



## INTRODUCTION

Knight Real Estate Company is pleased to offer this 21,200 SF/0.49 AC parcel inside the Creekside Industrial Park in Round Rock, Texas.

## PROPERTY FACTS

- Located in the Creekside Industrial Park on the south side of Brandi Lane, just west of Sam Bass Road.
- Site Description: One (1) parcel totaling 21,200 SF (0.49 acres). The site is irregular in shape with generally level topography and ample drainage. The subject site is not located in the flood zone.
- Legal Description: Lot 9, Block B, Creekside Industrial Park, Section 1, an addition to the city of Round Rock, Williamson County, Texas.
- Zoning: "I" – Industrial District
- Close proximity to I-35, SH-45, RR-620 & the MoPac Expy.

## DEMOGRAPHICS

Radius	2023 Population	Daytime Population	Average HH Income
1-mile	7,574	11,753	\$130,455
3-mile	89,945	112,404	\$121,486
5-mile	214,132	216,590	\$130,644

## TRAFFIC COUNTS

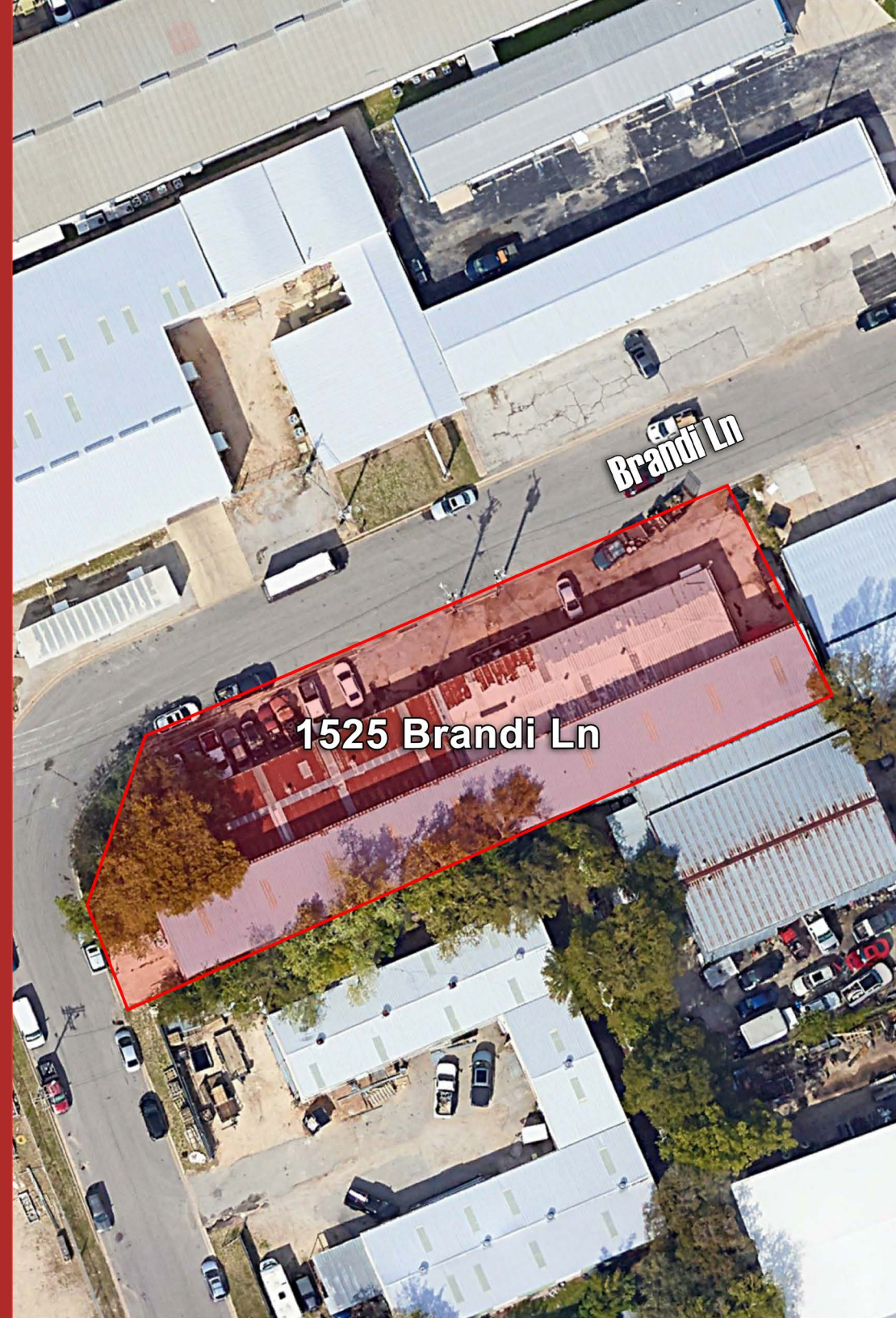
Sam Bass Rd: 9,998 VPD (TXDOT 2020)



1525 Brandi Lane, Round Rock, TX 78681

## IMPROVEMENTS

- One-story, 12,688 SF office/warehouse facility consisting of two (2) buildings: Buildings 1 and 2. Building 1 is a 6,000 SF industrial building of metal construction, +/- 1,200 SF of office/HVAC space, 10' clear ceiling height, and a pitched roof. Building 2 is a 6,688 SF warehouse building of metal construction, no reported office/HVAC space, a 22' clear ceiling height, and a flat roof. Overall, the subject displays 1,200 SF of office/HVAC space (9%) and a weighted clear ceiling height of 16' (10'-22'). Overall, the subject is in average condition and is of average quality construction.
- Office Area: 1,200 SF
- Warehouse Area: 11,488 SF
- Gross Building Area 12,688 SF (Per appraiser's measurements)
- Office/HVAC Area 9% / 9%
- Year of Construction 1978 / Some Updates Since
- Land to Building Ratio 1.67:1
- Clear Ceiling Height 16' (10'-22')







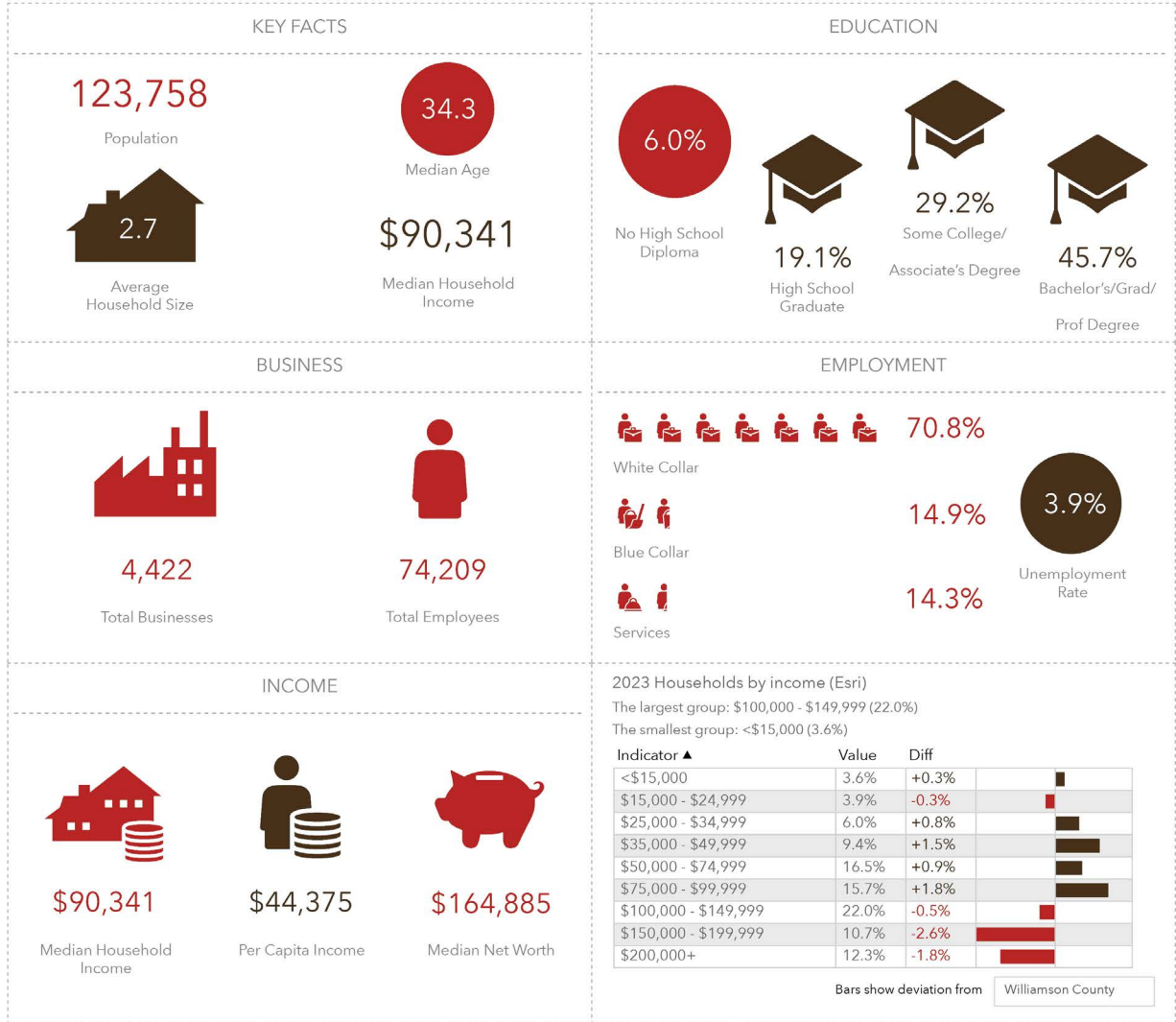
# CREEKSIDE INDUSTRIAL PARK PROPERTY

## 1525 BRANDI LANE, ROUND ROCK, TX 78681

### ROUND ROCK DEMOGRAPHICS

### Key Facts

Round Rock City, TX  
Geography: Place



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

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# CREEKSIDE INDUSTRIAL PARK PROPERTY

1525 BRANDI LANE, ROUND ROCK, TX 78681

## AUSTIN MSA - DEMOGRAPHICS



KEY FACTS		EDUCATION																																									
<p>2,499,236</p> <p>Population</p>	<p>35.2</p> <p>Median Age</p>	<p>8%</p> <p>No High School Diploma</p>	<p>19%</p> <p>High School Graduate</p>																																								
<p>2.5</p> <p>Average Household Size</p>	<p>\$89,695</p> <p>Median Household Income</p>	<p>23%</p> <p>Some College</p>	<p>51%</p> <p>Bachelor's/Grad/Pr of Degree</p>																																								
BUSINESS		EMPLOYMENT																																									
<p>88,598</p> <p>Total Businesses</p>	<p>1,042,635</p> <p>Total Employees</p>	<p>71.0%</p> <p>White Collar</p>	<p>3.5%</p> <p>Unemployment Rate</p>																																								
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		<p>13.6%</p> <p>Services</p>																																									
INCOME		<p>2023 Households by income (Esri)</p> <p>The largest group: \$100,000 - \$149,999 (19.4%)</p> <p>The smallest group: \$15,000 - \$24,999 (5.0%)</p> <table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> <th></th> </tr> </thead> <tbody> <tr> <td>&lt;\$15,000</td> <td>6.6%</td> <td>-2.7%</td> <td>█</td> </tr> <tr> <td>\$15,000 - \$24,999</td> <td>5.0%</td> <td>-2.3%</td> <td>█</td> </tr> <tr> <td>\$25,000 - \$34,999</td> <td>5.7%</td> <td>-2.1%</td> <td>█</td> </tr> <tr> <td>\$35,000 - \$49,999</td> <td>9.4%</td> <td>-1.9%</td> <td>█</td> </tr> <tr> <td>\$50,000 - \$74,999</td> <td>14.5%</td> <td>-2.6%</td> <td>█</td> </tr> <tr> <td>\$75,000 - \$99,999</td> <td>13.3%</td> <td>+0.7%</td> <td>█</td> </tr> <tr> <td>\$100,000 - \$149,999</td> <td>19.4%</td> <td>+2.7%</td> <td>█</td> </tr> <tr> <td>\$150,000 - \$199,999</td> <td>11.5%</td> <td>+3.3%</td> <td>█</td> </tr> <tr> <td>\$200,000+</td> <td>14.5%</td> <td>+4.8%</td> <td>█</td> </tr> </tbody> </table> <p>Bars show deviation from 48 (Texas)</p>		Indicator ▲	Value	Diff		<\$15,000	6.6%	-2.7%	█	\$15,000 - \$24,999	5.0%	-2.3%	█	\$25,000 - \$34,999	5.7%	-2.1%	█	\$35,000 - \$49,999	9.4%	-1.9%	█	\$50,000 - \$74,999	14.5%	-2.6%	█	\$75,000 - \$99,999	13.3%	+0.7%	█	\$100,000 - \$149,999	19.4%	+2.7%	█	\$150,000 - \$199,999	11.5%	+3.3%	█	\$200,000+	14.5%	+4.8%	█
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<p>\$89,695</p> <p>Median Household Income</p>	<p>\$48,981</p> <p>Per Capita Income</p>	<p>\$164,829</p> <p>Median Net Worth</p>																																									