

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

Available



## 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

## SUITE HIGHLIGHTS

**WAREHOUSE** 32,164 SF

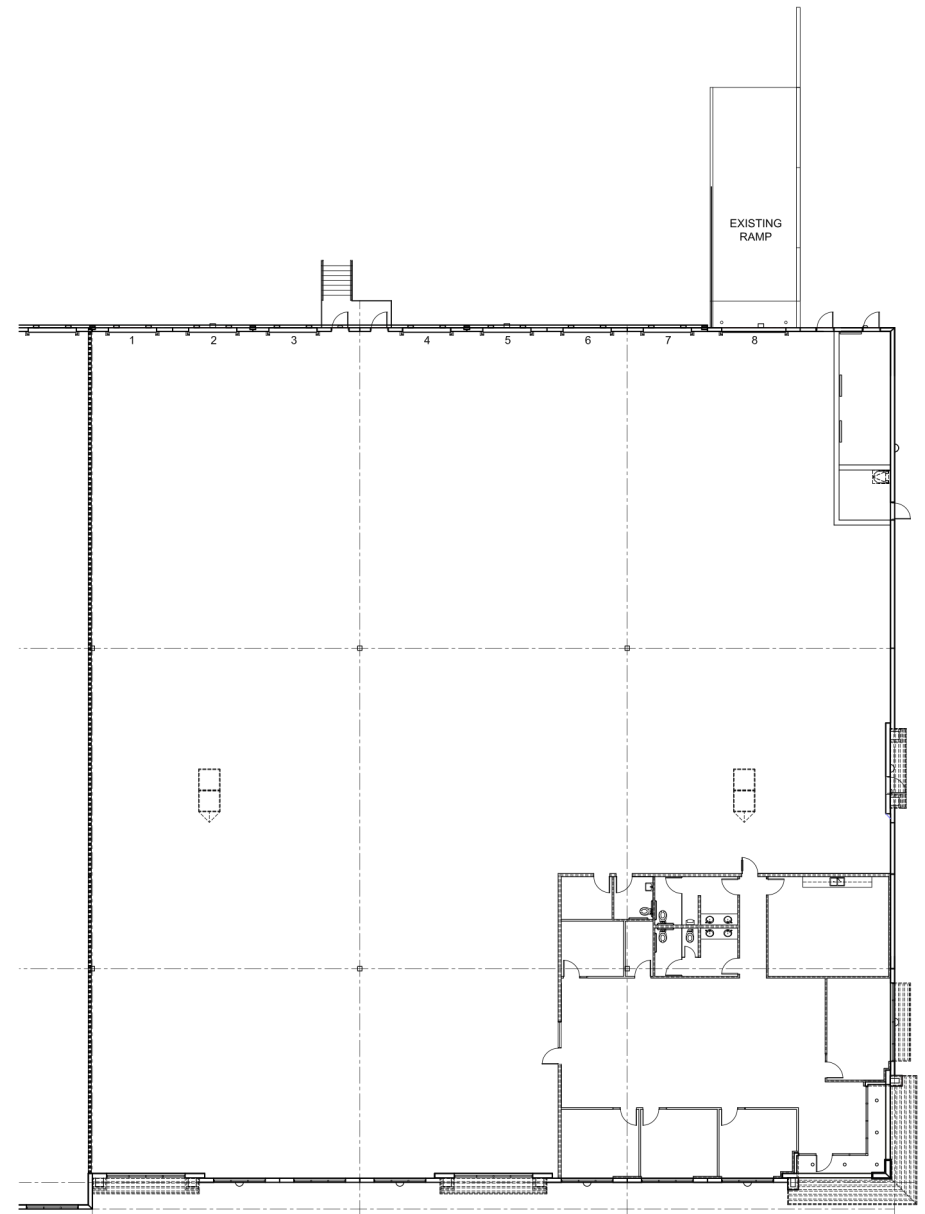
**OFFICE** 3,551 SF

**CLEAR HEIGHT** ±28'

**LOADING** 1 RAMP  
7 DOCK-HIGH DOORS

**BUILDING DEPTH** 180'

**3-PHASE POWER** 480V



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTIES

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# PRIME LOCATION



**Austin Airport (AUS)**  
29 minutes



**Downtown Austin**  
33 minutes



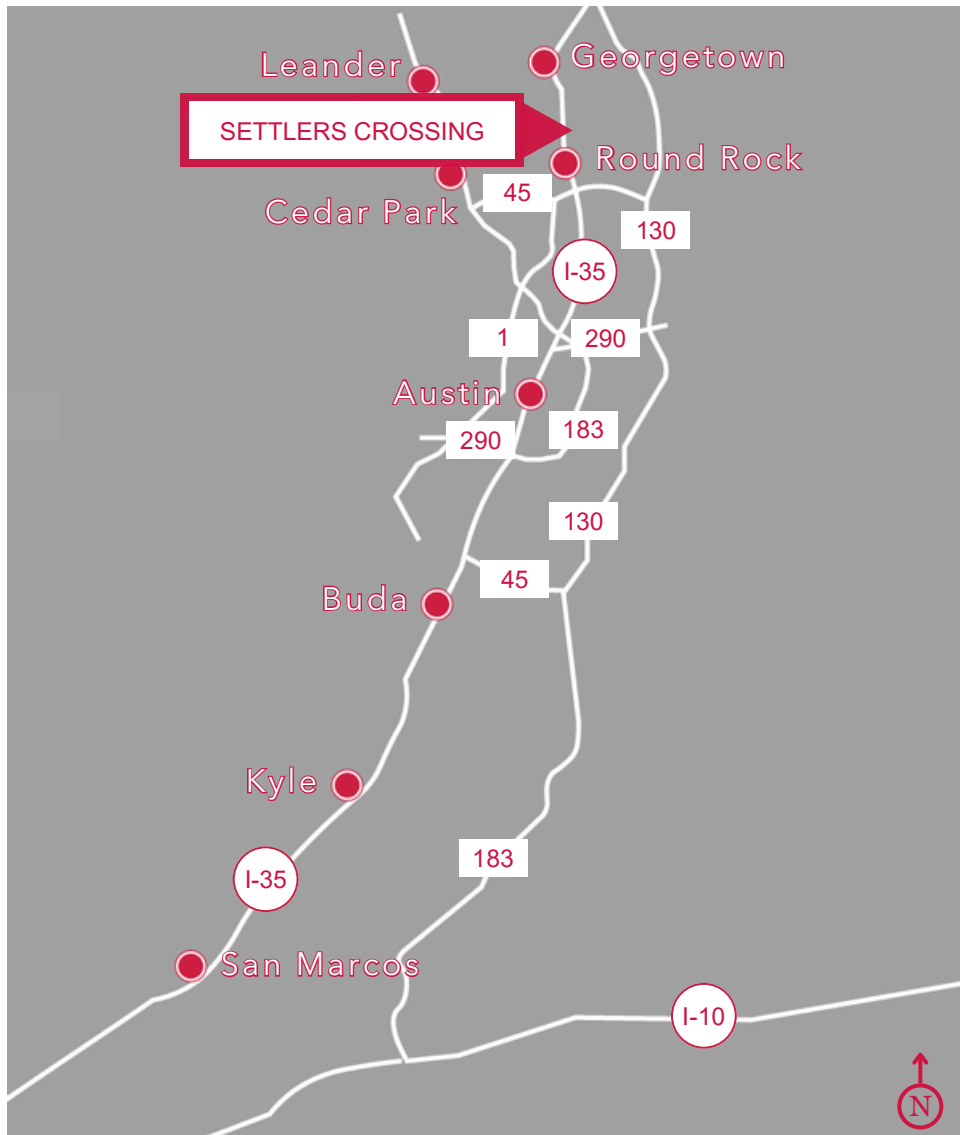
**San Antonio**  
80 minutes



**Houston**  
160 minutes



**Dallas**  
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

## Direct Access to Old Settlers Blvd

High-capacity arterial providing quick connections across Round Rock and North Austin

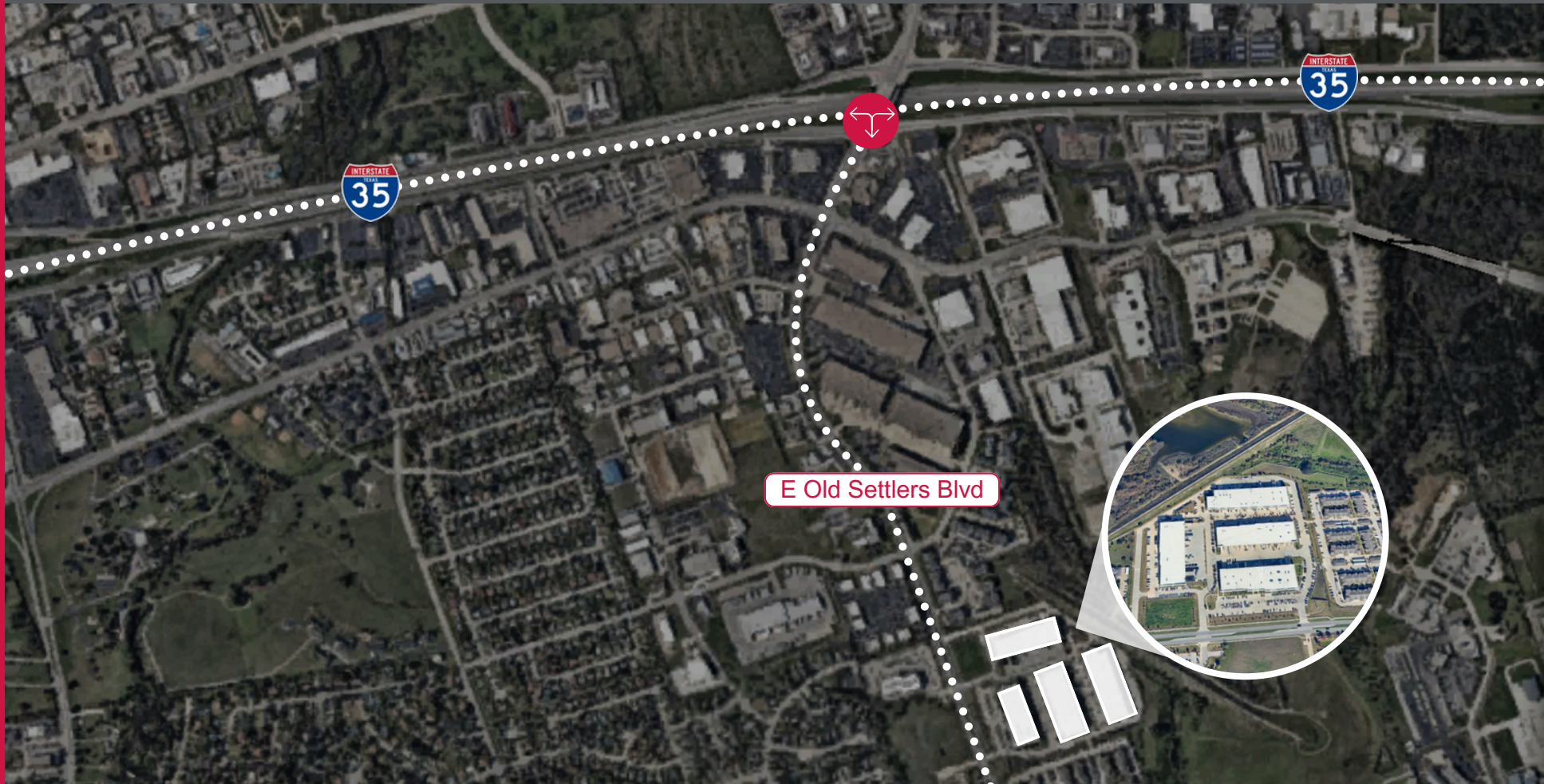
## Efficient Site Ingress & Egress

Designed for easy truck maneuverability and daily traffic flow

## 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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