



## **Titan Development Breaks Ground on Building 3 at NorthPark35 Industrial Park in Georgetown, Texas**

*Class A industrial park's Phase I is completed and Phase II is under construction*

**AUSTIN, TEXAS – December 6, 2021** – [Titan Development](#) (“Titan”) recently broke ground on Building 3, a 172,428 square foot Class A industrial facility at Phase II of NorthPark35 Industrial Park, located in Georgetown, Texas at the gateway to the Austin MSA. Building 3 is targeted for completion in May 2022.

Joe Iannacone, Senior Vice President at Titan, said, “When you combine the state-of-the-art features of this building, the high-demand location and the growing need for industrial space, we know we are building the right product, in the right place at the right time. In fact, Georgetown is one of the fastest growing regions of the country for e-commerce, light manufacturing and distribution centers.”

“This is Georgetown’s first Class A industrial development of this scale, and we are happy Titan chose to invest in our City,” said Georgetown Mayor Josh Schroeder. “The completion of phase one has brought us new businesses and created many jobs. We look forward to what the future brings as the remaining phases are completed.”

NorthPark35 Industrial Park was designed and master-planned to accommodate companies in need of 50,000-800,000 square feet of flexible space. With Phase I complete, and Phase II underway, the park will soon offer more than 1.7 million total square feet of space and an extension of Aviation Drive that connects to Interstate 35 and State Highway 130. Its prime location, within 10 minutes of many restaurants, retail, healthcare, housing and educational institutions that have made this corridor appealing to a number of major employers in the area, including Tesla, Amazon, Samsung, Applied Materials and others.

The completion of Phase I of NorthPark35 includes the 172,677-square-foot Building 1, which has been leased by Texas Speed and Performance, a top manufacturer and supplier of performance auto parts; and the 157,300-square-foot Building 2, which is currently available for lease. Construction of Phase II is underway, with ongoing work on the Aviation Drive infrastructure.

The development of Building 3 is funded by the Titan Development Real Estate Fund II, a \$95 million discretionary private equity fund focusing on industrial and multifamily real estate development in Texas, New Mexico, Colorado and California.

Georgetown is the 7th fastest growing city in the US and has been supportive of planned industrial development. The site is also close to industrial essentials, including Vanguard Truck Rentals, Holt/Cat, and Georgetown Municipal airport. Once a small town, this economic hub grew 68% between 2010-2019, according to the U.S. Census data.

### **About Titan Development**

Titan Development is a full-service development and real estate investment firm. Titan's principals have developed 13 million square feet of real estate totaling more than \$2.2 billion in project cost since the firm was formed in 1999. Titan Development has a wealth of real estate development experience in many asset classes including private equity fund investment and management, and has offices in Austin, TX and Albuquerque, NM.

Titan Development's second private equity fund, Titan Development Real Estate Fund II (TDREF II), which commenced in November of 2020, focuses on industrial and multifamily development in secondary and tertiary markets. TDREF II has identified all fund projects, has committed 80% of the total fund equity to eleven projects and has identified the remaining projects which will commence construction in early 2022. TDREF II follows Titan's inaugural fund, Titan Development Real Estate Fund I with investments in a variety of real estate asset classes.

To learn more, please visit [www.titan-development.com](http://www.titan-development.com).

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