

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

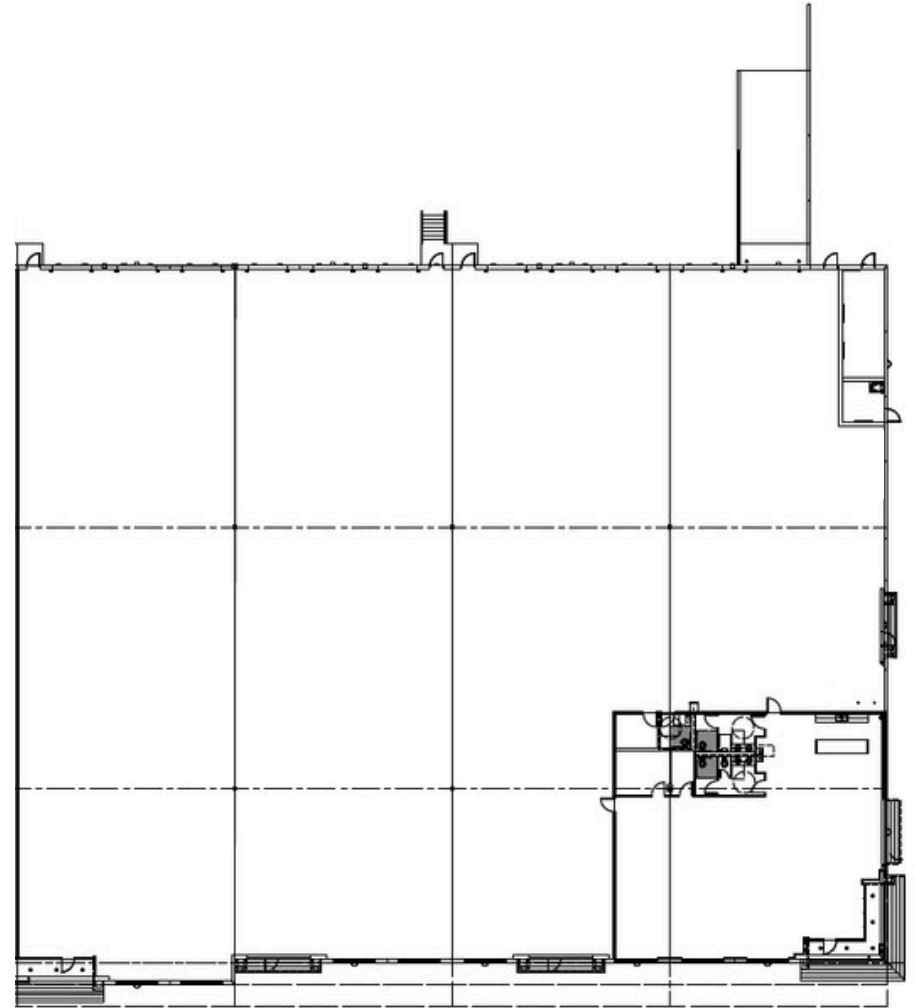
29 MINS
AUSTIN-BERGSTROM
INT'L AIRPORT

33 MINS
DOWNTOWN AUSTIN

BUILDING 2 | SUITE 250

SUITE HIGHLIGHTS

WAREHOUSE	± 32,164 SF
OFFICE	10%
CLEAR HEIGHT	±28'
LOADING	1 RAMP 10 DOCK-HIGH DOORS
BUILDING DEPTH	180'
3-PHASE POWER	480V



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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.

PRIME LOCATION



Austin Airport (AUS)
29 minutes



Downtown Austin
33 minutes



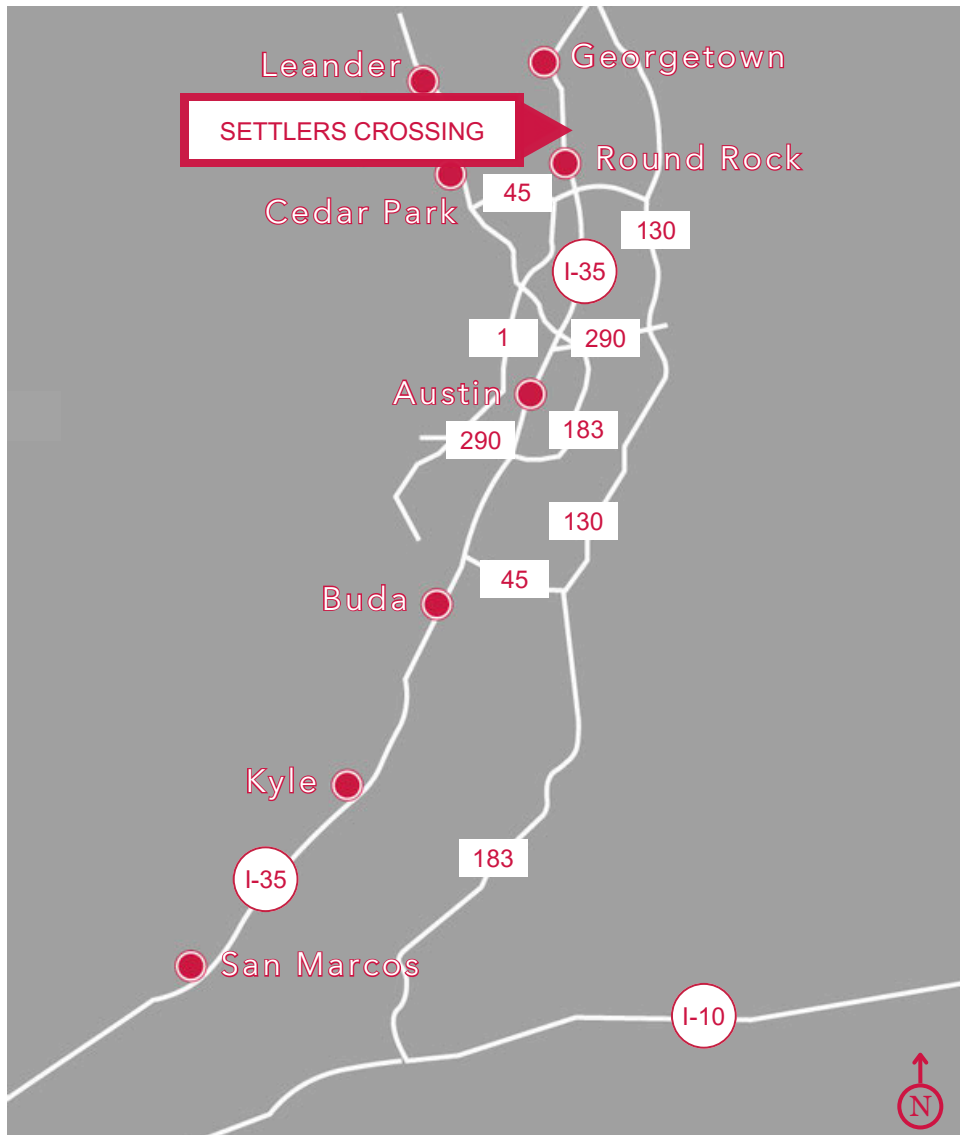
San Antonio
80 minutes



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

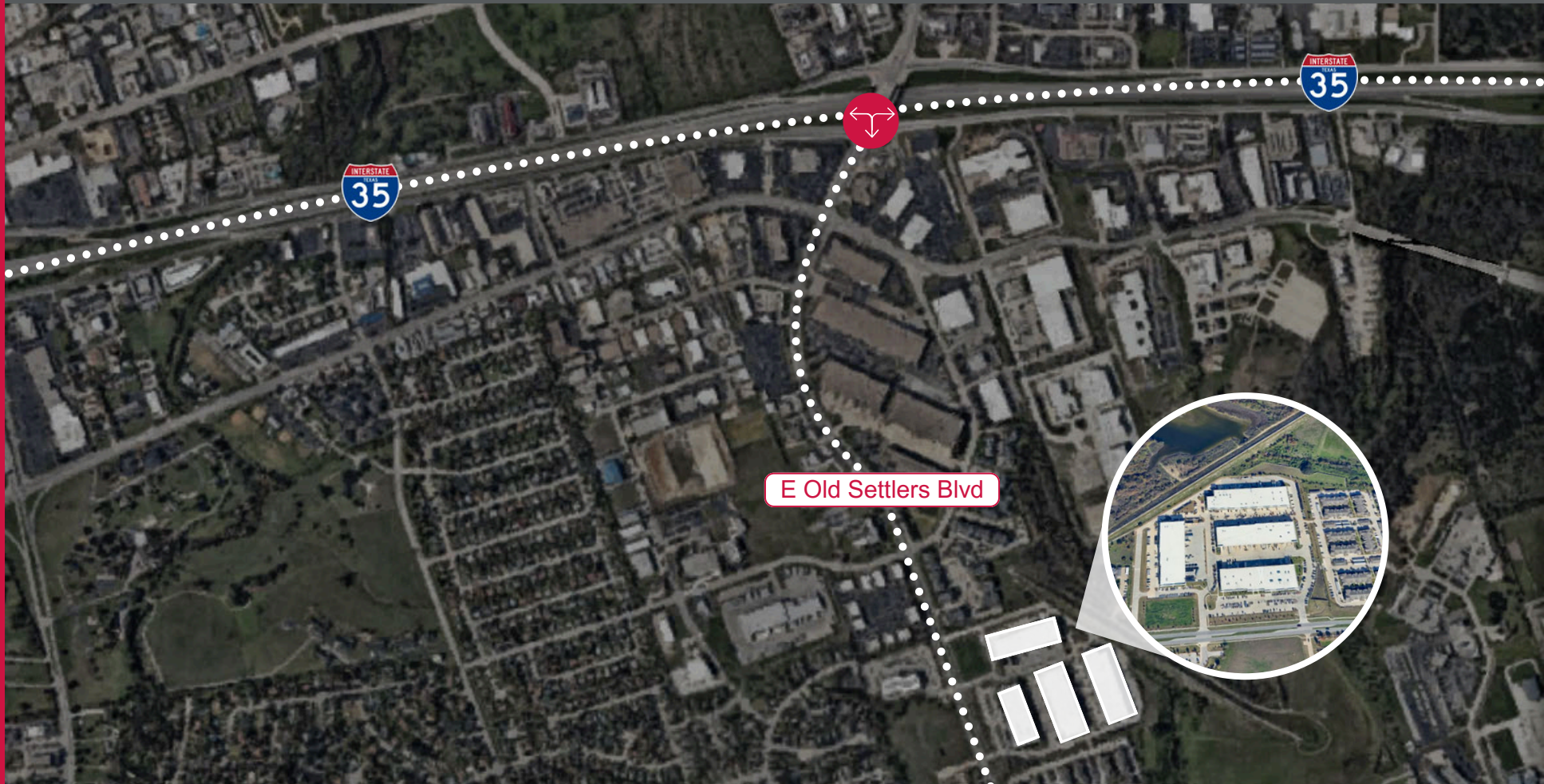
Efficient Site Ingress & Egress

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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