

1509 & 1511 Brandi Ln, Round Rock, TX 78681



FOR LEASE

+/- 1,250-12,580 SF Warehouse | +/- 0.65 AC



[1509 Document Vault](#)

[1511 Document Vault](#)

Deal  vision

Jackson Steinle | Co-Founder
512.762.7569
jackson@dealvision.com



1509 Brandi Ln, Round Rock, TX 78681

&

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Pricing/Rate:

Negotiable

Building Size (SF):

1,250 SF - 12,580 SF

Land Size (AC):

0.65 AC

Zoning:

Industrial (I)

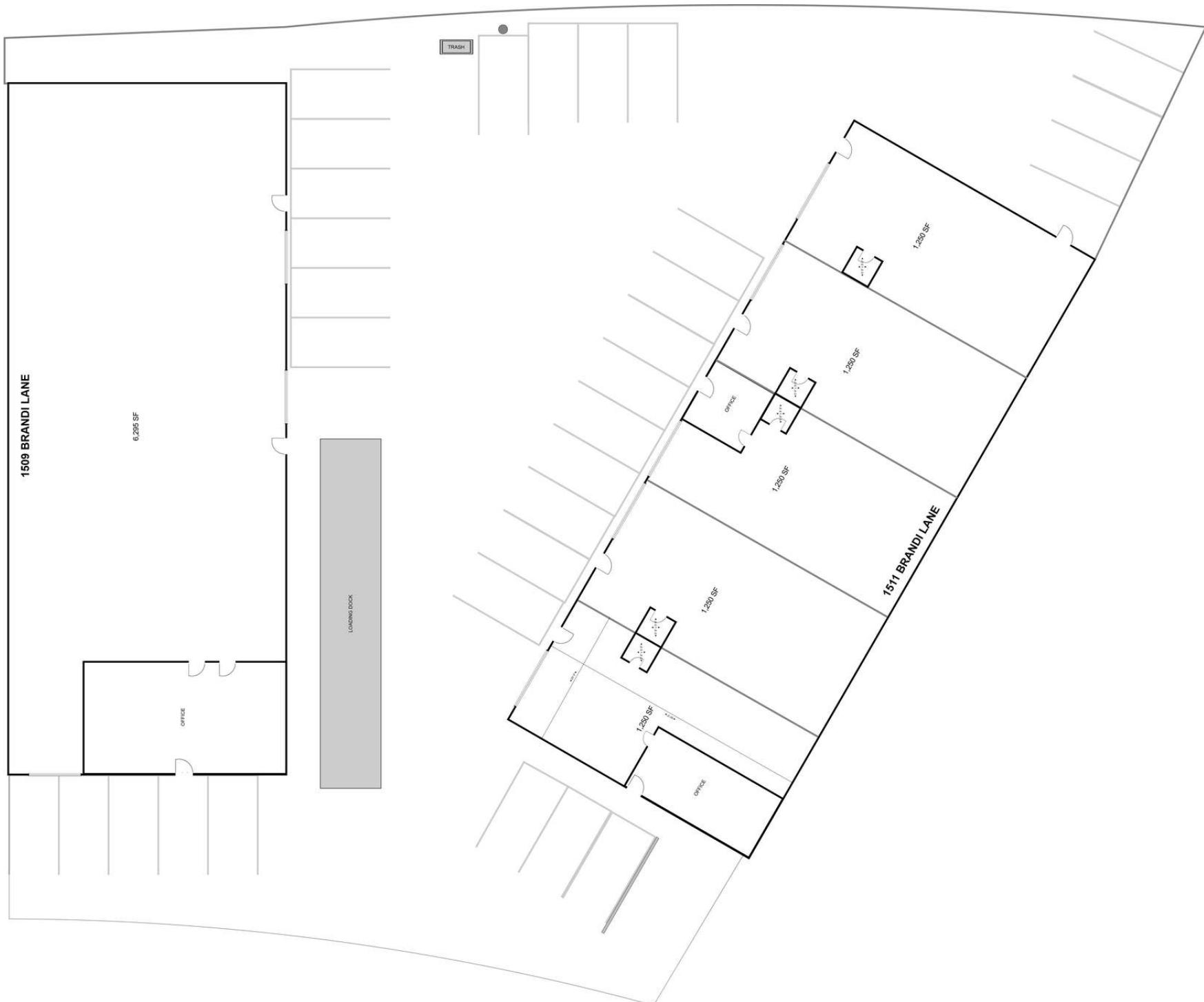
On-Site Utilities:

Water, Sewer, Electric

Property Highlights

- Brand new steel roof and side paneling.
- 5-ton AC x 3 (1509).
- Three-phase power, 400 Amp (1509).
- Single-phase power, 5-ton AC x 5 (1511).
- 8, 12' roll-up doors.
- 12' clear height & 16' deck height.
- Approximately 800 SF of office space (1509).
- Newly-paved yard.
- Trade Area Daytime Population exceeds 344,000 people.





























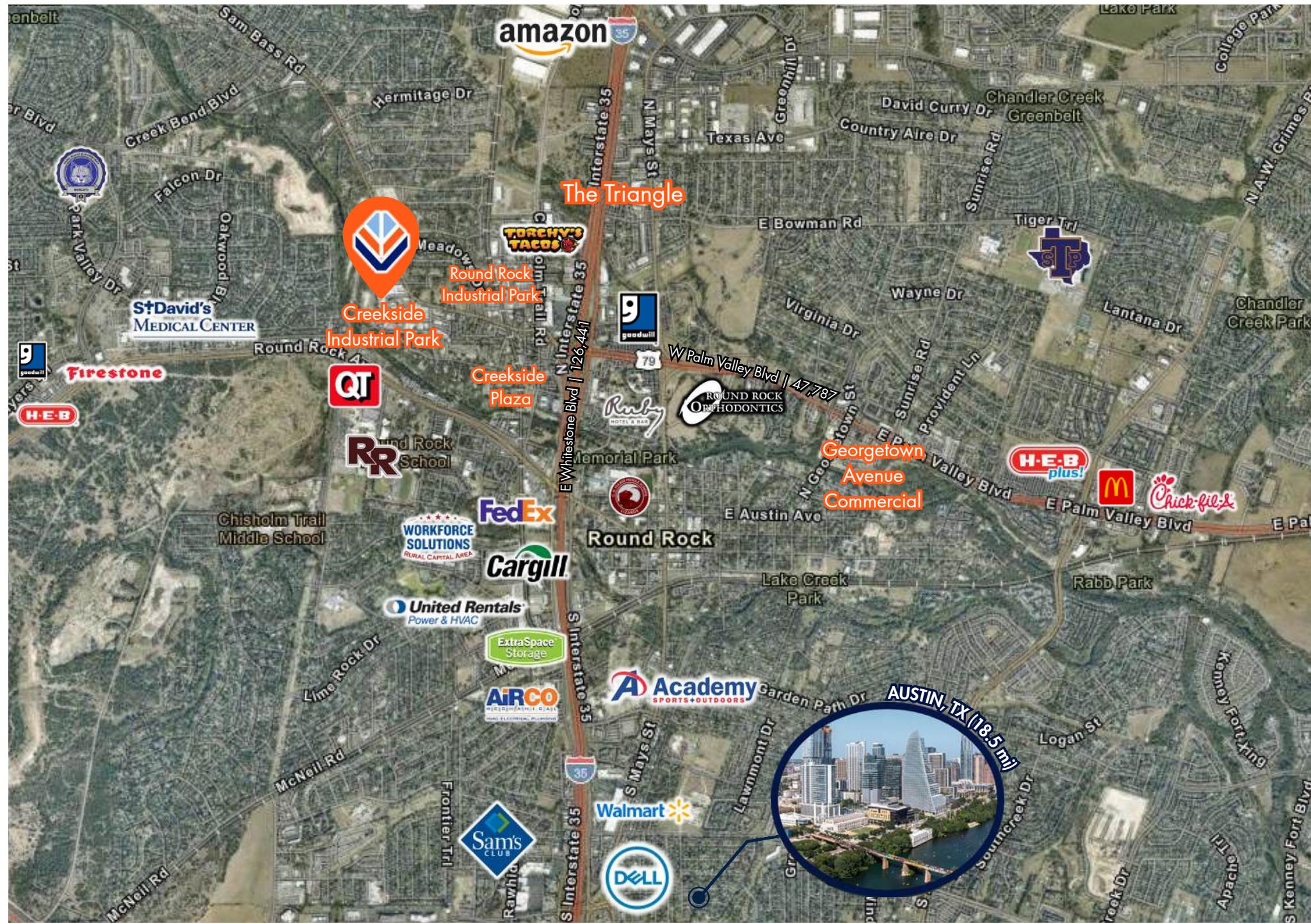




INTERIOR PHOTOS (1511)



AREA MAP

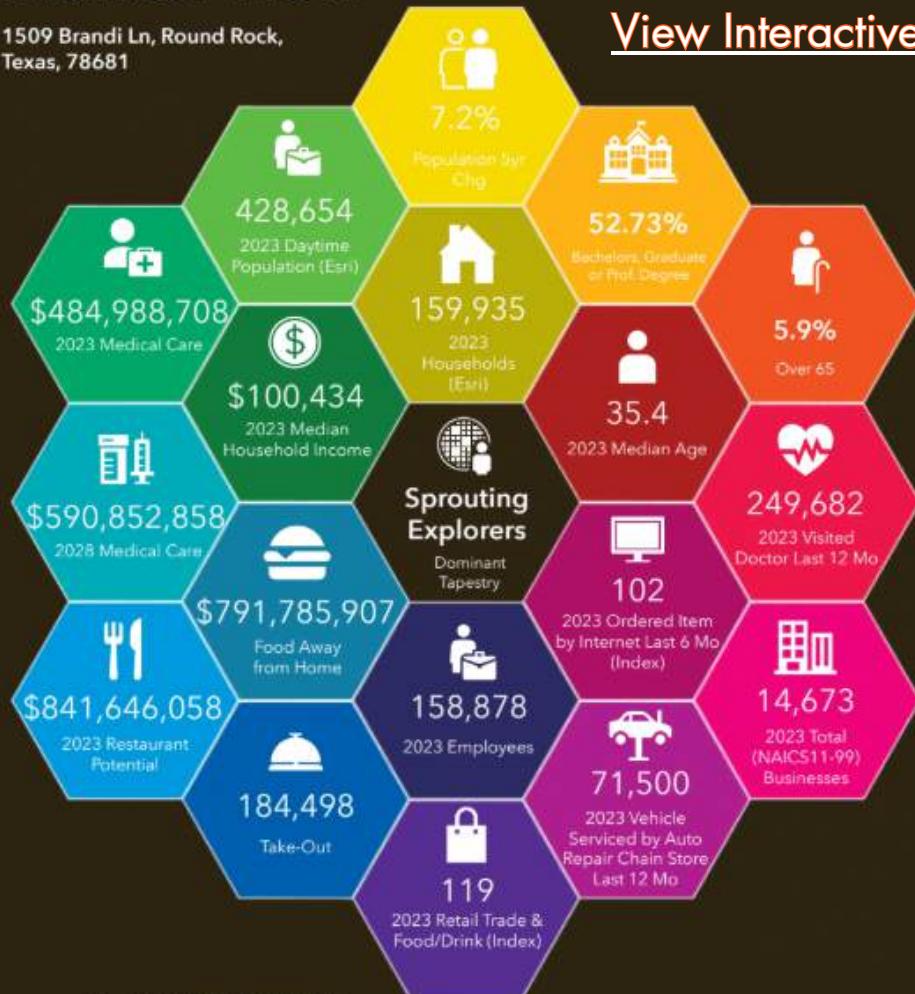


Market View

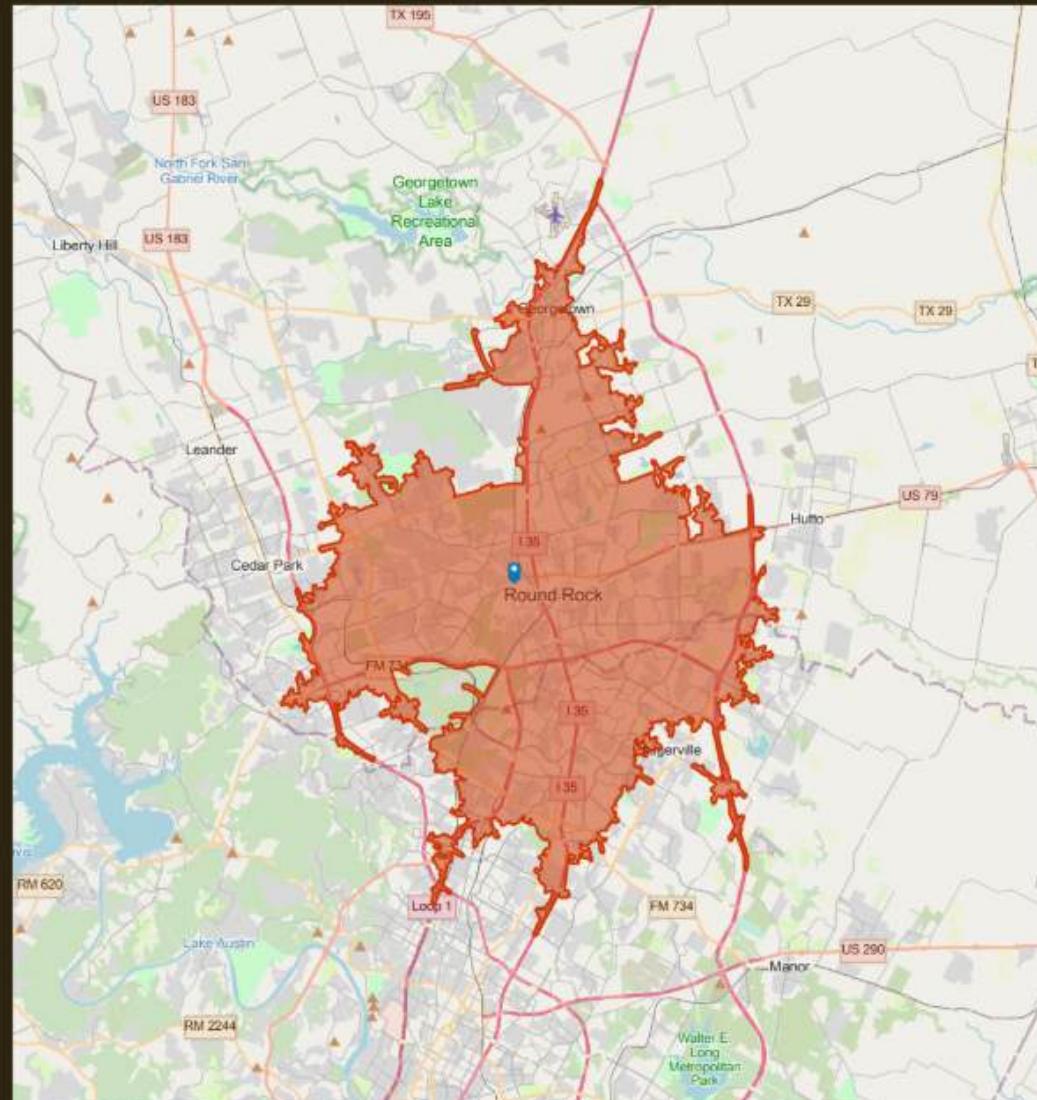
1509 Brandi Ln, Round Rock,
Texas, 78681



[View Interactive](#)

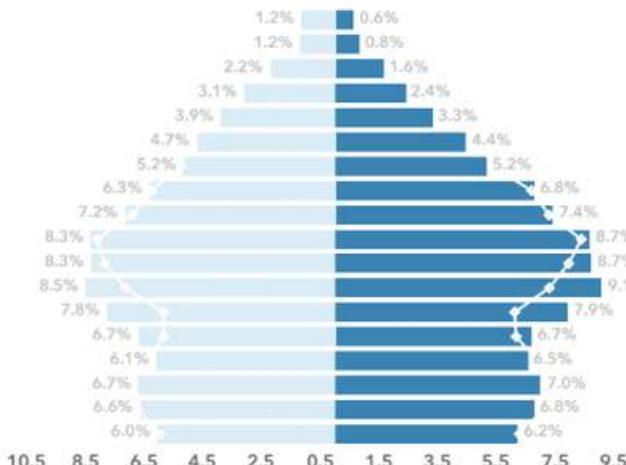


TAPESTRY
SEGMENTATION
The Fabric of America's Neighborhoods

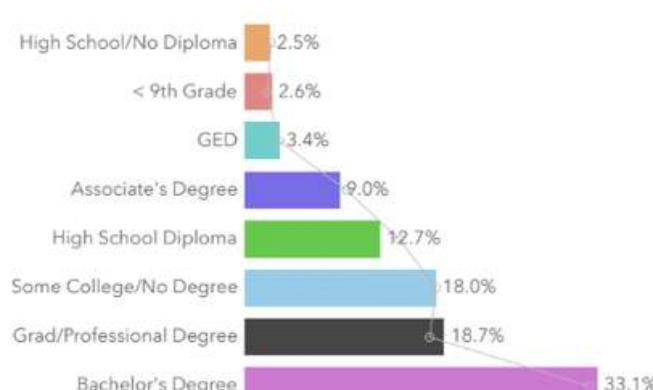


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

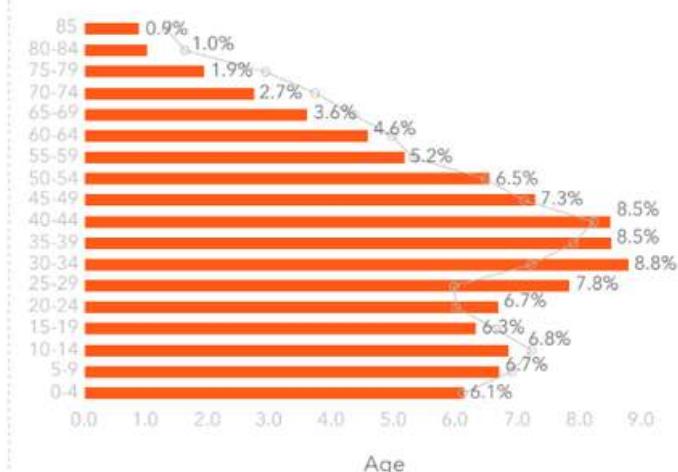
Age Profile: 5 Year Increments



Educational Attainment (%)



2023 Age: 5 Year Increments (Esri)



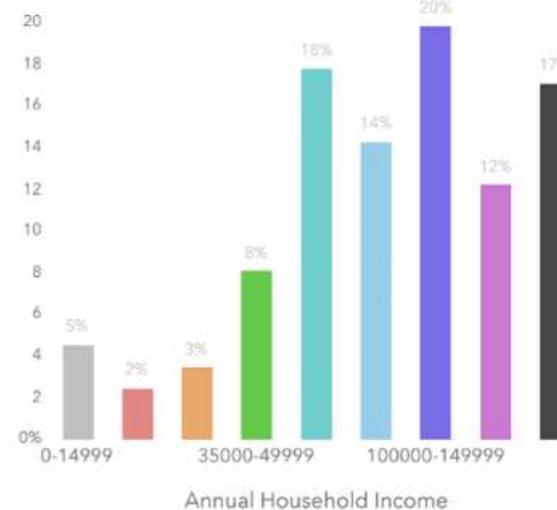
Williamson County

Tapestry segments

	7A	Up and Coming Families	23.6%	of Households	
	6 1C	Boomburbs	22.6%	of Households	
	8C	Bright Young Professionals	15.9%	of Households	

Williamson County

2023 Income (Esri)



Williamson County

Total Households



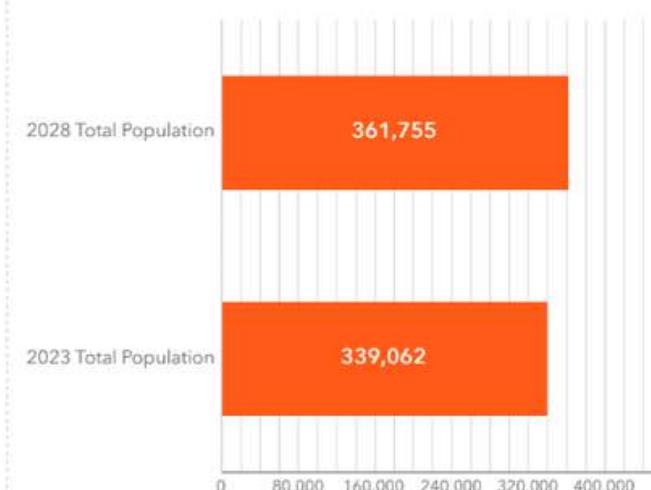
Food Away from Home

Breakfast at Fast Food Last 6 Mo	151,863
Lunch at Fast Food Last 6 Mo	146,493
Dinner at Fast Food Last 6 Mo	97,162

2023 Daytime Population

Residents	146,567
Workers	198,128

Total Population



2023 Health Care (Consumer Spending)

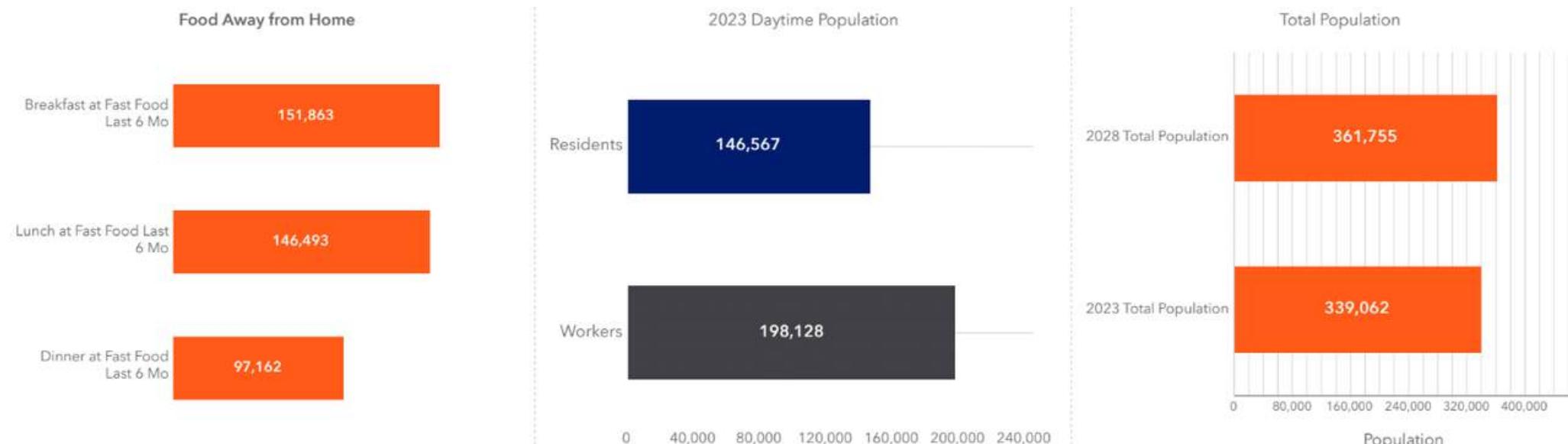
2023 Physician Services	\$51,603,525
2023 Dental Services	\$71,799,924
2023 Eyecare Services	\$13,705,931
2023 Lab Tests/X-Rays	\$12,786,996
2023 Hospital Room & Hospital Service	\$45,125,793
2023 Convalescent/Nursing Home Care	\$4,308,975
2023 Other Medical Services	\$6,352,533
2023 Nonprescription Drugs	\$27,561,570
2023 Prescription Drugs	\$56,050,893
2023 Nonprescription Vitamins	\$23,170,523
2023 Medical Supplies	\$36,918,068
2023 Eyeglasses & Contact Lenses	\$17,577,091
2023 Hearing Aids	\$4,388,207
2023 Medical Equipment for General Use	\$1,530,142

2023 Health (Market Potential)

2023 Visited Acupuncturist Doctor Last 12 Mo (Index)	94
2023 Visited Allergist Doctor Last 12 Mo (Index)	100
2023 Visited Cardiologist Doctor Last 12 Mo (Index)	87
2023 Visited Chiropractor Last 12 Mo (Index)	98
2023 Visited Dentist Last 12 Mo (Index)	99
2023 Visited Dermatologist Doctor Last 12 Mo (Index)	96
2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)	96
2023 Visited Eye Doctor Last 12 Mo (Index)	96
2023 Visited Gastroenterologist Doctor Last 12 Mo (Index)	95
2023 Visited General or Family Doctor Last 12 Mo (Index)	95
2023 Visited Physical Therapist Doctor Last 12 Mo (Index)	87
2023 Visited Podiatrist Doctor Last 12 Mo (Index)	87
2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index)	104
2023 Visited Urologist Doctor Last 12 Mo (Index)	81

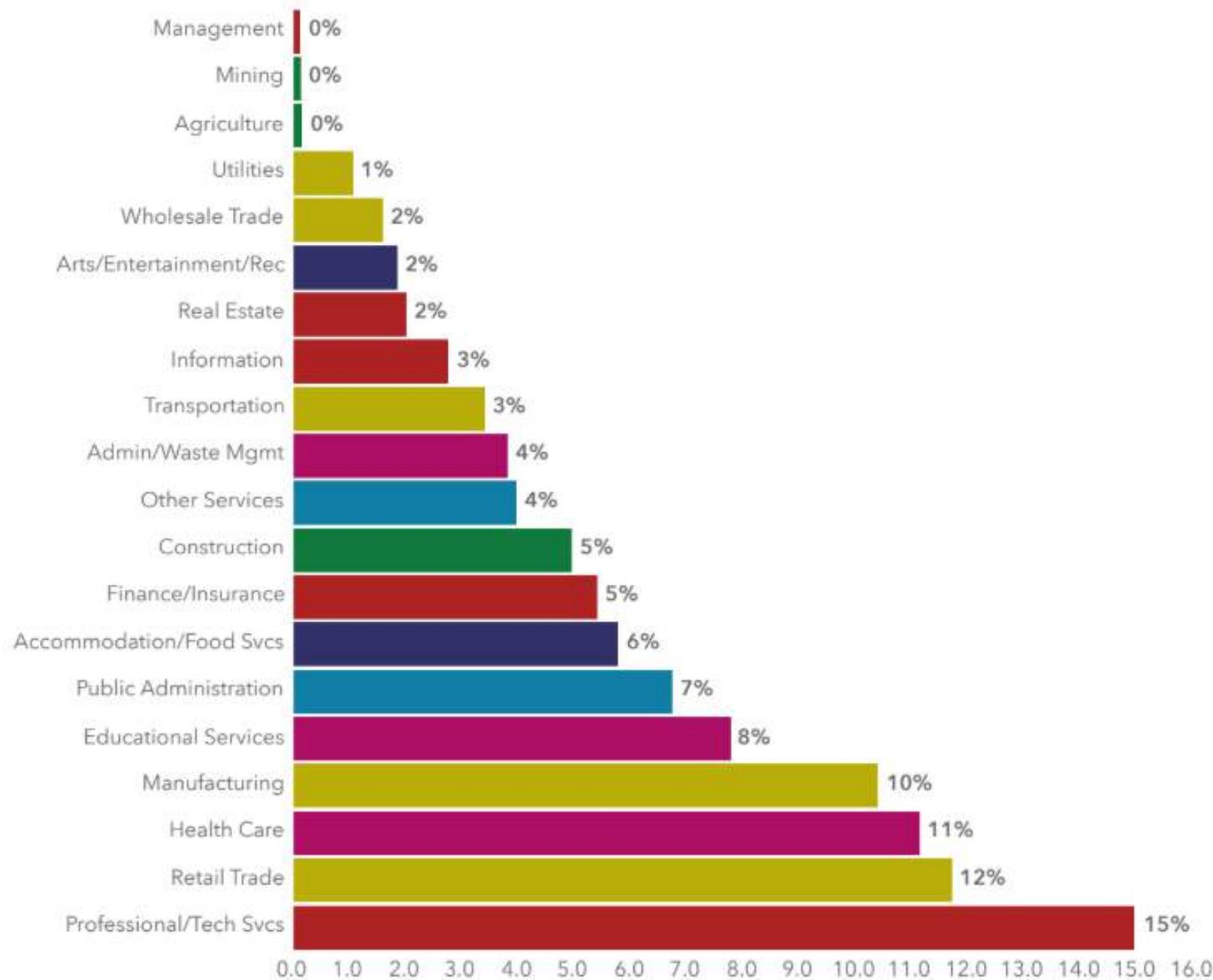
2023 Automotive Products & Maintenance (Market Potential US Index)

Vehicle Tune-Up/12 Mo	101
Transmission Service/12 Mo	111
Vehicle Paint Job Done/12 Mo	102
Minor Engine Repair/12 Mo	99
Major Engine Repair/12 Mo	95
Brake Lining or Pad Replacement/12 Mo	100
Vehicle Brakes Serviced/12 Mo	99
Alignment Service or Repair/12 Mo	110



2023 Health Care (Consumer Spending)		2023 Health (Market Potential)		2023 Automotive Products & Maintenance (Market Potential US Index)	
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2023 Convalescent/Nursing Home Care	\$4,308,975	2023 Visited Dermatologist Doctor Last 12 Mo (Index)	96	Brake Lining or Pad Replacement/12 Mo	100
2023 Other Medical Services	\$6,352,533	2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)	96	Vehicle Brakes Serviced/12 Mo	99
2023 Nonprescription Drugs	\$27,561,570	2023 Visited Eye Doctor Last 12 Mo (Index)	87	Alignment Service or Repair/12 Mo	110
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Labor Force by Industry





Top U.S. Real Estate Markets

1. Dallas-Fort Worth (DFW), TX
2. Austin, TX (Leander, Round Rock, & Georgetown)
3. Nashville, TN
4. Phoenix, AZ
5. Miami, FL



ECONOMIC ENVIRONMENT

Round Rock forms a robust economic hub anchored by Dell's global headquarters, which employs around 11,500–16,000 people locally. It also hosts a diversified range of major employers—from healthcare (Ascension/St. David's, Baylor Scott & White) to advanced manufacturing, clean energy, life sciences, distribution (Amazon's \$72.5 M delivery center underway), and a growing tech supply chain. Combined with strong retail anchors—IKEA, Round Rock Premium Outlets, La Frontera mixed-use center—the city achieved a median household income of \$97K–101K. Economically, the city offers competitive property tax plus utility rates among the lowest in the region, making it highly attractive for investment and business relocation.

DEMOGRAPHICS

Round Rock is a thriving city of approximately 124,000–138,000 residents, with a median age in the early to mid-30s. Educationally, residents are well-qualified—43 % hold at least a bachelor's degree, and 15 % have master's degrees or higher, which surpasses national averages. The average household size sits around 2.9 people, with median home values ranging \$383K–\$464K depending on the source — a reflection of middle-to-upper-middle-class affluence. Between both in-migration and natural growth, especially among families, the population remains solidly upward trending.

EXCLUSIVELY LISTED BY:

JACKSON STEINLE

Co-Founder

m: 512.762.7569

e: jackson@dealvision.com

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