

# SETTLERS PARK



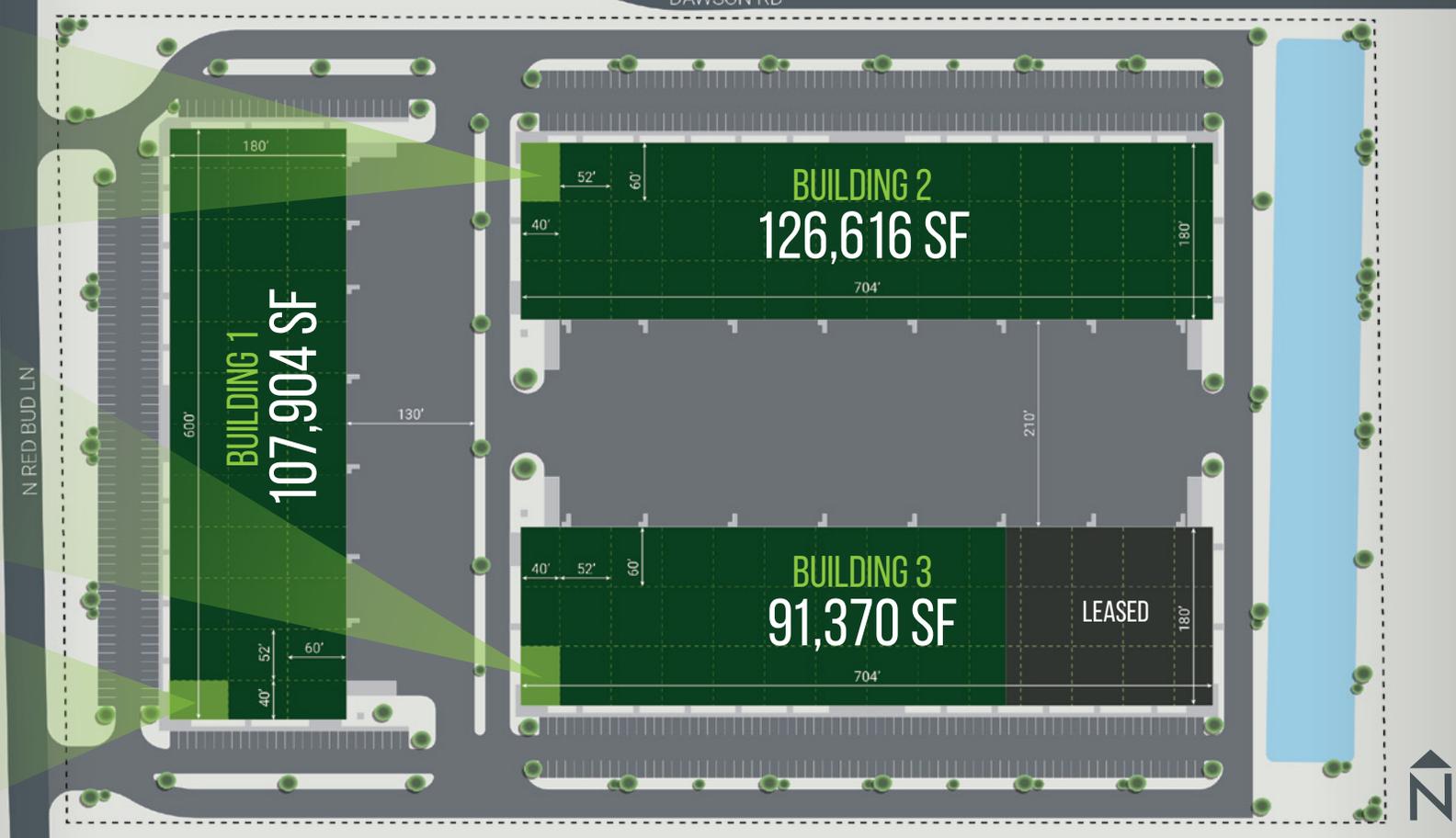
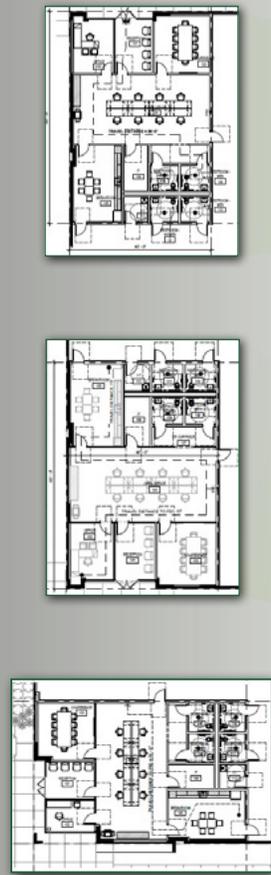
BUSINESS CENTER

701 N RED BUD LANE, ROUND ROCK, TX 78665

THREE BUILDING, 361,136 SF  
INDUSTRIAL PARK

FULLY DELIVERED





## BUILDING 1

**107,904 SF**  
AVAILABLE

**2,398 SF**  
SPEC OFFICE

**180'**  
BUILDING DEPTH

**32'**  
CLEAR HEIGHT

**34**  
DOCK-HIGH DOORS

**130'**  
TRUCK COURT DEPTH

**174**  
AUTO PARKING

**REAR**  
LOAD

**2-14'X16'**  
DRIVE-IN DOORS

**2,500 AMPS**  
POWER SPECS

## BUILDING 2

**126,616 SF**  
AVAILABLE

**2,398 SF**  
SPEC OFFICE

**180'**  
BUILDING DEPTH

**32'**  
CLEAR HEIGHT

**41**  
DOCK-HIGH DOORS

**210'** SHARED  
TRUCK COURT DEPTH

**150**  
AUTO PARKING

**REAR**  
LOAD

**2-14'X16'**  
DRIVE-IN DOORS

**2,500 AMPS**  
POWER SPECS

## BUILDING 3

**91,370 SF**  
AVAILABLE

**2,398 SF**  
SPEC OFFICE

**180'**  
BUILDING DEPTH

**32'**  
CLEAR HEIGHT

**41**  
DOCK-HIGH DOORS

**210'** SHARED  
TRUCK COURT DEPTH

**150**  
AUTO PARKING

**REAR**  
LOAD

**2-14'X16'**  
DRIVE-IN DOORS

**2,500 AMPS**  
POWER SPECS

**MO GREEN**  
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# ACCESS MAP

EXIT 257  
8 MILES

EXIT 259  
8 MILES



E OLD SETTLERS BLVD



701 N RED BUD LANE,  
ROUND ROCK, TX 78665

N RED BUD LN



EXIT 423 N  
4 MILES



EXIT 423 S  
4 MILES

EXIT 254  
6 MILES

EXIT 253  
6 MILES



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# PROPERTY ADVANTAGES

**3 Building** Class A Logistics Center

**Infill** Round Rock Location

**Above** Market Parking Ratio

**20 minutes** from Samsung Taylor (15 miles)

**25 minutes** from downtown Austin (25 miles)

**27 minutes** from Tesla (27 miles)

Ideal location for **distribution** and **light manufacturing** companies

Access to **dense labor supply** and **rapidly growing** population

**Triple** Freeport Zone

Settlers Park Business Center is located in the heart of the booming city of Round Rock, TX. This project consists of 3 premier logistics buildings that will be capable of servicing the greater north Austin submarkets. In addition, Settlers Park Business Center will be able to accommodate a wide range of tenant sizes with easy access to 3 major highways of Austin, Hwy 79, IH-35, and US-130.

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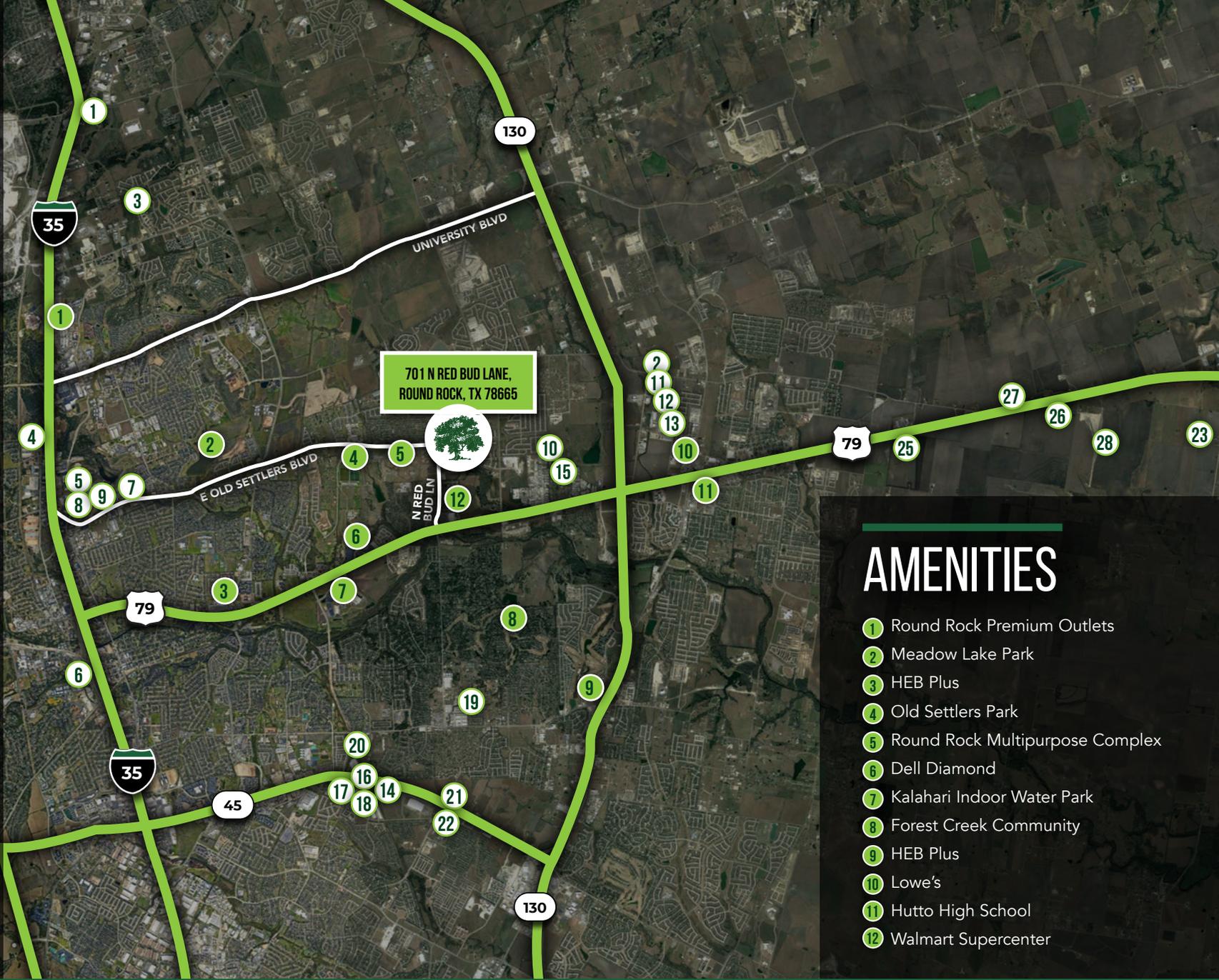
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HANOVER COMPANY

# CORPORATE NEIGHBORS

- 1 GAF Energy
- 2 Hanaro One Way
- 3 OnTrac Logistics
- 4 Amazon
- 5 Ferguson Plumbing
- 6 Cargill
- 7 Goodkind Co.
- 8 Thermo Fisher
- 9 3-Way Logistics
- 10 Builder's FirstSource
- 11 Parrish Cabinets
- 12 EDC Moving Systems
- 13 Barnesco
- 14 Rosendin Electric
- 15 Gulf Coast Paper Co.
- 16 Costco
- 17 Amazon
- 18 Home Depot
- 19 Glasshouse
- 20 ReadySpaces
- 21 Brandt Engineering
- 22 Renew Logic
- 23 Samsung in Taylor
- 24 Prologis Data Center
- 25 Skybox Data Center
- 26 Applied Materials
- 27 Hutto Mega Tech Center
- 28 RCR Rail Park



# AMENITIES

- 1 Round Rock Premium Outlets
- 2 Meadow Lake Park
- 3 HEB Plus
- 4 Old Settlers Park
- 5 Round Rock Multipurpose Complex
- 6 Dell Diamond
- 7 Kalahari Indoor Water Park
- 8 Forest Creek Community
- 9 HEB Plus
- 10 Lowe's
- 11 Hutto High School
- 12 Walmart Supercenter

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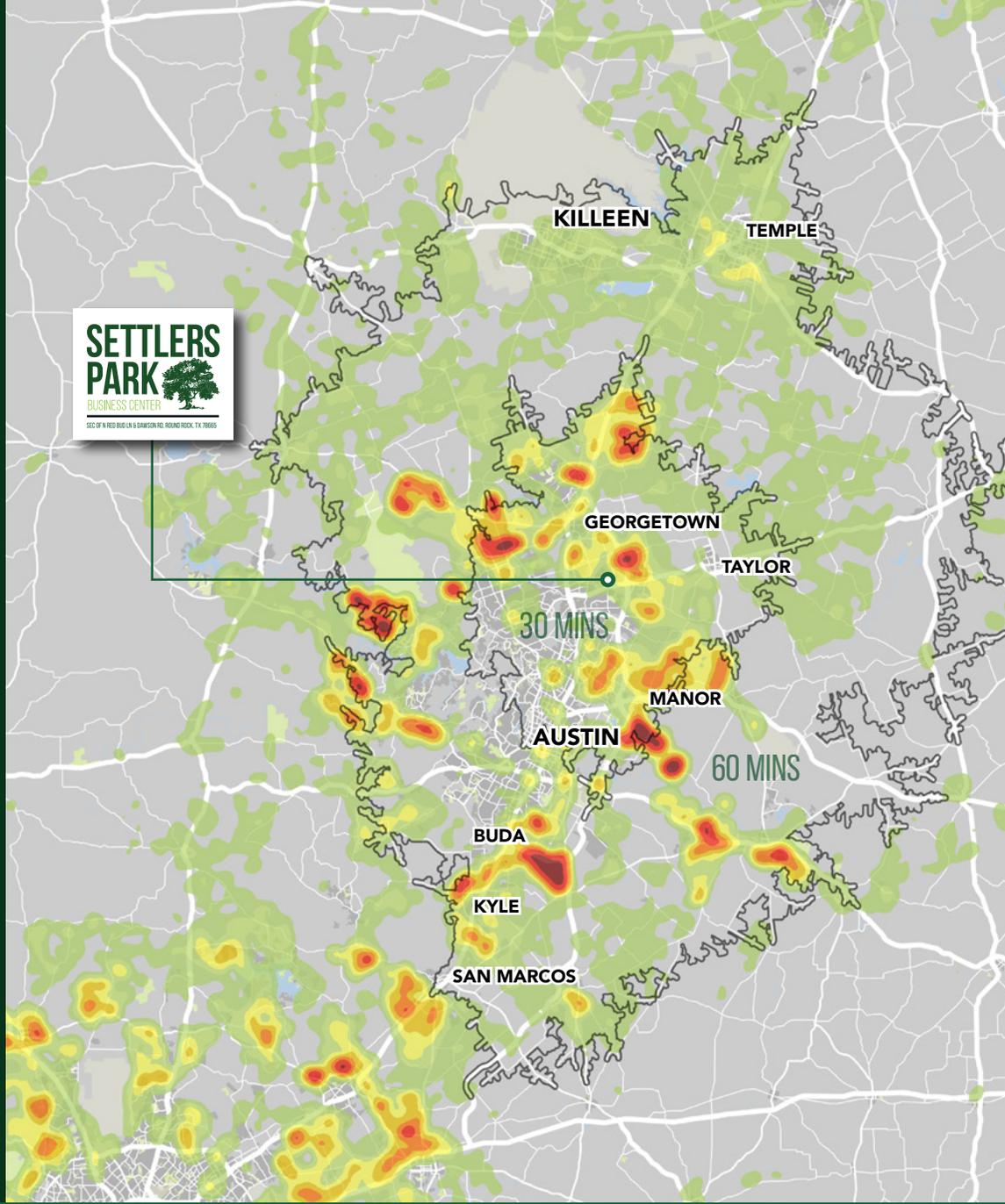
# POPULATION REACH

## 2023-2028 POPULATION GROWTH



POPULATION	15 MINS	30 MINS	60 MINS
2023 Population	304,420	1,329,232	2,882,351
2023-2028 Population Growth Rate	1.53%	1.66%	1.65%
2022 Net Commuters	-327	384	1,256
Average Hourly Earnings	<b>\$15.44</b>		

FORKLIFT DRIVERS	15 MINS	30 MINS	60 MINS
2022 Resident Workers	349	1,624	4,531
2017-2022 % Change in Resident Workers	46%	46%	44%
2022 Net Commuters	-114	54	-19
Average Hourly Earnings	<b>\$16.13</b>		



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