



OFFERING MEMORANDUM

Actual Property

FOR LEASE - \$18/SF NNN

1700 ROYSTON LN, ROUND ROCK, TX 78664

JUSTIN WILLIAMS

512.971.3695

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TREVOR SHORT

480.685.1343

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[TRINITYREIS.COM](https://www.trinityreis.com)

TRINITY REAL ESTATE INVESTMENT SERVICES // 210 BARTON SPRINGS ROAD, SUITE 575, AUSTIN, TX 78704

ROUND ROCK, TX

FOR RENT at \$18/SF NNN

- Office Flex Space Available Well Below Market Price
- Medical/Industrial Building Available for Rent (\$18/SF)
- Located in the Greater Austin MSA, Just 16 Miles North of the State Capital
- Dense Demographics of 119,352 in a 3-Mile Radius & 262,320 in a 5-Mile Radius
- Affluent Community Having an Average Household Income of \$89,538 in 1-Mile Radius & \$98,807 in 3-Mile Radius
- Round Rock has a Total Population of 131,255 Residents, Located in Central Texas it is one of the Fastest Growing Cities in America
- Subject Property Offers Dual Entry Points and Ample Parking lot

EXCLUSIVELY MARKETED BY:

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PROPERTY DETAILS:

Price: **Contact Broker for Details**

Total Building SF: **37,784 SF**

Front Office (A): **19,327 SF (Occupied)**

Back Office (B): **18,457 SF
1,431 SF Mez (For Lease)**

Land Area: **3.18 AC**

Year Built: **1986**

Year Renovated: **1992**

Percent Occupied: **51%**

No. of Tenant Spaces: **1-2**

INCOME SUMMARY	2023	PRO-FORMA
Rental Income	\$522,905	\$657,584
CAM	\$148,288	\$212,636
Gross Income	\$671,193	\$870,220

EXPENSE SUMMARY	2023	PRO-FORMA
Maintenance (Electrical)	\$799	\$799
Trash/Dumpster	\$12,595	\$12,595
Landscaping & Grounds	\$13,112	\$13,112
Utilities	\$9,917	\$13,190
Safety Services	\$3,594	\$3,594
Insurance	\$9,466	\$9,466
Property Taxes	\$156,999	\$125,440
Management Fees	\$28,700	\$34,440
Gross Expenses	\$235,182	\$212,636
Net Operating Income	\$436,011	\$657,583

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	9,209	90,275	200,113
2023 Estimated	11,610	119,352	262,320
2028 Projected	11,654	122,590	274,714

POPULATION GROWTH



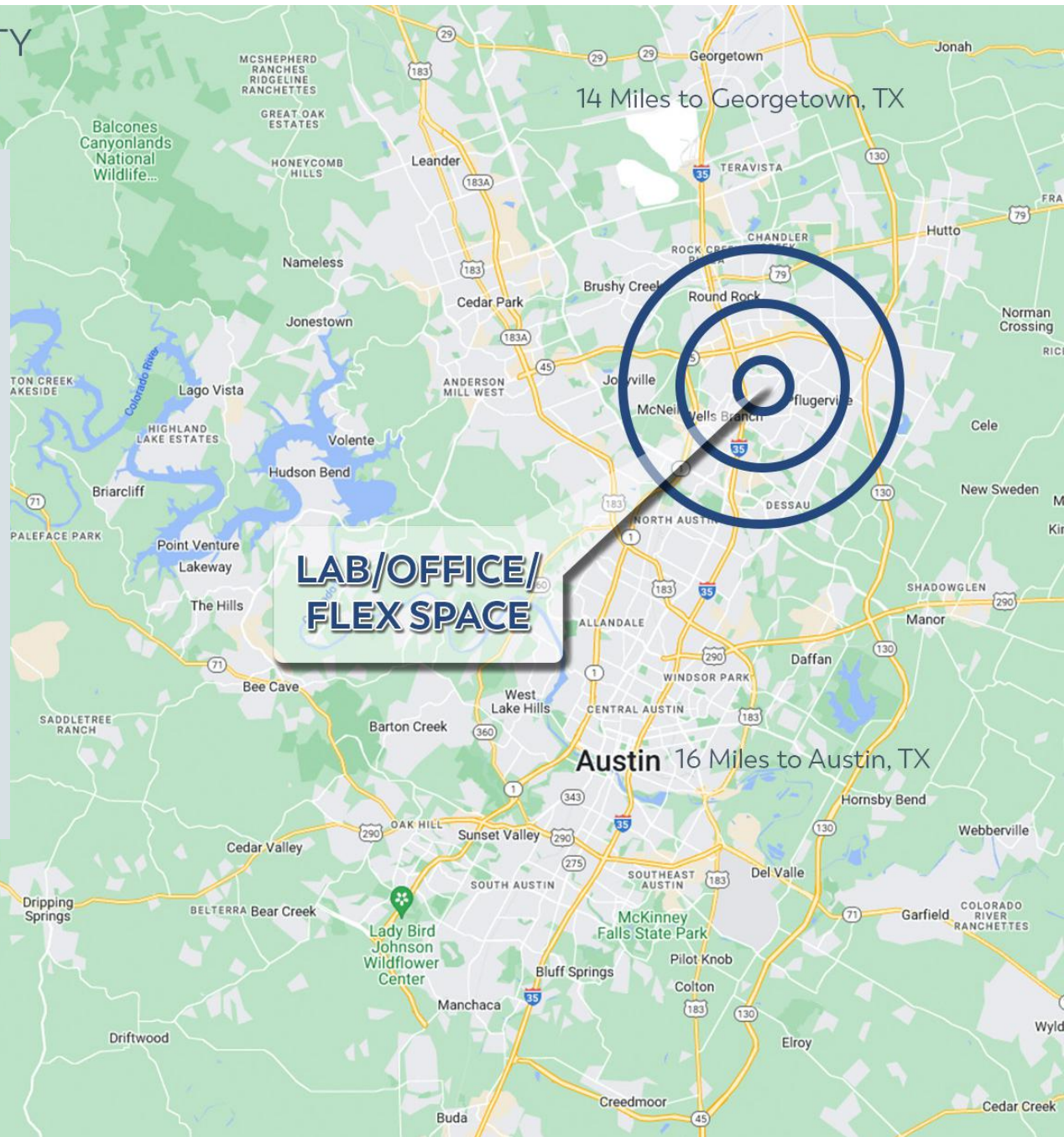
	1 Mile	3 Mile	5 Mile
2010 - 2022	26.07%	32.21%	31.09%
2023 - 2028	0.38%	2.71%	4.72%

HOUSEHOLD INCOME



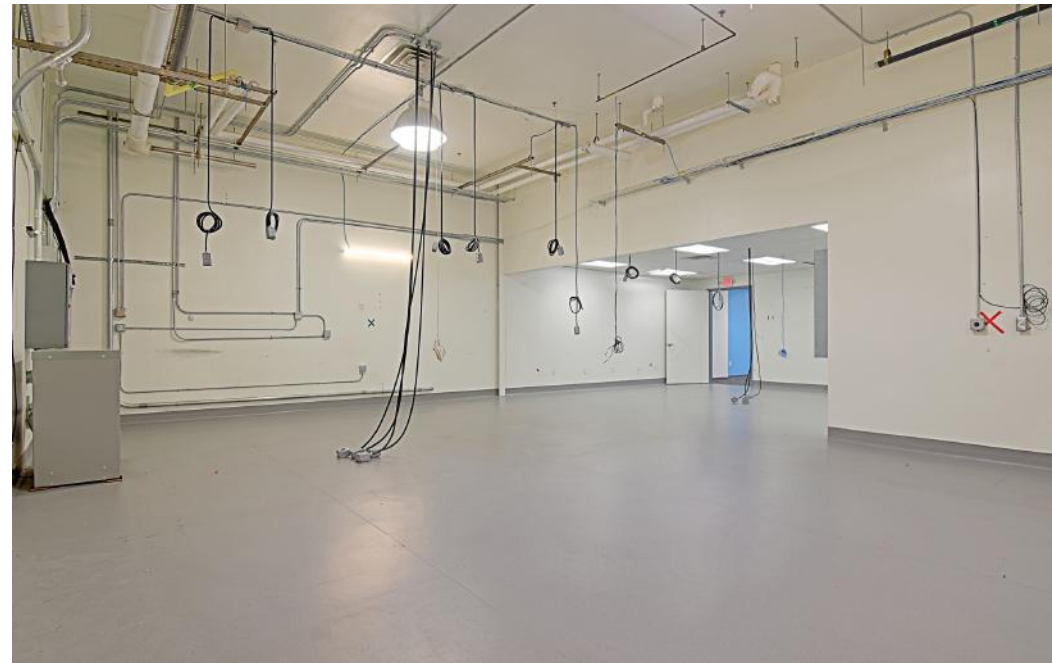
	1 Mile	3 Mile	5 Mile
Median	\$76,244	\$79,444	\$84,073
Average	\$89,538	\$98,807	\$109,493

Demographic data provided by CoStar



BACK OFFICE (FOR LEASE)

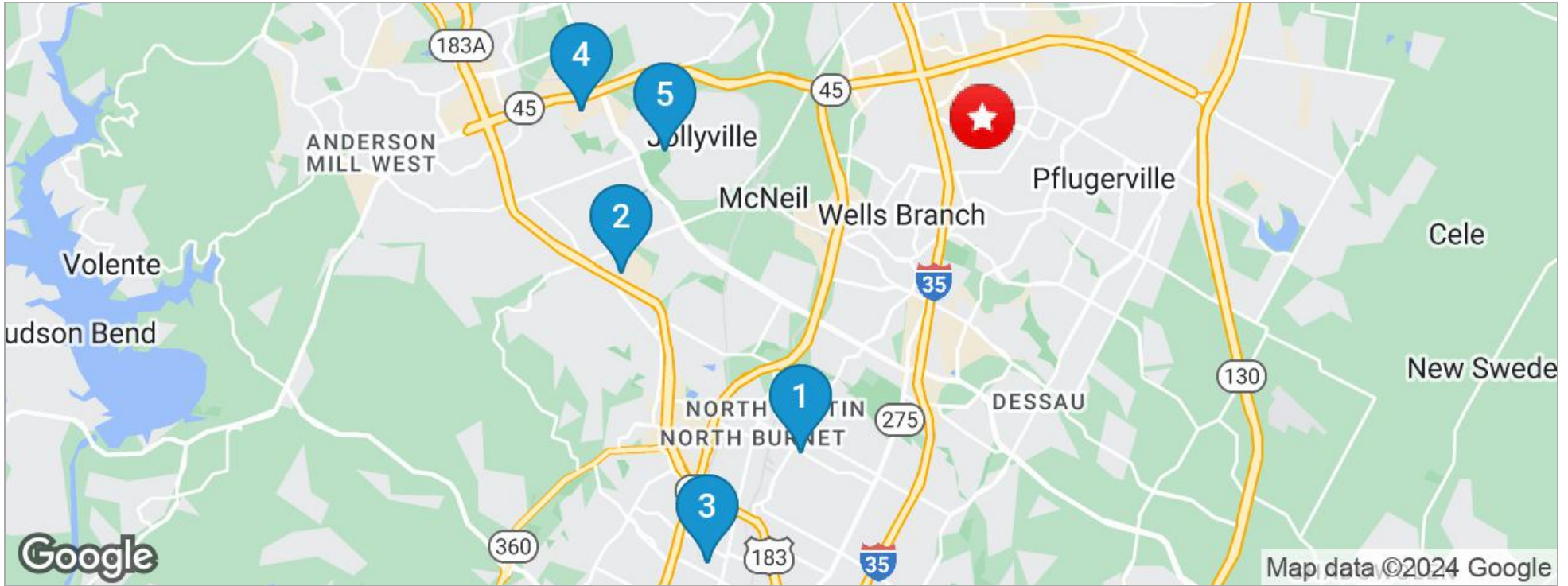
1700 ROYSTON LN | ROUND ROCK, TX



BACK OFFICE (FOR LEASE)

1700 ROYSTON LN | ROUND ROCK, TX





★ SUBJECT PROPERTY
1700 Royston Ln | Round Rock, TX 78664

1 \$24/SF NNN
1835 Kramer Lane
Austin, TX 78758

2 \$25/SF NNN
12515 Research Blvd.
Austin, TX 78759

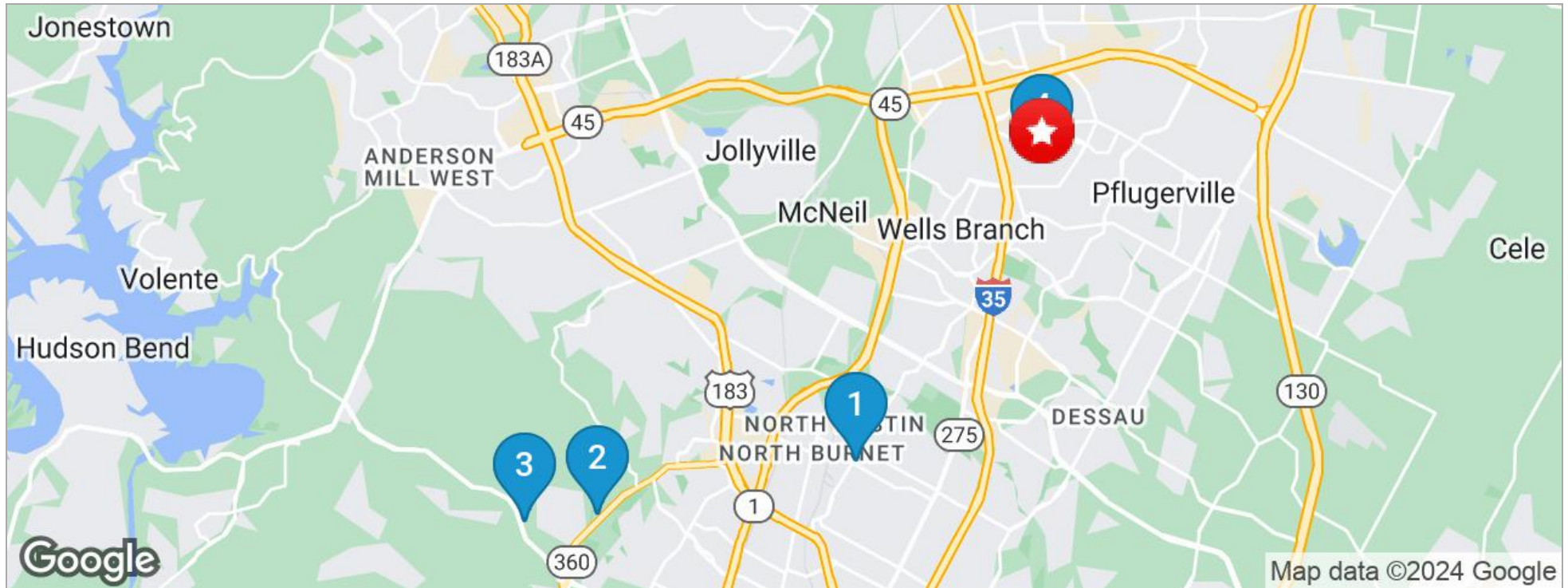
3 \$30/SF NNN
2700 W Anderson Lane
Austin, TX 78757

4 \$28.50/SF NNN
13630 Briarwick Drive
Austin, TX 78729

5 7700 W PARMER LANE
Austin, TX
78717

SIGNED LEASE COMPARABLES

1700 ROYSTON LN | ROUND ROCK, TX



SUBJECT PROPERTY

1700 Royston Ln | Round Rock, TX 78664

1

\$23/SF NNN

11009 Metric Blvd
Austin, TX 78758

2

\$25/SF NNN

7600 Capital of Texas Hwy N
Austin, TX 78731

3

\$23/SF NNN

7300 Ranch Rd 2222
Austin, TX 78730

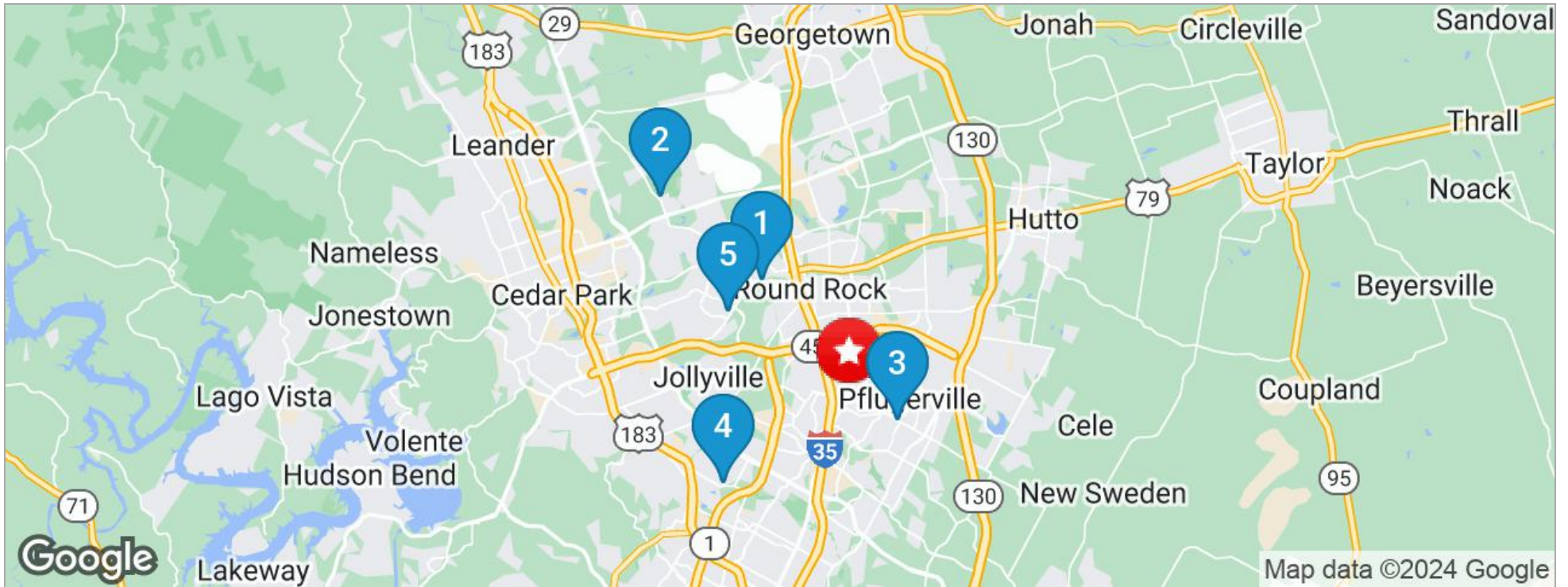
4

\$20.40/SF NNN (SUBJECT PROPERTY)

1700 Royston Lane
Austin, TX 78664

ASKING PRICE COMPARABLES

1700 ROYSTON LN | ROUND ROCK, TX



SUBJECT PROPERTY

1700 Royston Ln | Round Rock, TX 78664

1

\$535.91/SF

1830 Round Rock Ave
Round Rock, TX 78681

2

\$464.71/SF

3835 County Rd 175
Leander, TX 78641

3

\$445.88/SF

1009 W Pecan Street
Pflugerville, TX 78641

4

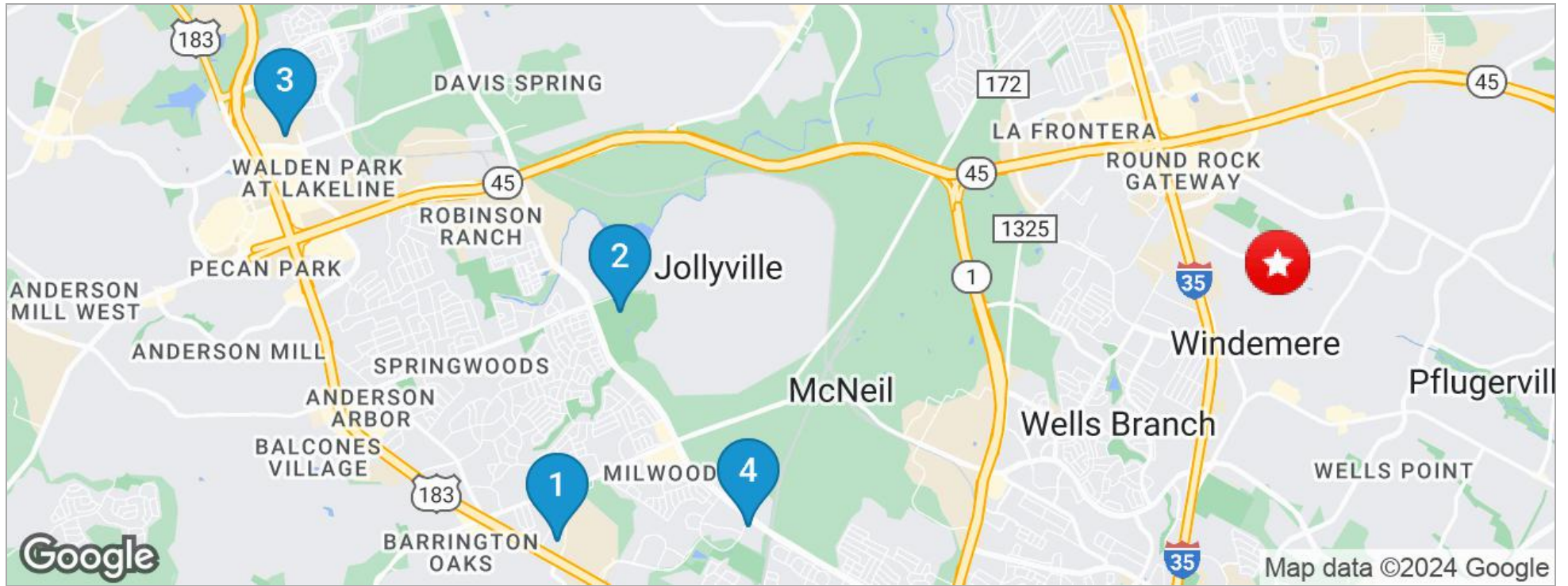
\$435/SF

4100 Duval Road
Austin, TX 78759

5

\$428.99/SF

7700 Cat Hollow Drive
Round Rock, TX 78681



SUBJECT PROPERTY

1700 Royston Ln | Round Rock, TX 78664



\$365.87/SF

12515 Research Blvd
Austin, TX 78759



\$343.70/SF

7700 W Parmer Lane
Austin, TX 78729



\$238/SF IN 2019

11200 Lakeline Blvd
Austin, TX 78717



\$253.34/SF IN 2016

5300 Riata Park Court
Austin, TX 78727

ROUND ROCK, TX

Round Rock is known as the “Sports Capital of Texas” in part because it is home to the Round Rock Express baseball team, a Triple-A affiliate of the Texas Rangers that play at The Dell Diamond. It is a part of the Greater Austin metropolitan area. Round Rock is perhaps best known as the international headquarters of Dell, which employs about 16,000 people at its Round Rock facilities.

2.8%
2023 Annual Population Growth



131,235
2023 Total Population



\$450,000
2023 Median Home Value



THE DISTRICT
Mixed-Use Development
100 Marshall Circle | Round Rock, TX

Office, retail, and residential under development in Round Rock. The 65 acre development is located close to SH 45 and I 35 will deliver 2 million SF of office, over 230,000 SF of retail, and 1.2 million SF of multifamily.



PEARSON RANCH
Housing, Office, Retail, Parks & More
14608 Ranch Rd 620, Austin, TX



Pearson Ranch will include luxury housing, Class A office space, retail and restaurant space, two exciting hotels, a corporate campus, and 30-acres of awesome parks.

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RETAIL MAP

1700 ROYSTON LN | ROUND ROCK, TX





Actual Property

RETAIL MAP

1700 ROYSTON LN | ROUND ROCK, TX





Actual Property



Actual Property



Actual Property

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Associate Director

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