

For Sale: 1100 N. Industrial Blvd.

FULLY LEASED, SINGLE-TENANT INDUSTRIAL PROPERTY IN ROUND ROCK, TEXAS



1100 N. INDUSTRIAL BLVD.

INVESTMENT SNAPSHOT

A stabilized investment offering long-term income growth in Round Rock, Texas.

Positioned in the heart of Round Rock's industrial corridor, 1100 N. Industrial Boulevard offers investors a rare opportunity to acquire a stabilized, income-producing asset with a proven tenant in place. The two-building, 10,660-square-foot property spans 0.63 acres and features grade-level loading, secured yard space, and minimal office finish. A long-standing tenant operates under a triple-net lease with 3% annual escalations, providing dependable cash flow and steady rent growth in one of the Austin metro's most resilient submarkets.

AT A GLANCE

PROPERTY SIZE 10,660 SF

LAND AREA 0.63 acres

OUTDOOR STORAGE Permitted

ASKING PRICE \$2.4 million

ZONING Industrial

YEAR BUILT 1984

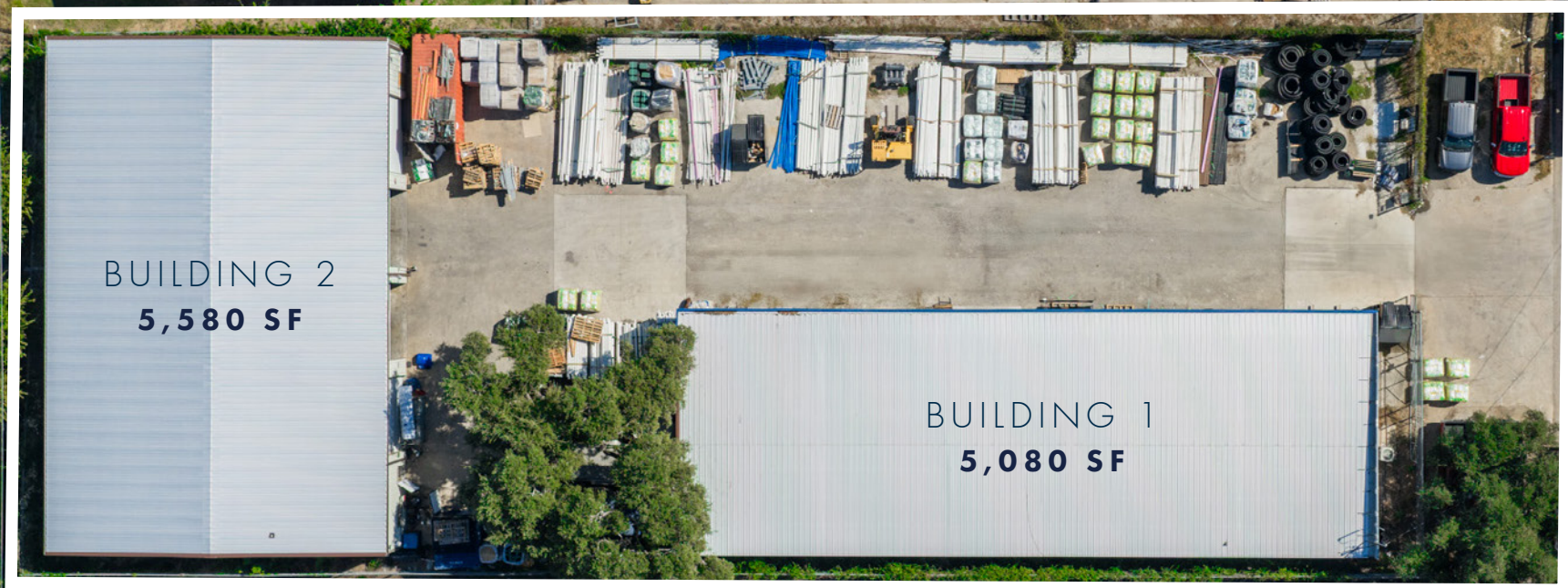
Lease Summary

- Long-term tenant (Horizon Distributors) expiring September 2029 on a NNN lease (commenced November 2003)
- 3% annual rent escalations

Property Information

- Two buildings (B1: 5,080 SF | B2: 5,580 SF)
- Building 1 has 100% HVAC (new unit in 2024)
- Fully secured (new 8' fence around property in 2024)
- Sprinklered
- Grade-level loading
- Minimal office build-out
- New roofs (2024)





BUILDING 2
5,580 SF

BUILDING 1
5,080 SF

INDUSTRIAL BLVD.

TENANT OVERVIEW

Horizon Distributors is a prominent regional wholesale supplier to the green-industry sector, specializing in irrigation, landscape, outdoor living, and powerequipment solutions. Over the years the company has cultivated strong relationships in the local market and is anchored by a reputation for reliability, technical knowledge, and product availability. As a long-term tenant, their presence underscores stable occupancy and alignment with the building's purpose in serving commercial trade clients.



LEASE SUMMARY

IN PLACE RENT	\$11.73/SF/Year NNN
LEASE EXPIRATION	May 2029
ANNUAL ESCALATIONS	3%
RENEWAL OPTIONS	One option to renew for 60 months

Proximity to Major Texas Cities

- 20 miles to Downtown Austin
- 98 miles to Downtown San Antonio
- 168 miles to Downtown Houston
- 176 miles to Downtown Dallas



1100 N. INDUSTRIAL BLVD.

PHOTOS



For Inquiries

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