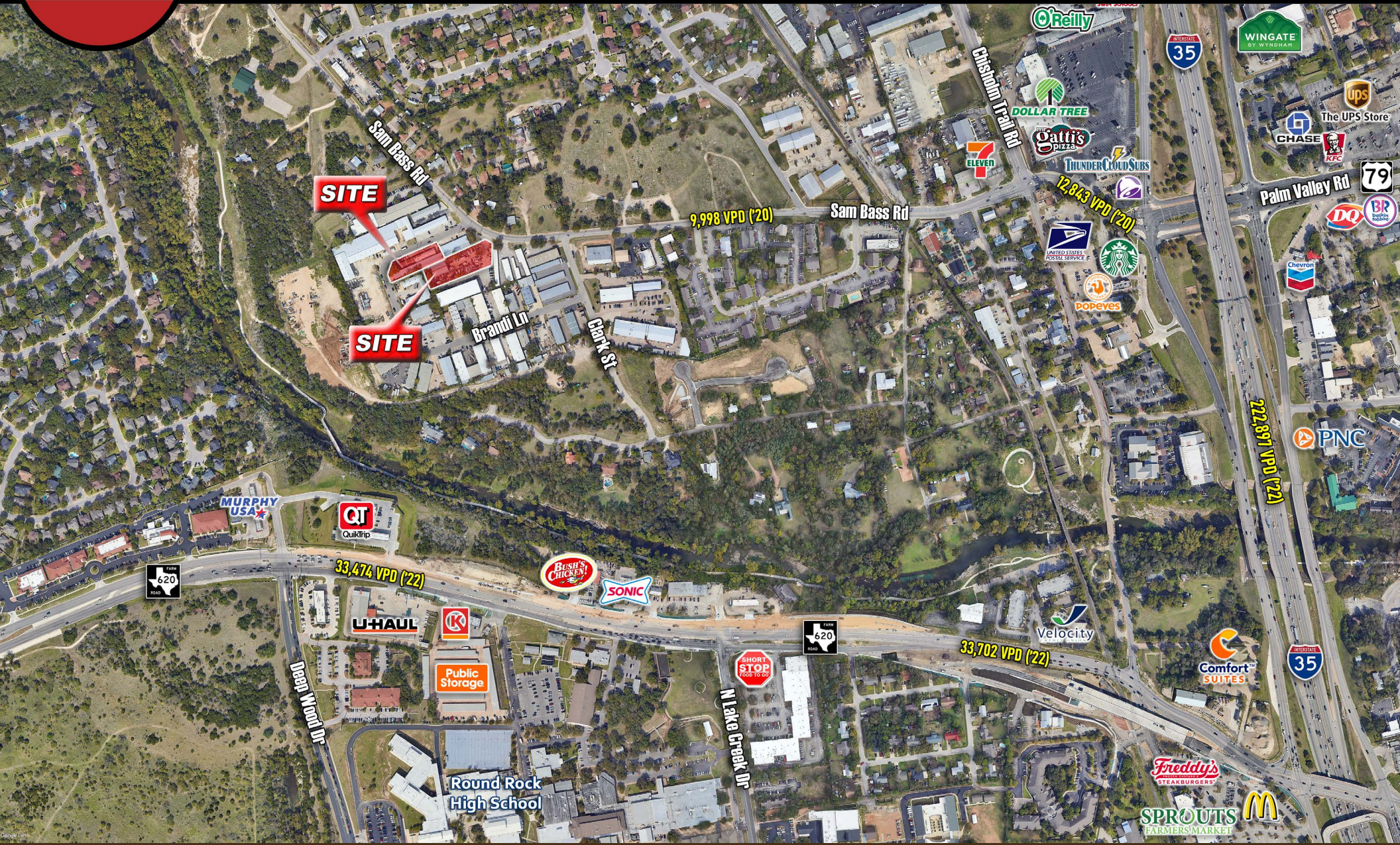




# SAM BASS ROAD & BRANDI LANE ROUND ROCK, TEXAS 78681



**Knight Real Estate Company**  
P. O. Box 160607, Austin, Texas 78767

**Jamie Knight** | 512.472.1800 x1 | jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

## INTRODUCTION

Knight Real Estate Company is pleased to offer two properties inside the Creekside Industrial Park in Round Rock, Texas. One parcel is located on Sam Bass Road and the other is located on Brandi Lane.

## PROPERTY FACTS

- Located in the Creekside Industrial Park
- The Brandi Lane parcel is approximately 0.49 AC / 21,200 SF of land with 12,688 SF in improvements.
- The Sam Bass Road parcel is approximately 0.57 AC / 25,000 SF of land with 4,500 SF of improvements.
- Can be sold individually or together
- Close proximity to I-35, SH-45, RR-620 & the MoPac Expy.

## DEMOGRAPHICS

	2023 Radius 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)



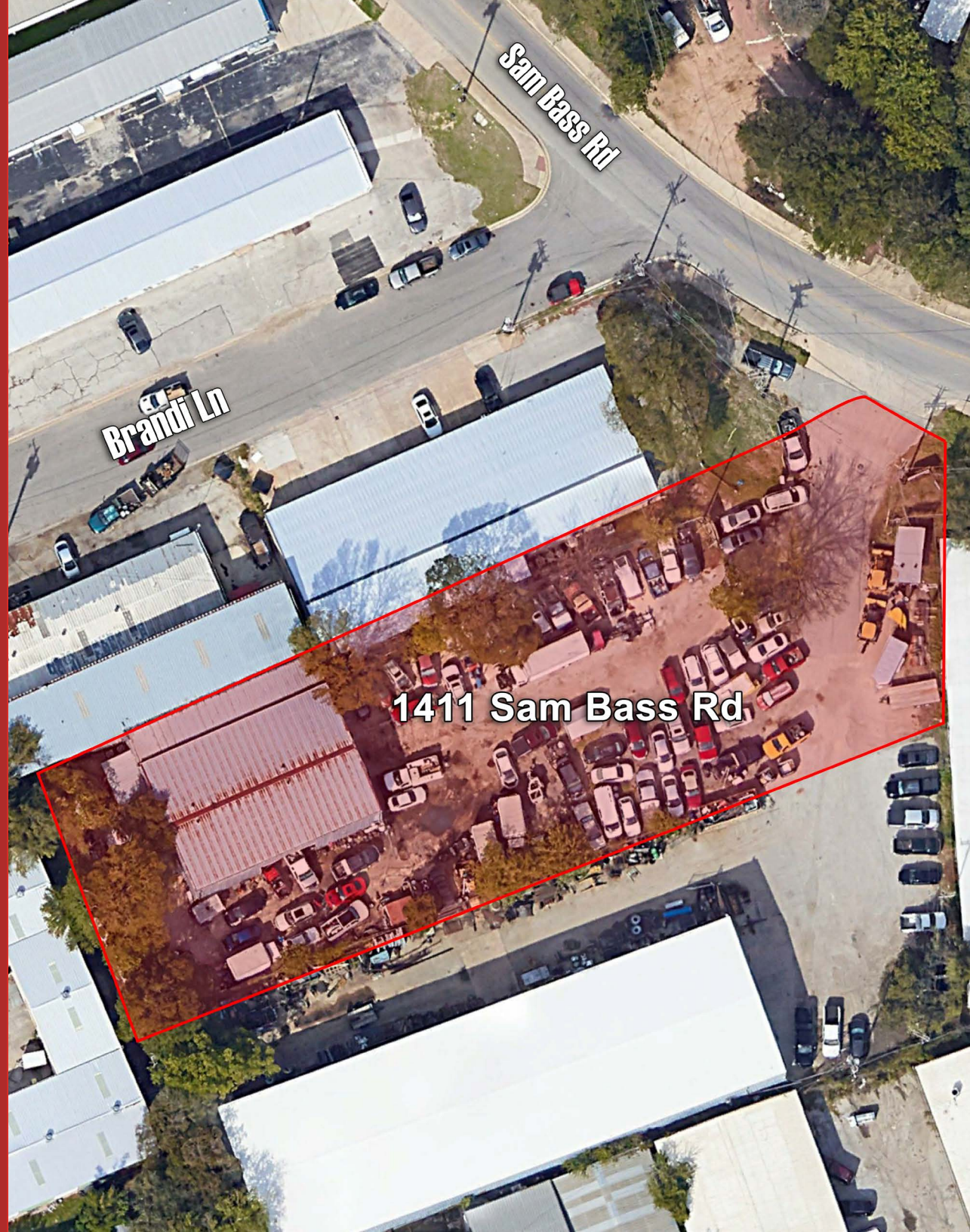
1411 Sam Bass Rd, Round Rock, TX

## PROPERTY FACTS

- Location: South side of Sam Bass Road, just west of Clark Street.
- Site Description: One (1) parcel totaling 25,000 SF (0.57 acres). The site is irregular in shape with generally level topography and ample drainage. The subject site is not located in a flood zone.
- Legal Description: Lot 7, Block B, Creekside Industrial Park, Section 1, an addition to the city of Round Rock, Williamson County, Texas.
- Zoning "I" – Industrial District

## IMPROVEMENTS

- One-story, 4,500 SF office/warehouse building metal construction.
- Office Area: 288 SF
- Warehouse Area: 4,212 SF
- Gross Building Area 4,500 SF (Per Travis CAD)
- Office/HVAC Area 6% / 6%
- Year of Construction 1982
- Land to Building Ratio 5.56:1
- Clear Ceiling Height 24'



1525 Brandi Lane, Round Rock, TX 78681

## PROPERTY FACTS

- Location: 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

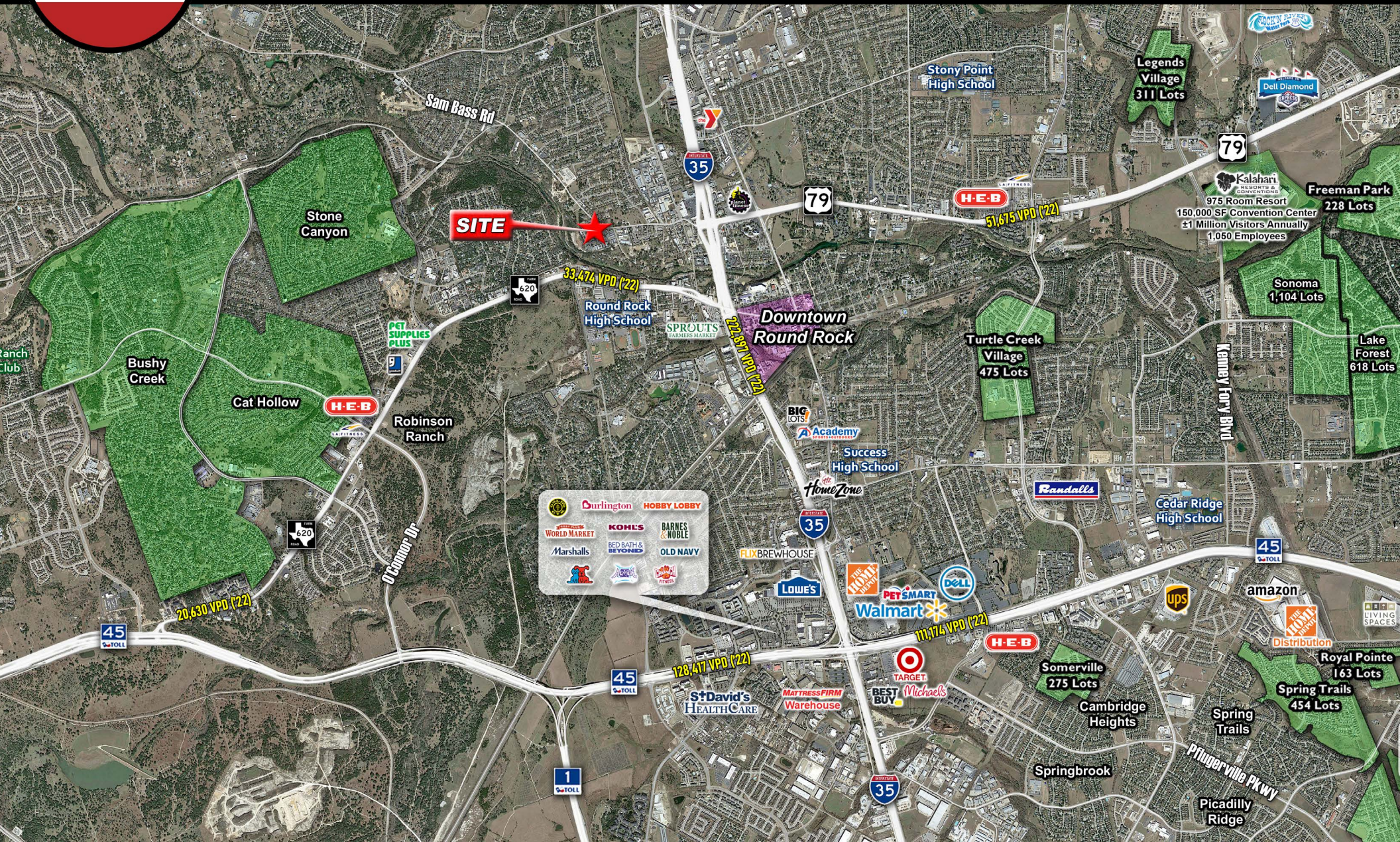
## IMPROVEMENTS

- 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')





# SAM BASS ROAD & BRANDI LANE ROUND ROCK, TEXAS 78681



**Knight Real Estate Company**  
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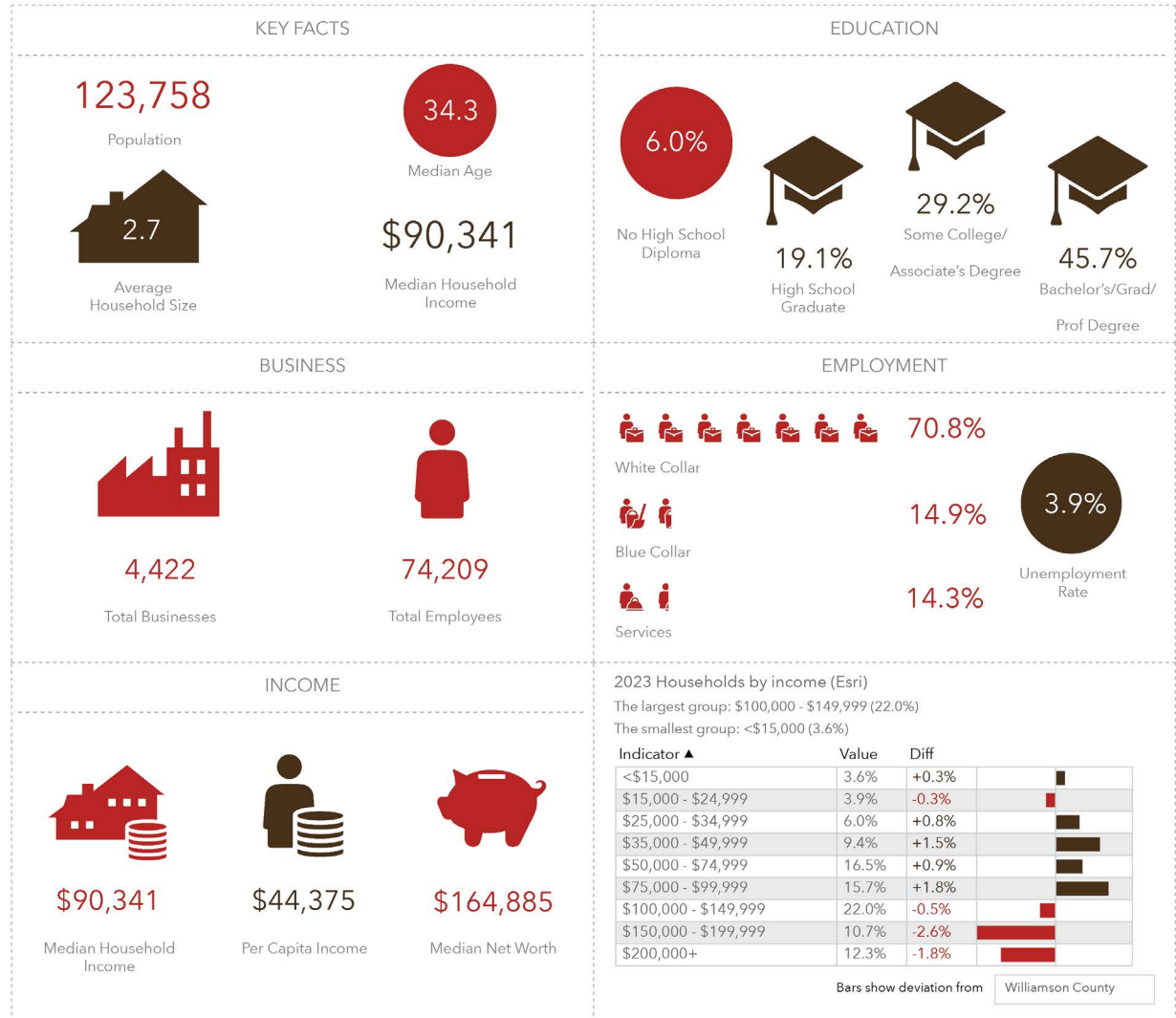


# SAM BASS ROAD & BRANDI LANE ROUND ROCK, TEXAS 78681

## 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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# SAM BASS ROAD & BRANDI LANE ROUND ROCK, TEXAS 78681

## AUSTIN MSA - DEMOGRAPHICS



### KEY FACTS

2,499,236

Population

35.2

Median Age



Average Household Size

\$89,695

Median Household Income

### EDUCATION

8%

No High School Diploma



19%

High School Graduate



23%

Some College



51%

Bachelor's/Grad/Pr of Degree

### BUSINESS



88,598

Total Businesses



1,042,635

Total Employees

### EMPLOYMENT



71.0%

White Collar



15.4%

Blue Collar



13.6%

Services



Unemployment Rate

### INCOME



\$89,695

Median Household Income



\$48,981

Per Capita Income



\$164,829

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%)

The smallest group: \$15,000 - \$24,999 (5.0%)

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%	█

Bars show deviation from 48 (Texas)