



350 TEXAS AVE. ROUND ROCK, TX 78664



NOW PRELEASING | 15,580 SF - 128,716 SF AVAILABLE

LOCATION & SITE PLAN

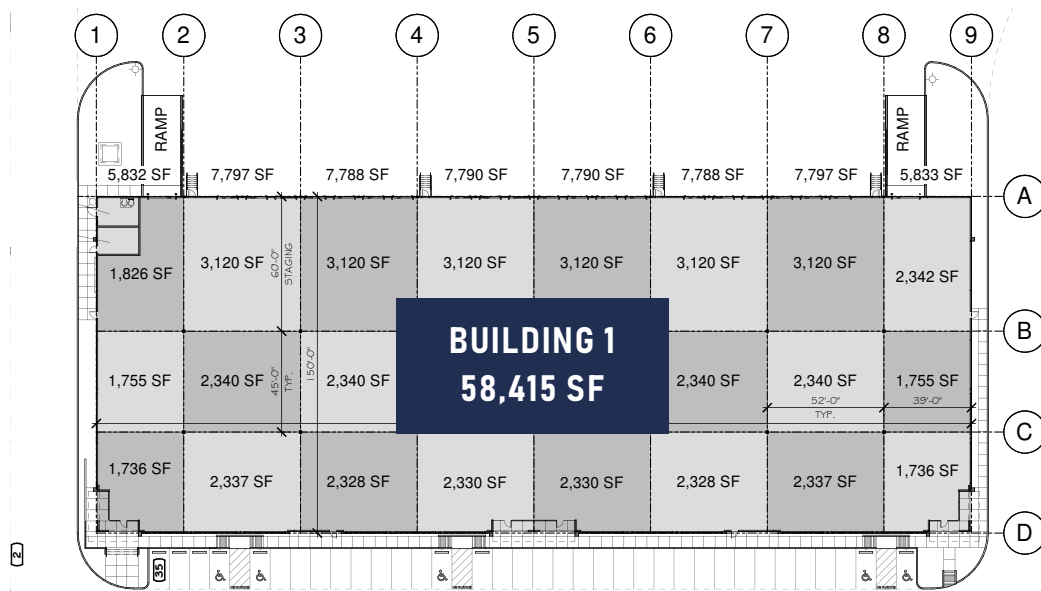
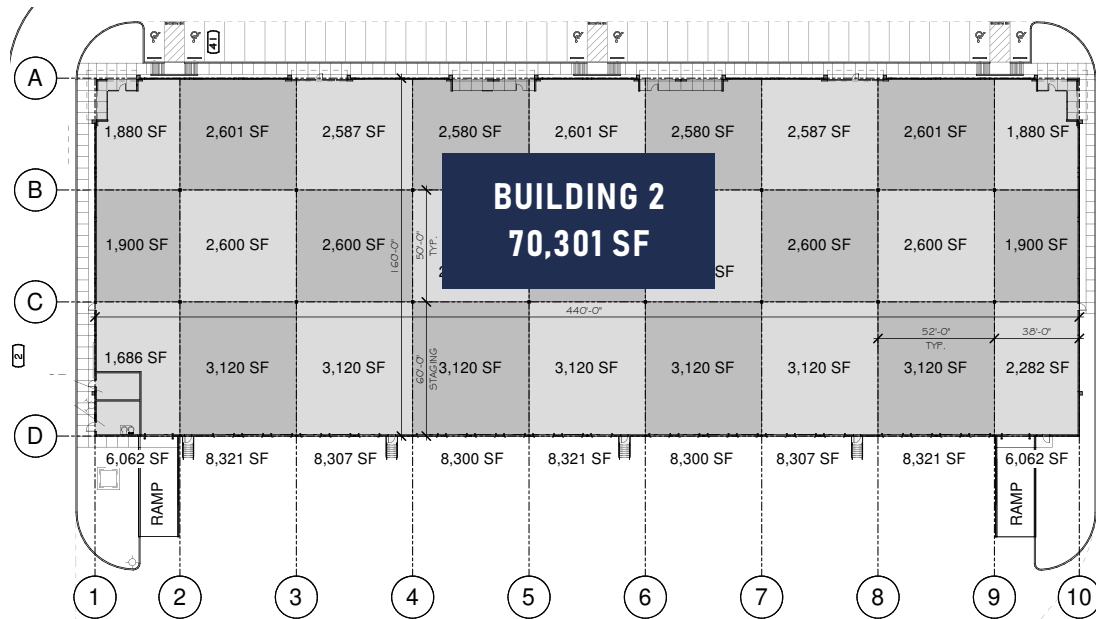
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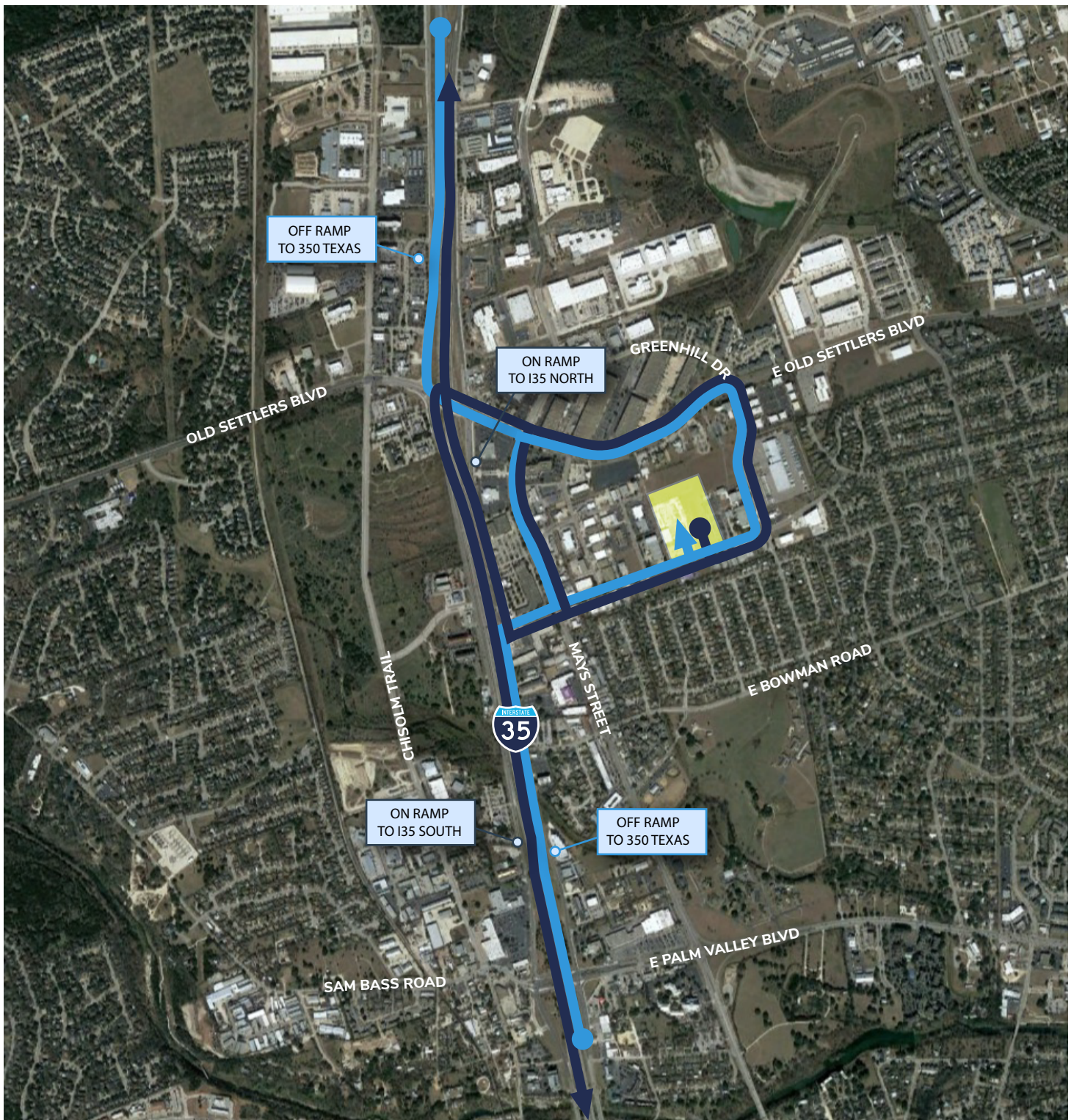
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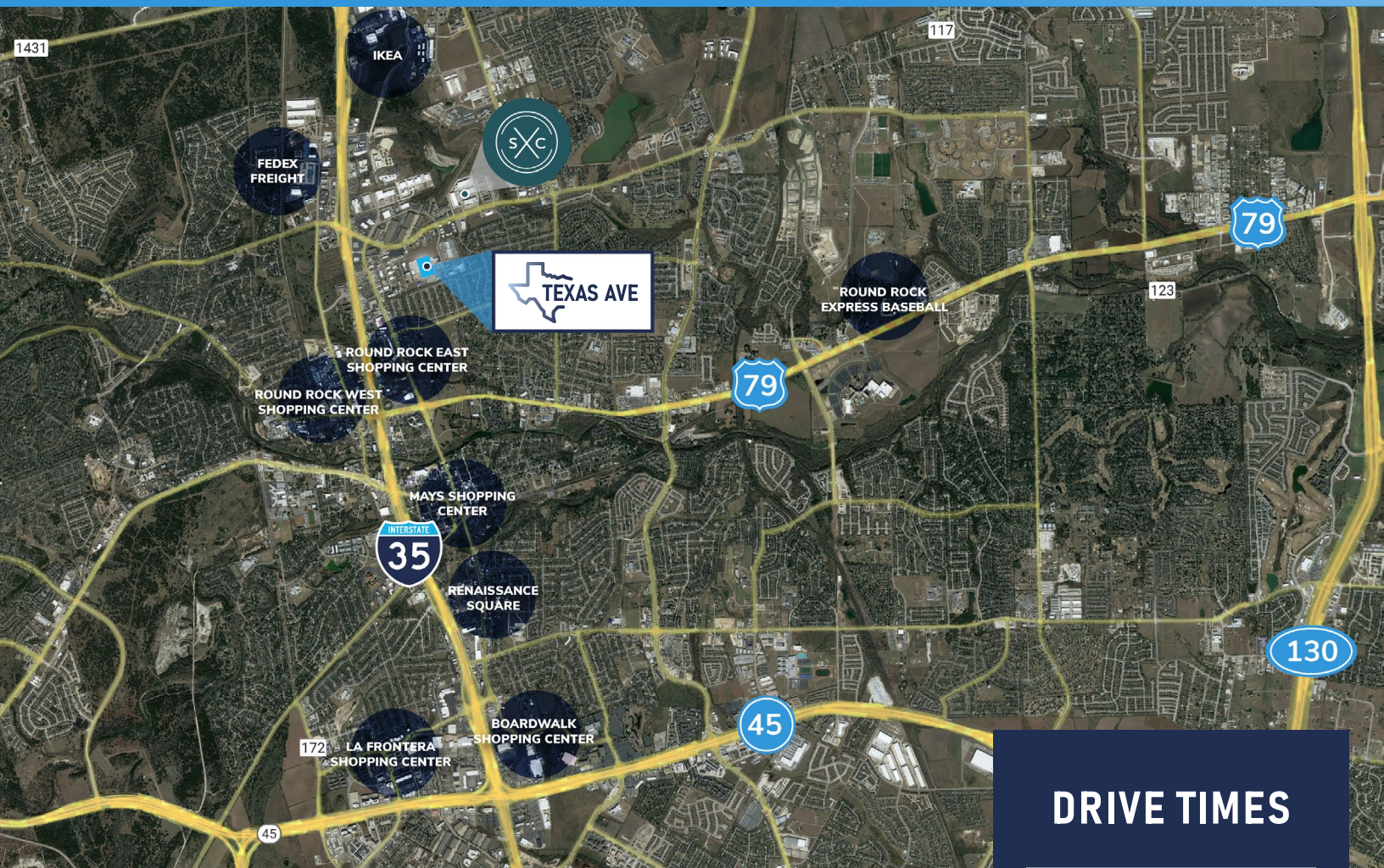
BUILDING FLOORPLANS



INGRESS/EGRESS MAP



AREA OVERVIEW



LOCATION DETAILS

Texas Ave is a Class A industrial park located in the heart of flourishing Round Rock, Texas. SmartAsset listed Round Rock as one of its top 25 “Boomtowns” in the US due to the city’s explosive population and housing growth. Settlers Grove sits in the center of it all offering tenants easy access to the ample restaurant, shopping, and outdoor amenities the city has to offer.

Employees can also take advantage of the area’s affordable housing and highly ranked public schools. The site is just east of IH-35 and is near Highway 45, State Highway 130 and Hwy 79 making it an ideal location for companies seeking convenience from any direction.

DRIVE TIMES

IH-35
2 MIN

SH-45
9 MIN

SH-130
10 MIN

AUSTIN CBD
25 MIN

SAN ANTONIO CBD
1.5 HRS

DALLAS CBD
2.5 HRS

HOUSTON CBD
2.75 HRS

AMENITY LIST

LA FRONTERA SHOPPING CENTER

Aaron Brothers Art
Al's Formal Wear
Amplify Credit Union
Apollo Games
Applebee's
AT&T Wireless
Austin Laser Dentistry
Austin Professional Dental
Austin Telco FCU
Barnes & Noble
Bath & Body Works
Bed, Bath & Beyond
Bo Asian Bistro
Brooklyn Pie Company
Cadiz Laser Spa
Chase Bank
Chipotle
Cielo Spa
Claire's Boutique
Cost Plus
Cunningham Chir.
Deluxe Cleaners
Dress Barn
Eco Box
Edible Arrangements
Eyemart Express
Family Dentistry
Fire Bowl Cafe
Floor n Design
GameStop
Garden Ridge
Hallmark Gold Crown
Hobby Lobby
Hooter's
Jimmy John's
Justice
Kohl's
Lane Bryant
Laser Cosmetic Solutions
Leslie's Pool Supplies
Logan's Roadhouse
Longhorn Steakhouse
Lowe's
Maggie Moo's Ice Cream
Marshall's
Mattress Firm
Men's Wearhouse
Mister Carwash
Mongolian Grille
Office Depot
Old Navy
Olive Garden
Petco
Pier 1 Imports
Pipe World
Plato's Closet
Q & T Jewelers
Quizzno's
Rack Room Shoes

Red Lobster
Regency Beauty Institute
River City Grille at The
Marriott
Sam's Club
Samual's Jewelers
Schlotzsky's
Scotttrade
Serenity Floor & Design
Serrano's Cafe
Smoothie King
Snip-its Haircuts 4 Kids
Tokyo Steakhouse
Ulta 3 Cosmetics
VoiceStream Wireless
Weight Watchers
Wingstop

ROUND ROCK PREMIUM OUTLETS

Adidas
Aeropostale
Aldo
American Eagle
Ann Taylor
Asics
Auntie Anne's
Banana Republic
Bath & Body Works
Bose
Brooks Brothers
Burberry
Calvin Klein
Carter's
Casual Male XL
Charlotte Russe
Chico's
Church's Chicken
Cinnabon
Clarks
Coach
Converse
Crabtree & Evelyn
Crocs
Disney
Eddie Bauer
Express
FILA
Finish Line
Fossil
Gap
Guess
Gymboree
Haggar
Hurley
J Crew
Janie and Jack
Jockey
Johnston & Murphy
Journeys
Kay Jewelers

Kipling
Kitchen Collection
Lane Bryant
Le Creuset
Levi's
Lids
LOFT Outlet
Lucky Brand
Michael Kors
NY & Company
Nike
Nine West
Oakley
OshKosh B'Gosh
PacSun
Perry Ellis
Polo Ralph Lauren
PUMA
Reebok
rue 21
Samsonite
SAS Shoe Store
Shoe Carnival
Skechers
Spencer's
Starbucks Coffee
Suit City
Sunglass Hut
Swarovski
The Luggage Factory
Tommy Hilfiger
Torrid
Toys R Us
Under Armour
IZOD Golf
Vans
Villa Italian Kitchen
Waikiki
Zales
Zumiez

MAYS SHOPPING CENTER

A+ FCU
Academy Sports
Allen's Boots
Big Lots
Check 'n Go
Cosmo Spa Nails
CricKet
Discount Electronics
La Michoacana Meat
Madden Chiropractic
Mrs. Bairds Thrift Store
O'Reilly Auto Parts
Partners Sales & Leasing
Payday Advance
Pluckers Wing Bar
Salon Ciao Bella Day
Spa
Smiles of Round Rock
United Heritage CU

BOARDWALK SHOPPING CENTER

Ace Cash Express
Approved Money
AT&T Wireless
Bank of America
Batteries Plus
Cheyenne Chir.
Chick-fil-A
Chili's
Chola Indian
El Taquito
Eye Masters
Fred Loya Insurance
H&R Block
Home Depot
Jiffy Lube
Kublai Khan Stir Fry
Lamb's Tire
Las Lomas
Macaroni Grill
McDonalds
OfficeMax
Panda Express
Party City
Payless Shoe
PetSmart
Pho Lee Vietnamese
Restaurant
Radio Shack
Ross
Sears
Subway
Super Cuts
The Mattress Firm
Twin Peaks
UPS Store
VooDoo BBQ & Grill
Wal-Mart
Zen Spa
Zorba Greek

ROUND ROCK EAST SHOPPING CENTER

Austin Drug Testing
AutoZone
Bealls
Benjamin Moore
Goodwill
Harley Davidson
Honda
Hyundai
KFC
KIA
McDonald's
Planet Fitness
Sally Beauty
Spa Pro Nails
SuperCuts
The UPS Store
Toyota

RENAISSANCE SQUARE

Andy's Wine & Spirits
Antique Mall of Texas
Austin Sew
Buddies Home Furnish
Centex Business Center
Champion's Tae Kwon Do
Cici's Pizza
Conn's
Dr. Mysse Family Dentist
Eagle Rehab
Element Nails & Spa
Gold Gals
Golden Palace
Hillje Music
Image Blinds
Kaleidoscope Toys
La Silla de Monterey
Natural Touch Massage
One Main Financial
Outback Steakhouse
Red Wing Shoes
Rogue's Comics & Games
Smokey Mo's
Taj Grocery
The Cellphone Exp.
Title Boxing Club
Tuesday Morning
Whataburger

ROUND ROCK WEST SHOPPING CENTER

Chuy's
Courtyard Marriott
Cracker Barrel
CVS
Denny's
Hop Doddy
Jack Allen's Kitchen
Mellow Mushroom
Saltgrass Steakhouse