

FOR LEASE  
**TEXAS AVENUE**

350 TEXAS AVE | ROUND ROCK, TX 78664



**± 7,788 - 36,997 SF**  
PRIME INDUSTRIAL SPACE AVAILABLE

**ADAM GREEN, SIOR**

agreen@lee-associates.com  
512.699.1103

**WILL SALLIS**

wsallis@lee-associates.com  
512.289.9277





Available



## BUILDING DETAILS

350 Texas Ave is a class A industrial development in Round Rock offering 128,716 SF across two buildings. Designed for distribution, warehouse, and light manufacturing users, the property features modern tilt-wall construction and highly-efficient layouts with immediate access to I-35 for seamless regional connectivity.

Building 1 Size	58,415 SF
Building 2 Size	70,301 SF
Year Built	2025
Clear Height	± 28'
Typical Column Spacing	52' x 50'
Construction	Class A Industrial
Lot Size	8.79 Acres

- ESFR Sprinklers
- R25 Insulation = HVAC Ready
- Flexible Suite Configurations
- 190' Shared Truck Court
- 480V, 3 Phase Power

**0.2 MILES**  
I-35

**44 MINS**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

**25 MINS**  
DOWNTOWN AUSTIN



# BUILDING 1 | 350 TEXAS AVENUE



## SUITE HIGHLIGHTS

<b>TOTAL SIZE</b>	± 36,997 SF	<b>LOADING</b>	14 DOCK-HIGH DOORS 1 RAMP
<b>WAREHOUSE</b>	± 34,236 SF	<b>SPRINKLERS</b>	ESFR
<b>OFFICE</b>	± 2,761 SF	<b>PARKING</b>	98 CARPARKS
<b>GAS</b>	NATURAL	<b>3-PHASE POWER</b>	480V
<b>CLEAR HEIGHT</b>	± 28'		

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# SITE PLAN



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# PRIME LOCATION



**Austin Airport (AUS)**  
44 minutes



**Downtown Austin**  
25 minutes



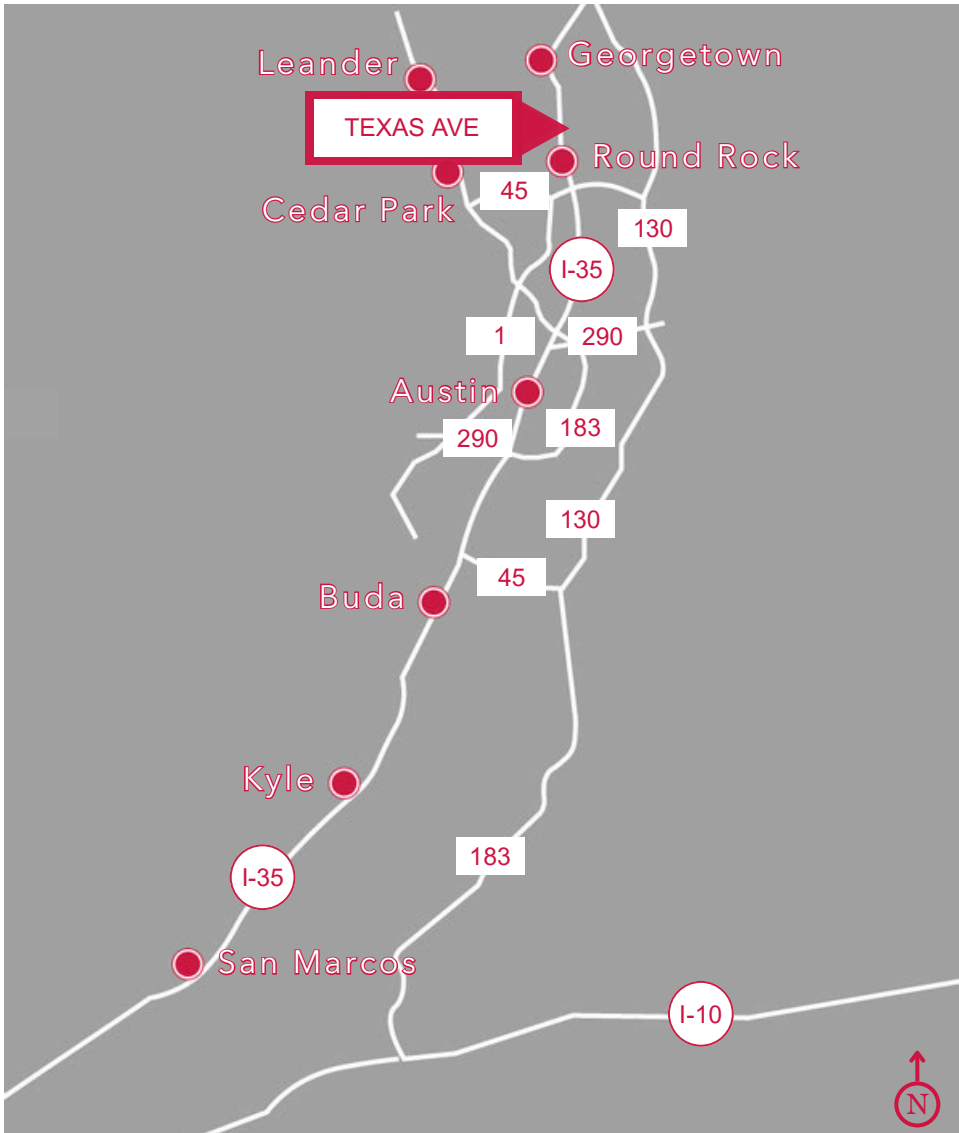
**San Marcos**  
62 minutes



**Houston**  
170 minutes



**Dallas**  
158 minutes



## AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
11,089	98,488	229,367



Median Household Income

1 mile	3 miles	5 miles
\$59,668	\$93,749	\$116,332



Civilian Laborforce

1 mile	3 miles	5 miles
6,519	56,742	132,653



Traffic Counts

E Old Settlers Blvd & Lamar Dr  
21,826 MPSI

N Mays St & Commerce Blvd  
9,978 MPSI

Texas Ave & Lamar Dr  
3,451 MPSI

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# ACCESS MAP

Right off I-35. Right in the market.

## Immediate Access to I-35 Frontage Roads

Rapid connectivity to Austin, Georgetown, and the greater Central Texas region

## Proximity to Downtown Round Rock

Convenient access to city services, dining, and retail amenities

## Minutes from SH-45 Toll Road

Enhanced east-west mobility connecting key employment and residential hubs

## Centralized Location

Ideal positioning for last-mile distribution and service-oriented users



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SCAN FOR MORE INFORMATION



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