

FLEX SPACE · FOR LEASE

GREAT OAKS FLEX CENTER

15917 Great Oaks Drive
Round Rock, TX 78681

BUILDING SIZE	16,000 SF
CLEAR HEIGHT	28 FT CEILINGS
AVAILABLE	FULL BUILDING
LEASE RATE	CALL FOR PRICING
DELIVERY	2026 — NEW CONSTRUCTION
PARKING	60 – 80+ SPACES
DRIVE-IN DOORS	GRADE LEVEL ACCESS
GLASS FACADE	OUTDOOR SEATING PATIO
TRAFFIC	FM 620: 62,530 VPD Great Oaks: 25,239 VPD



▲ SITE

25,239 VPD

W Great Oaks Dr

62,530 VPD

N FM 620



<p>16,000 SF</p> <p>BUILDING SIZE</p>	<p>16,000 SF</p> <p>Full Building</p> <p>AVAILABLE SF</p>	<p>28 FT</p> <p>Ceilings</p> <p>CLEAR HEIGHT</p>	<p>CALL</p> <p>For Pricing</p> <p>LEASE RATE</p>
<p>2026</p> <p>New Construction</p> <p>COMPLETION</p>	<p>60-80+</p> <p>Spaces</p> <p>PARKING</p>	<p>Grade</p> <p>Level Doors</p> <p>DRIVE-IN</p>	<p>FLEX</p> <p>Space</p> <p>ZONING</p>

ARCHITECTURAL ELEVATIONS



BUILDING HIGHLIGHTS

- ◆ 16,000 SF modern Flex/Industrial — entire building available for lease
- ◆ 28-foot clear height — ideal for manufacturing, R&D, tech, distribution
- ◆ Grade-level drive-in doors for seamless vehicle and freight access
- ◆ Premium office/showroom buildout — polished professional front suite
- ◆ Full glass curtain wall on one elevation with covered outdoor seating
- ◆ Directly adjacent to protected greenbelt reserve with walking trails
- ◆ Light grey tilt-wall construction with dark grey architectural elevations
- ◆ 60-80+ dedicated parking with additional overflow capacity available

LOCATION OVERVIEW

62,530 VPD

N FM 620 — Vehicles Per Day

25,239 VPD

W Great Oaks Dr — Vehicles Per Day



AERIAL VIEW — SITE & SURROUNDING CONTEXT

60-80+ Parking Spaces · Greenbelt Reserve Adjacent · Dual Road Frontage

STRATEGIC LOCATION

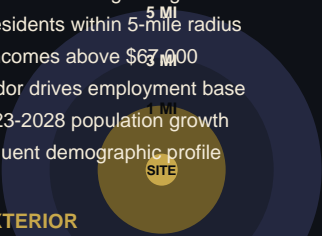
- ◆ Corner of N FM 620 & W Great Oaks Drive
- ◆ Between I-35 & I-45 — exceptional regional access
- ◆ Minutes from Dell Technologies HQ campus
- ◆ Adjacent Cat Hollow residential neighborhood
- ◆ H-E-B anchored corridor — highest traffic density
- ◆ Protected greenbelt directly behind the property
- ◆ Cedar Valley Middle School nearby
- ◆ Heritage Pkwy intersection — 15,013 VPD

H-E-B H-E-B	★ Starbucks	CFA Chick-fil-A	M McDonald's	W Whataburger	CMG Chipotle
PM Papa Murphy's	DQ Dairy Queen	PH Pizza Hut	DB Dutch Bros	WS Wing Stop	S Sonic
PE Panda Express	J Jack in the Box	CVS CVS	W Walgreens	7-11 7-Eleven	SUB Subway
GC Great Clips	BofA Bank of America	JL Jiffy Lube	UPS UPS Store	TL Twin Liquors	LA LA Fitness
GW Goodwill	RS Right Space				

DEMOGRAPHICS & TRADE AREA

TRADE AREA INSIGHT

- ◆ One of Texas's fastest-growing cities
- ◆ 42,450+ residents within 5-mile radius
- ◆ Avg. HH incomes above \$67,000
- ◆ Tech corridor drives employment base
- ◆ Strong 2023-2028 population growth
- ◆ Young, affluent demographic profile



BUILDING EXTERIOR

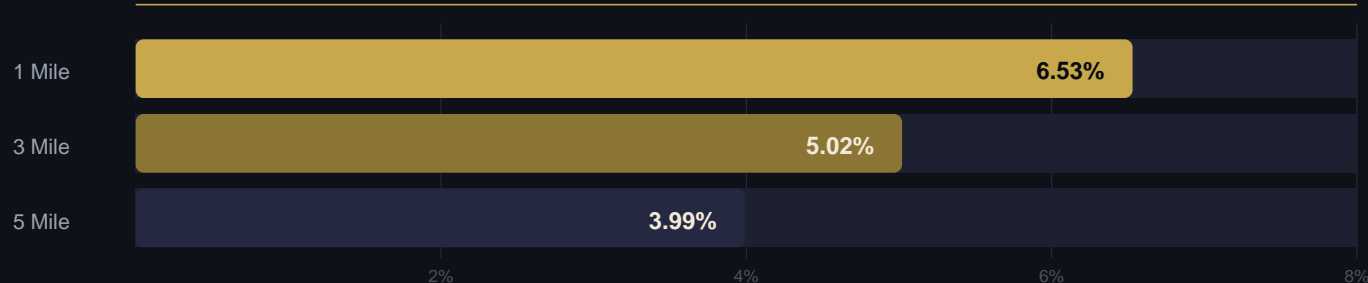


AERIAL — FM 620 INTERSECTION

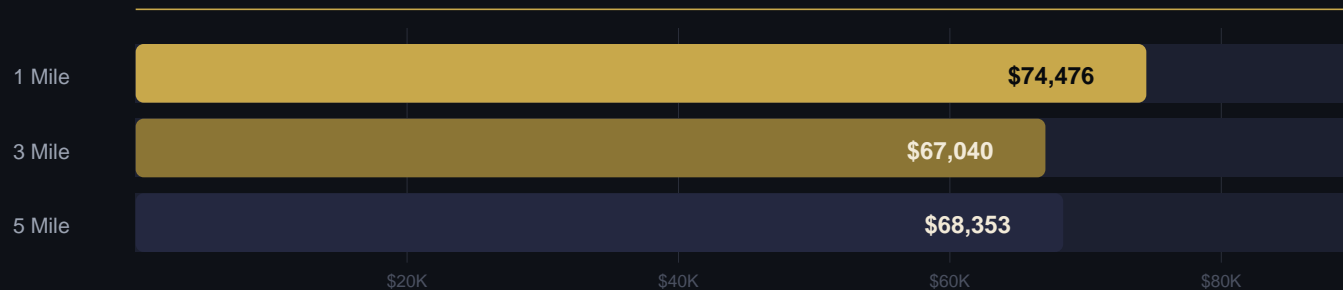


METRIC	1 MILE	3 MILE	5 MILE
2023 Population	2,266	15,551	42,450
2028 Projected Growth	6.53%	5.02%	3.99%
Avg. Household Income	\$74,476	\$67,040	\$68,353
Total Households	890	6,020	16,400
Median Age	34	35	36

2028 PROJECTED GROWTH BY RADIUS



AVERAGE HOUSEHOLD INCOME



AVAILABLE FOR LEASE · 2026 DELIVERY

GREAT OAKS FLEX CENTER

15917 Great Oaks Drive · Round Rock, TX 78681

16,000 SF · 28 FT CEILINGS · GRADE-LEVEL DOORS · GLASS FACADE · GREENBELT

◆
Grade-Level
Drive-In Doors

◆
Office &
Showroom Build

◆
Glass Curtain
Wall Facade

◆
Greenbelt
Walking Trails

◆
60-80+
Parking Spaces

◆
Dual Arterial
Road Frontage

62,530 VPD

N FM 620 — Vehicles Per Day

25,239 VPD

Great Oaks Dr — Vehicles Per Day

FOR LEASING INFORMATION

512.763.2820