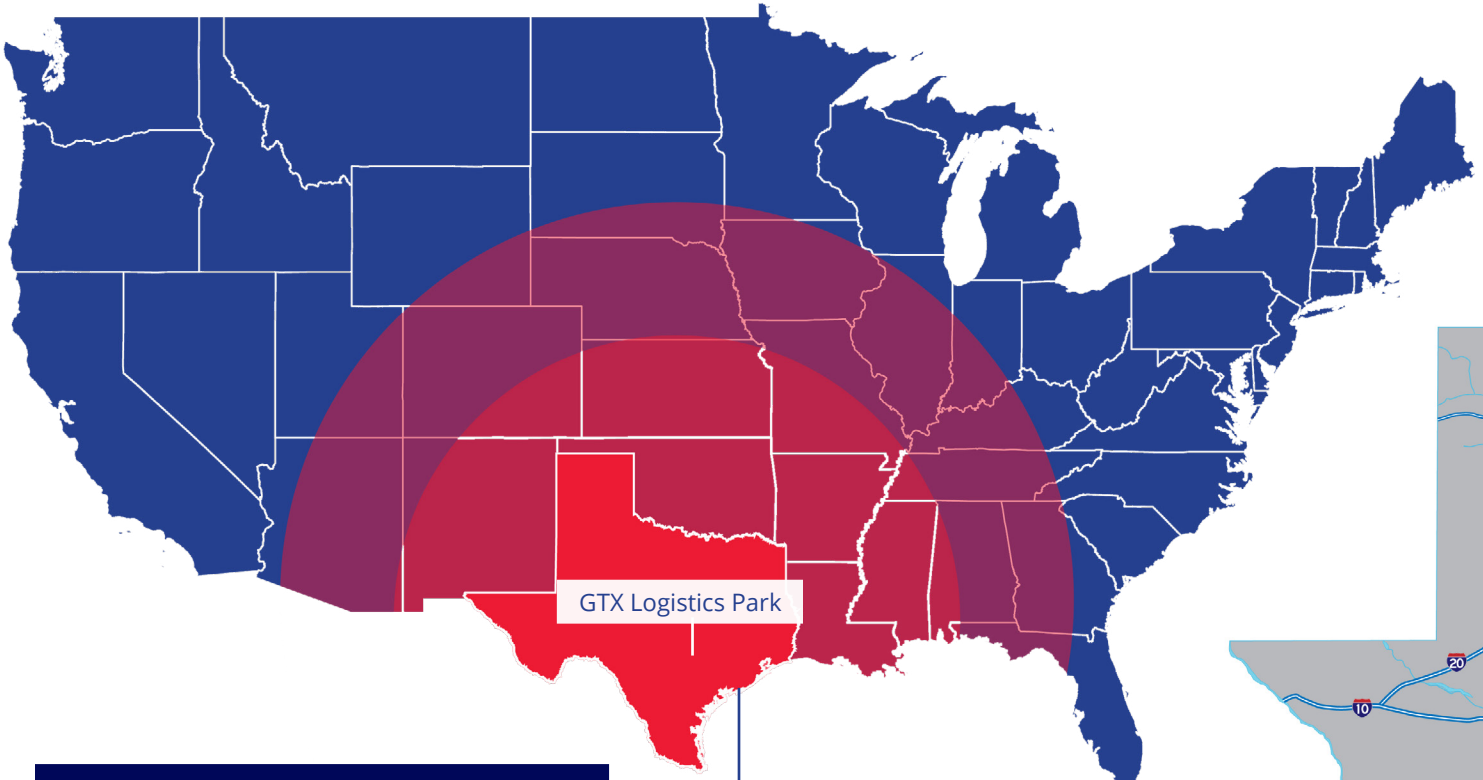


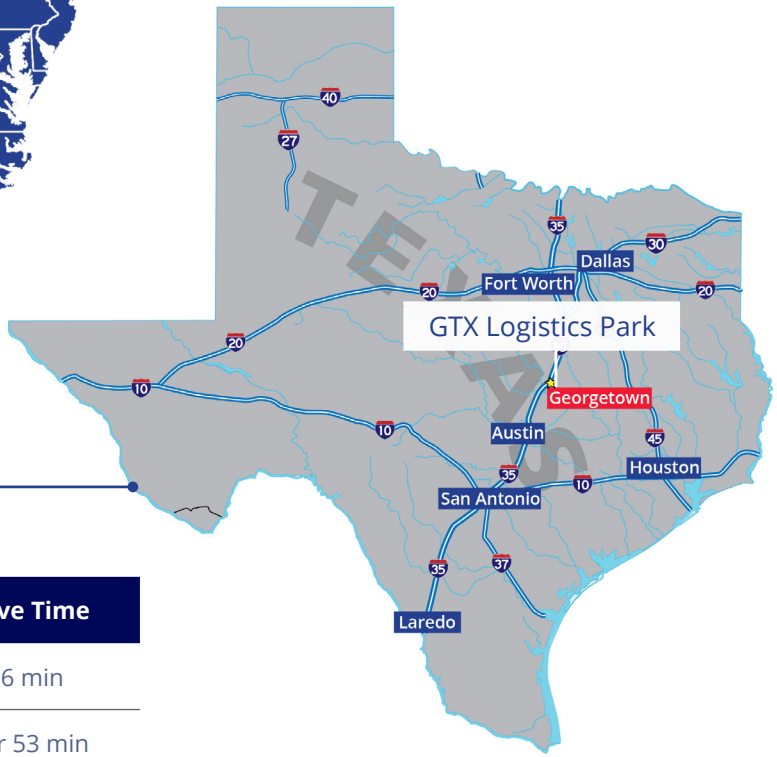
Location	Distance
I-35	0.6 miles
Georgetown Airport	5.6 miles
Round Rock	17 miles
Tesla	38 miles
Downtown Austin	35.2 miles
Austin Airport	44 miles

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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