

15,360 SF LIGHT INDUSTRIAL FOR LEASE -



# 15,360 SF Light Industrial FOR LEASE

2001 Enterprise Drive, #101, Round Rock, Tx 78681



Finished Flex Space- Ready for Move-In!

**KW COMMERCIAL**  
2300 Greenhill Drive, #200  
Round Rock, TX 78664



PRESENTED BY:

**FRANCES CROSSLEY**  
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TX #624525

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## PROPERTY OVERVIEW



### LOCATION OVERVIEW:

2001 Enterprise Drive light industrial warehouse conveniently located in the heart of Round Rock with easy access to I-35. Situated in the heart of Round Rock's light industrial district, this 11,560 SF warehouse space offers 1 large office, 3 phase electric, 22' clear height, with 3-grade level doors and a high dock door for easy distribution. Warehouse space is ideal for e-Commerce, distribution, light manufacturing industrial use. Light Industrial Zoning is suitable for warehousing, manufacturing, or flex use. 1/4 area climate controlled, currently no restroom.

Office Space: 3,000 SF – This area is suitable for administrative work, meetings, and staff operations.

Climate-Controlled Warehouse: 11,560 SF – The warehouse is fully climate-controlled, making it suitable for goods that need temperature regulation.

### OFFERING SUMMARY:

TOTAL SF:	15,360 SF
Office Space:	3,000 SF
Climate Control Warehouse:	11, 560 SF

### PROPERTY FEATURES:

- Clear Height 22'
- 1 Dock
- 3 Grade Level Doors
- 3 phase Electric
- Atmos Gas
- Call For Lease rates

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## PROPERTY DETAILS

### LOCATION INFORMATION

Building Name	2001 Enterprise Drive, #101, Round Rock, Tx 78681
Street Address	2001 Enterprise Drive, #101
City, State, Zip	Round Rock, Tx 78681
County	Williamson
Market	Austin
Sub-market	Round Rock
Cross-Streets	Texas Ave

### BUILDING INFORMATION

Building Size	3,000 SF
Ceiling Height	22'
Minimum Ceiling Height	0
Number of Floors	1
Year Built	1995
Number of Buildings	1

### BUILDING INFORMATION

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical Office
Zoning	0
Lot Size	2 Acres
APN #	R344337

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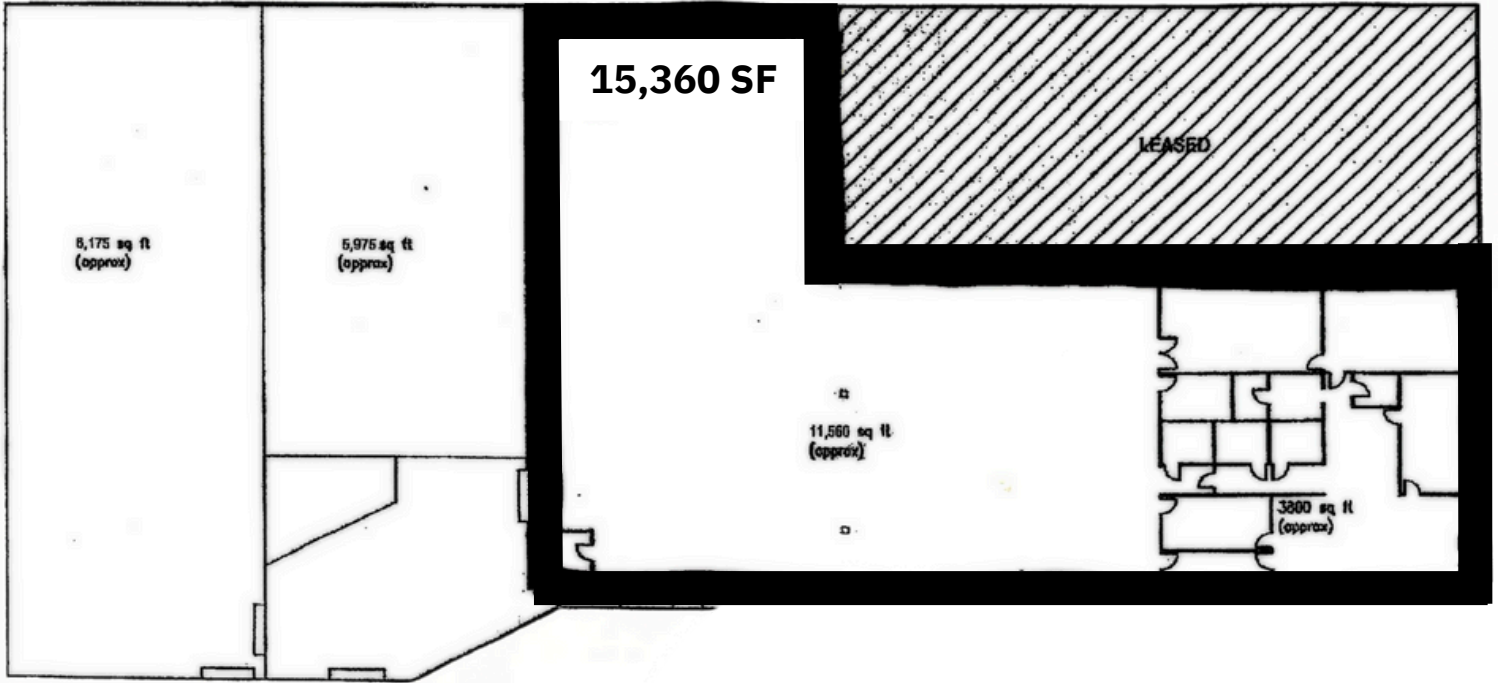
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## FLOOR PLAN



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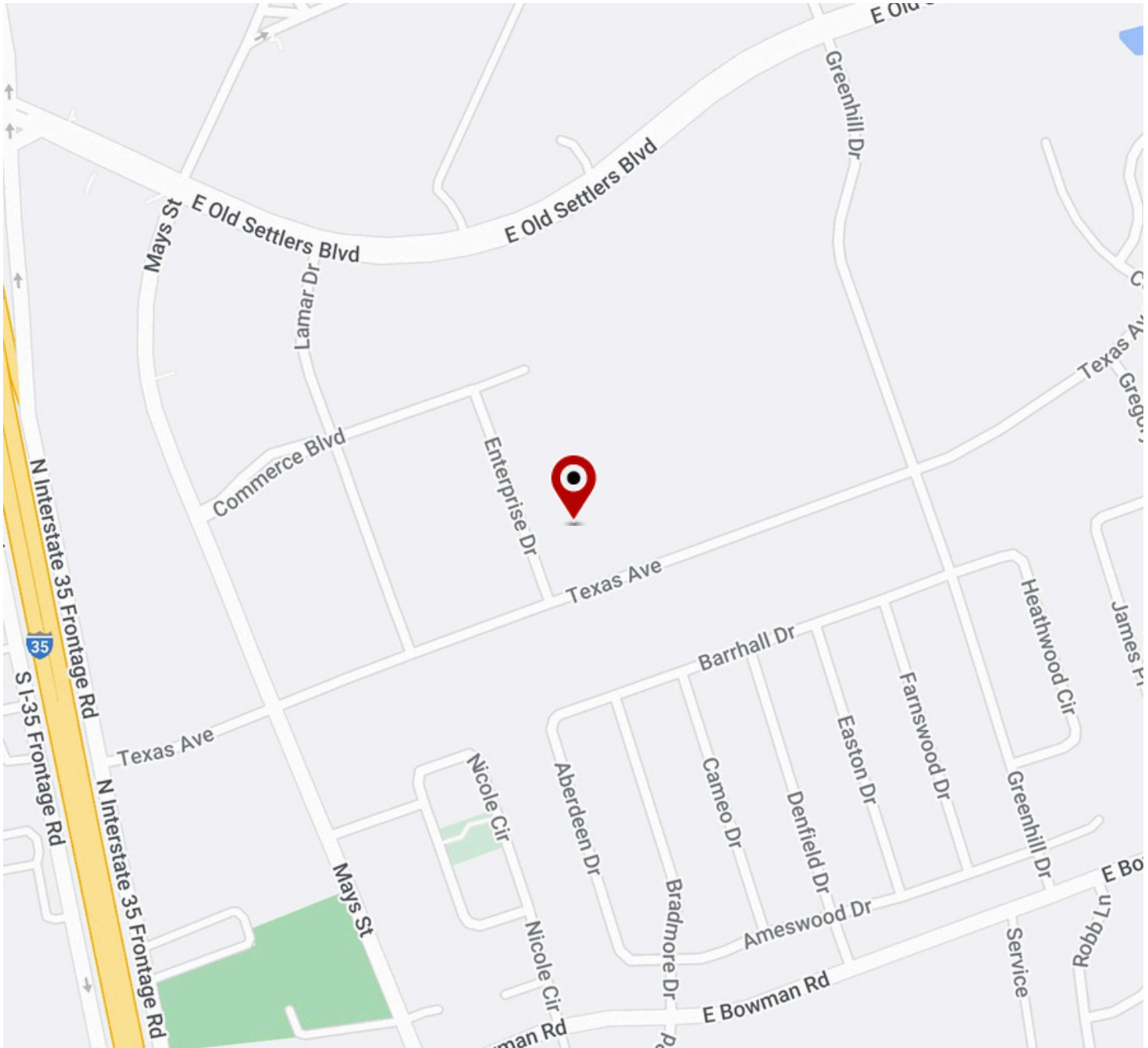
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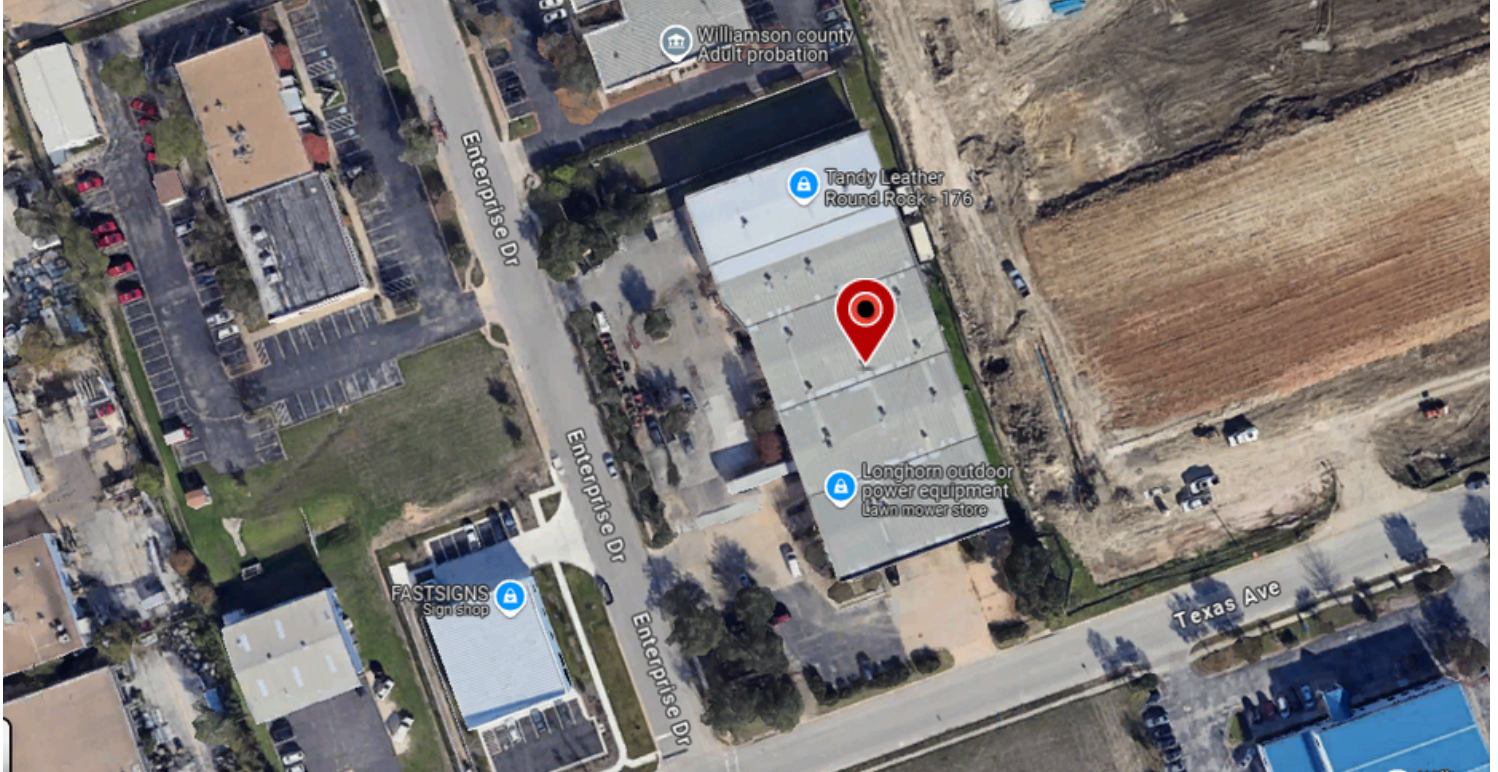
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## AERIAL MAP



Conveniently located in the heart of Round Rock with easy access to I-35. Light Industrial Zoning suitable for warehousing, manufacturing or flex use. Mostly open space. Available Now.

Here are the approximate distances from 2001 Enterprise Drive, Round Rock, TX 78681 to the key locations you mentioned:

**Samsung Austin Semiconductor (12100 Samsung Blvd, Austin, TX 78754):**

Around 12 miles south, a drive of approximately 20-25 minutes, depending on traffic.

**Tesla Gigafactory Texas (13101 Harold Green Road, Austin, TX 78725):**

Approximately 30 miles southeast, a drive of about 35-40 minutes.

**Austin-Bergstrom International Airport (ABIA, 3600 Presidential Blvd, Austin, TX 78719):**

Around 32 miles southeast, typically a 40-minute drive.

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## MAJOR EMPLOYERS



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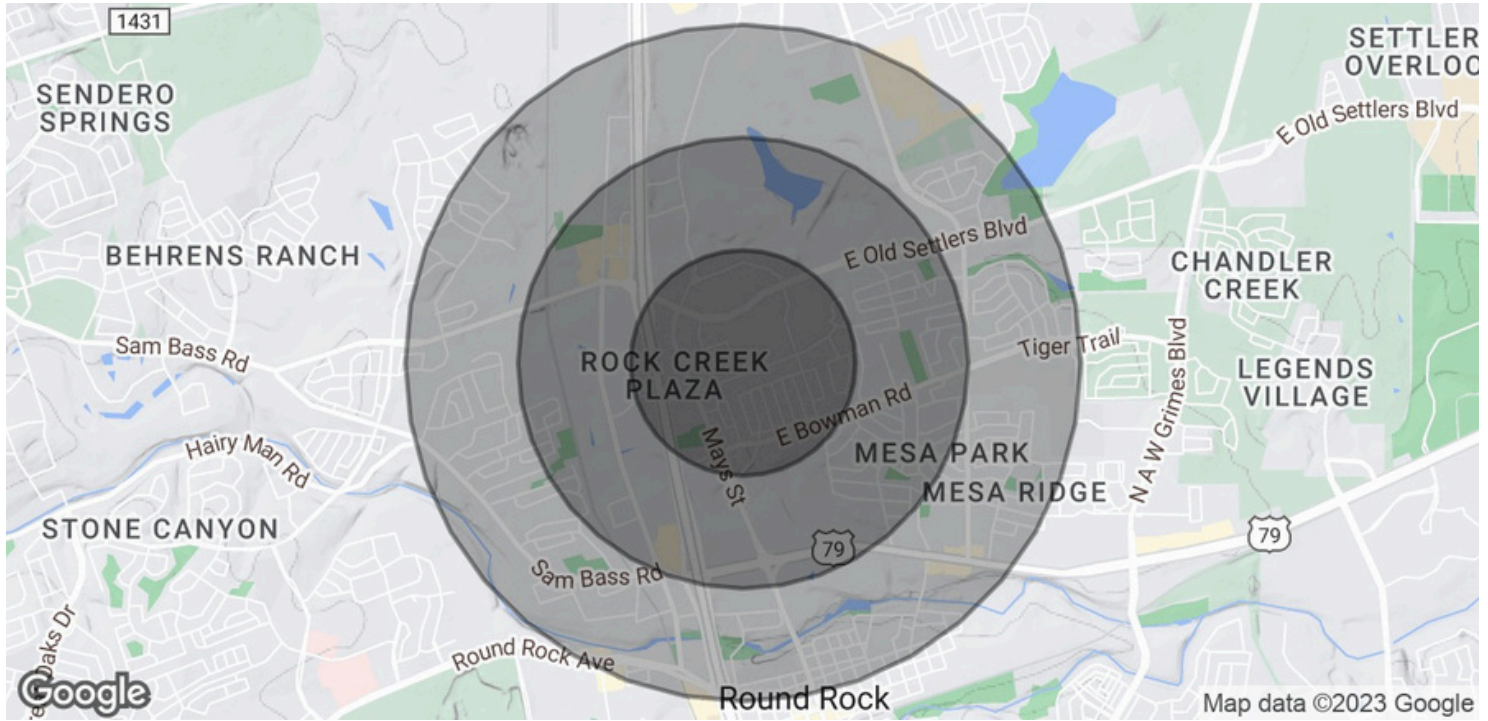




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## DEMOGRAPHIC PROFILE



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,403	11,035	23,685
Average Age	31.2	33.2	34.4
Average Age (Male)	30.2	30.5	31.6
Average Age (Female)	30.9	33.1	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	872	3,788	7,917
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$58,124	\$62,089	\$77,145
Average House Value	\$171,028	\$187,122	\$197,000

\* Demographic data derived from 2020 ACS - US Census

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	LicenseNo.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date