

FOR LEASE
TEXAS AVENUE

350 TEXAS AVE | ROUND ROCK, TX 78664

±21,418 SF

PRIME INDUSTRIAL SPACE AVAILABLE

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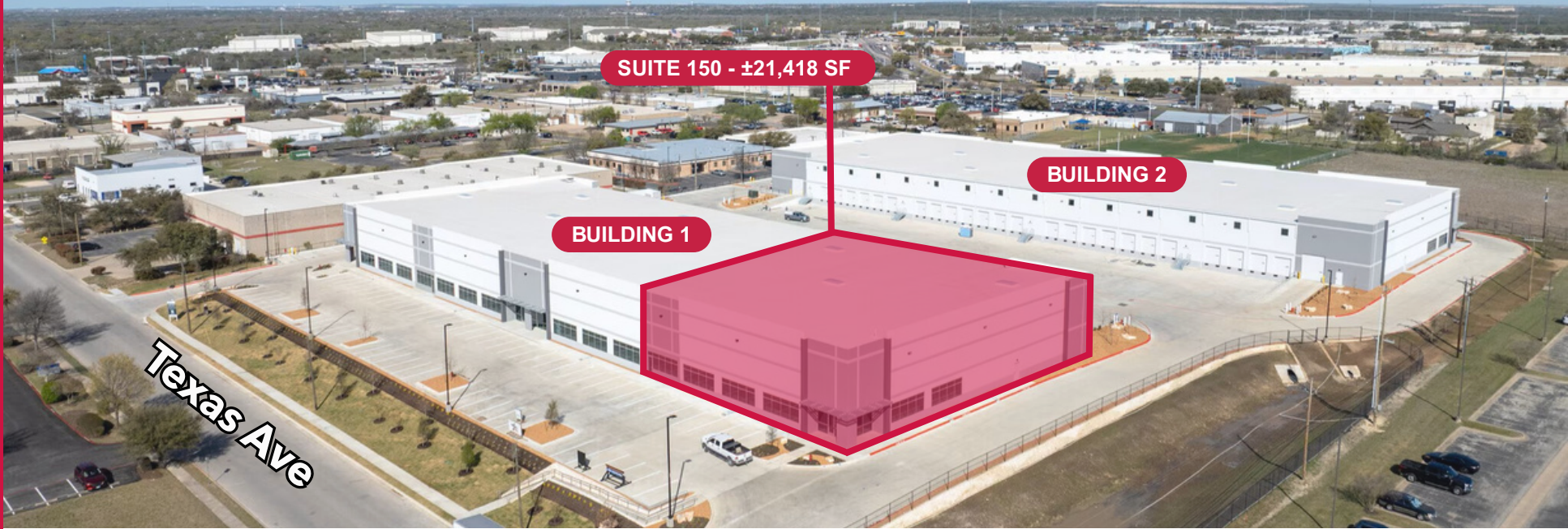
wsallis@lee-associates.com
512.289.9277



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

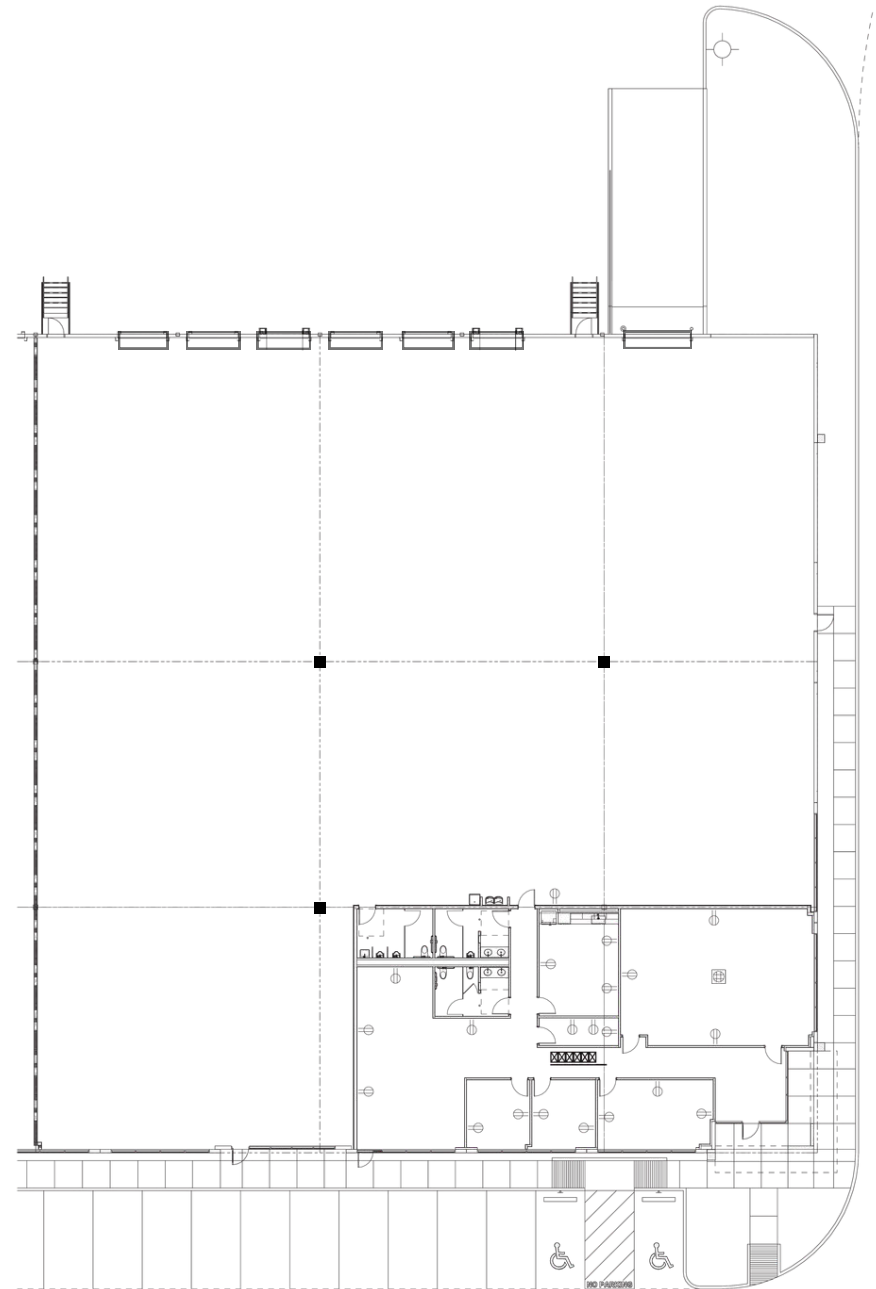
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BUILDING 1 | SUITE 150

SUITE HIGHLIGHTS

TOTAL SIZE	±21,418 SF
OFFICE	±3,600 SF
CLEAR HEIGHT	±24'
LOADING	1 RAMP 6 DOCK-HIGH DOORS
SPRINKLERS	ESFR
HVAC	R25 Insulation HVAC READY
POWER	800 Amps - 480 V 3-Phase
FEATURES	ENDCAP SPACE



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COMMERCIAL REAL ESTATE SERVICES

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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



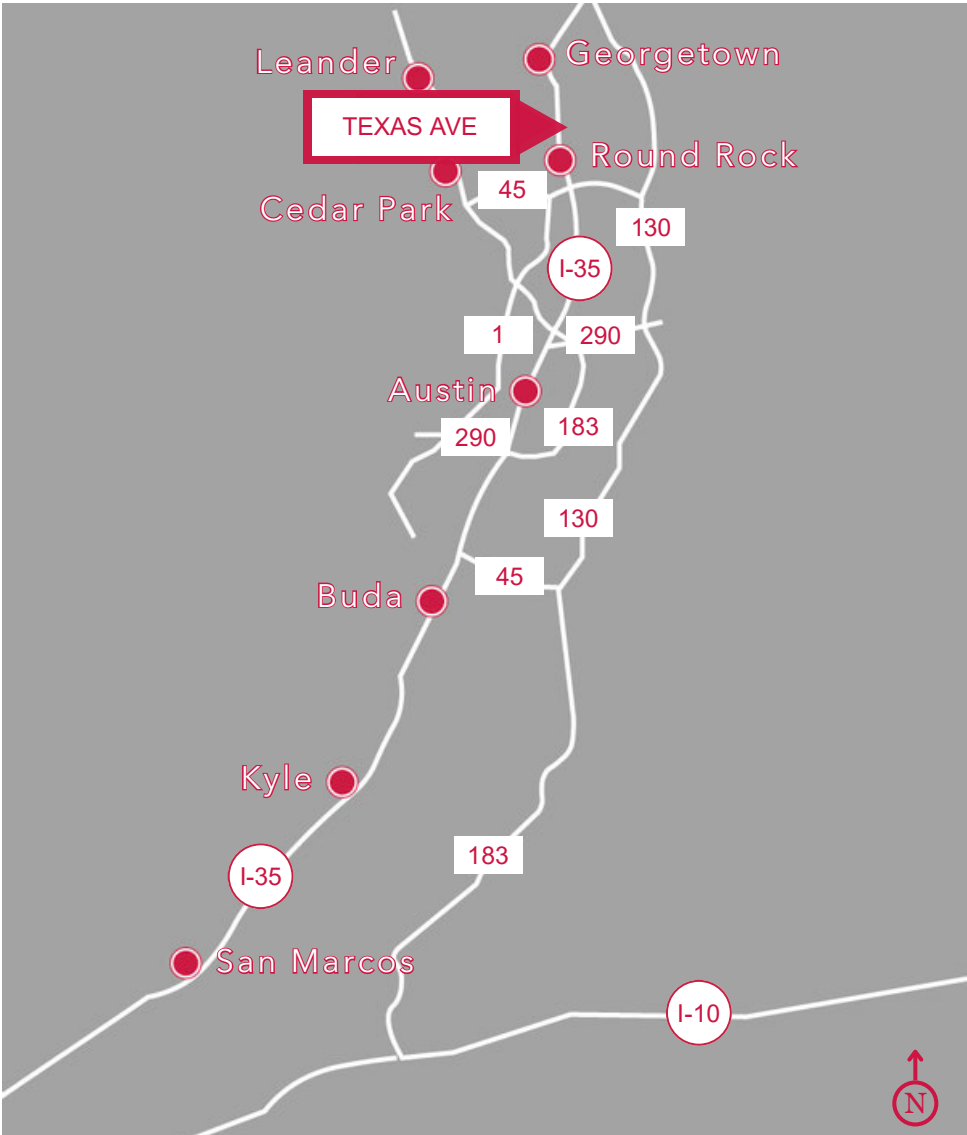
San Marcos
62 minutes



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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