

FOR LEASE
TEXAS AVENUE

350 TEXAS AVE | ROUND ROCK, TX 78664

± 7,788 - 36,997 SF
PRIME INDUSTRIAL SPACE AVAILABLE

ADAM GREEN, SIOR
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Available

Greenhill Dr

BLDG 1 - 36,997 SF

Texas Ave

BUILDING DETAILS

350 Texas Ave is a 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 1 Size	58,415 SF
Building 2 Size	70,301 SF
Year Built	2025
Clear Height	± 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

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BUILDING 1 | 350 TEXAS AVENUE



SUITE HIGHLIGHTS

TOTAL SIZE ± 36,997 SF

WAREHOUSE ± 34,236 SF

OFFICE ± 2,761 SF

GAS NATURAL

CLEAR HEIGHT ± 28'

LOADING 14 DOCK-HIGH DOORS

1 RAMP

SPRINKLERS ESFR

PARKING 98 CARPARKS

3-PHASE POWER 480V

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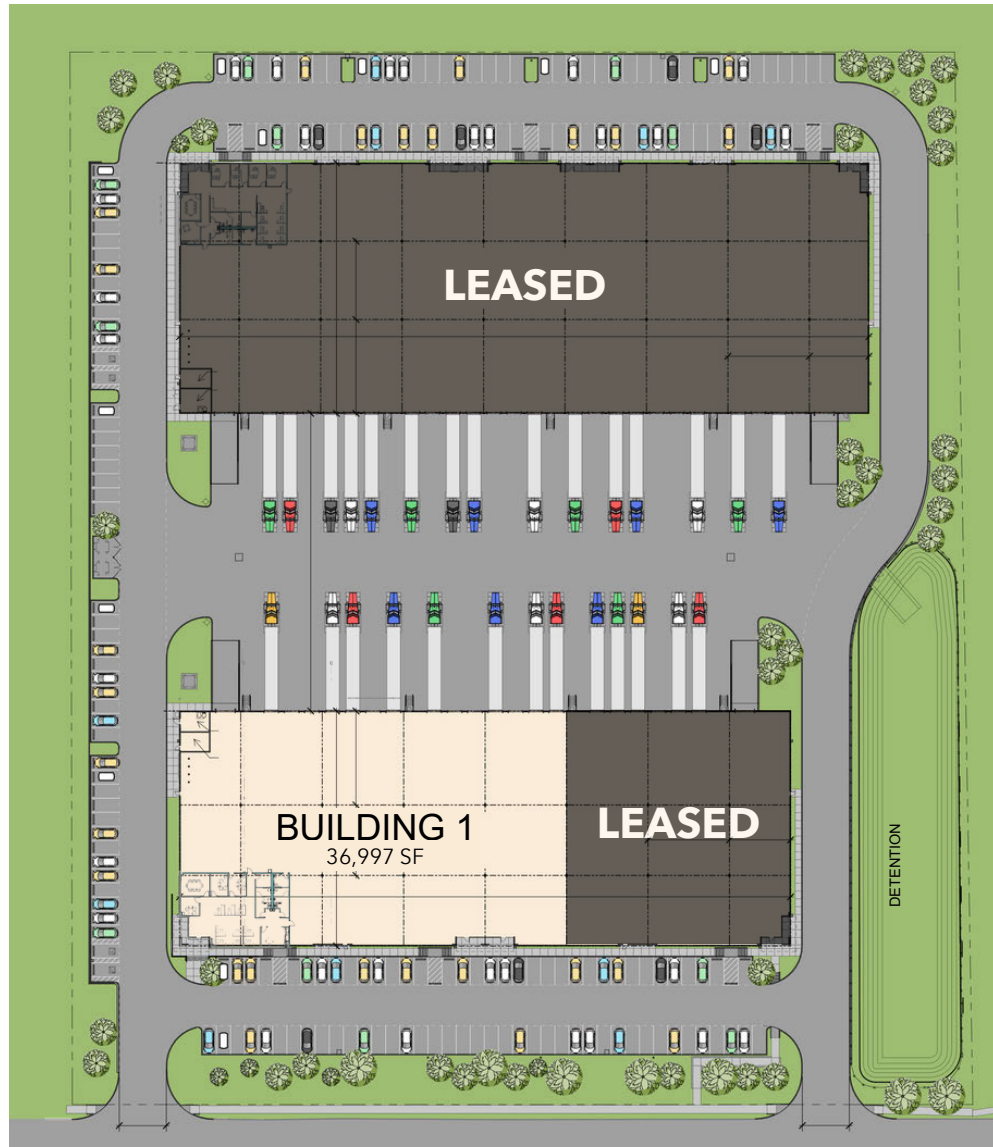
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SITE PLAN



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

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PRIME LOCATION



Austin Airport (AUS)
44 minutes



Downtown Austin
25 minutes



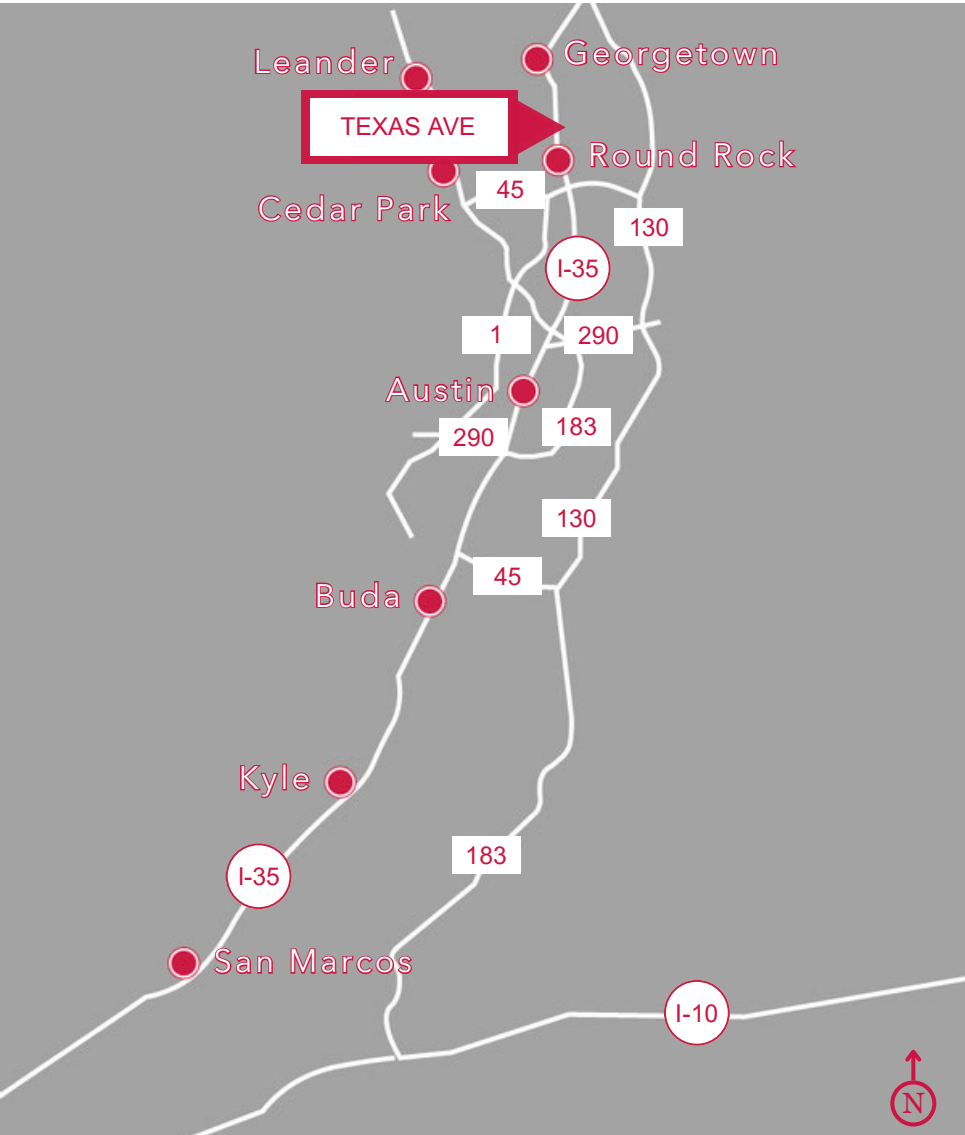
San Marcos
62 minutes



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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