SETTLERS PARK
BUSINESS CENTER

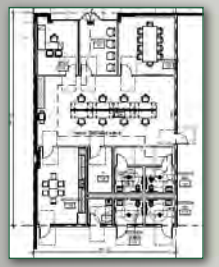
701 N RED BUD LANE, ROUND ROCK, TX 78665

THREE BUILDING, 361,136 SF INDUSTRIAL PARK

FULLY Delivered



210,796 SF AVAILABLE FOR LEASE





BUILDING 1

28,056 SF AVAILABLE	**2,500 AMPS** POWER SPECS	**180'** BUILDING DEPTH
32' CLEAR HEIGHT	**34** DOCK-HIGH DOORS	**130'** TRUCK COURT DEPTH
174 AUTO PARKING	**REAR** LOAD	**2-14'X16'** DRIVE-IN DOORS

BUILDING 2

126,616 SF AVAILABLE	**2,398 SF** SPEC OFFICE	**180'** BUILDING DEPTH
32' CLEAR HEIGHT	**41** DOCK-HIGH DOORS	**210'** *SHARED* TRUCK COURT DEPTH
150 AUTO PARKING	**REAR** LOAD	**2-14'X16'** DRIVE-IN DOORS
2,500 AMPS POWER SPECS		

BUILDING 3

56,124 SF AVAILABLE	**2,500 AMPS** POWER SPECS	**180'** BUILDING DEPTH
32' CLEAR HEIGHT	**41** DOCK-HIGH DOORS	**210'** *SHARED* TRUCK COURT DEPTH
150 AUTO PARKING	**REAR** LOAD	**2-14'X16'** DRIVE-IN DOORS

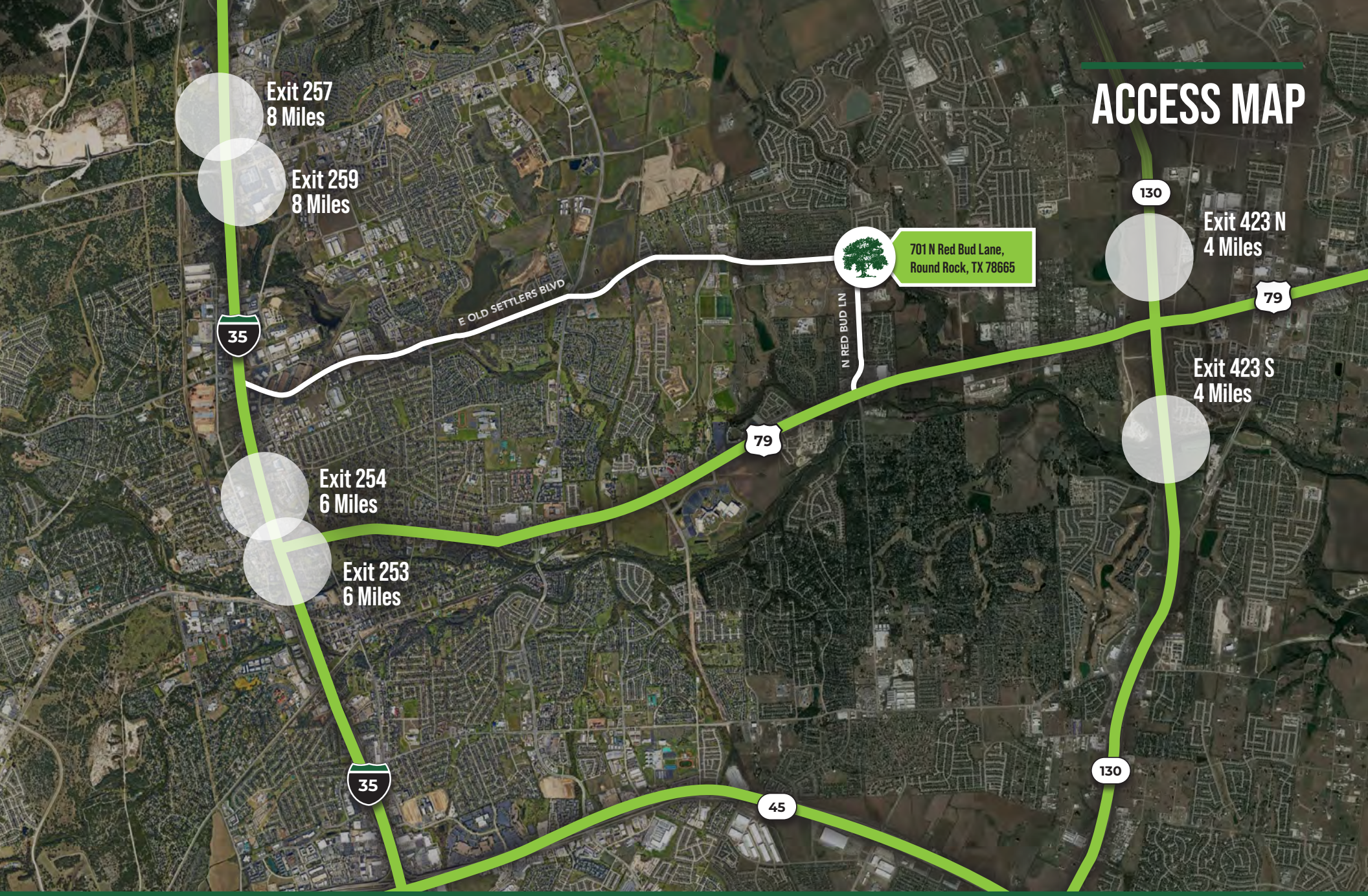
MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

Leased by: KBCADVISORS

Developed by: HANOVER COMPANY

ACCESS MAP



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

Leased by:
KBCADVISORS

Developed by:
HANOVER COMPANY

PROPERTY ADVANTAGES

3 Building Class A Logistics Center

Infill Round Rock Location

Above Market Parking Ratio

20 minutes from Samsung Taylor (15 miles)

25 minutes from downtown Austin (25 miles)

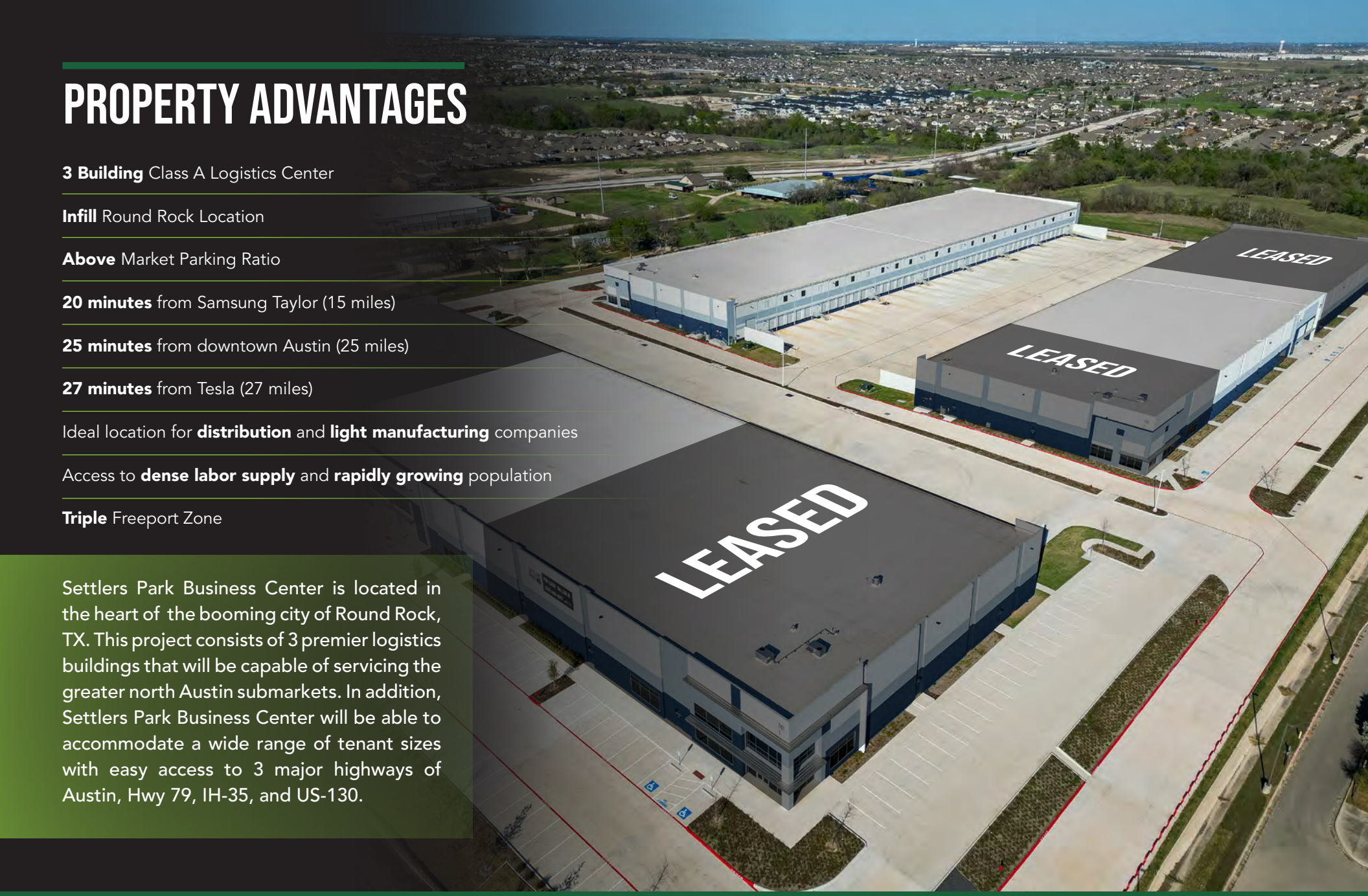
27 minutes from Tesla (27 miles)

Ideal location for **distribution** and **light manufacturing** companies

Access to **dense labor supply** and **rapidly growing** population

Triple Freeport Zone

Settlers Park Business Center is located in the heart of the booming city of Round Rock, TX. This project consists of 3 premier logistics buildings that will be capable of servicing the greater north Austin submarkets. In addition, Settlers Park Business Center will be able to accommodate a wide range of tenant sizes with easy access to 3 major highways of Austin, Hwy 79, IH-35, and US-130.



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

Leased by:
KBCADVISORS

Developed by:
HANOVER COMPANY

CORPORATE NEIGHBORS

1. GAF Energy
2. Hanaro One Way
3. OnTrac Logistics
4. Amazon
5. Ferguson Plumbing
6. Cargill
7. Goodkind Co.
8. Thermo Fisher
9. 3-Way Logistics
10. Builder's FirstSource
11. Parrish Cabinets
12. EDC Moving Systems
13. Barnesco
14. Rosendin Electric
15. Gulf Coast Paper Co.
16. Costco
17. Amazon
18. Home Depot
19. Glasshouse
20. ReadySpaces
21. Brandt Engineering
22. Renew Logic
23. Samsung in Taylor
24. Prologis Data Center
25. Skybox Data Center
26. Applied Materials
27. Hutto Mega Tech Center
28. RCR Rail Park



AMENITIES

1. Round Rock Premium Outlets
2. Meadow Lake Park
3. HEB Plus
4. Old Settlers Park
5. Round Rock Multipurpose Complex
6. Dell Diamond
7. Kalahari Indoor Water Park
8. Forest Creek Community
9. HEB Plus
10. Lowe's
11. Hutto High School
12. Walmart Supercenter

MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

Leased by:
KBCADVISORS

Developed by:
HANOVER COMPANY

POPULATION REACH

2023-2028 POPULATION GROWTH

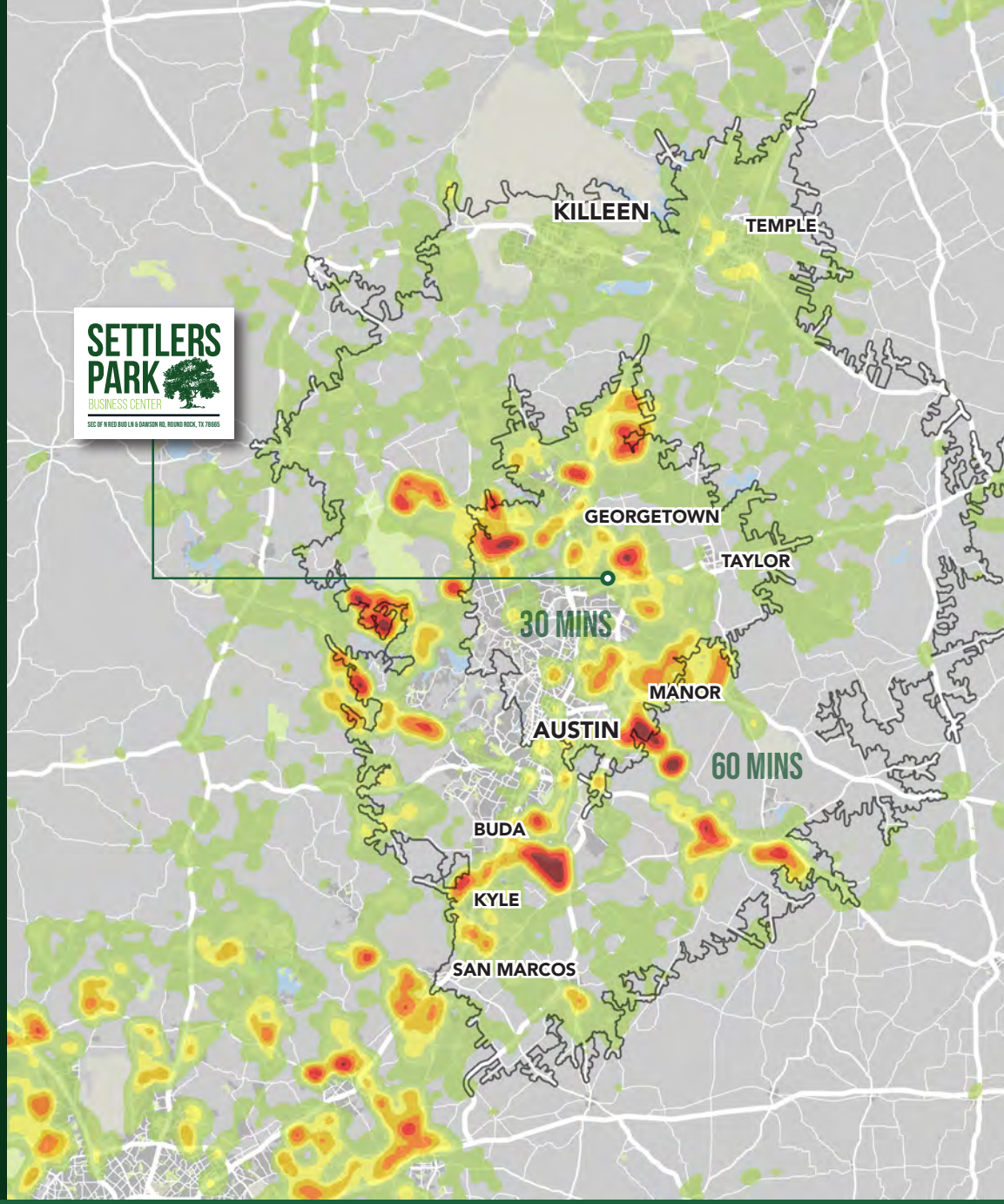
GOOD (0.5 - 4.5%)

BETTER (4.6% - 18.0%)

BEST (18.1 - 55.0%)

POPULATION	15 MINS	30 MINS	60 MINS
2023 Population	304,420	1,329,232	2,882,351
2023-2028 Population Growth Rate	1.53%	1.66%	1.65%
2022 Net Commuters	-327	384	1,256
Average Hourly Earnings	**$15.44**		

FORKLIFT DRIVERS	15 MINS	30 MINS	60 MINS
2022 Resident Workers	349	1,624	4,531
2017-2022 % Change in Resident Workers	46%	46%	44%
2022 Net Commuters	-114	54	-19
Average Hourly Earnings	**$16.13**		



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

Leased by:
KBCADVISORS

Developed by:
HANOVER COMPANY

SETTLERS PARK

BUSINESS CENTER



MO GREEN
+1 512 484 8917
mo.green@kbcadvisors.com

TREY BLASINGAME
+1 404 790 7105
trey.blasingame@kbcadvisors.com

KBCADVISORS

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

KBCADVISORS.COM