*FOR LEASE*

# SETTLERS CROSSING BUSINESS PARK

*900 E. OLD SETTLERS BOULEVARD | ROUND ROCK, TX*



## ±32,164 SF

FLEX / WAREHOUSE SPACE AVAILABLE


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LEE & ASSOCIATES

EASTGROUP PROPERTIES

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# BUILDING DETAILS

Settlers Crossing is a Class A industrial park spanning 332,365 square feet, featuring modern tilt-wall construction, flexible suite sizes, and high-end industrial capabilities. With direct access to I-35 and proximity to State Highway 79, the development offers seamless connectivity to major transportation corridors. Additionally, tenants benefit from property tax abatements, Triple Freeport, and Foreign Trade Zone tax exemptions, enhancing operational efficiency.

| | |
|---|---|
| Building 1 Size | 76,793 SF |
| Building 2 Size | 82,777 SF |
| Building 3 Size | 97,518 SF |
| Building 4 Size | 75,277 SF |
| Year Built | 2020 |
| Clear Height | ±28' |
| Typical Column Spacing | 50' x 60' |
| Construction | Reinforced Concrete |

- Property Tax Abatement provided by the City of Round Rock Triple Freeport and Foreign Trade Zone Tax Exemption
- Class A tilt-wall construction consisting of ample storefront entries allowing for flexible suite sizes and an abundance of natural light
- Dock-high and grade-level loading
- ESFR Sprinklers

**1.3 MILES**
I-35

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

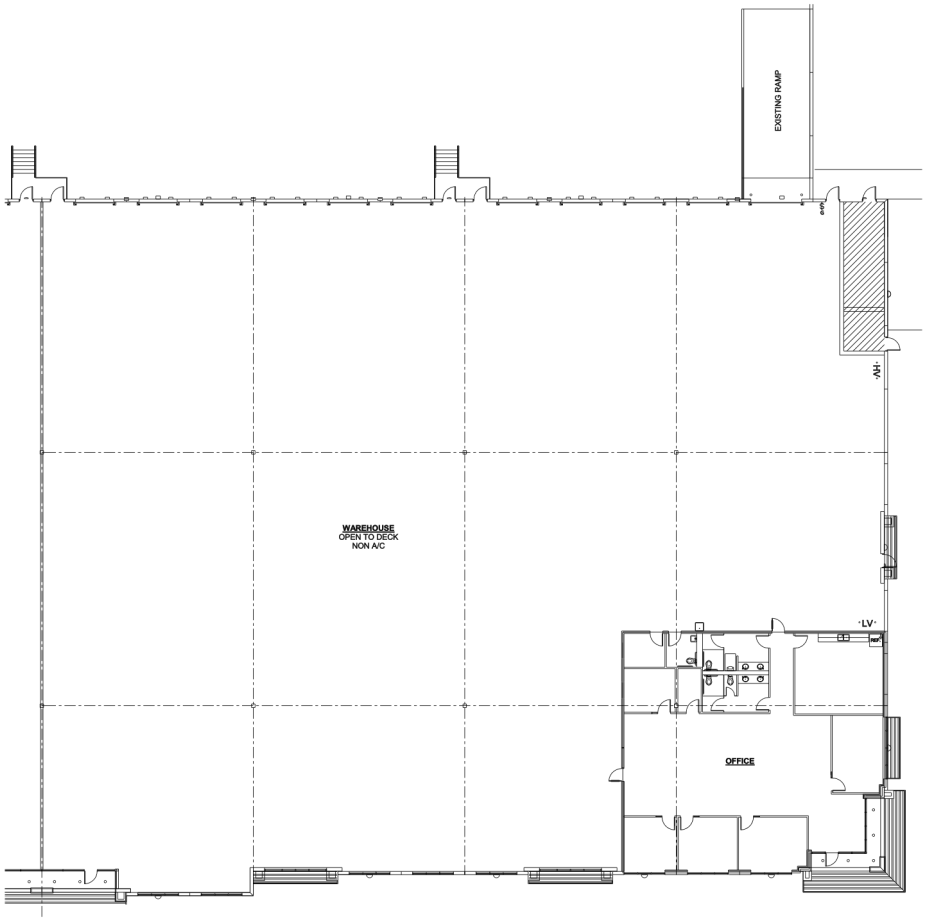
**33 MINS**
DOWNTOWN AUSTIN

# BUILDING 2 | SUITE 250

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## SUITE HIGHLIGHTS

| | |
|---|---|
| **WAREHOUSE** | 32,164 SF |
| **OFFICE** | 3,551 SF |
| **CLEAR HEIGHT** | ±28' |
| **LOADING** | 1 RAMP<br>10 DOCK-HIGH DOORS |
| **BUILDING DEPTH** | 180' |
| **3-PHASE POWER** | 480V |




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COMMERCIAL REAL ESTATE SERVICES

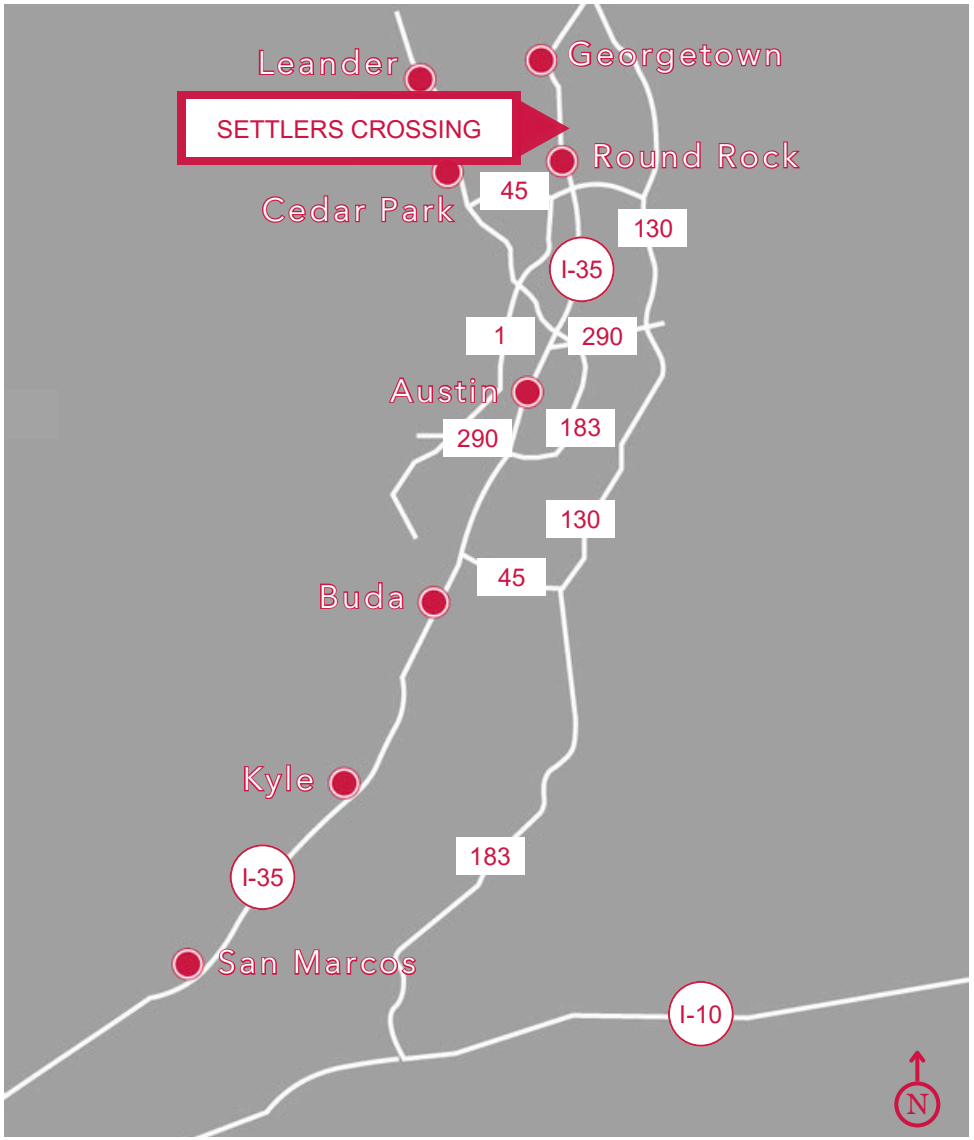
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# PRIME LOCATION

**SETTLERS CROSSING BUSINESS PARK**
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| Austin Airport (AUS) | Downtown Austin | San Antonio | Houston | Dallas |
|---|---|---|---|---|
| 29 minutes | 33 minutes | 80 minutes | 160 minutes | 150 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

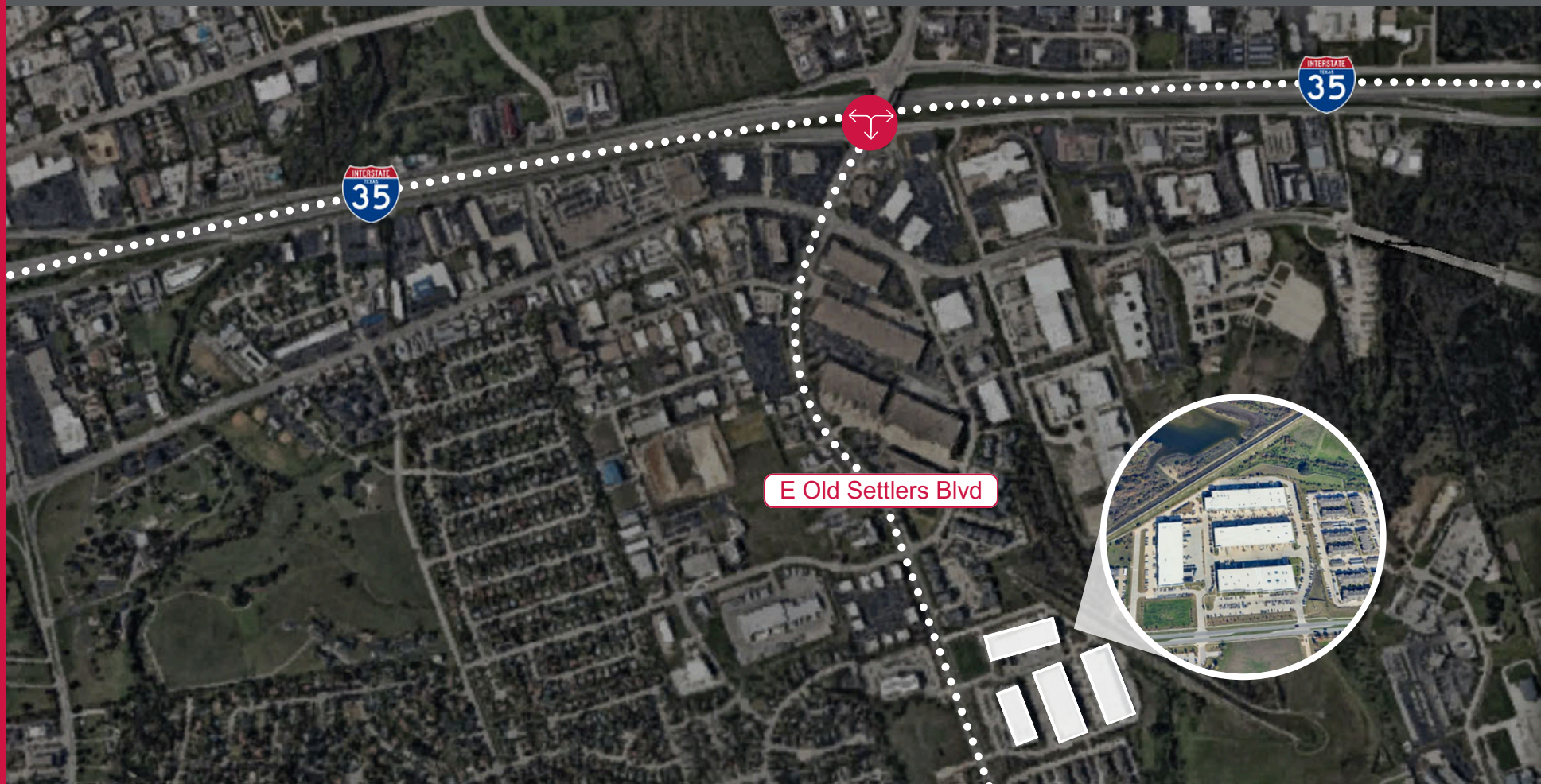
Connected locally. Positioned regionally.

**Minutes to I-35**
Fast northbound and southbound interstate access for regional distribution

**Efficient Site Ingress & Egress**
Designed for easy truck maneuverability and daily traffic flow

**Direct Access to Old Settlers Blvd**
High-capacity arterial providing quick connections across Round Rock and North Austin

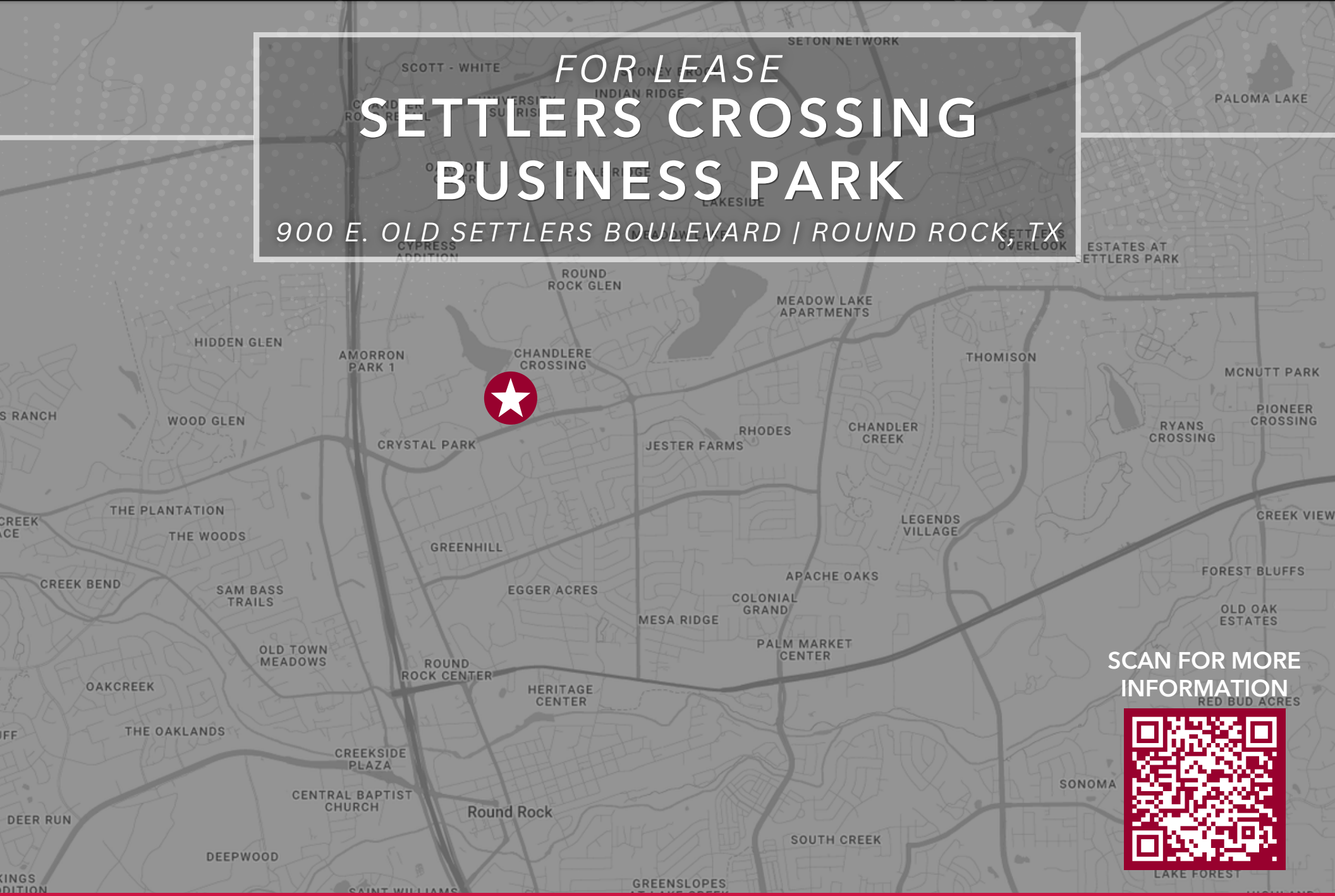
**Near Major Retail & Employment Centers**
Surrounded by established commercial activity supporting workforce convenience



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**SCAN FOR MORE INFORMATION**


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