

FOR LEASE | 5,250 SF LIGHT INDUSTRIAL

251 TEXAS AVE, ROUND ROCK

251 Texas Ave, Round Rock, TX 7844



PROPERTY DESCRIPTION

Approximately 2,000 SF office and 3,250 SF warehouse on 0.54 acres. Prime location! Located 0.3 miles from I-35 on Texas Avenue in Round Rock. 4 private offices, 3 phase power, 2 grade level doors (10ft x 9ft), yard space and ample parking. Ideal for Machine Shop!

PROPERTY HIGHLIGHTS:

- Includes +/-2,000 SF of dedicated Office Space
- 4 Private Offices, Reception Area, Conference Room
- 2 Drive Ins with Grade Level Doors (10ft x 9ft)
- 3 Phase Power
- Yard Space
- Easy Access to I-35

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,250 SF
Lot Size:	0.54 Acres
Building Size:	5,250 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	773	3,792	7,926
Total Population	2,071	11,183	23,733
Average HH Income	\$58,336	\$63,715	\$76,601

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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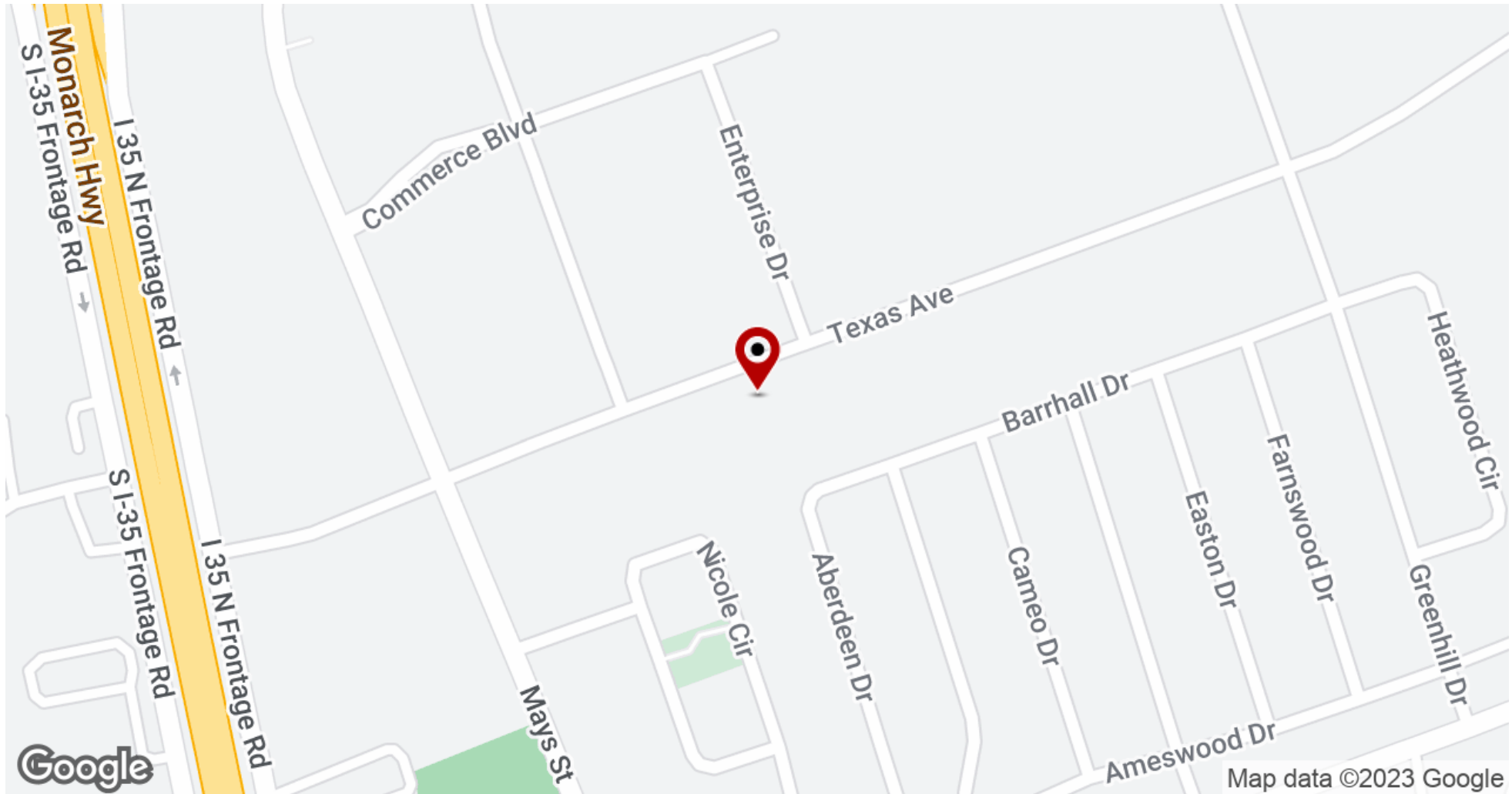
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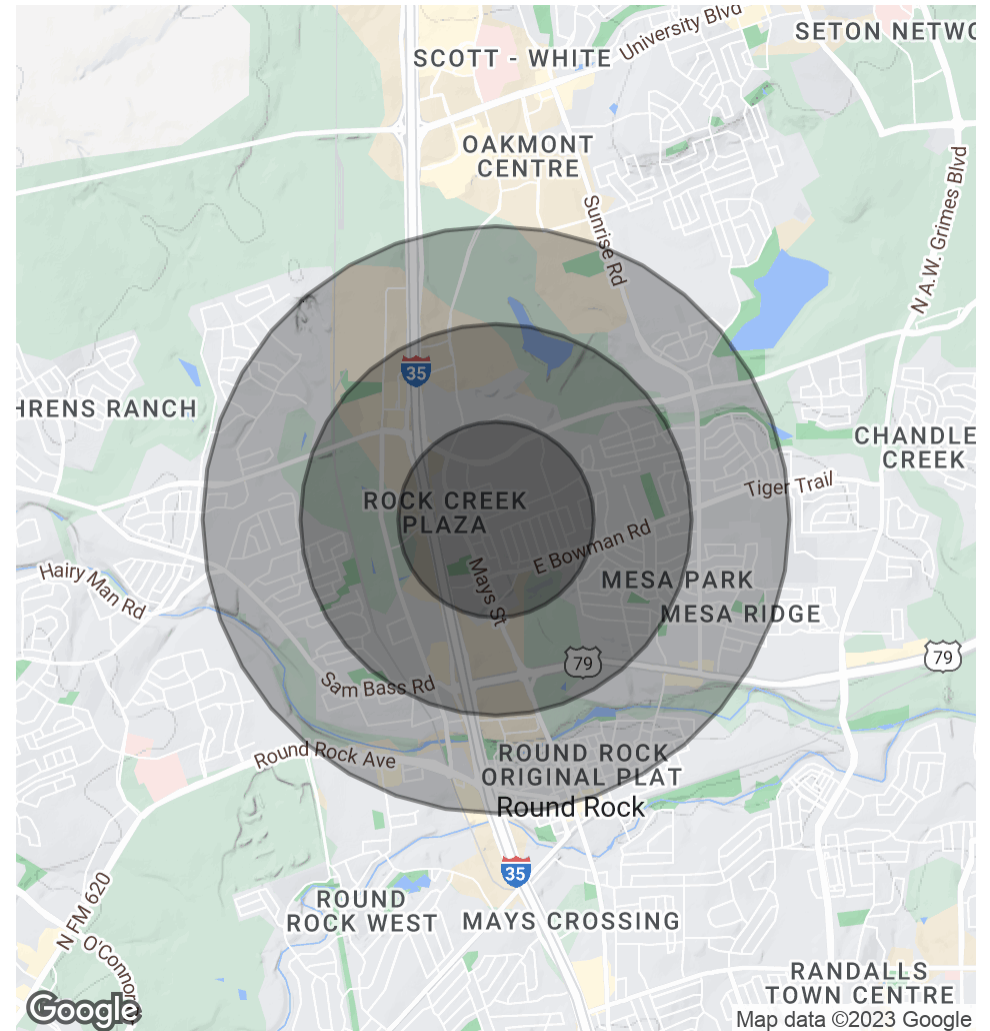
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,071	11,183	23,733
Average Age	31.3	33.3	34.6
Average Age (Male)	30.7	30.8	31.9
Average Age (Female)	31.3	33.3	35.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	773	3,792	7,926
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$58,336	\$63,715	\$76,601
Average House Value	\$183,343	\$192,766	\$201,263

** Demographic data derived from 2020 ACS - US Census*



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