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Full Property for Lease in Round
Rock's Commercial Corridor

Office and Warehouse Space

30 ROUNDVILLE LN, ROUND ROCK, TX 78664

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Contact Broker For Rates
Warehouse Size:	6,000 SF
Home Size SF:	2,252 SF
Lot Size:	43,663 SF
Zoning:	UNZ

PROPERTY OVERVIEW

Prime opportunity to lease a highly visible 1-acre property in the heart of Round Rock's commercial corridor. Positioned near major highways with excellent accessibility, this site offers ideal visibility and convenience for a wide range of commercial users. The property features a large warehouse perfectly suited for construction, contractor, or flex industrial operations. Surrounded by established industrial and service-based businesses, it presents a strategic location for companies looking to expand or establish a presence in one of the largest submarkets in Central Texas.

The property includes a home that can serve as office or ancillary space. What sets this opportunity apart is the flexible layout, storage potential, and frontage exposure on a high-traffic thoroughfare. Whether for equipment storage, logistics, or trade operations, this property offers an adaptable footprint in a location that supports both visibility and functionality.

PROPERTY HIGHLIGHTS

- Prime location near major highways
- High visibility from TX-45 Toll
- Close proximity to dining and other amenities
- Flexible lease terms available
- Professional property management on-site

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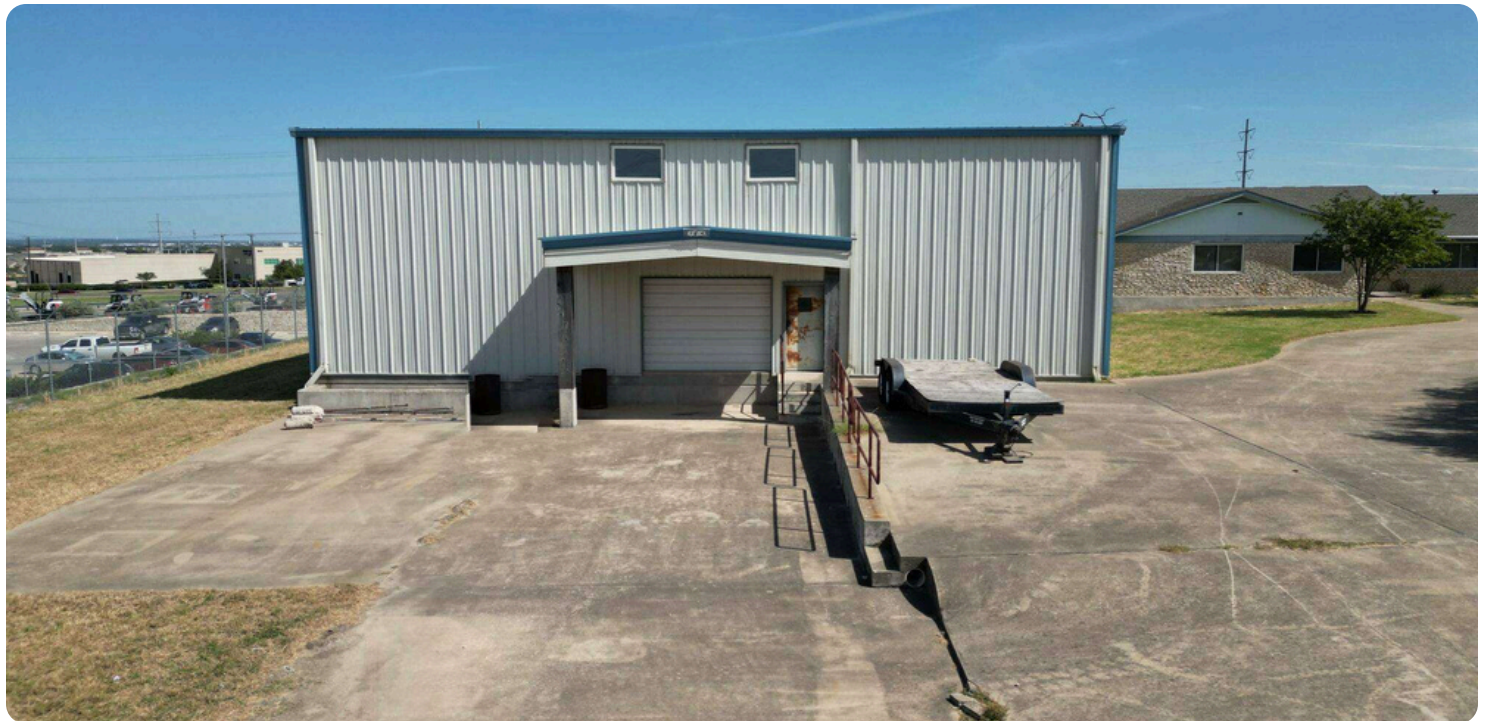
ADDITIONAL PHOTOS

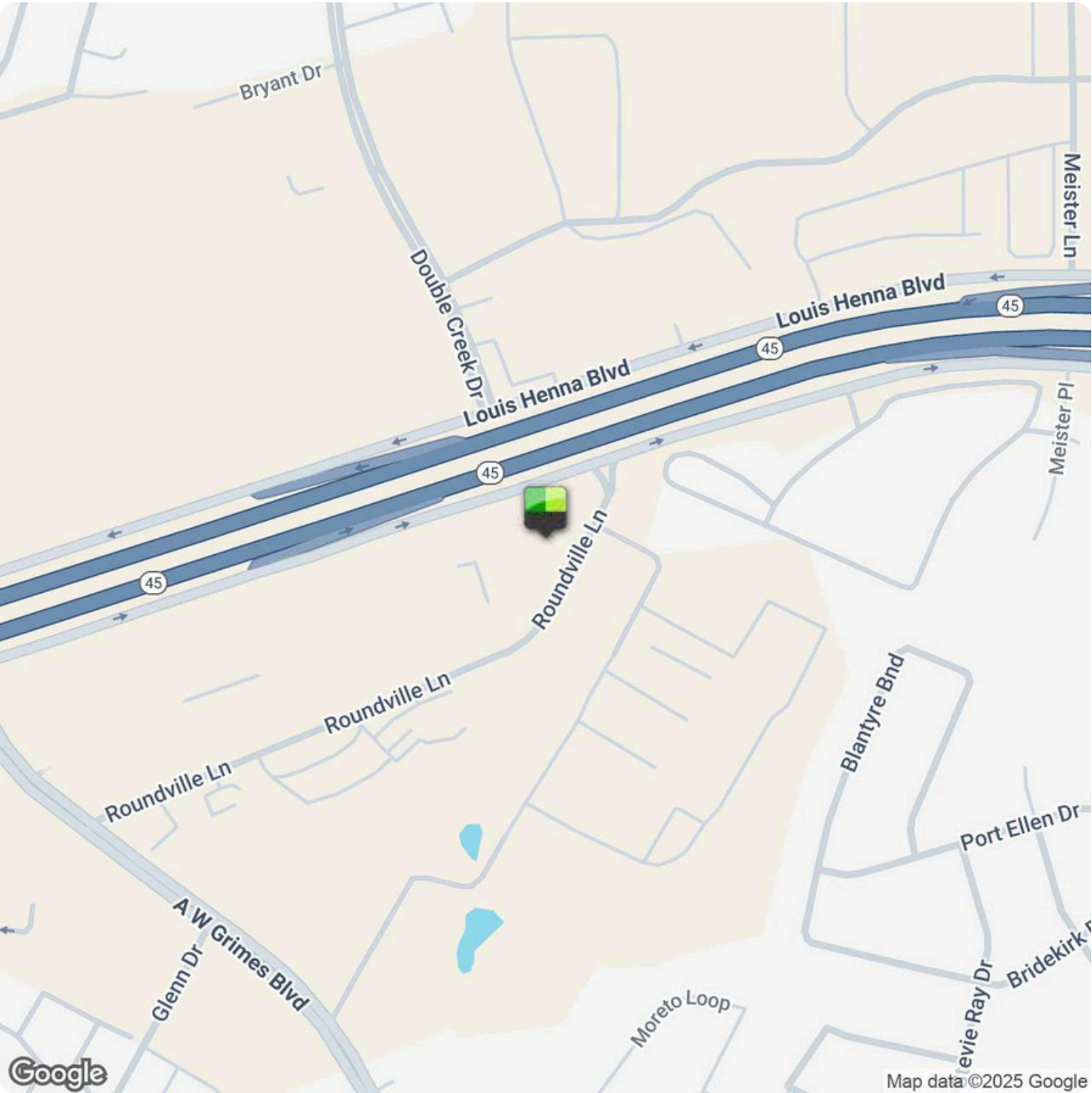


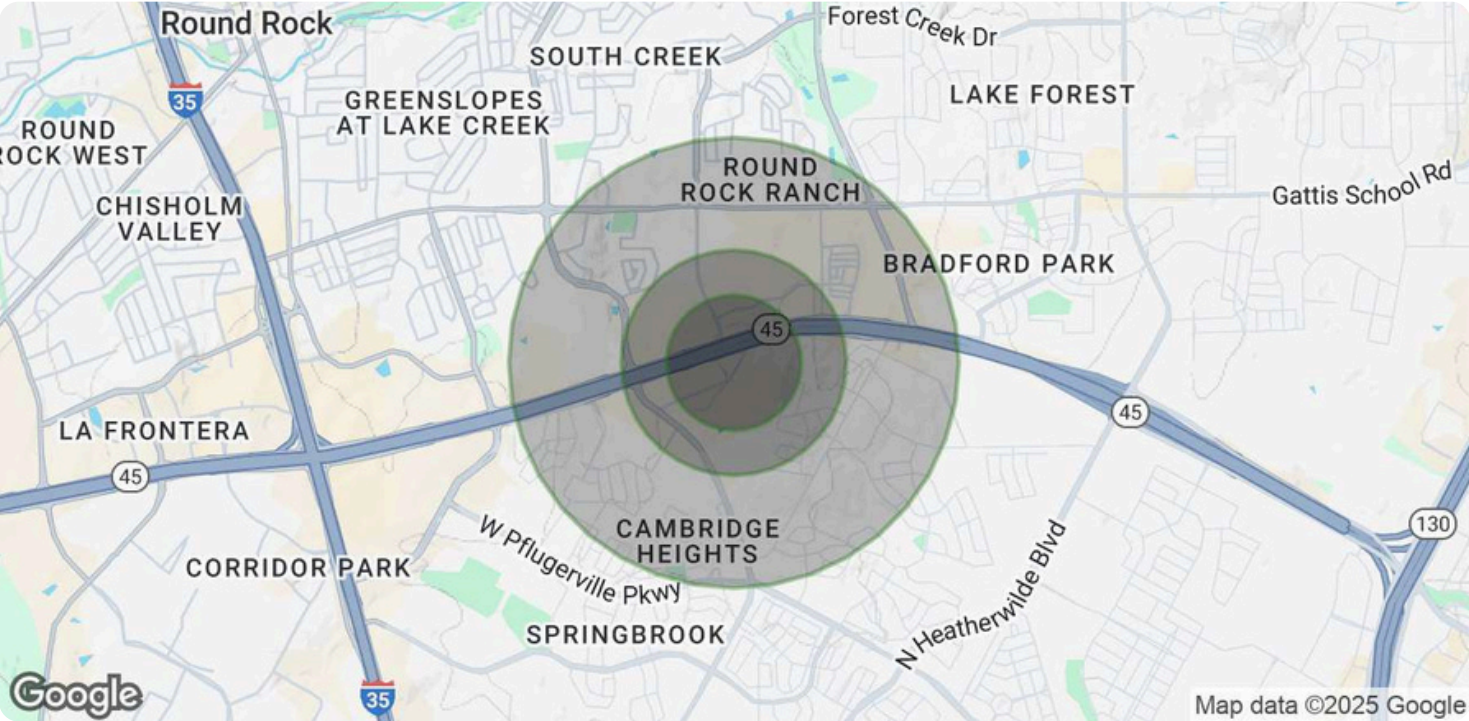
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ADDITIONAL PHOTOS







POPULATION	0.3 MILES	0.5 MILES	1 MILE
TotalPopulation	682	2,762	12,581
Average Age	32	34	35
Average Age (Male)	31	33	34
Average Age (Female)	32	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households # of Persons	238	990	4,686
per HH Average HH Income	2.9	2.8	2.7
Average House Value	\$105,532	\$112,321	\$112,536
	\$402,371	\$394,778	\$370,670

Demographicstadata derived from AlphaMap

