

FOR LEASE
350 TEXAS AVENUE
ROUND ROCK, TX 78665



ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

±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
Year Built	New Construction
Clear Height	±28' Clear Height
Typical Column Spacing	52' x 50'
Lot Size	8.79 Acres
Construction	Class A Industrial

- ESFR Sprinklers
- R25 Insulation = HVAC Ready
- Flexible Suite Configurations
- 190' Shared Truck Court

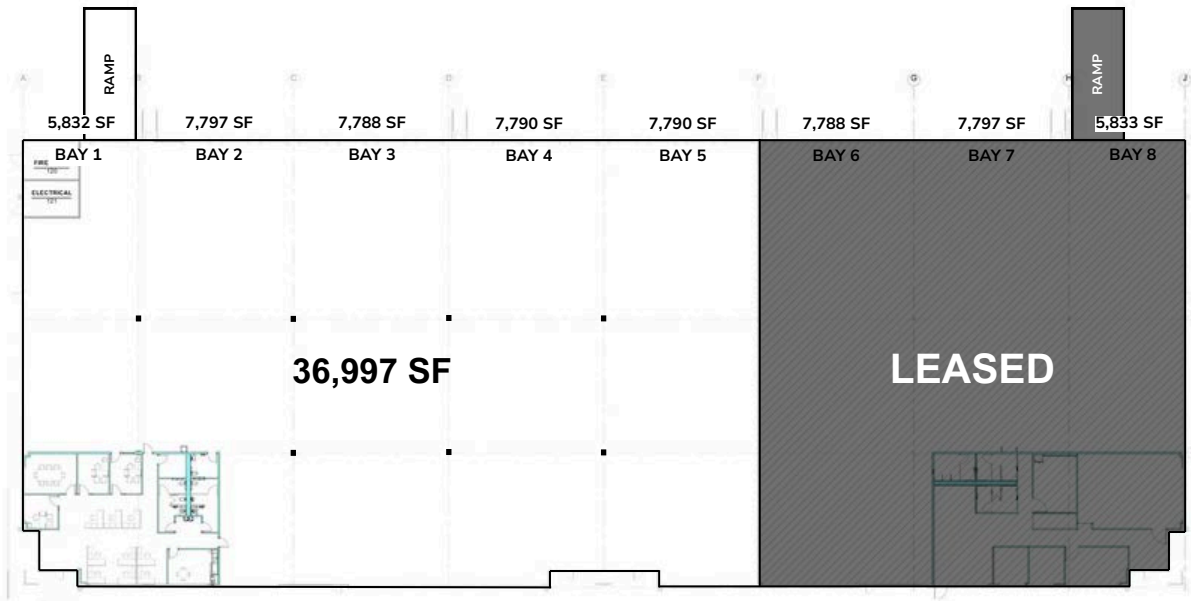
0.2 MILES
TO I-35

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

10%

SPEC OFFICE

DIVISIBLE TO 7,790 SF

± 28'

CLEAR HEIGHT

14

DOCKS

1

RAMP

NATURAL

GAS

ESFR

SPRINKLERS

R25

INSULATION

52' x 45'

TYPICAL COLUMN
SPACING

150'

BUILDING DEPTH

98

CAR PARKS

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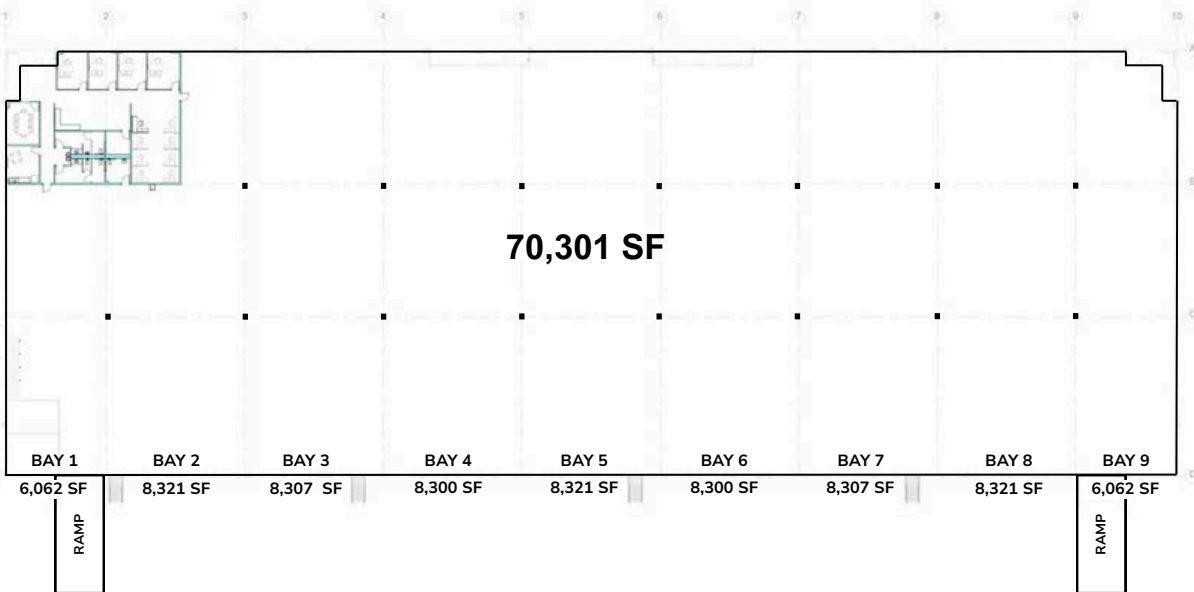
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350 TEXAS AVENUE

ROUND ROCK, TX 78665



BUILDING 2

AVAILABLE NOW

± 70,301 SF

WAREHOUSE

10%

SPEC OFFICE

DIVISIBLE TO 8,300 SF

± 28'

CLEAR HEIGHT

24

DOCKS

2

RAMP

NATURAL

GAS

ESFR

SPRINKLERS

R25

INSULATION

52' x 50'

TYPICAL COLUMN
SPACING

160'

BUILDING DEPTH

103

CAR PARKS

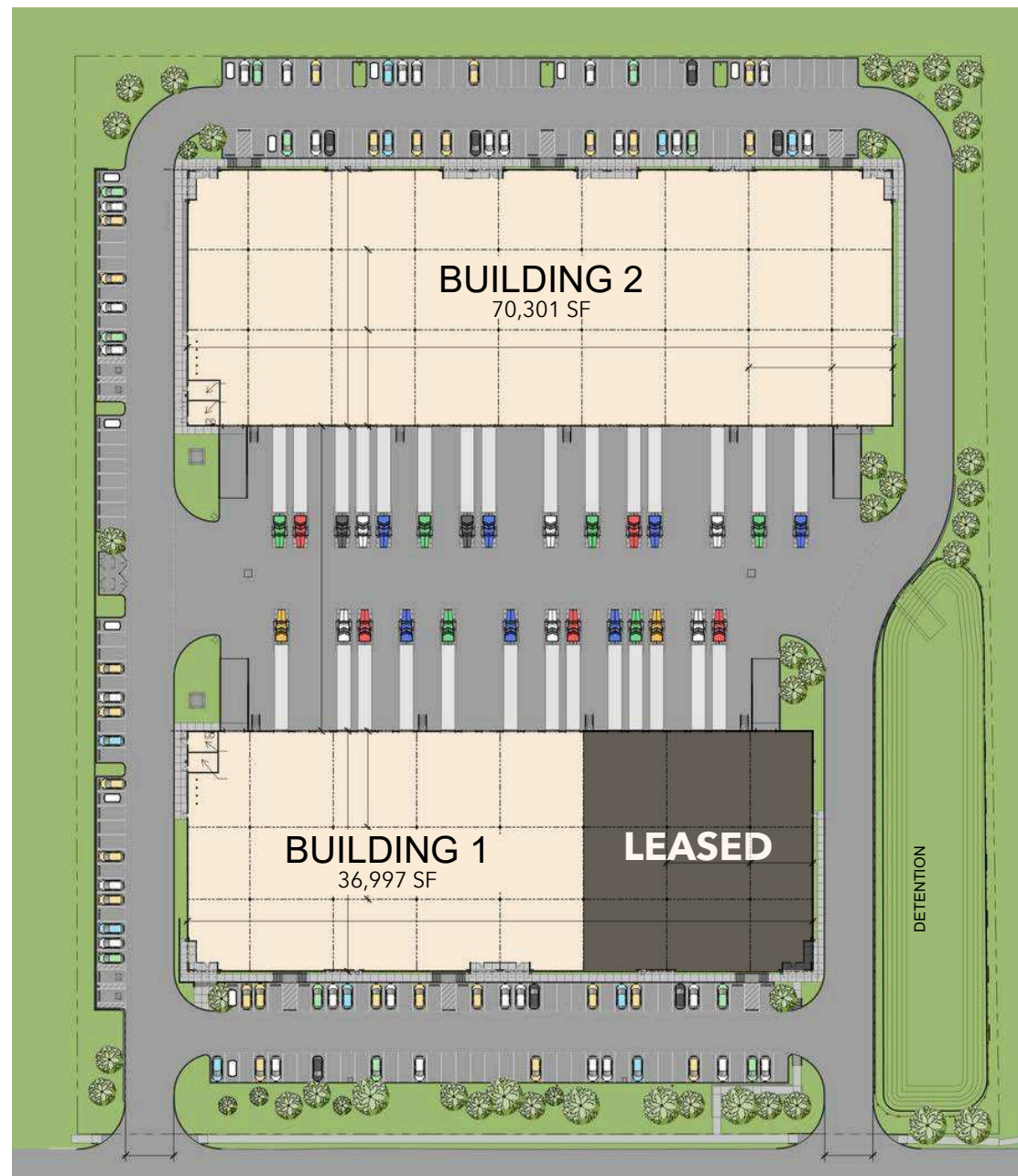
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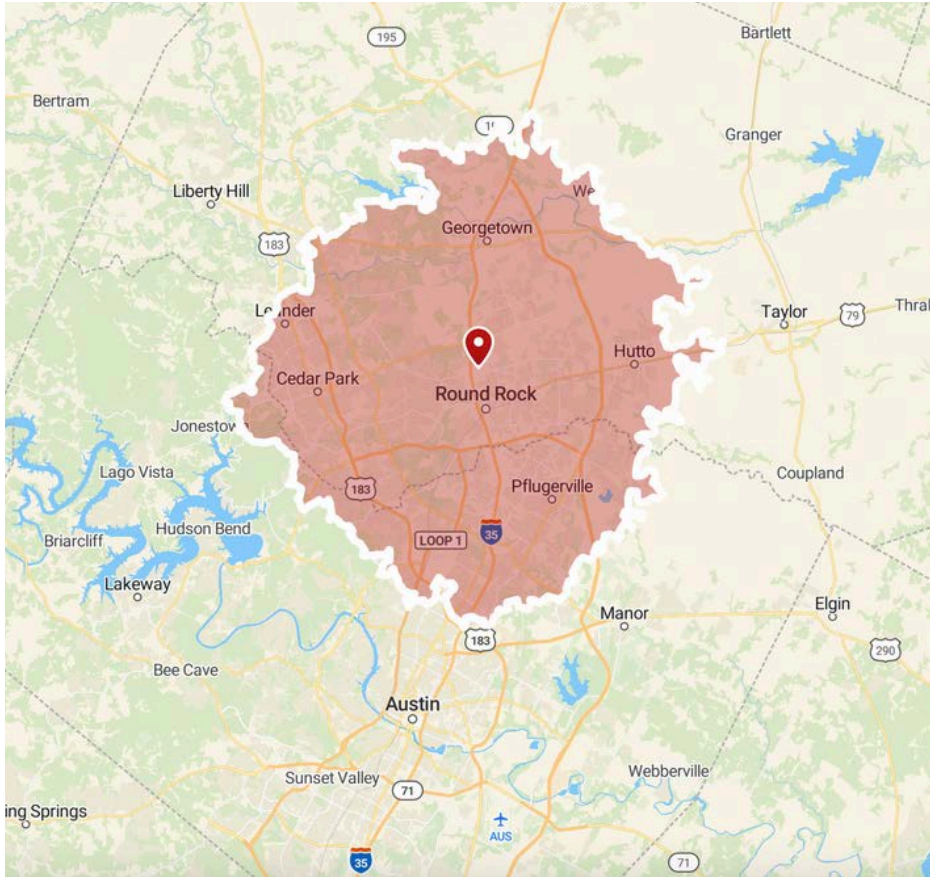




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ROUND ROCK, TEXAS LABOR PROFILE

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

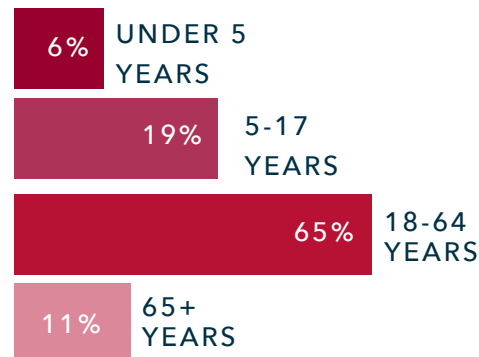


HIGH SCHOOL GRADUATE
OR HIGHER



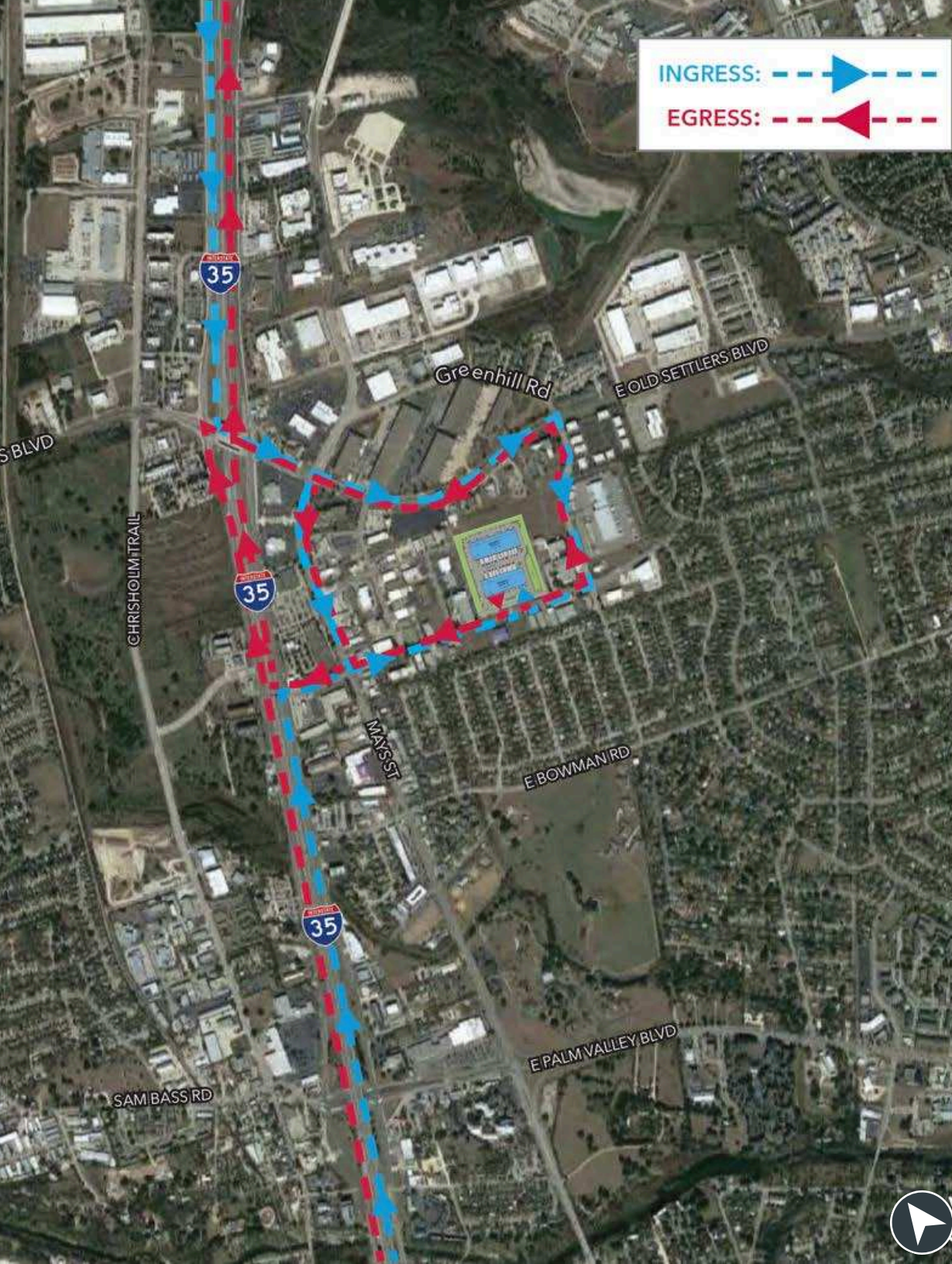
BACHELOR'S DEGREE
OR HIGHER

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



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:

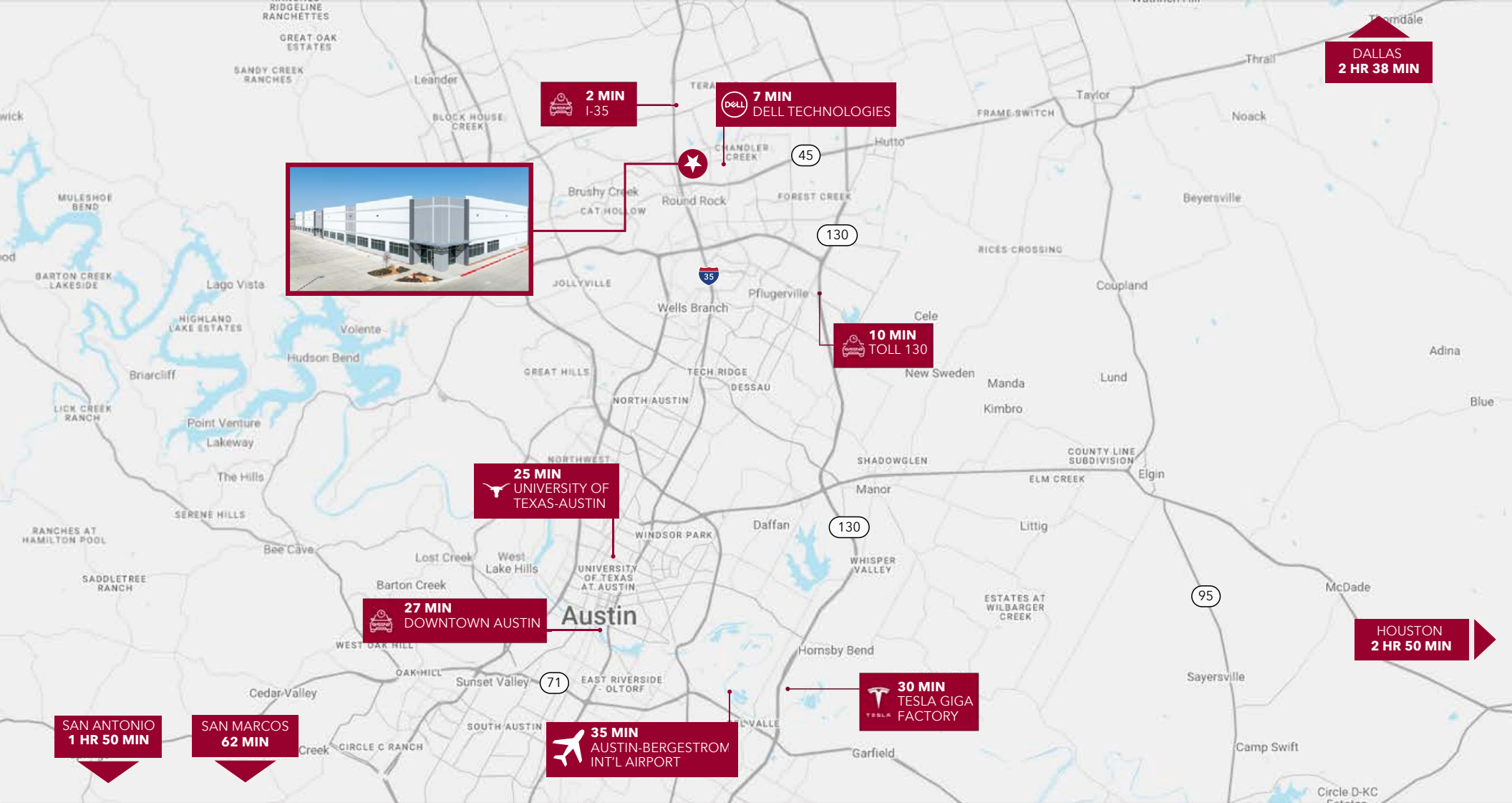
- Salt Traders Coastal (0.3 mi)
- Hopdaddy Burger Bar (0.4 mi)
- Cover 3 (0.5 mi)

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**



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