

FOR LEASE  
**TEXAS AVENUE**

350 TEXAS AVE | ROUND ROCK, TX 78664

**±21,418 SF**

PRIME INDUSTRIAL SPACE AVAILABLE

**ADAM GREEN, SIOR**

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**EASTGROUP**  
PROPERTIES





Available



## BUILDING DETAILS

350 Texas Ave is a class A industrial development in Round Rock offering  $\pm 128,716$  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 1 Size        | $\pm 58,415$ SF    |
| Building 2 Size        | $\pm 70,301$ SF    |
| Year Built             | 2025               |
| Clear Height           | $\pm 28'$          |
| Typical Column Spacing | 52' x 50'          |
| Construction           | Class A Industrial |
| Lot Size               | 8.79 Acres         |

- ESFR Sprinklers
- R25 Insulation = HVAC Ready
- Flexible Suite Configurations
- 190' Shared Truck Court
- 480V, 3 Phase Power

**0.2 MILES**  
I-35

**44 MINS**  
AUSTIN-BERGSTROM  
INT'L AIRPORT

**25 MINS**  
DOWNTOWN AUSTIN

TEXAS AVENUE

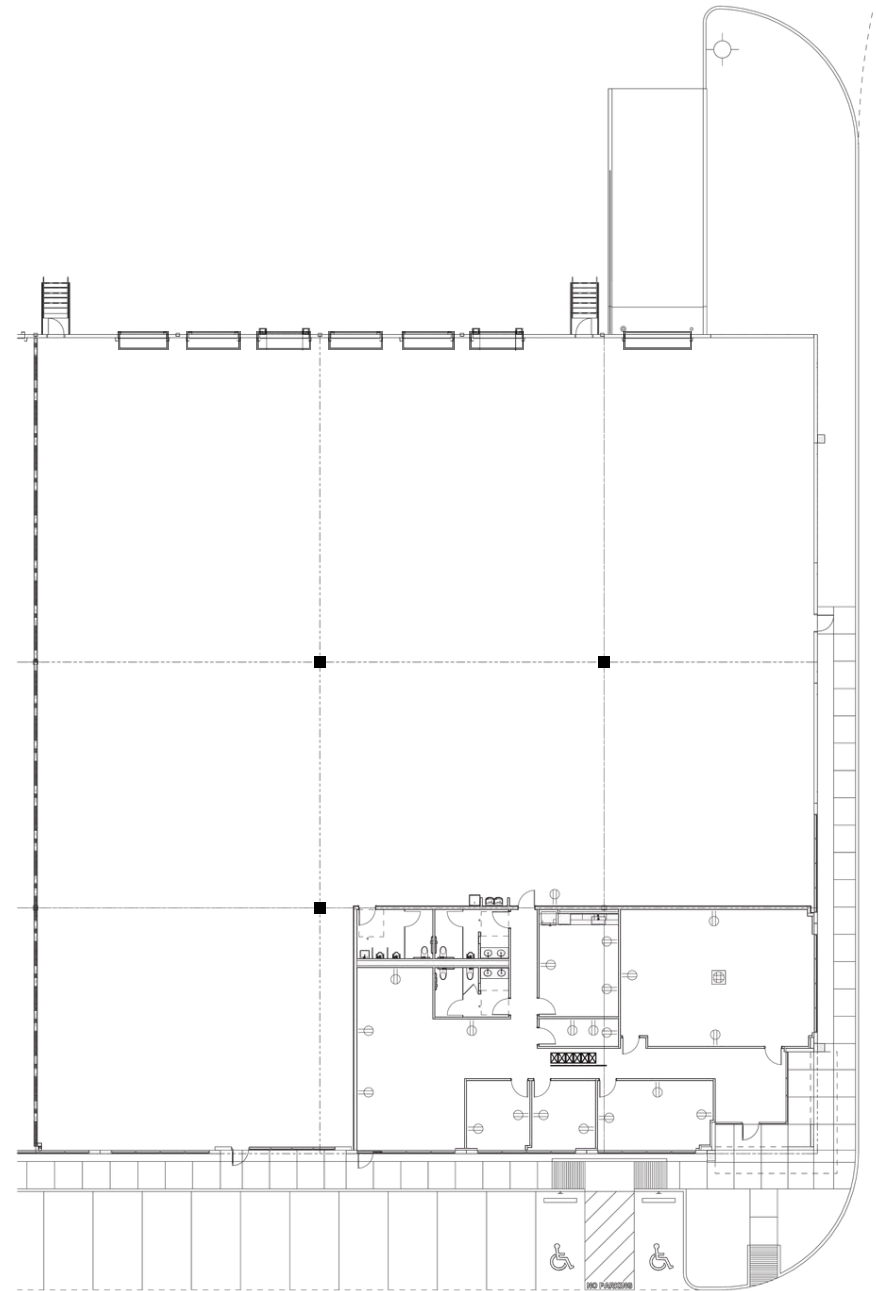
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# BUILDING 1 | SUITE 150

## SUITE HIGHLIGHTS

|                     |                             |
|---------------------|-----------------------------|
| <b>TOTAL SIZE</b>   | ±21,418 SF                  |
| <b>OFFICE</b>       | ±3,600 SF                   |
| <b>CLEAR HEIGHT</b> | ±24'                        |
| <b>LOADING</b>      | 1 RAMP<br>6 DOCK-HIGH DOORS |
| <b>SPRINKLERS</b>   | ESFR                        |
| <b>HVAC</b>         | 100%                        |
| <b>POWER</b>        | 800 Amps - 480 V<br>3-Phase |
| <b>FEATURES</b>     | ENDCAP SPACE                |



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# SITE PLAN



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# PRIME LOCATION



**Austin Airport (AUS)**  
44 minutes



**Downtown Austin**  
25 minutes



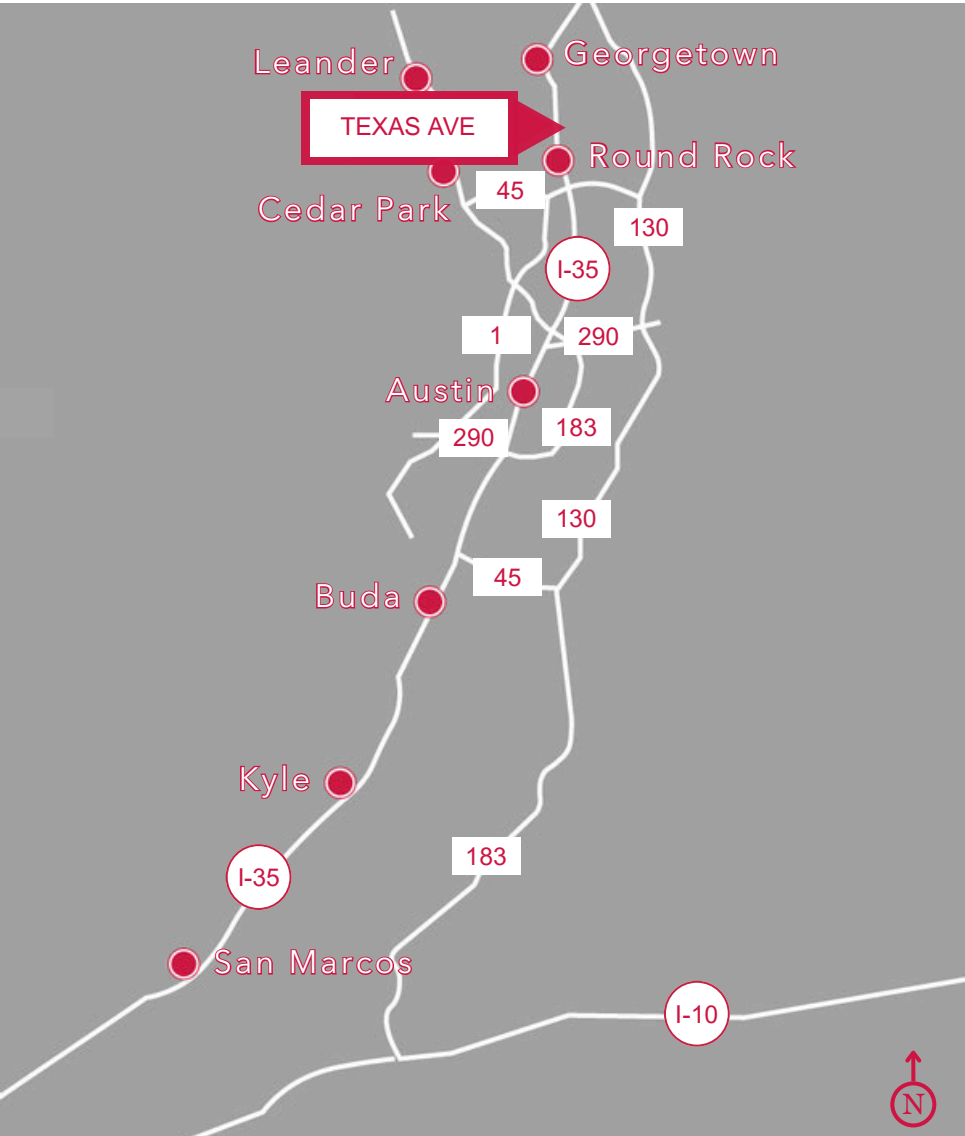
**San Marcos**  
62 minutes



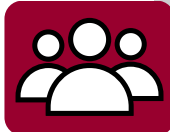
**Houston**  
170 minutes



**Dallas**  
158 minutes



## AREA DEMOGRAPHICS



### Population

| 1 mile | 3 miles | 5 miles |
|--------|---------|---------|
| 11,089 | 98,488  | 229,367 |



### Median Household Income

| 1 mile   | 3 miles  | 5 miles   |
|----------|----------|-----------|
| \$59,668 | \$93,749 | \$116,332 |



### Civilian Laborforce

| 1 mile | 3 miles | 5 miles |
|--------|---------|---------|
| 6,519  | 56,742  | 132,653 |



### Traffic Counts

- E Old Settlers Blvd & Lamar Dr  
21,826 MPSI
- N Mays St & Commerce Blvd  
9,978 MPSI
- Texas Ave & Lamar Dr  
3,451 MPSI

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# ACCESS MAP

Right off I-35. Right in the market.

## Immediate Access to I-35 Frontage Roads

Rapid connectivity to Austin, Georgetown, and the greater Central Texas region

## Minutes from SH-45 Toll Road

Enhanced east-west mobility connecting key employment and residential hubs

## Proximity to Downtown Round Rock

Convenient access to city services, dining, and retail amenities

## Centralized Location

Ideal positioning for last-mile distribution and service-oriented users



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SCAN FOR MORE  
INFORMATION



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