



**1700 ROYSTON LN  
ROUND ROCK, TX 78664**



**LOGAN ZHOU**


Principal

(832) 495-8855

Logan@gtcapitalusa.com

**\$16 PSF + OPEX  
INDUSTRIAL / FLEX / LAB  
FOR LEASE**

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

 [www.GTCapitalUSA.com](http://www.GTCapitalUSA.com)

**GT CAPITAL**

# PROPERTY INFORMATION

## LOCATION

**1700 Royston Ln,  
Round Rock, TX 78664**

## DELIVERY

Year Built

**1986/2000**

Status

**Immediate**

## LOT SIZE

**3.18 AC**

## SUITE SIZE

**24,125 SF**

## PARKING

**±91 Spaces**

## LOADING

**1 Dock High/1-3 Drive-in**

## OFFICE

**1,497 SF**

## MEZZANINE

**1,431 SF**

## LEASE RATE

**\$16 PSF**

## OPEX

**\$6.39 PSF**

## NNN RATE

**Call Broker**

## WAREHOUSE

**21,197 SF**

## CLEAR HEIGHT

**24'**

## PROPERTY TYPE

**Industrial**

## SUB TYPE

**Flex/Lab**

LAB (12,059 SF; CLEAN ROOM - ISO 7 & ISO 8)

**Landlord Willing to Clear Current Lab Area Before Delivery**



## PROPERTY HIGHLIGHTS

- ★ Versatile Industrial and/or Medical Space for Lease.
- ★ Available at a highly competitive rate below market value.
- ★ Prime Location Near Austin, 16 miles north of the Texas State Capitol.
- ★ Rapidly Expanding City – Round Rock, with a population of 131,255, ranks among the fastest-growing cities in the U.S.
- ★ Dual entry points and ample parking.

## AREA RETAILERS



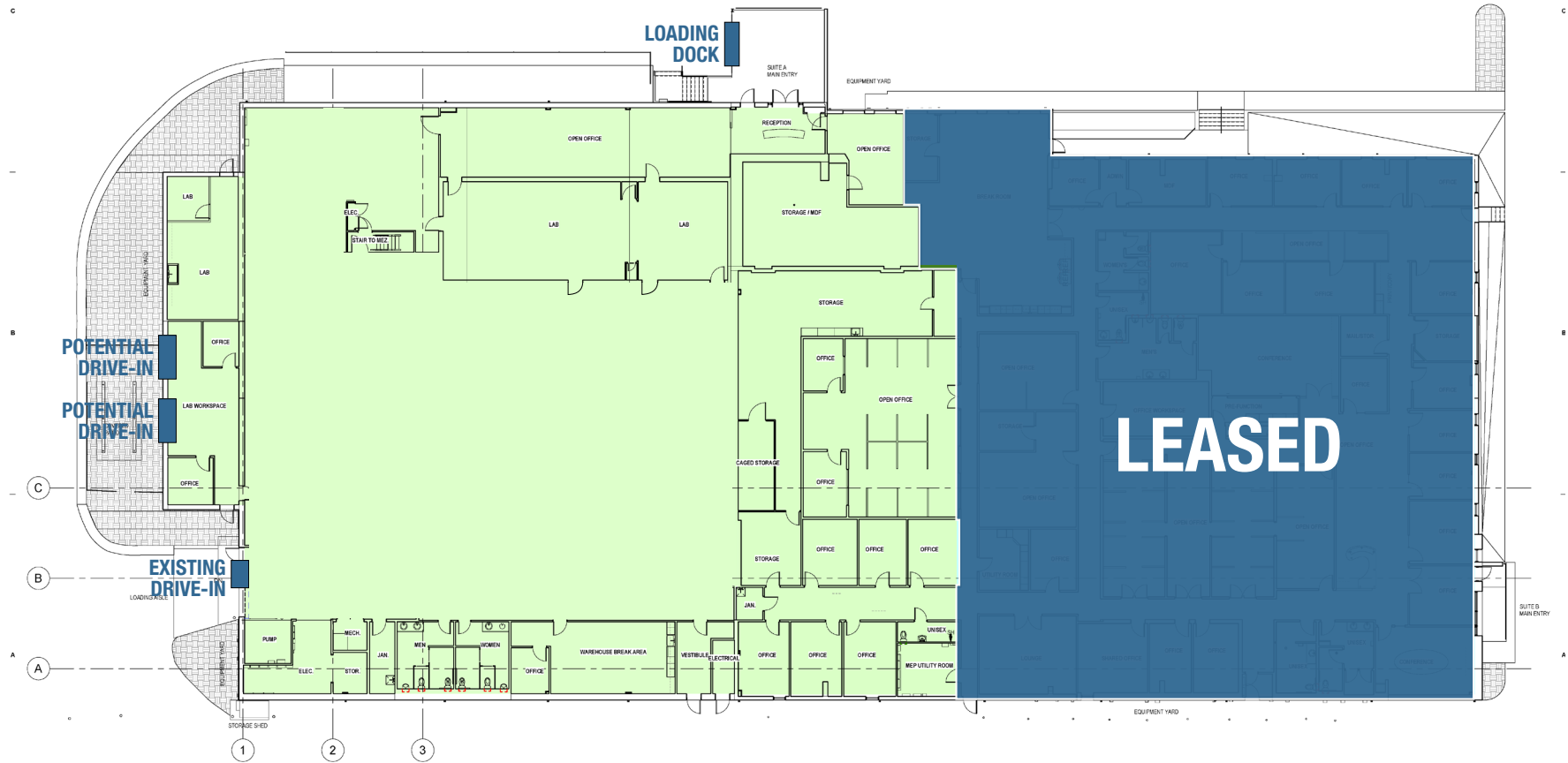
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b> 2023 Estimate	11,610	90,275	200,113
<b>Median HH Income</b> 2023 Estimate	\$76,244	\$79,444	\$84,073
<b>Avg. HH Income</b> 2023 Estimate	\$89,538	\$98,807	\$109,493



# RENDERING

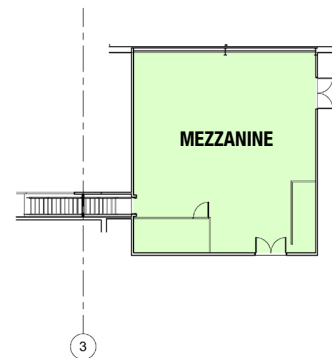


## FLOOR PLAN



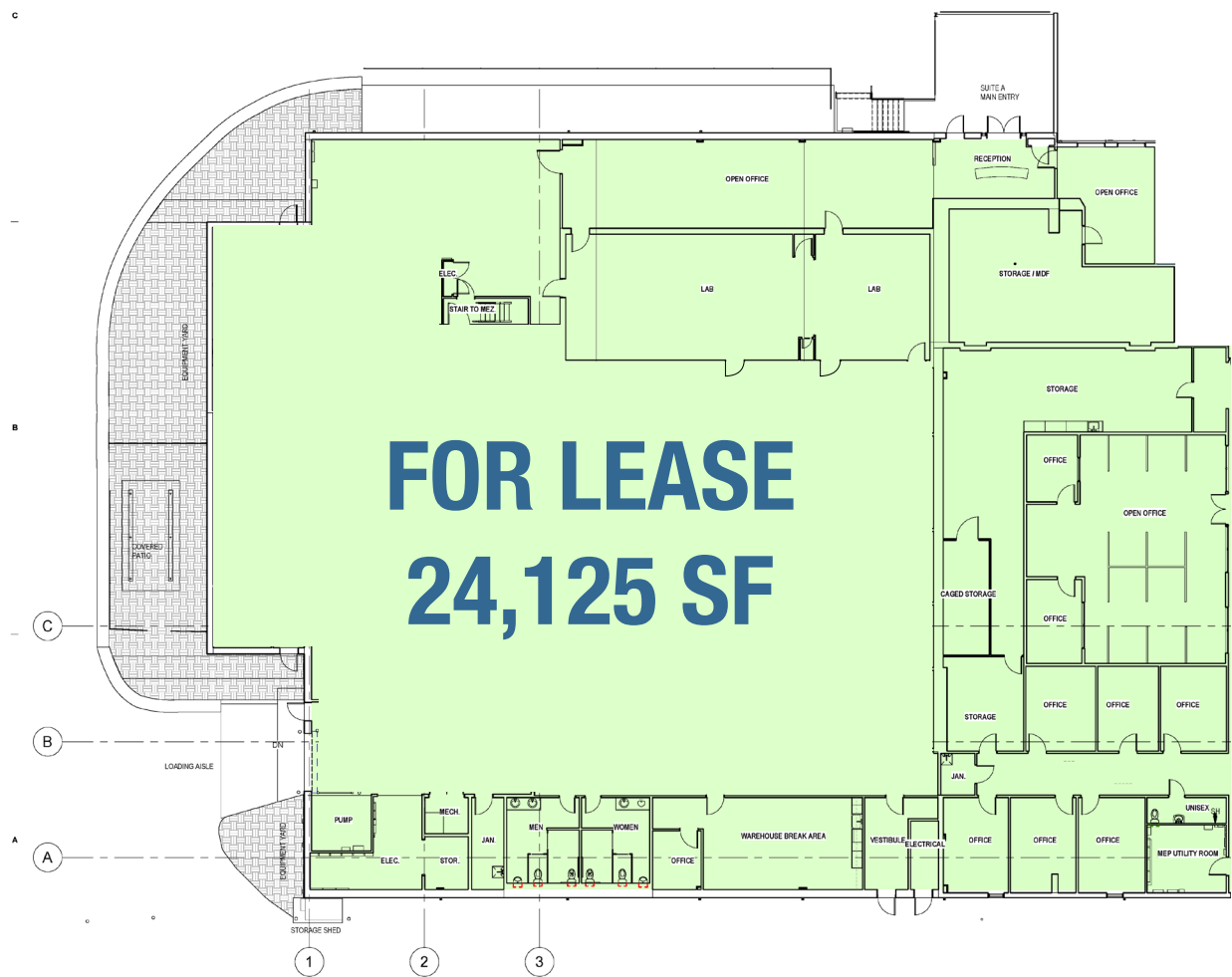
1" = 10'-0" FLOOR PLAN - 1 | 1

-  SUITE 2, FIRST FLOOR: 22,694 SF  
 SUITE 2, MEZZANINE: 1,431 SF  
**SUITE 2, TOTAL: 24,125 SF**



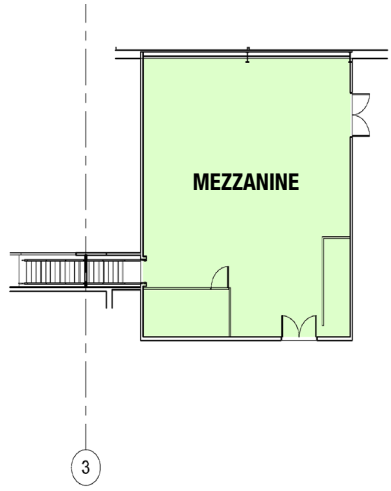
1" = 10'-0" FLOOR PLAN - 2 | 2

# FLOOR PLAN



1" = 10'-0" FLOOR PLAN - 1 | 1

**SUITE 2, FIRST FLOOR: 22,694 SF**  
**SUITE 2, MEZZANINE: 1,431 SF**  
**SUITE 2, TOTAL: 24,125 SF**



1" = 10'-0" FLOOR PLAN - 2 | 2

# RENDERING



# RENDERING

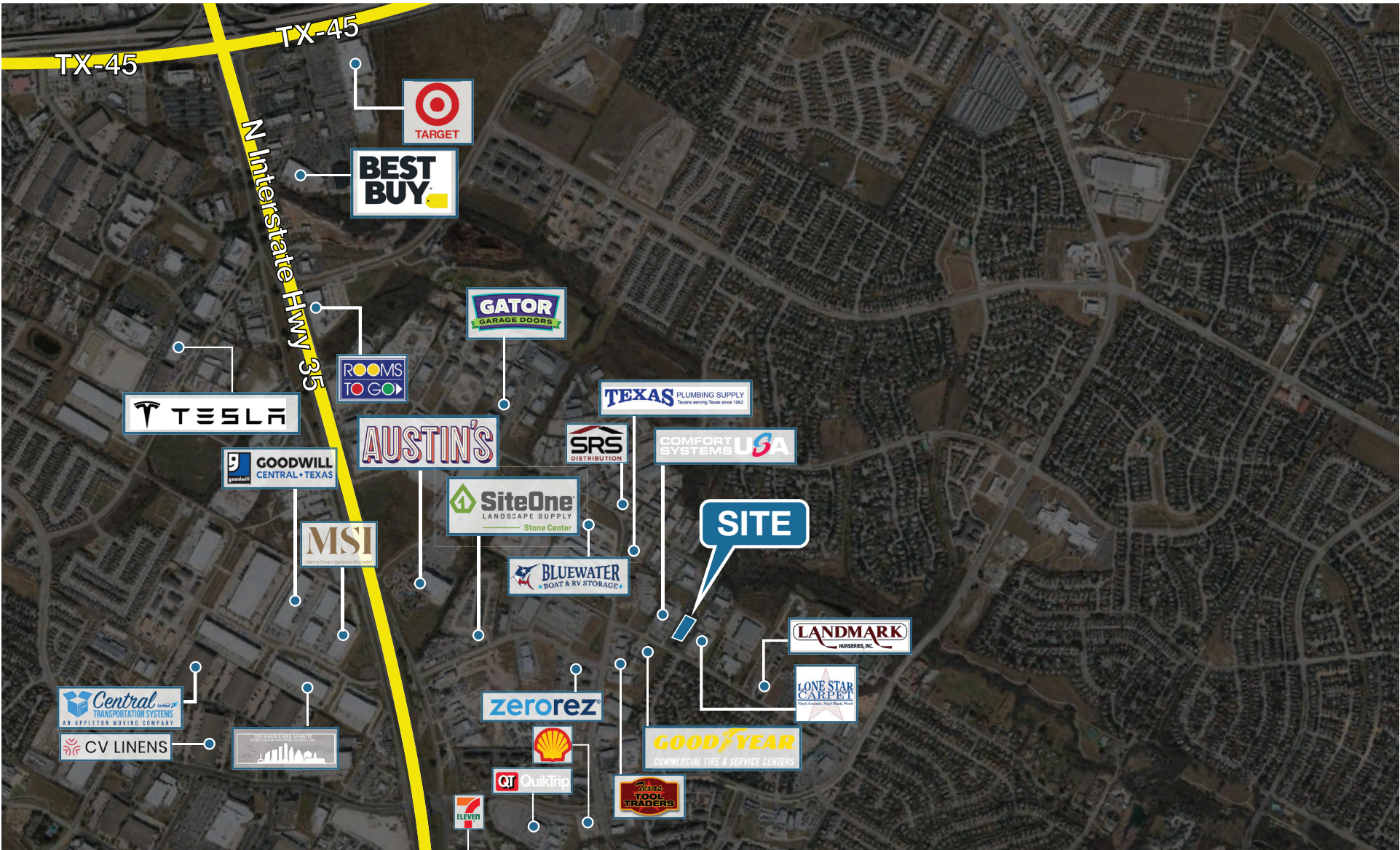


# RENDERING



RENDERING



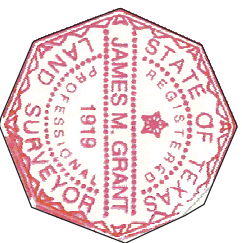


LAND TITLE SURVEY  
1700 ROYSTON LANE, ROUND ROCK, TEXAS

REFERENCE: GF NO. AUT-60-661-AUT13009567TDC

NOTES:

- NOT AFFECT THIS LOT.



PLAT NORTH

HARRIS-GRANT SURVEYING INC. PO BOX 807 MANCHACA, TEXAS 78652  
PH. (512) 444-1781 FAX (512) 444-6123

JAMES M. GRANT R.P.L.S. NO. 1919 APRIL 16, 2014  
INVOICE NO. 45740 WORK ORDER NO. 44320  
HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>GT Capital</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Licensed Supervisor of Sales Agent / Associate	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Fax: (713) 785-6631

Purchase. 3

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