
FOR IMMEDIATE RELEASE

Media Contact(s):

Maggie Fry

Ironwood Realty Partners, LLC

margaret@mfconcepts.co

817-903-0484

Veronica Ramirez

Pflugerville Community Development Corp.

512-990-3725

veronicar@pfdevelopment.com

Ironwood Realty Partners, LLC Breaks Ground on Phase III of 130 Crossing Industrial Park in Pflugerville, Texas

Pflugerville, TX (April 17, 2023) – [Ironwood Realty Partners, LLC](#) has broken ground on its third and final phase of 130 Crossing Industrial Park in Pflugerville, TX, bringing the total project size to over 1 million square feet. Phase III of the development adds three buildings, and approximately 490,000 square feet, to the already existing five-building Class A industrial park.

130 Crossing is strategically located at the intersection of State Highway 130 and Pecan Street, providing high visibility and logistical advantages to current and future industrial tenants. Ironwood, one of [Austin's Top Real Estate Developers](#), partnered with [Affinius Capital](#) (formerly USAA Real Estate) to purchase the land in 2020, making its mark as a pioneer for the Institutional Class A development boom in Pflugerville.

“We are thrilled to continue the expansion of the 130 Crossing and are grateful to the City of Pflugerville and Affinius Capital for the opportunity to do so,” said Bob Rice, President of Ironwood Realty Partners. “This project has been a great success, and we are excited to offer additional high-quality industrial space to meet the strong demand in this market.”

Phases I and II absorbed 675,000 square feet collectively with strong leasing success, including a 52,000 square foot built-to-suit office building and 113,000 square foot warehouse for [Wisembaker Builder Services](#), and 340,000 square feet to a major Austin employer. The latest phase is expected to follow suit.

[Amy Madison](#), Executive Director of the [Pflugerville Community Development Corporation](#) (PCDC), expressed her shared excitement on the next phase, saying: “Ironwood has always been great at delivering just in time. This next phase of facilities will enable us to move forward with our objectives and strategic recruitment, which have been dependent on the infrastructure and facilities to move quickly in a rapidly moving market.”

Ironwood has been working closely with the PCDC to align objectives since development began. “We felt very confident bringing on Ironwood from the very beginning because of their experience and dedication to understanding tenant needs,” Madison continued. “It’s no wonder 130 Crossing’s buildings have been occupied so quickly over time. They provide so many options to tenants that they are superior in quality and spec-specific.”

Phase III of 130 Crossing has an expected completion of Q4 2023. [Parker Rice](#), Senior Development Manager at Ironwood, leads the development into its final phase and will continue to oversee Ironwood's expansion into Central Texas.

Ironwood's additional partners on the development include [Alliance Architects](#), [Catamount Constructors Pacheco Koch](#), [Belle Firma](#), [Reed Engineering](#), and [Stream Realty Partners](#).

About Ironwood Realty Partners

Recognized as one of Austin and Dallas Fort Worth's Top Industrial Developers, Ironwood Realty Partners, LLC develops, leases and acquires industrial properties across Northern and Central Texas. Its mission is to offer full-service industrial real estate solutions while providing clients, partners, and investors with the highest level of expertise, service, and integrity. By streamlining development services - from acquisition and master planning, building design, and construction to disposition, leasing, and property management - Ironwood has grown to become an industry leader in industrial real estate, servicing some of the largest institutions and equity firms in the country. For more information, visit www.ironwoodrp.com.

About Pflugerville Community Development Corporation

Pflugerville, Texas, is one of the fastest-growing cities in the nation, according to U.S. Census Bureau. With a population of more than 74,000, Pflugerville is located just minutes north of downtown Austin in the desirable Central Texas region. State highways 45 and 130 and Interstate Highway 35 offer direct access to other nearby cities and a quick route to nearby airports. Hometown pride and quality of life are top priorities, with residents enjoying the beautiful Lake Pflugerville, an elaborate trail system, shopping areas, new restaurants, and the community's many parades and festivals.

PCDC is responsible for attracting, retaining, and expanding businesses to create new jobs and increase tax revenue to support community development. PCDC can provide funding for use as an incentive for companies locating and growing in Pflugerville. PCDC funds, which are 4B money generated from a half-cent of the city's sales tax revenue, can also be used to construct needed infrastructure such as roads, utilities, and drainage, as well as the development of parks and recreation projects. For more information, visit www.pfdevelopment.com.

###