

IOS - 2336 Picadilly Dr

Round Rock, TX 78664

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

Exclusively Listed By



Jeff Miller

VP & Associate Director

(512) 535-5310

Jeff.Miller@matthews.com

License No. 808536 (TX)



Dylan Servais

Associate

(512) 686-1070

dylan.servais@matthews.com

License No. 797536 (TX)

Patrick Graham

Broker of Record

Broker Lic No. 528005 (TX)

Firm Lic No. 9005919 (TX)

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PROPERTY HIGHLIGHTS

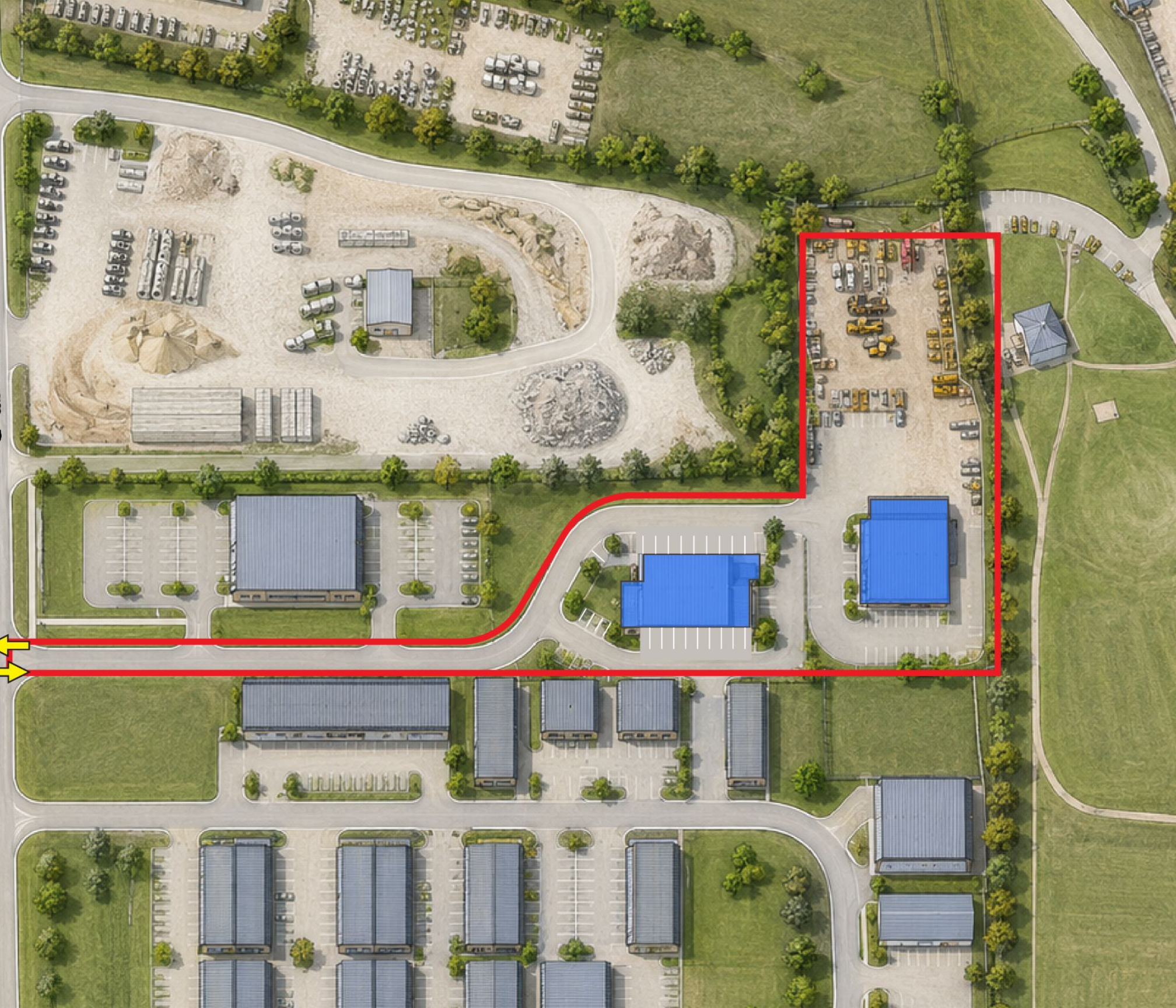
- **IOS (Industrial Outdoor Storage) Site with Crane-Served Shop:** Rare combination of ± 6.35 acres featuring excess yard space for outdoor storage/parking plus a heavy-duty $\pm 10,359$ SF shop. One of the few true IOS properties in the Austin market with two (2) 10-ton cranes, 31' eave height, eight overhead grade-level doors (with drive-through capability), and gated/secured access.
- **Prime Location in High-Growth Market:** Situated in the booming Austin–Round Rock MSA, with proximity to The District — Round Rock's transformative new \$1B+ mixed-use development featuring retail, office, residential, dining, and entertainment. Excellent proximity to major employers including Dell, Samsung, Tesla suppliers, and regional technology/manufacturing operations. Population exceeds 265,000 within a 5-mile radius, with median household income near \$95,000 and strong projected growth through 2030.
- **Superior Access & Connectivity:** Exceptional highway access via IH-35, SH-45, and other major Austin-area thoroughfares, making it ideal for logistics, operations, and commuting.
- **Versatile IOS Facility:**
 - $\pm 11,372$ SF office complex (including main building, annexes, and learning center) with 96 parking spaces.
 - $\pm 10,359$ SF heavy machinery maintenance facility/shop with $\pm 1,000$ SF of Mezz office
 - Eight overhead grade-level doors - 6 are 20' x 20' with drive-through capability.
 - Excess yard space for outdoor storage and parking.
 - $\pm 31'$ eave height.
 - Two 10-ton cranes, 60' & 85' runways
- **Heavy-Duty Shop Capabilities:** Shop building features two 10-ton cranes with 60' and 85' runway systems, ideal for heavy equipment repair, manufacturing, or industrial operations. Includes a second story office, kitchenette, lube pits, and tool shop.
- **Ample Outdoor Storage:** ± 6.35 acres total with significant outdoor storage capabilities and room for future expansion or additional development.
- **Flexible Zoning & Use:** Light industrial/commercial zoning supports a wide range of uses including flex office, light-to-medium industrial operations, maintenance facilities, manufacturing, or warehousing.
- **Well-Improved Site:** Multiple buildings with generous parking, professional office layout, and functional shop design ideal for heavy equipment repair, metal fabrication, machinery manufacturing, fleet maintenance, construction services, recycling operations, and other industrial users. Shop space and yard gated and secured with a call box for access.







Picadilly Dr





INTERSTATE
35
±162,500 VPD

45

±72,600 VPD



New Development

Subject
Property

The District

A dynamic, pedestrian-friendly 65-acre regional destination where creativity and connection thrive amid the vibrant culture and commerce of Central Texas.



1

±86,200 VPD

Contact Broker For Lease Rate

Property Details

Address	2336 Picadilly Dr
City	Round Rock
State	TX
Postal Code	78664
Year Built	2005
Total Building SF	±21,731 SF
Total Improvements SF	±22,731 SF
Office SF	±11,372 SF
Warehouse SF	±10,359 SF
Mezz Office SF	±1,000 SF
Lot Size	±6.35 AC
Grade-Level Doors	8 - (6) 20' x 20
Cranes	Two 10-Tons, 60' & 85' Runway
Clear Height	31' Eave
Power	3 Phase 480 V
Occupancy	Dec 2026
Misc	Lube Pit in Shop



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFICE PHOTOS



Round Rock, TX

Market Demographics



128,000+
Population

51,351
Households

\$107,677
Median Household Income

\$442,700
Median Home Value

Local Market Overview

Round Rock is one of the fastest-growing communities in the Austin metropolitan area, benefiting from sustained population growth, a highly educated workforce, and a diversified economy anchored by technology, advanced manufacturing, healthcare, and professional services. Located approximately 20 miles north of Downtown Austin, the city offers excellent regional connectivity via Interstate 35, State Highway 45, and State Highway 130, providing efficient access to Austin-Bergstrom International Airport, major employment centers, and Central Texas logistics corridors. Round Rock continues to attract both corporate investment and residential development, supported by above-average household incomes, strong consumer spending, and a business-friendly environment. The city has experienced consistent population gains over the past decade, reinforcing demand for industrial, commercial, and residential real estate.

For industrial users, Round Rock's strategic location within the Austin–Round Rock–Georgetown MSA positions it as a key distribution and manufacturing hub. The surrounding region is home to globally recognized employers including Dell Technologies, Samsung Electronics, Tesla suppliers, Emerson, and numerous semiconductor, life sciences, and advanced manufacturing firms. Continued investment in transportation infrastructure, coupled with the area's expanding labor pool and proximity to one of the nation's fastest-growing technology markets, has supported healthy demand for warehouse, flex, and light industrial facilities.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,019	101,292	245,569
Current Year Estimate	7,957	103,021	247,899
2020 Census	7,018	106,355	252,155
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,372	44,719	101,903
Current Year Estimate	3,344	44,986	102,155
2020 Census	2,749	42,637	97,218
Growth Current Year-Five-Year	0.86%	-0.59%	-0.25%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$148,905	\$124,881	\$142,830

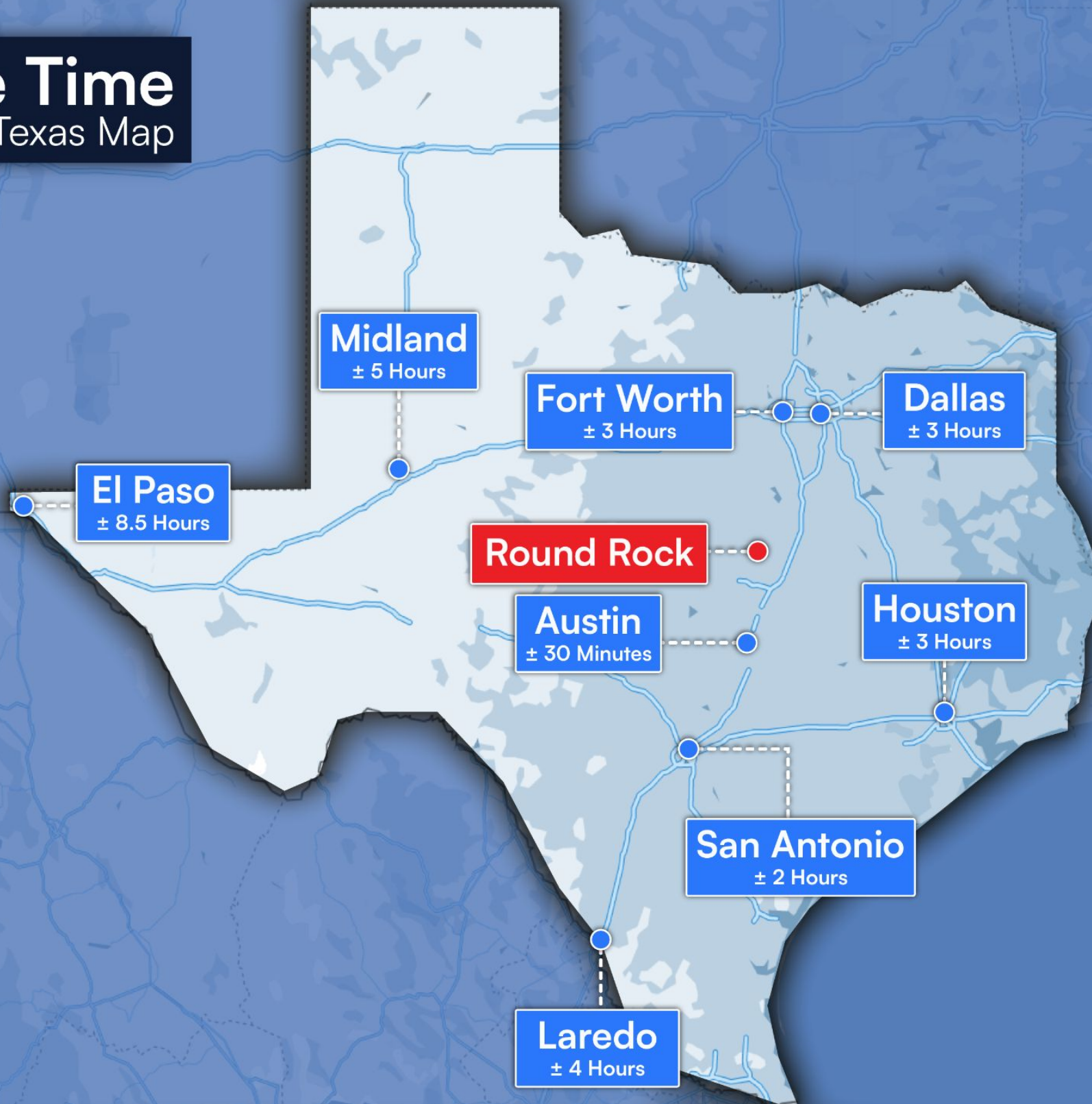
Economic Drivers

Round Rock is a key economic center within the Austin–Round Rock–Georgetown Metropolitan Statistical Area, one of the nation's fastest-growing regional economies. The city's business climate is supported by a diverse employment base spanning advanced manufacturing, technology, healthcare, logistics, professional services, and education. Major employers including Dell Technologies, Baylor Scott & White Health, Ascension Seton, Emerson, and Round Rock ISD provide a stable foundation for long-term job growth, while nearby investments from Samsung Electronics, Tesla, and the expanding semiconductor industry continue to strengthen the region's industrial ecosystem. Strategic access to Interstate 35, SH-45, SH-130, and Austin-Bergstrom International Airport enhances regional connectivity for manufacturers, distributors, and service providers. Continued population growth, corporate relocation activity, and significant public and private investment have reinforced demand for industrial and commercial real estate, positioning Round Rock as one of Central Texas' most attractive markets for business expansion and investment.



Drive Time

Texas Map



AUSTIN, TX

Austin, the capital of Texas, is one of the fastest-growing metropolitan areas in the United States. Located in Central Texas along the Colorado River, the city serves as a major center for government, technology, education, and innovation. Austin is home to The University of Texas at Austin, one of the largest public universities in the country, and has developed a strong presence in advanced manufacturing, semiconductor production, artificial intelligence, and corporate headquarters operations. Its business-friendly environment, skilled workforce, and steady population growth continue to attract national and international investment.

The region offers a diverse mix of urban amenities and natural features, including Lady Bird Lake, the Barton Creek Greenbelt, and numerous parks and trail systems. Austin's cultural landscape includes a nationally recognized music scene, major festivals such as SXSW and Austin City Limits, and a growing culinary sector. With expanding infrastructure, a strong employment base, and a central location within Texas' "Triangle" corridor between Dallas-Fort Worth, Houston, and San Antonio, Austin remains an important economic engine for the state and the broader region.

Total Population

1 Million

Median HH Income

\$93,658

Annual Visitors

30 Million+

GDP

\$248 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2336 Picadilly Dr, Round Rock, TX, 78664 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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
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Buyer/Tenant/Seller/Landlord Initials

Date