

1509 Brandi Ln, Round Rock, TX 78681



**FOR LEASE**  
**+/- 1,250-6,300 SF Warehouse | +/- 0.65 AC**

**Deal**  **vision**

  
**1509 Document Vault**

**Jackson Steinle | Co-Founder**  
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1509 Brandi Ln, Round Rock, TX 78681

**Property Highlights**

Address:	<u>1509 Brandi Ln, Round Rock, TX 78681</u>
Pricing/Rate:	Negotiable
Building Size (SF):	1,250 SF - 6,300 SF
Land Size (AC):	0.65 AC
Zoning:	Industrial (I)
On-Site Utilities:	Water, Sewer, Electric

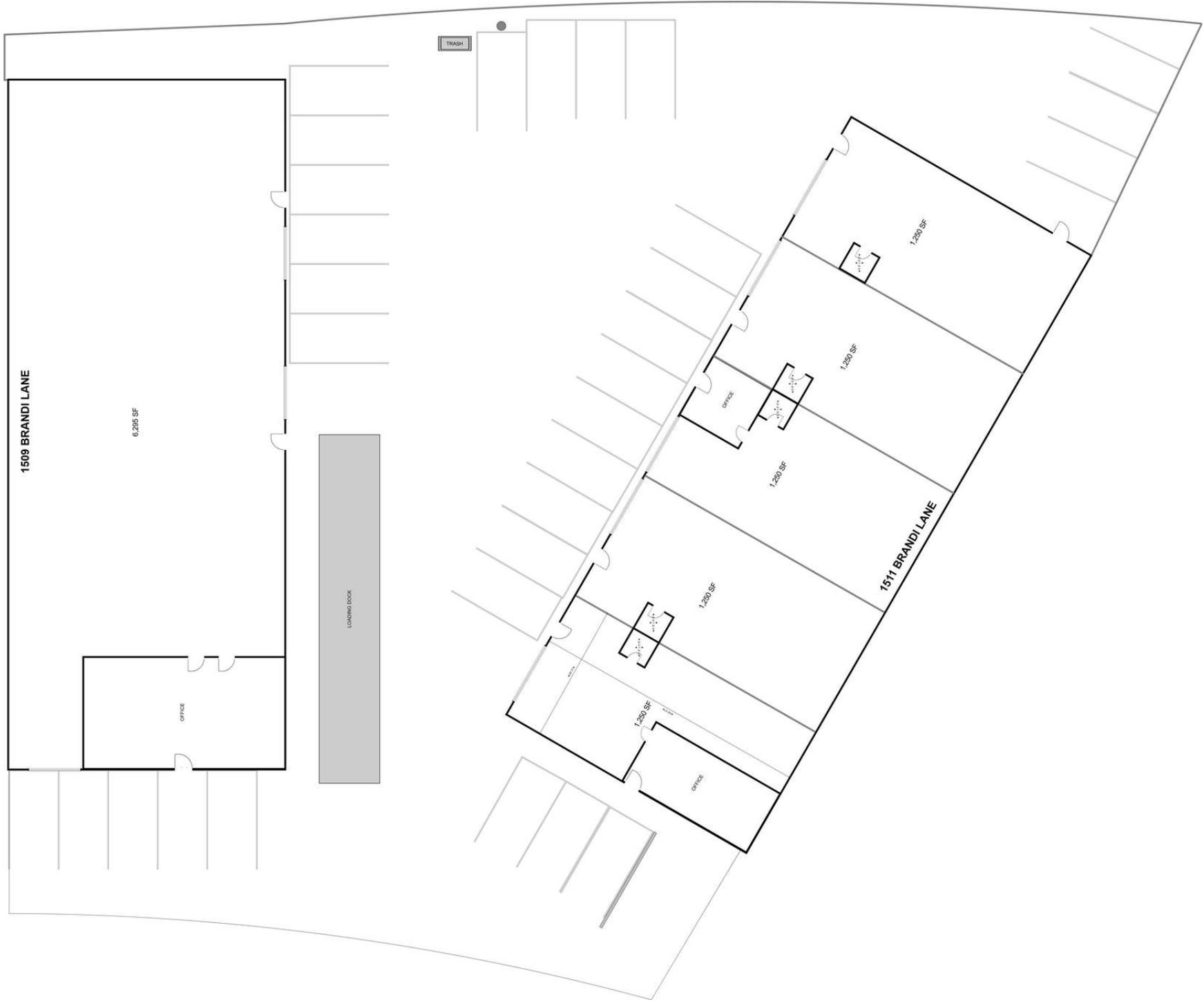
- Brand new steel roof and side paneling.
- 5-ton AC x 3 (1509).
- Three-phase power, 400 Amp (1509).
- 3, 12' roll-up doors.
- 12' clear height & 16' deck height.
- Approximately 800 SF of office space (1509).
- Recently rennovated interior and exterior.
- Newly-paved yard.
- Trade Area Daytime Population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



**AVAILABLE**

**1511 Brandi Ln  
100% Leased**



































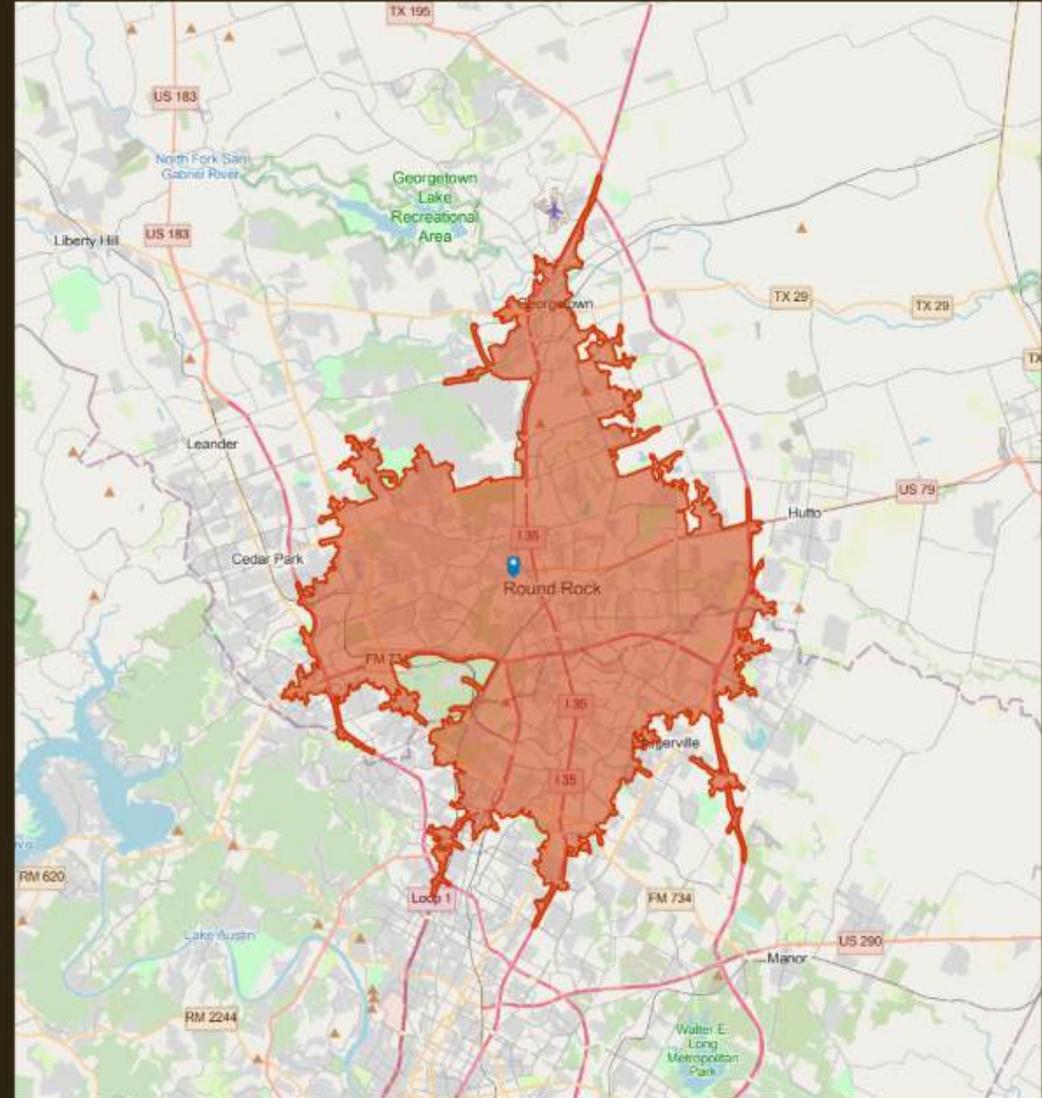
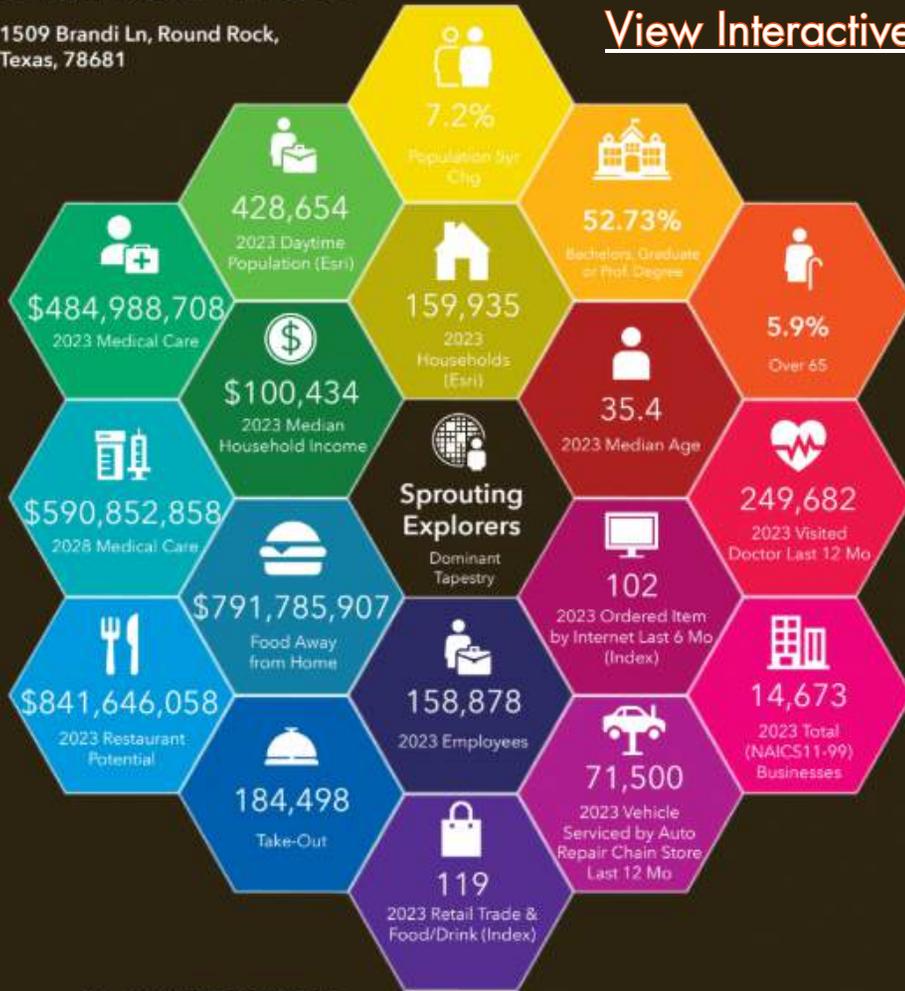


# Market View

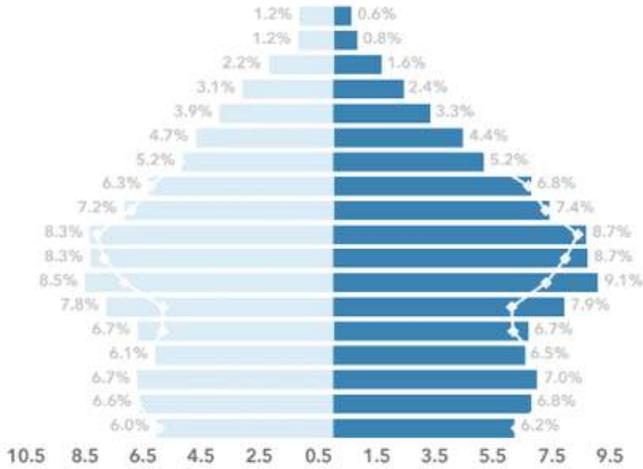
1509 Brandi Ln, Round Rock, Texas, 78681



[View Interactive](#)

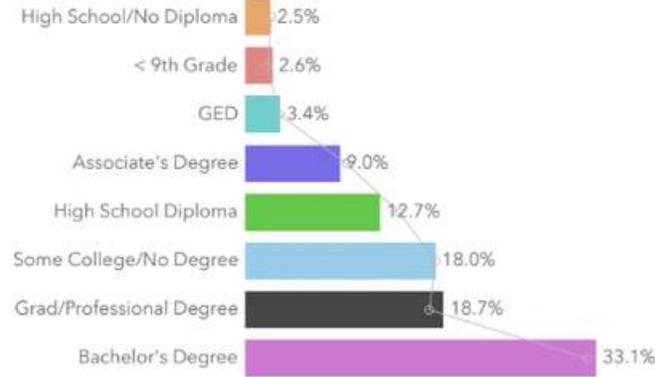


### Age Profile: 5 Year Increments



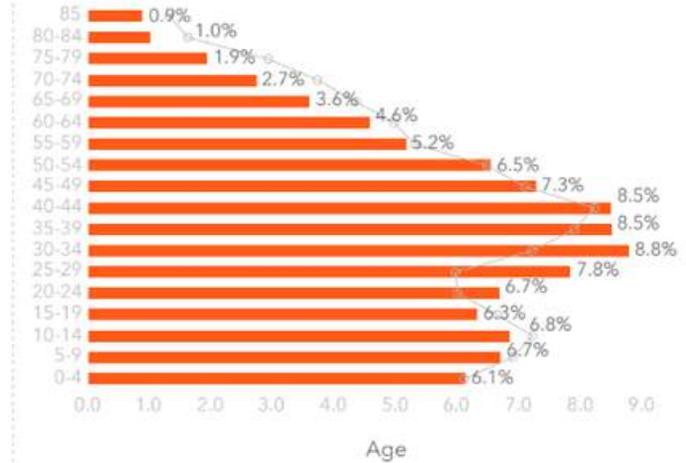
Williamson County

### Educational Attainment (%)



Williamson County

### 2023 Age: 5 Year Increments (Esri)

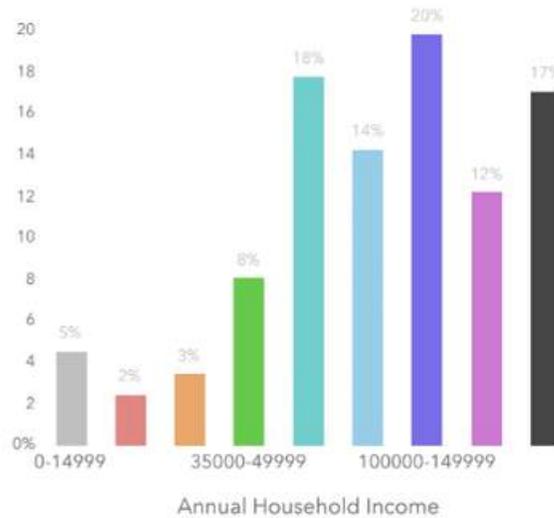


Williamson County

### Tapestry segments

7A	<b>Up and Coming Families</b> 30,749 households	<b>23.6%</b> of Households	▼
1C	<b>Boomburbs</b> 29,443 households	<b>22.6%</b> of Households	▼
8C	<b>Bright Young Professionals</b> 20,722 households	<b>15.9%</b> of Households	▼

### 2023 Income (Esri)



Annual Household Income

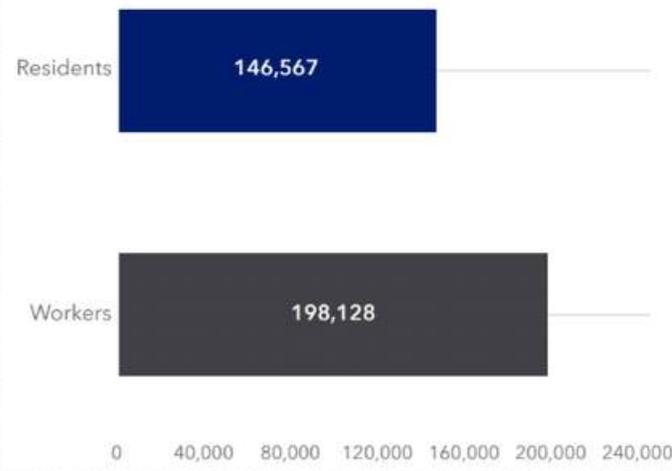
### Total Households



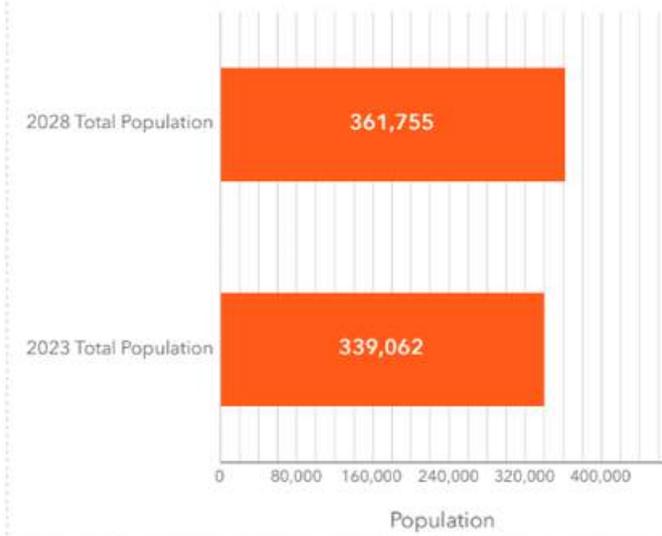
### Food Away from Home



### 2023 Daytime Population



### Total Population

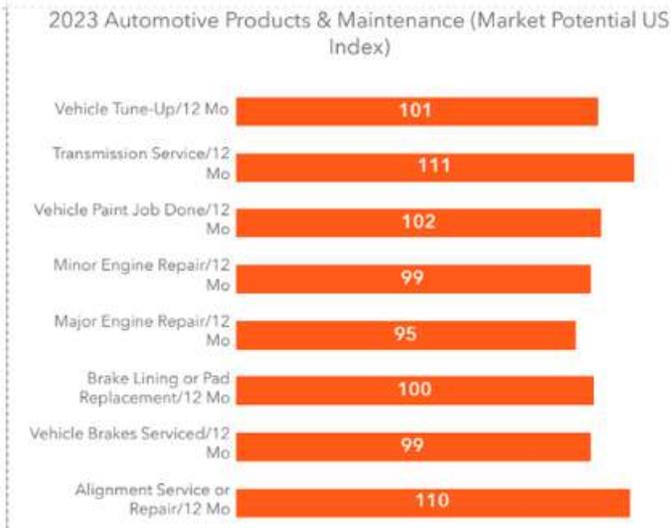


#### 2023 Health Care (Consumer Spending)

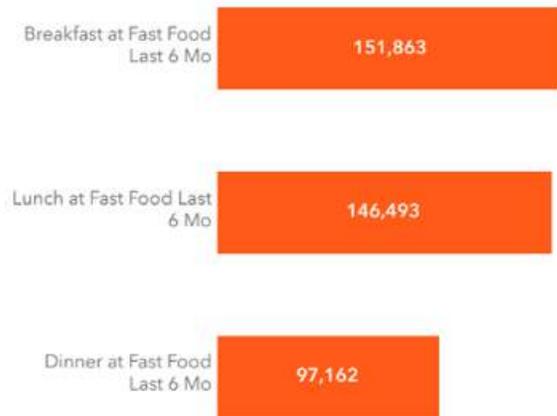
2023 Physician Services	\$51,603,525
2023 Dental Services	\$71,799,924
2023 Eyecare Services	\$13,705,931
2023 Lab Tests/X-Rays	\$12,786,996
2023 Hospital Room & Hospital Service	\$45,125,793
2023 Convalescent/Nursing Home Care	\$4,308,975
2023 Other Medical Services	\$6,352,533
2023 Nonprescription 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)

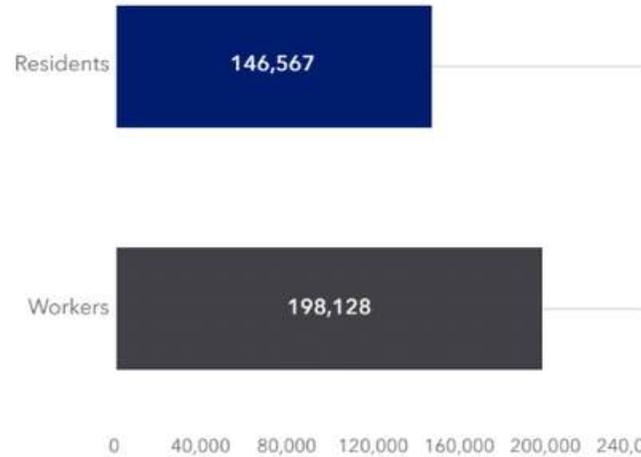
2023 Visited Acupuncturist Doctor Last 12 Mo (Index)	94
2023 Visited Allergist Doctor Last 12 Mo (Index)	100
2023 Visited Cardiologist Doctor Last 12 Mo (Index)	87
2023 Visited Chiropractor Last 12 Mo (Index)	98
2023 Visited Dentist Last 12 Mo (Index)	99
2023 Visited Dermatologist Doctor Last 12 Mo (Index)	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



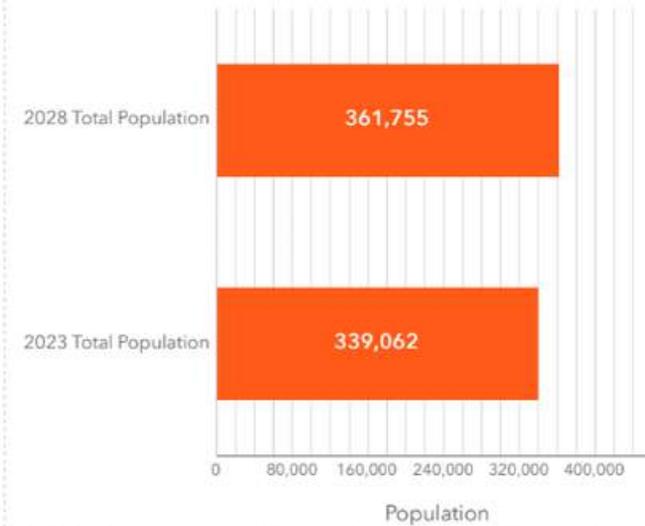
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### 2023 Daytime Population



### Total Population



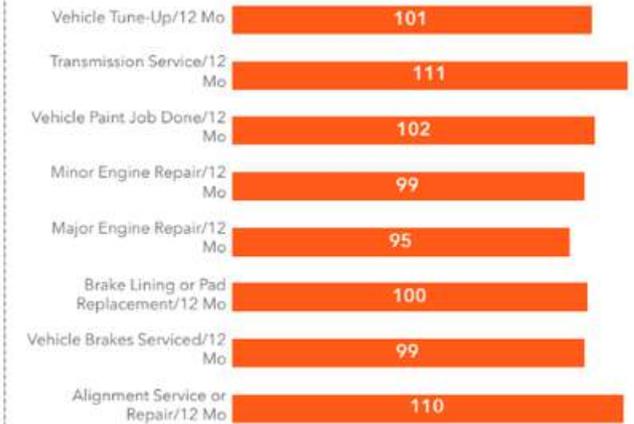
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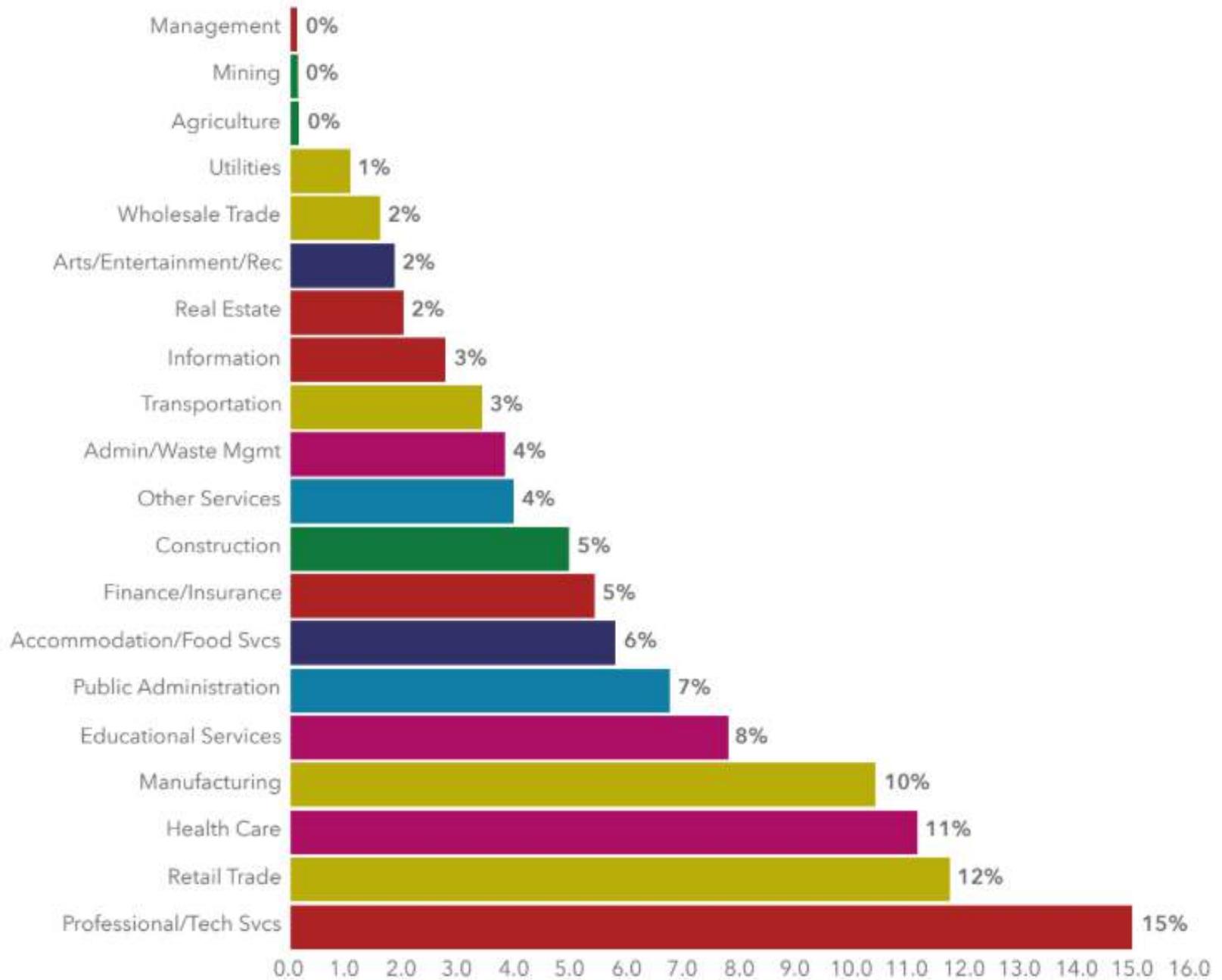
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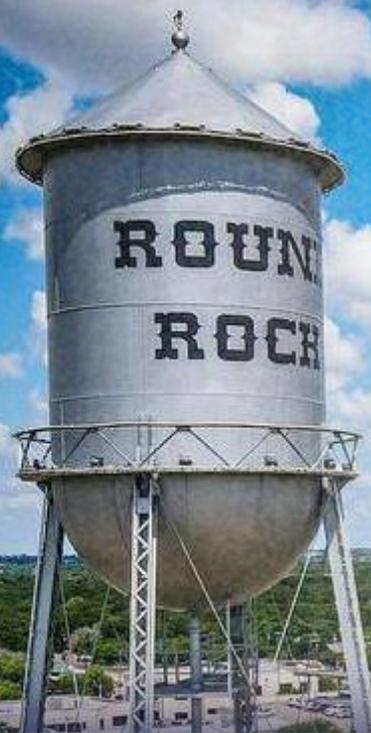
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### 2023 Automotive Products & Maintenance (Market Potential US Index)



### Labor Force by Industry





## 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.

### 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

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**JACKSON STEINLE**

*Co-Founder*

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BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392



## 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.

### 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.

**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.

**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.

Dea1vision, LLC	9014392	team@dea1vision.com	(512) 906-6757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick Nelson, CCIM	603416	nick@dea1vision.com	(512) 906-6757
Designated Broker of Firm	License No.	Email	Phone
Jackson Steidle	738155	jackson@dea1vision.com	(512) 762-7569
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0  
TXR 2501