

FOR LEASE



INDUSTRIAL SPACE

2712 Meister Pl, Round Rock, TX, 78664



INTERACTIVE MARKETING PACKAGE

EXCLUSIVE LEASING AGENTS:



Jeff Miller

VP & Associate Director
Direct: (512) 535-53105310
Mobile: (817) 239-1566
jeff.miller@matthews.com
License No. 797536 (TX)



Connor Cordell

Associate
Direct: (737) 256-7757
Mobile: (832) 649-1905
connor.cordell@matthews.com
License No. 826920 (TX)

Patrick Graham

Broker of Record
License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





CONTACT BROKER FOR PRICING



±4,500 SF
SPACE AVAILABLE

Property Specs

CLEAR HEIGHT	20'
DOCK HIGH DOORS	1
LOADING RAMPS	1

LEASING HIGHLIGHTS

Prime Industrial Opportunity

- Strategically situated just off I-35 and SH 45, providing excellent connectivity to Austin, Georgetown, and the broader Central Texas region
- Located in a well-established industrial corridor with proximity to major distribution, tech, and manufacturing hubs
- Minutes from Dell HQ, Amazon, and other regional employers driving traffic and workforce availability

Functional Industrial Space

- ±4,500 SF available of highly usable flex/warehouse space ideal for light industrial, logistics, or service-based operations
- Grade-level loading, open floor plan, and high clear heights support a wide range of tenant needs
- Onsite parking and maneuvering space for vehicles and trucks

Growing Market Dynamics

- Round Rock is one of the fastest-growing cities in Texas, with strong business and population growth fueling industrial demand
- Close to new residential/ mixed use developments and employment centers, enhancing long-term tenant viability

PROPERTY PHOTOS



PROPERTY PHOTOS





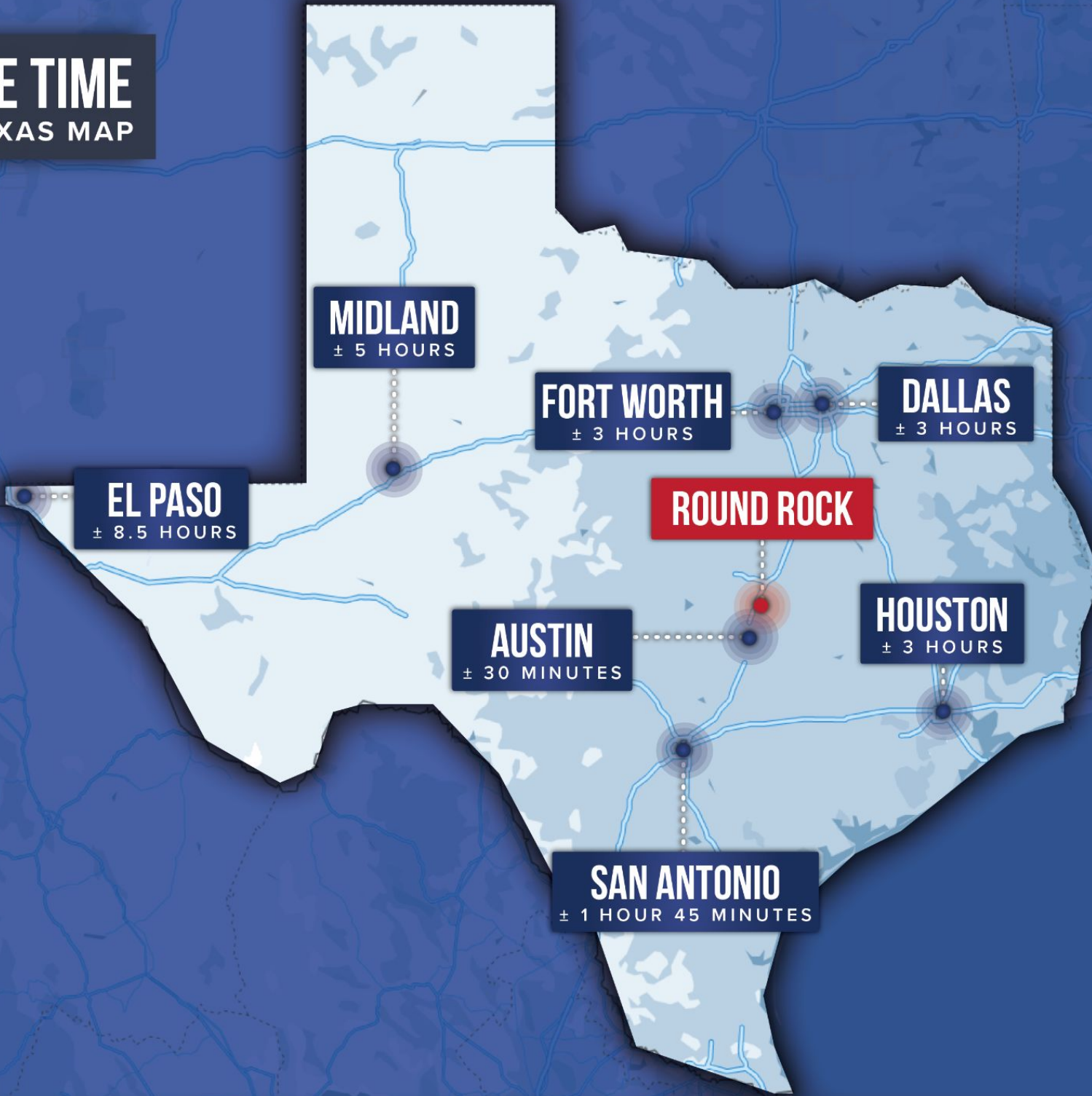
● Subject Property

TENANT MAP



DRIVE TIME

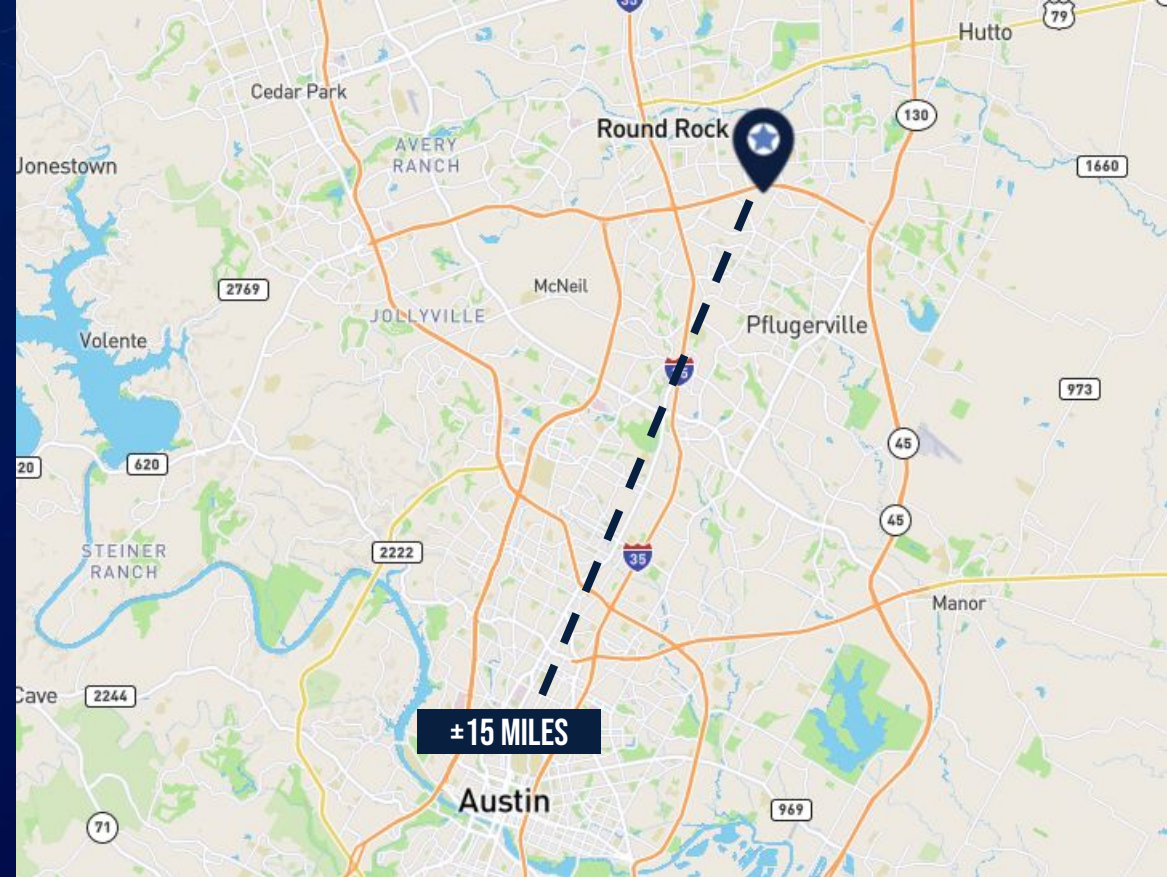
TEXAS MAP



ROUND ROCK, TX

Round Rock, Texas is a key city in the Greater Austin metropolitan area, located just 15 miles north of downtown Austin. The city has grown significantly due to its strategic location along the I-35 corridor and continues to attract both residents and businesses. Round Rock is home to the global headquarters of Dell Technologies, a major driver of employment and economic output. Other sectors supporting the economy include healthcare, advanced manufacturing, education, and retail. The city benefits from strong infrastructure and proximity to a skilled labor force from nearby universities and colleges.

In addition to its business environment, Round Rock offers a range of activities and amenities. It has several parks, a minor league baseball stadium, and easy access to outdoor recreation in the Central Texas region. The city is also known for its public schools and growing residential developments, drawing in families and professionals from across the state. Continued population growth, corporate presence, and regional connectivity position Round Rock as a central hub in the Austin-Round Rock metro economy.



POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	13,364	97,838	244,746
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,280	37,807	96,402
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$146,382	\$149,446	\$143,232

AUSTIN MAJOR EMPLOYERS





AUSTIN, TX MSA

Austin, Texas, is the state capital, located in central Texas along the Colorado River. It is known for its live music scene, outdoor spaces, and growing economy. The city has a strong mix of cultural, business, and recreational opportunities, attracting residents and visitors. With a rapidly expanding population and a reputation as a hub for innovation, Austin continues to be a major center for business and entertainment in Texas.

The economy is driven by technology, education, government, and entertainment. Major tech companies, including startups and large corporations, contribute to job growth, making the city a key player in the tech industry. The University of Texas supports research, education, and business development. Government jobs provide stability, while the music, film, and tourism industries attract visitors year-round. The city has a strong entrepreneurial culture, with business incentives and a growing number of small businesses. Outdoor recreation, a diverse food scene, and a variety of festivals add to Austin's economic and cultural appeal.



27.4 MILLION

NUMBER OF ANNUAL VISITORS



4.21 BILLION

ANNUAL REVENUE



#9 Best City in the U.S.
-AustinTexas.gov, 2024



Population of 2.47 Million
-U.S. Census



11.96 % Population Growth in the Past Decade
-Texas Tribune, 2023

ECONOMY

Austin, Texas, has a diverse and growing economy driven by technology, government, education, and tourism. The city is home to major tech companies, startups, and research institutions, making it a hub for innovation. The University of Texas at Austin contributes to workforce development and research. The presence of state government offices also provides economic stability. Tourism, fueled by music festivals and cultural events, adds to local revenue.

The job market in Austin is strong, with a focus on software, engineering, and healthcare. The cost of living has risen due to housing demand, but no state income tax offsets some expenses. Infrastructure development supports population growth, though traffic congestion remains a challenge. Renewable energy and manufacturing sectors are expanding. Overall, Austin maintains steady economic growth and attracts businesses and workers.

Austin's real estate market has experienced rapid appreciation, driven by population growth and business expansion. Commercial real estate has also seen high demand, particularly for office spaces and industrial properties. As companies relocate or expand operations in the region, the city continues to invest in transportation, utilities, and public services to support economic development.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of 2712 Meister Pl, Round Rock, TX, 78664 ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

2712 MEISTER PL | ROUND ROCK, TX

±4,500 SF | WAREHOUSE SPACE



EXCLUSIVELY LEASED BY:

CONNOR CORDELL

Associate

Direct: (737) 256-7757

Mobile: (832) 649-1905

connor.cordell@matthews.com

License No. 826920 (TX)

JEFF MILLER

VP & Associate Director

Direct: (512) 535-5310

Mobile: 817) 239-1566

jeff.miller@matthews.com

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PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)



Information About Brokerage Services
*Texas law requires all real estate license holders to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date