



FOR LEASE

TEXAS AVENUE

350 Texas Ave

Round Rock, Texas 78664



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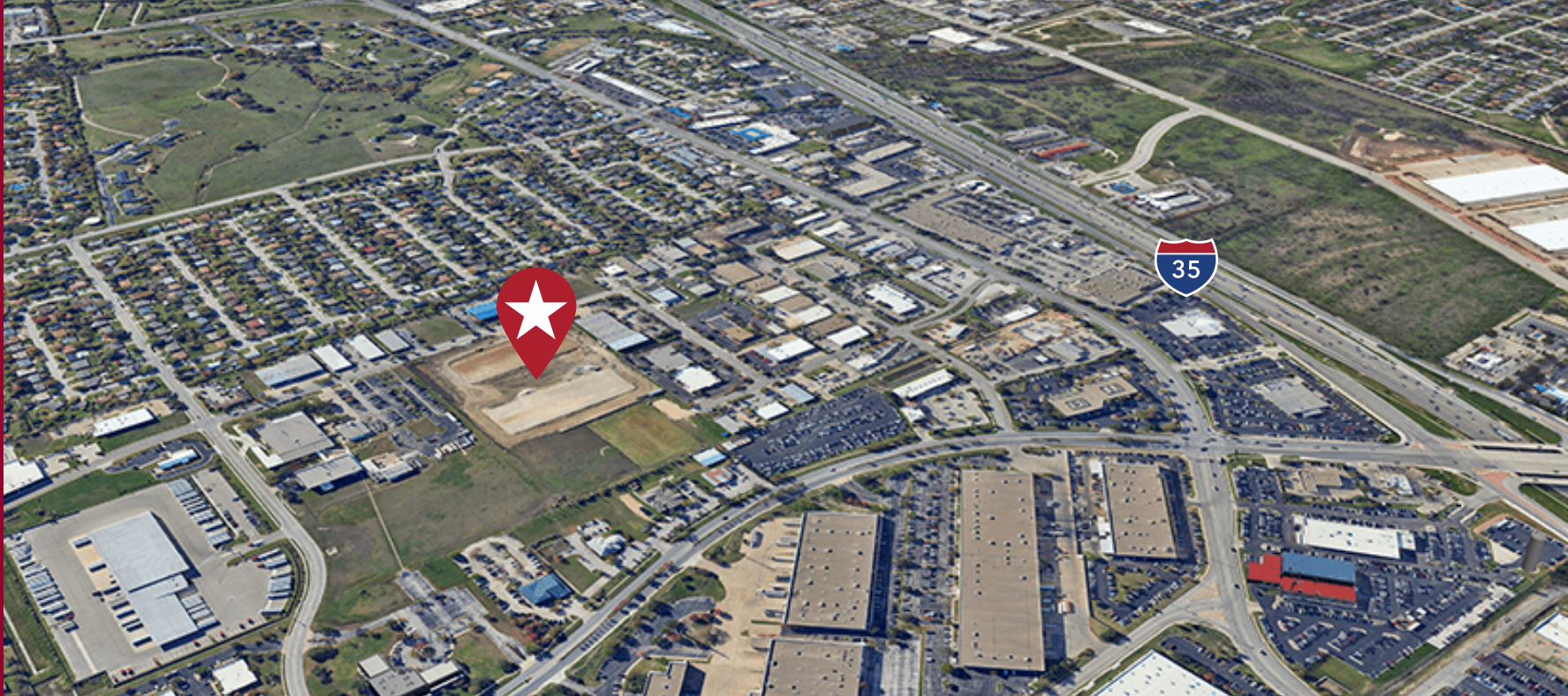
WILL SALLIS

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±7,788 - 107,298 SF

PRIME INDUSTRIAL SPACE AVAILABLE





350 TEXAS AVENUE | ROUND ROCK, TX 78665

350 Texas Ave is a newly constructed, Class A industrial development in Round Rock offering 128,716 SF across two buildings. Designed for distribution, warehouse, and light manufacturing users, the property features modern tilt-wall construction and highly-efficient layouts with immediate access to I-35 for seamless regional connectivity.

Building Size	Bldg 1: 58,415 SF Bldg 2: 70,301 SF
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Year Built	New Construction
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Clear Height	±28' Clear Height
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Typical Column Spacing	52' x 50'
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Lot Size	8.79 Acres
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Construction	Class A Industrial
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- ESFR Sprinklers
- R25 Insulation = HVAC Ready
- Flexible Suite Configurations
- 190' Shared Truck Court
- 480V, 3 Phase Power

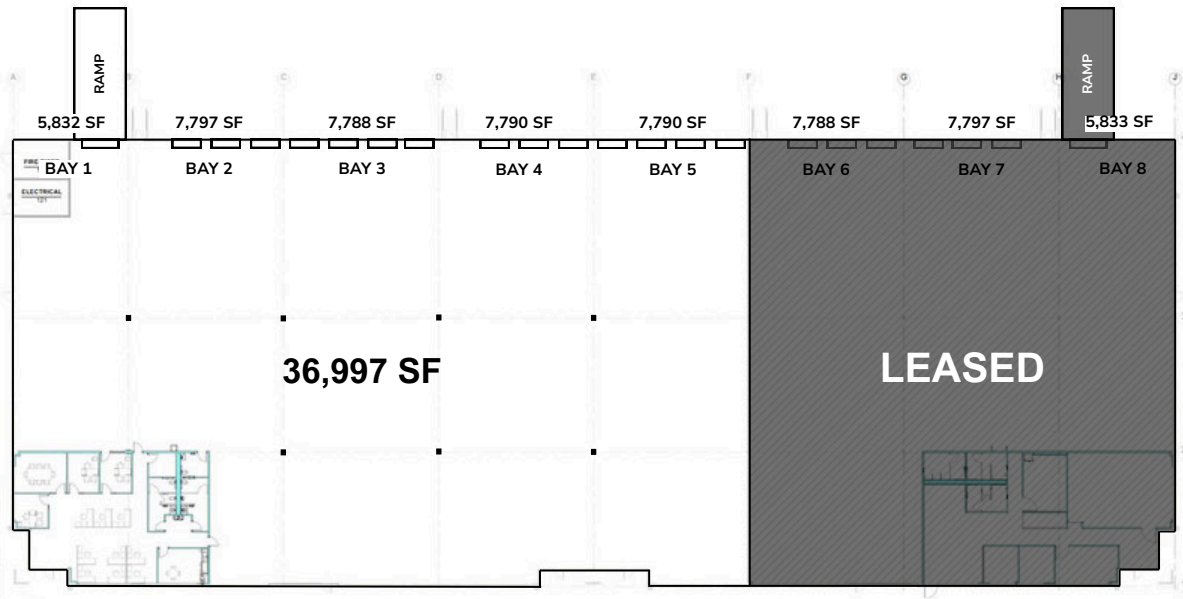
0.2 MILES
TO I-35

25 MINS
TO DOWNTOWN AUSTIN

44 MINS
TO AUSTIN-BERGSTROM
INT'L AIRPORT

350 TEXAS AVENUE

ROUND ROCK, TX 78665



BUILDING 1

AVAILABLE NOW

± 36,997 SF

WAREHOUSE: ±34,236 SF

OFFICE: ±2,761 SF

DIVISIBLE TO 7,790 SF

± 28'

CLEAR HEIGHT

14

DOCKS

1

RAMP

NATURAL

GAS

480V

3-PHASE POWER

ESFR

SPRINKLERS

52' x 45'

TYPICAL COLUMN
SPACING

150'

BUILDING DEPTH

98

CAR PARKS

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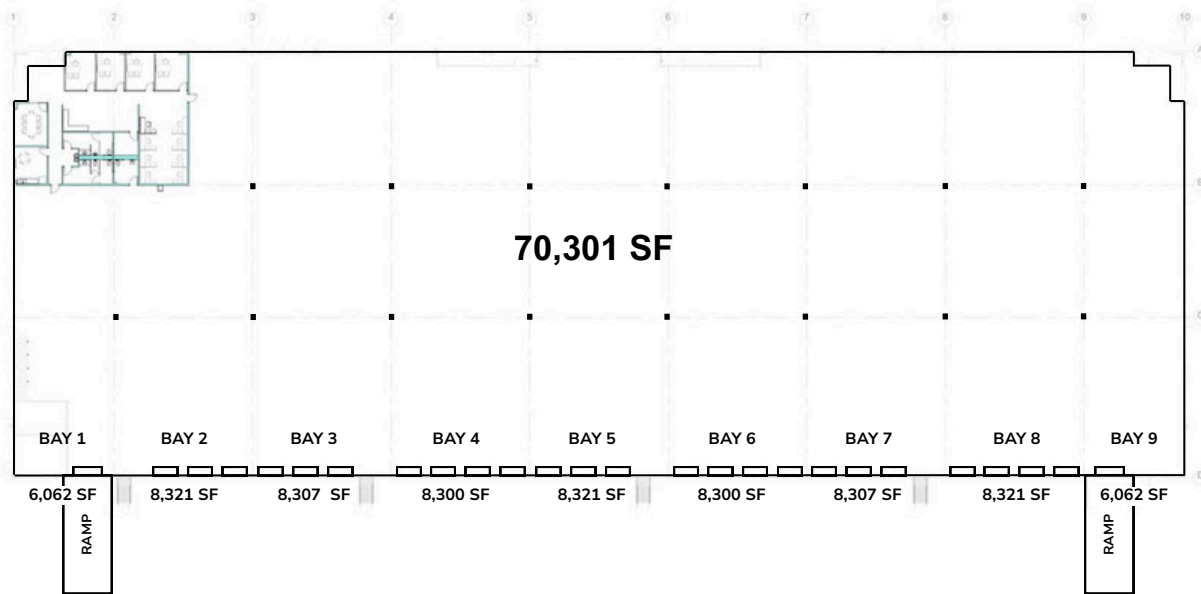
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350 TEXAS AVENUE

ROUND ROCK, TX 78665



BUILDING 2

AVAILABLE NOW

± 70,301 SF

WAREHOUSE: ±67,201 SF

OFFICE: ±3,100 SF

DIVISIBLE TO 8,300 SF

± 28'

CLEAR HEIGHT

24

DOCKS

2

RAMP

NATURAL

GAS

480V

3-PHASE POWER

ESFR

SPRINKLERS

52' x 50'

TYPICAL COLUMN
SPACING

160'

BUILDING DEPTH

103

CAR PARKS

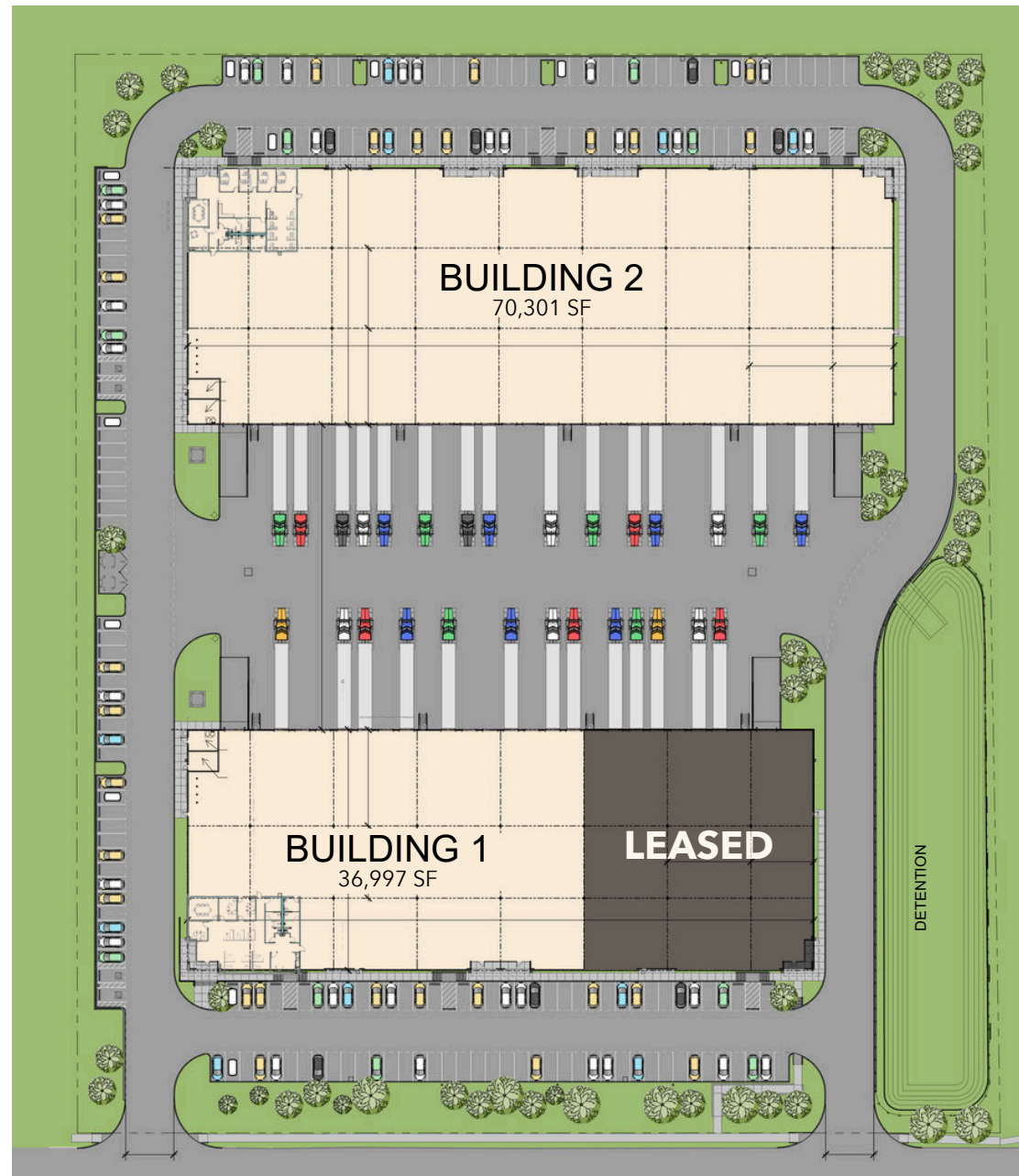
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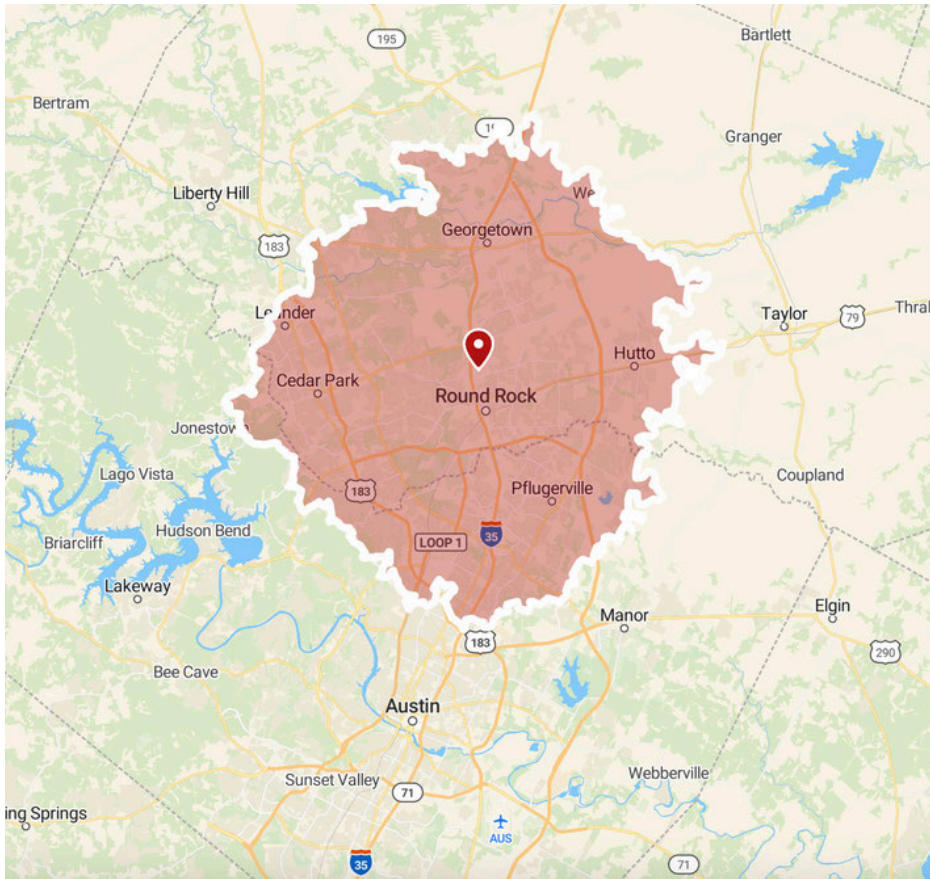
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ROUND ROCK, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

Population (20-mi radius)	1,200,000+
Labor Force	650,000+
Median Age	33 years
Median Household Income	\$85,750

MAJOR EMPLOYERS

- Dell Technologies
- Amazon
- Samsung
- Apple
- Tesla
- Oracle
- Meta
- Google

EDUCATION ATTAINMENT

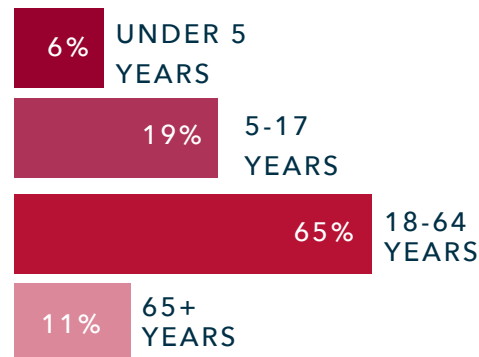


HIGH SCHOOL GRADUATE
OR HIGHER



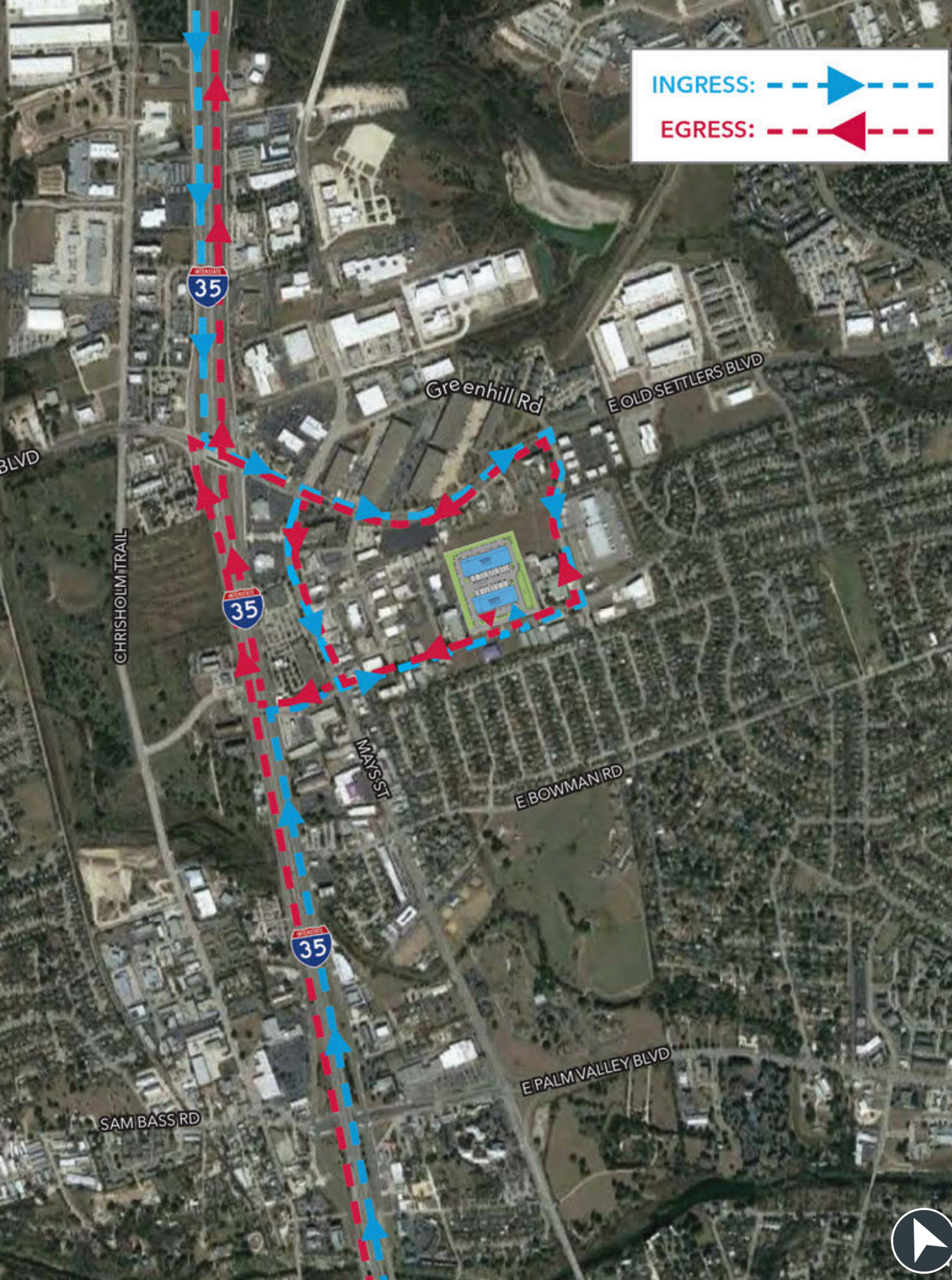
BACHELOR'S DEGREE
OR HIGHER

AGE DISTRIBUTION



KEY INSIGHTS

- Strong working-age population (65%)
- Growing Young Population (25% under 18)
- Sustainable workforce pipeline
- Round Rock's highly educated workforce pipeline
- Round Rock's highly educated workforce exceeds national averages with over 94% holding a high school diploma or higher



INGRESS:  

EGRESS: 

NEARBY SERVICES

Hotels:

- Marriott Round Rock (0.5 mi)
- Hilton Garden Inn (0.8 mi)
- Kalahari Resort (3.2 mi)

Shopping:

- Round Rock Premium Outlets (1.2 mi)
- La Frontera Shopping (0.7 mi)
- Bass Pro Shops (1.5 mi)

Dining:

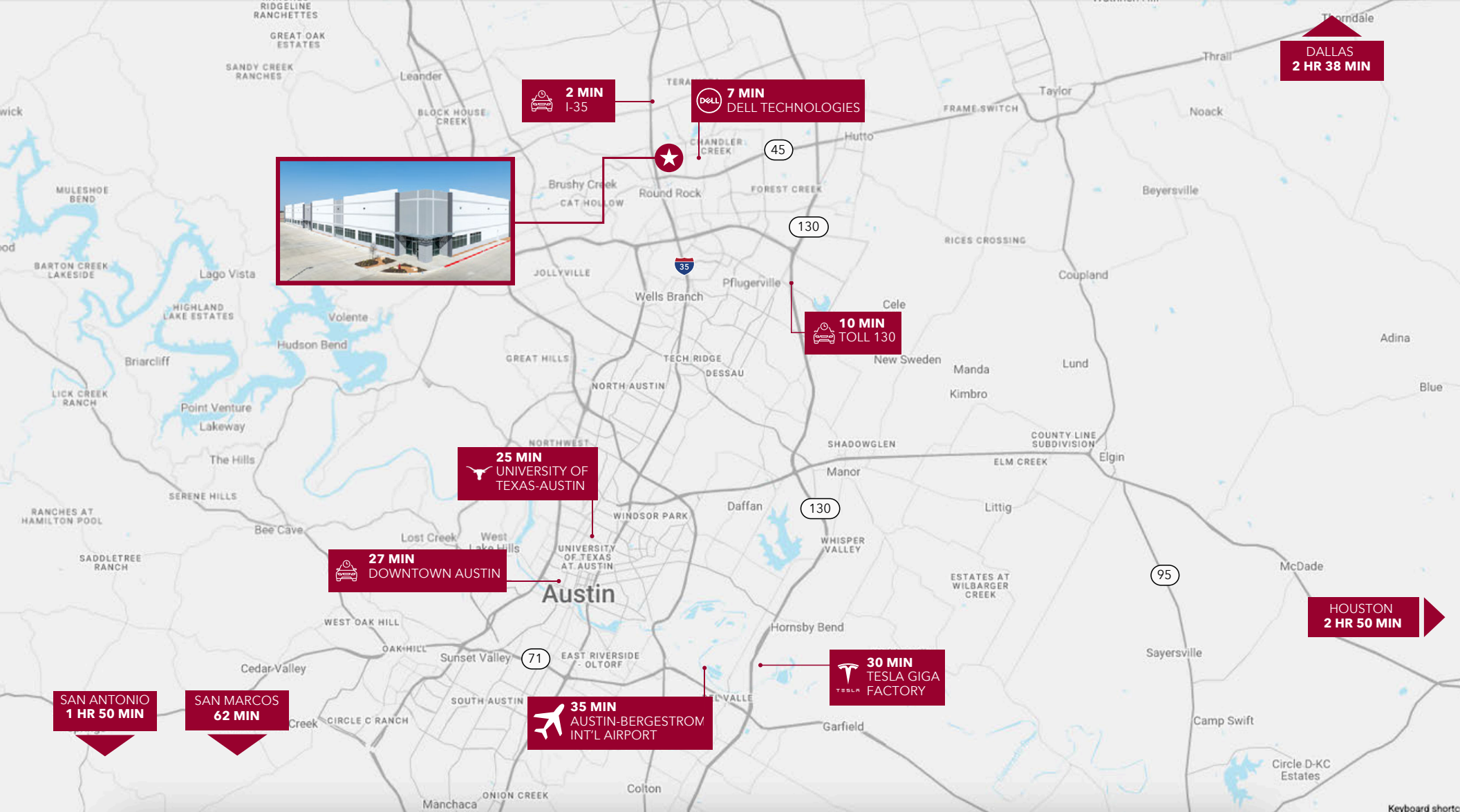
- Salt Traders Coastal (0.3 mi)
- Hopdaddy Burger Bar (0.4 mi)
- Cover 3 (0.5 mi)

Services

- Chase Bank (0.2 mi)
- St. David's Medical Center (1.0 mi)
- 24 Fitness (0.6 mi)

ROUND ROCK HIGHLIGHTS

- One of the fastest growing cities in the United States (over 28% growth from 2010-2020)
- Major technology and manufacturing hub
- Excellent school district and higher education
- Low cost of living compared to Austin
- Strong business incentives and support



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**SCAN FOR MORE
INFORMATION**



This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any required parties.