

SETTLERS PARK



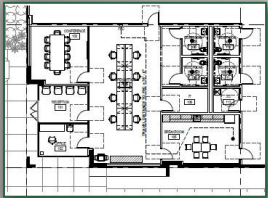
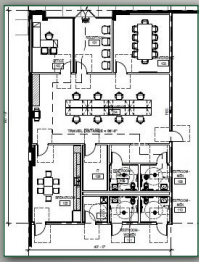
BUSINESS CENTER

701 N RED BUD LANE, ROUND ROCK, TX 78665

**THREE BUILDING, 361,136 SF
INDUSTRIAL PARK**

FULLY Delivered

189,042 SF AVAILABLE FOR LEASE



BUILDING 1

63,302 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

56,124 SF
AVAILABLE

2,500 AMPS
POWER SPECS

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

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Leased by:

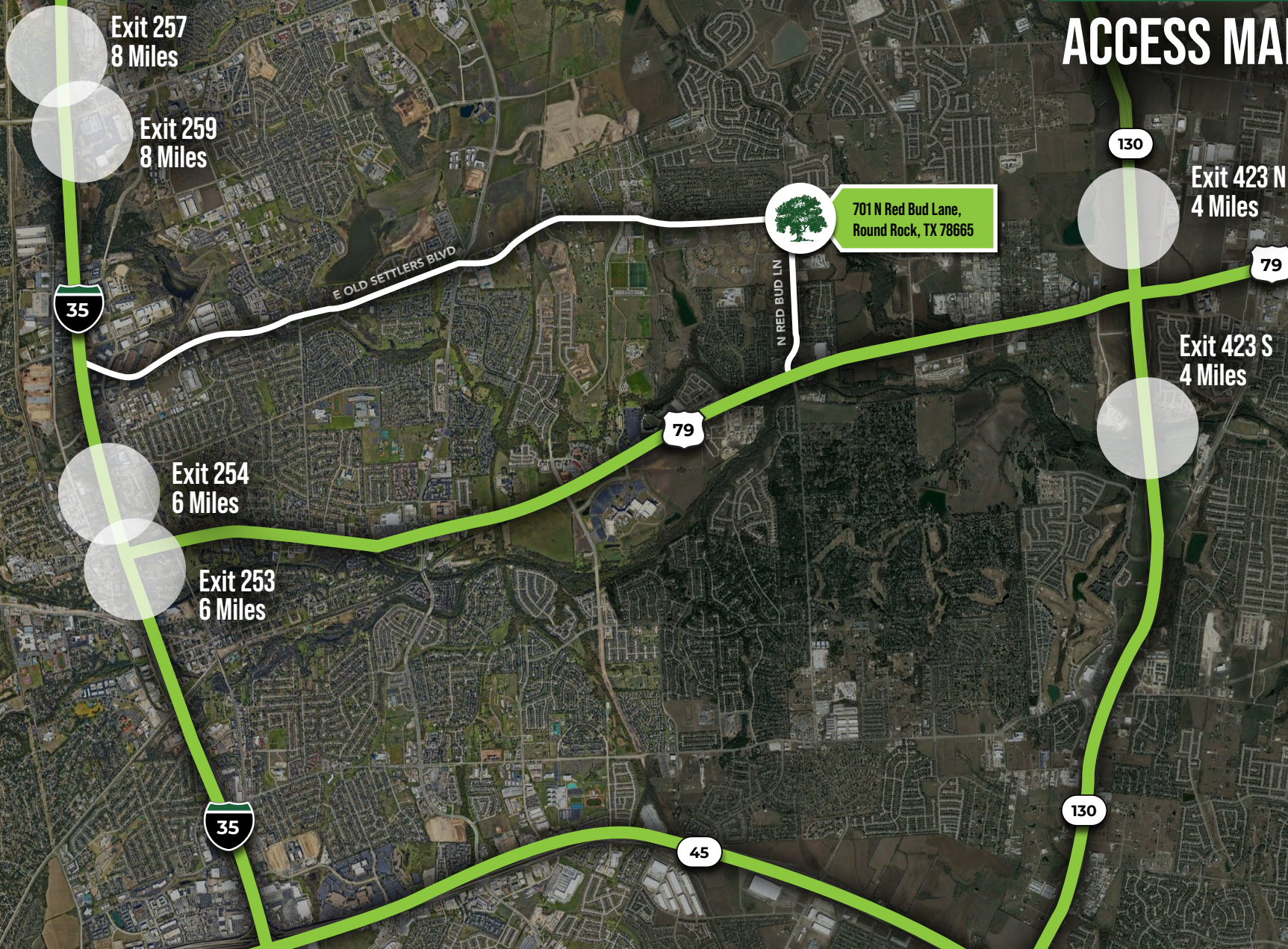


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HANOVER COMPANY

ACCESS MAP



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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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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



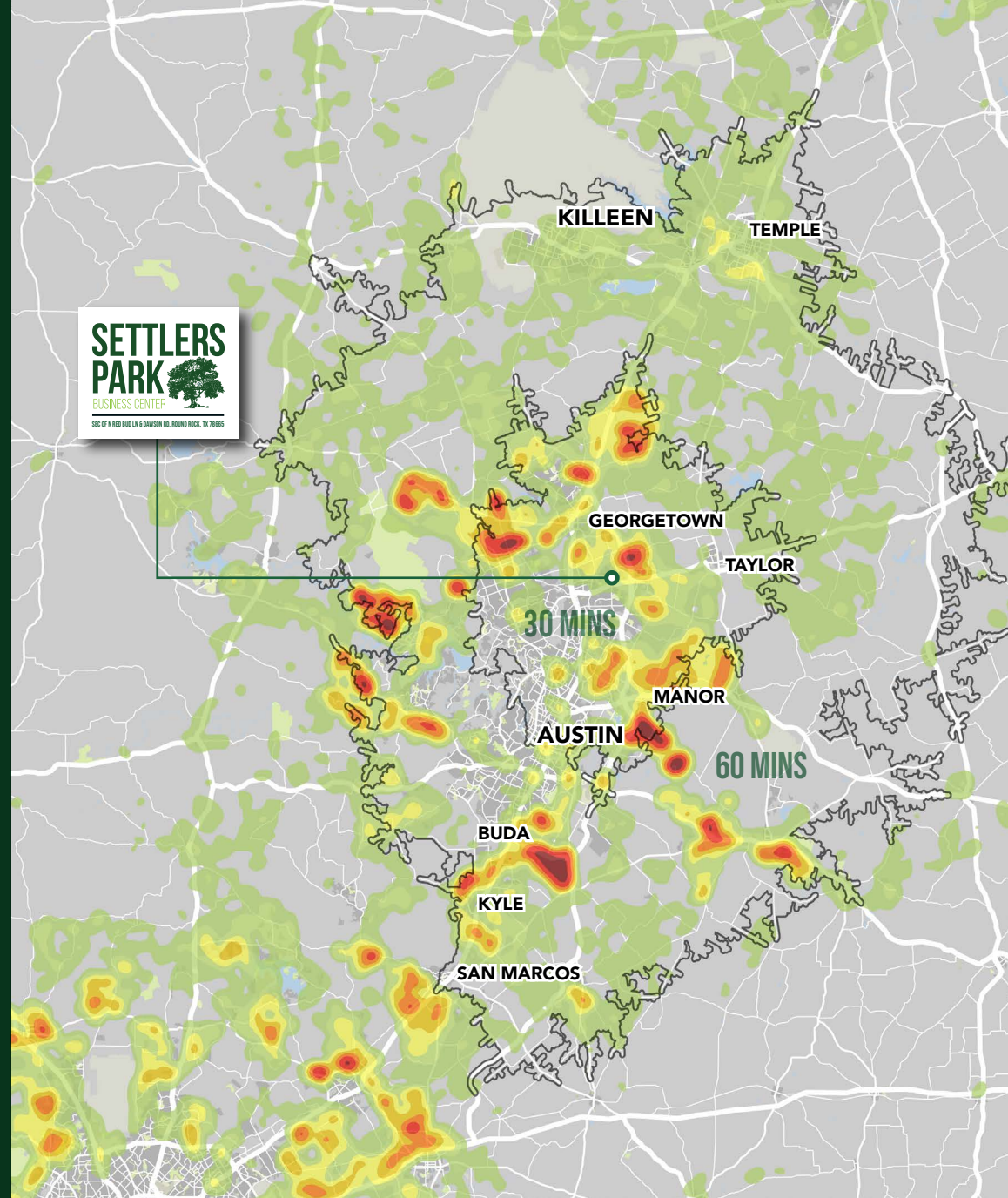
GOOD (0.5 - 4.5%)

BETTER (4.6% - 18.0%)

BEST (18.1 - 55.0%)

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	\$15.44		

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	\$16.13		



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