

# 1890 COMMERCE PARK



## FOR SALE & FOR LEASE

1890 N A.W. Grimes Blvd  
Round Rock, TX 78665



Irulian Dabbs Burger  
512-422-8928

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## Flex Warehouse & Office Spaces



Discover [1890 Commerce Park](#), a premier office & warehouse development offering approximately 115,000 SF of flexible space in the heart of Round Rock. This strategic location provides seamless access to major highways and is on the business corridor, ideal for logistics, light manufacturing, creative studios and more.

Sizes start at 1,445 SF and go up to 18,840 SF, providing an entrance for every type of business. This is a unique opportunity to purchase and lease in a Class A Business Park at the business hub of Round Rock .

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## PHASE 1 | BLDGS 5-9



### Buildings 7 & 9

1445 sf - 1565 sf units  
Additional Mezzanine  
available for purchase in  
each unit; can also be  
combined for a multi-unit

### Buildings 6 & 8

Units can be delivered in  
shell condition or finished-  
out; fully customizable as  
needed.

**CALL FOR PRICING**

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## BUILDINGS 7 & 9

Units for Sale Or Lease  
Individual or combined suites  
Mezzanine option available for  
additional squarefootage

100% HVAC throughout  
22' building height  
10x12 Overhead door (glass  
options)

200 amps 3phase / unit

Upper rear windows

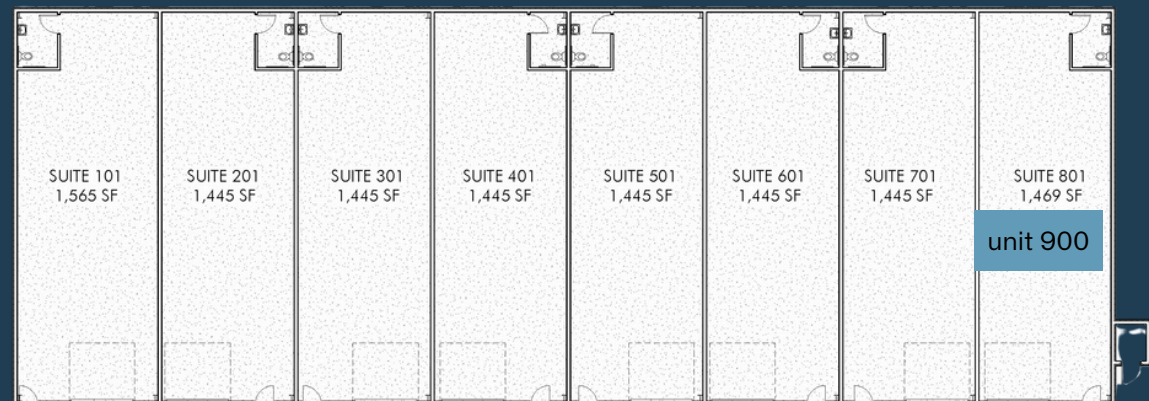
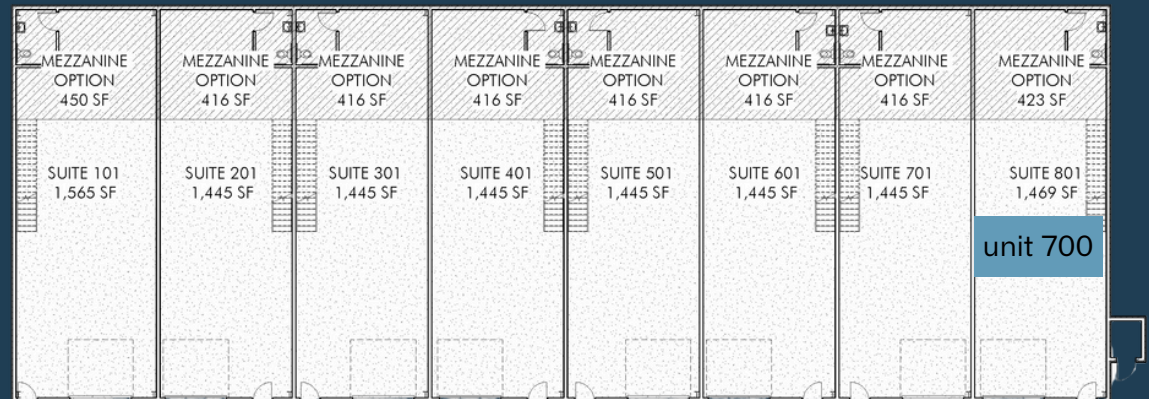
Sealed concrete floor

ADA bathroom

Sprinkled with external riser room

Light Industrial Zoned

Expected Delivery for  
Phase 1 is April 2026



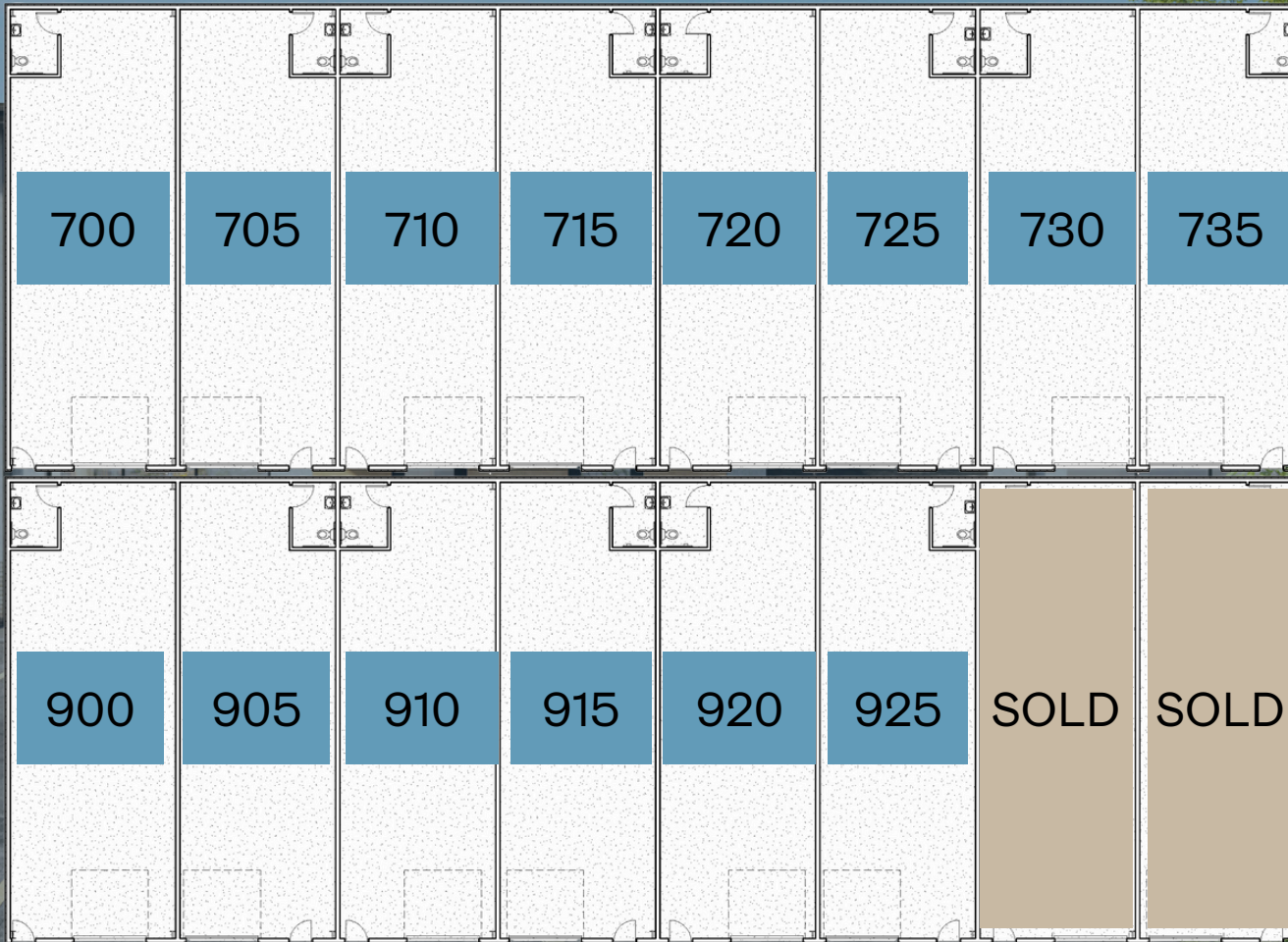
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## BUILDINGS 7 & 9



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## BUILDINGS 6 & 8

Units for Sale Or Lease individually or combined. **Delivery is in shell condition** to accomodate custom buildout requirements.

Each building in total has:

- Up to 1200 amps/3phase
- Glass garage door options
- Upper windows in rear
- Sprinkler system with external riser room
- Slab leave-out for plumbing
- 22' building height
- 4000 SF minimum size\*

Expected Delivery for Phase 1 is April 2026



**4,000 - 11,700 SF Suites**

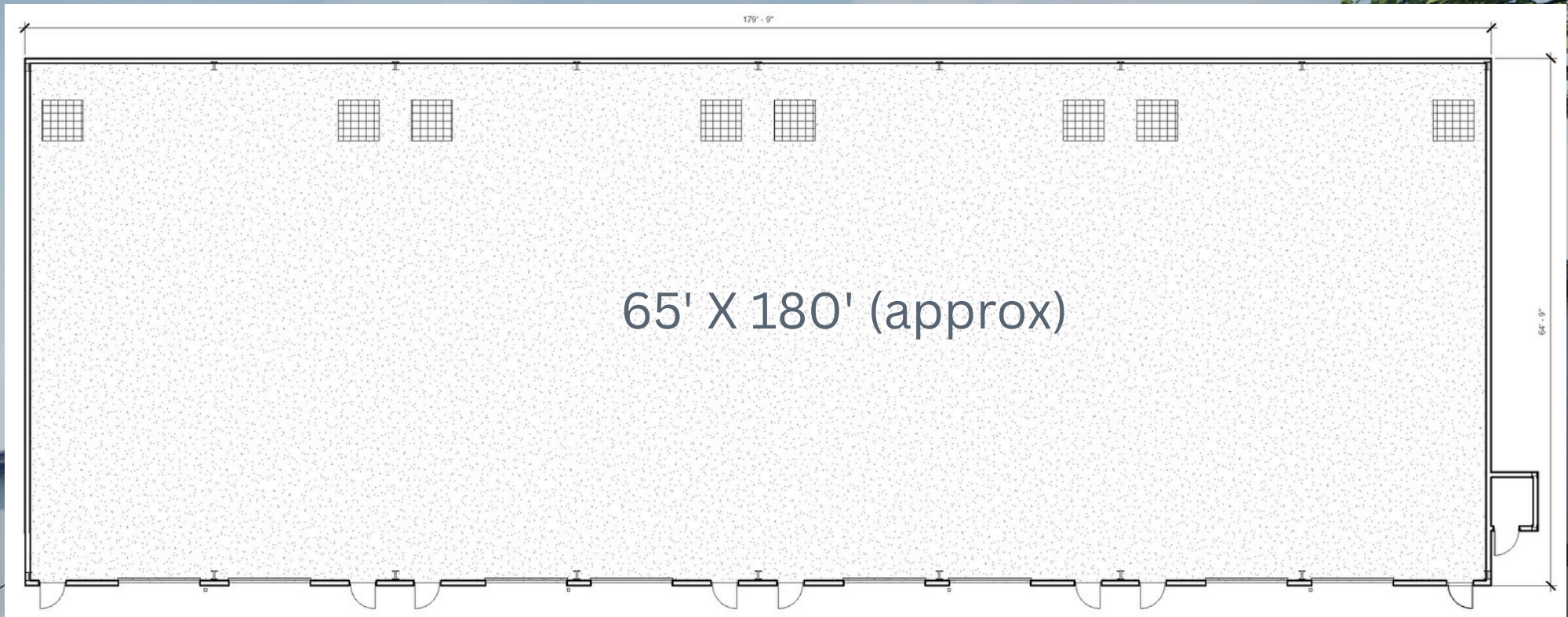
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## BUILDINGS 6 & 8



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# Drive Times and Points of Business

Austin - Downtown | 30 mins

Austin Bergstrom Airport | 30 mins

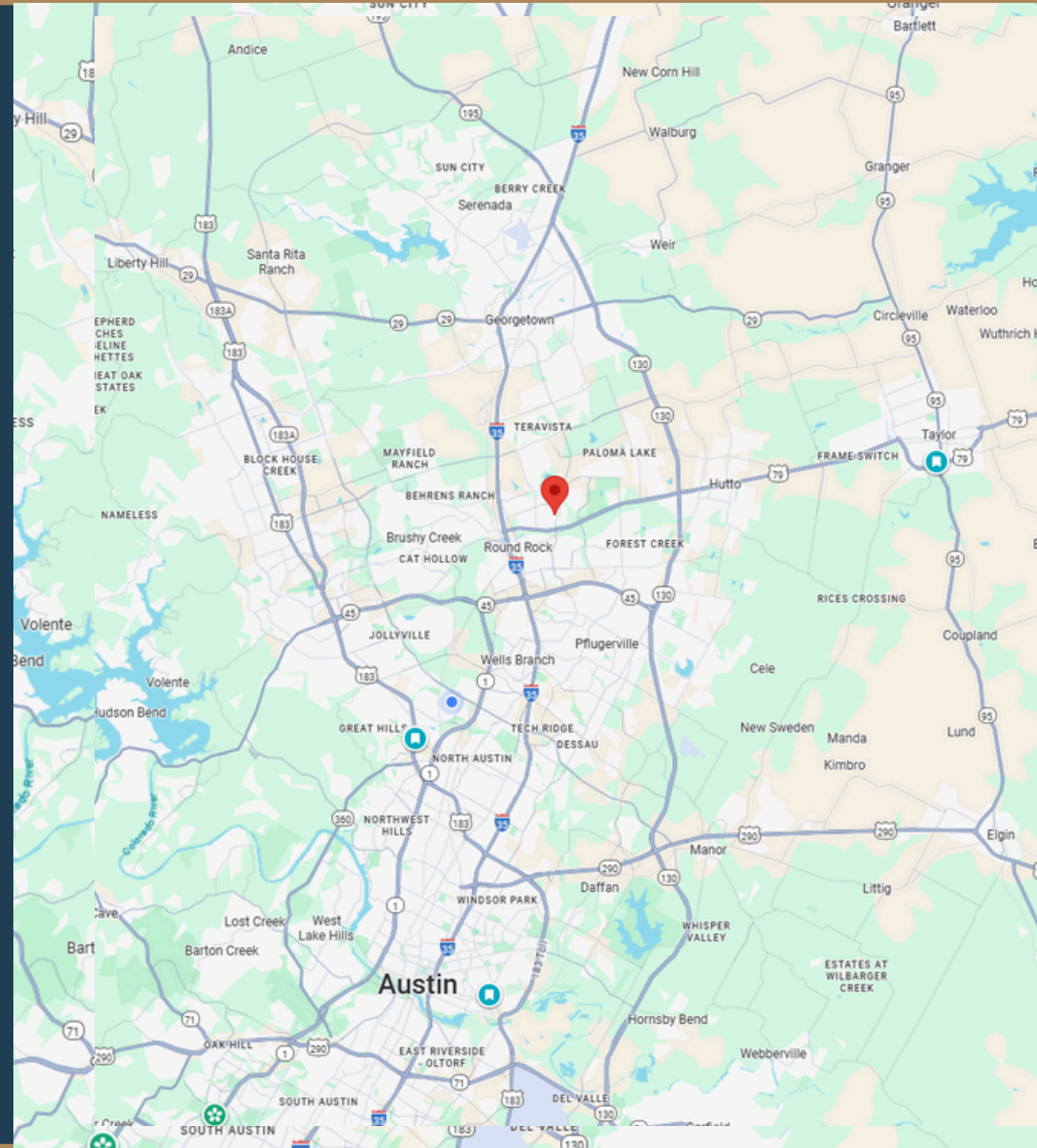
Hutto | 10 mins

Interstate 35 | 6 mins

Hwy 183 | 23 mins

Toll Road 130 | 12 mins

Samsung | 25 mins



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# Information About Brokerage Services

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

2-10-2025



### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

TX Sales LLC	9014095	irulian@breakawaycre.com	512-422-8928
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Irulian Dabbs Burger	686473	irulian@breakawaycre.com	512-422-8928
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# SALE & LEASE INFORMATION

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