

FOR LEASE

# SETTLERS CROSSING BUSINESS PARK

900 E. OLD SETTLERS BOULEVARD, ROUND ROCK, TX



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**32,164 SF**



FLEX / WAREHOUSE SPACE AVAILABLE



Settlers Crossing is a Class A industrial park spanning 332,365 square feet, featuring modern tilt-wall construction, flexible suite sizes, and high-end industrial capabilities. With direct access to I-35 and proximity to State Highway 79, the development offers seamless connectivity to major transportation corridors. Additionally, tenants benefit from property tax abatements, Triple Freeport, and Foreign Trade Zone tax exemptions, enhancing operational efficiency.

Building 1 Size	76,793 SF
Building 2 Size	82,777 SF
Building 3 Size	97,518 SF
Building 4 Size	75,277 SF
Year Built	2020
Clear Height	±28'
Typical Column Spacing	50' x 60'
Construction	Reinforced Concrete

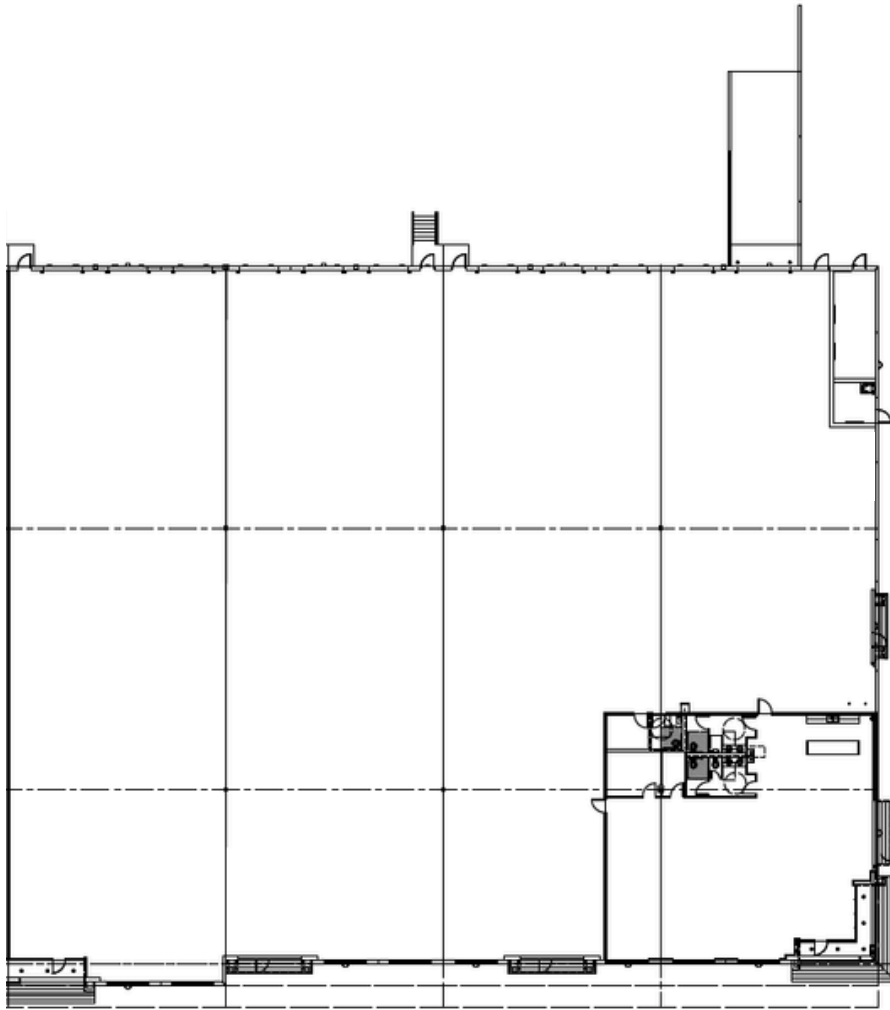
- Property Tax Abatement provided by the City of Round Rock Triple Freeport and Foreign Trade Zone Tax Exemption
- Class A tilt-wall construction consisting of ample storefront entries allowing for flexible suite sizes and an abundance of natural light
- Dock-high and grade-level loading
- ESFR Sprinklers

**1.3 MILES**  
TO I-35

**33 MINS**  
TO DOWNTOWN AUSTIN

**29 MINS**  
TO AUSTIN-BERGSTROM  
INT'L AIRPORT

# AVAILABLE FOR LEASE - 32,164 SF



## SUITE 250

AVAILABLE NOW

**± 32,164 SF**

WAREHOUSE

**10%**

OFFICE

**± 28'**

CLEAR HEIGHT

**10**

DOCKS

**480V**

3-PHASE POWER

**1**

RAMP

**50' x 60'**

TYPICAL COLUMN  
SPACING

**180'**

BUILDING DEPTH

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**SUITE 250**



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## NEARBY SERVICES

### Hotels:

- Courtyard Austin Round Rock (1.5 mi)
- Hilton Garden Inn Austin/ Round Rock (1.4 mi)
- Holiday Inn Express & Suites Austin - Round Rock (1.5 mi)

### Shopping:

- Round Rock Premium Outlets (3.1 mi)
- University Oaks Shopping Center (2.7 mi)
- Round Rock Crossing (5.6 mi)
- Market at Round Rock (3.1 mi)

### Dining:

- Jack Allen's Kitchen (1.5 mi)
- Whiskey Cake Kitchen & Bar (1.4 mi)
- Salt Traders Coastal Cooking (1.6 mi)
- Cover 3 Round Rock (1.6 mi)

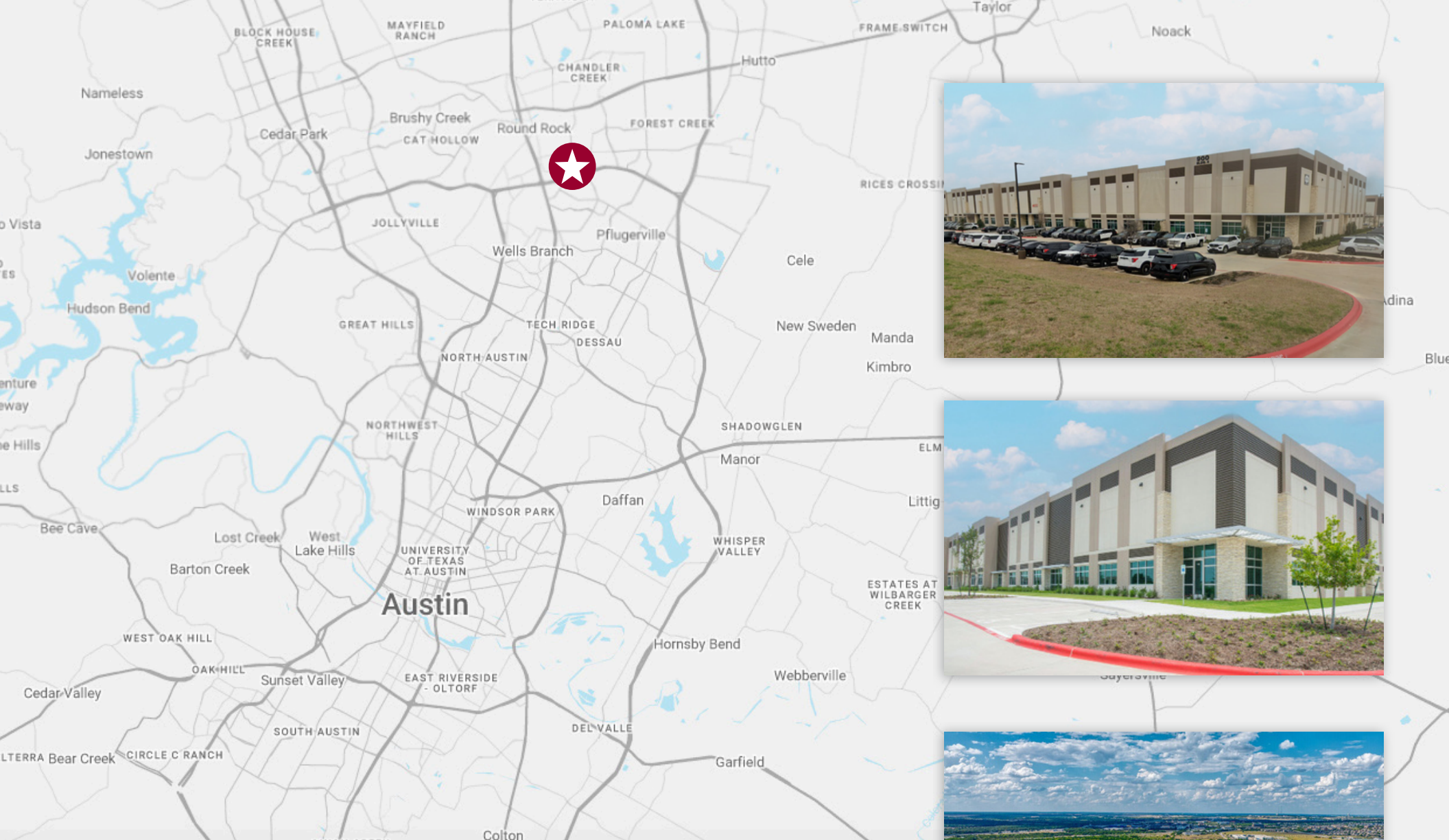
### Services:

- Shell (0.8 mi)
- Bank of America (3 mi)
- St. David's Round Rock Medical Center (4.7 mi)
- Gold's Gym North Round Rock (2.6 mi)
- H-E-B plus! (2.8 mi)

## LOCATION HIGHLIGHTS

- Strategic location in the thriving Austin metropolitan area, just 20 miles north of downtown Austin
- Excellent transportation access via I-35, SH-45, and SH-130 toll roads
- Part of the "Silicon Hills" technology corridor with robust economic growth driven by major employers including Dell Technologies headquarters and diverse sectors spanning technology, healthcare, manufacturing, and retail
- Quality of life amenities including award-winning parks, highly-rated schools, and affordable housing options





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