

# 1890 COMMERCE PARK



## FOR SALE & FOR LEASE

1890 N A.W. Grimes Blvd  
Round Rock, TX 78665



Irulian Dabbs Burger  
512-422-8928

# 1890 COMMERCE PARK

## Flex Warehouse & Office Spaces



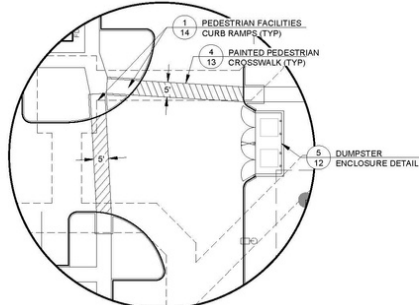
Discover [1890 Commerce Park](#), a premier office & warehouse development offering approximately 115,000 SF of flexible space in the heart of Round Rock. This strategic location provides seamless access to major highways and is on the business corridor, ideal for logistics, light manufacturing, creative studios and more.

Sizes start at 1,362 SF and go up to 18,840 SF, providing an entrance for every type of business. This is a unique opportunity to purchase and lease in a Class A Business Park at the business hub of Round Rock .

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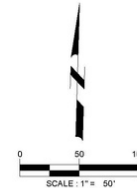


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**INSET A**  
1"=20'

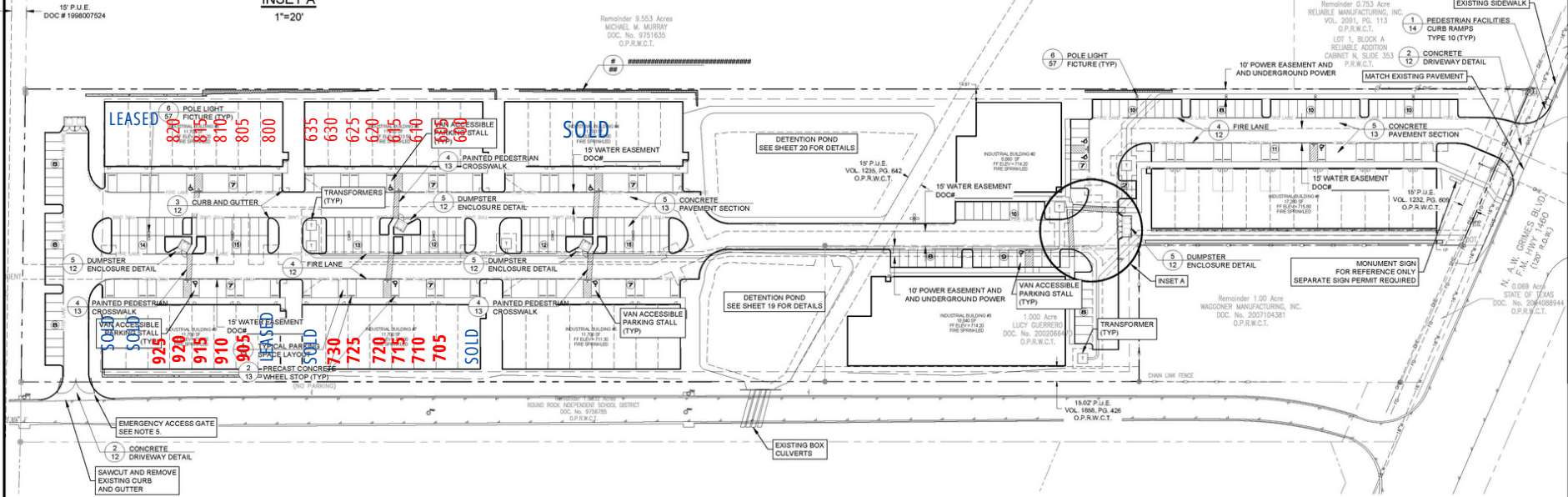
| PARKING ANALYSIS                 |         |       |          |
|----------------------------------|---------|-------|----------|
| USE                              | (SF)    | RATIO | REQUIRED |
| OFFICE/WAREHOUSE                 | 115,180 | 1,500 | 231      |
| TOTAL PARKING SPACES REQUIRED    |         |       | 231      |
| HANDICAP PARKING SPACES REQUIRED |         |       | 7        |
| TOTAL PARKING SPACES PROVIDED    |         |       | 240      |
| HANDICAP PARKING SPOTS PROVIDED  |         |       | 10       |



| GENERAL LEGEND                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOLS                                                                                                                                                                                                                                          | LINE TYPES                                                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>WATER METER</li> <li>WATER VALVE</li> <li>FIRE HYDRANT</li> <li>UTILITY POLE</li> <li>LIGHT POLE</li> <li>WATER/WASTEWATER MANHOLE</li> <li>CLEAN OUT</li> <li>KEYNOTES</li> <li>PARKING COUNT</li> </ul> | <ul style="list-style-type: none"> <li>PROPERTY BOUNDARY</li> <li>LOC LIMITS OF CONSTRUCTION</li> <li>FEEDS (CHANNING)</li> <li>PROPOSED CONTOURS</li> <li>EXISTING CONTOURS</li> <li>CURB &amp; GUTTER</li> <li>UNDERGROUND ELEC</li> <li>OVERHEAD UTILITY</li> <li>UNDERGROUND TELE</li> <li>WATER LINE</li> <li>WASTEWATER LINE</li> <li>ACCESSIBLE ROUTE</li> </ul> |

DETAIL NUMBER  
SHEET NUMBER  
WHERE DETAIL IS LOCATED

DETAIL NAME  
DETAIL REFERENCE CALLOUT



| Building Information |                  |                   |                         |           |                   |
|----------------------|------------------|-------------------|-------------------------|-----------|-------------------|
| Building Number      | Proposed Use     | Construction Type | Building Occupancy Type | Sprinkled | Maximum Height    |
| 1                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 2                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 3                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 4                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 5                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 6                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 7                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 8                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
| 9                    | Office/Warehouse | IIB               | F-1                     | Yes       | 30 ft             |
|                      |                  |                   |                         |           | Total: 115,180 sf |

| SITE AREA CALCULATIONS    |            |           |          |
|---------------------------|------------|-----------|----------|
|                           | AREA (SF)  | AREA (AC) | AREA (%) |
| SITE AREA                 | 368,480.88 | 8.32      | 100.00%  |
| EXISTING IMPERVIOUS COVER | 957.39     | 0.022     | 0.25%    |
| PROPOSED IMPERVIOUS COVER | 280,888.64 | 5.99      | 87.16%   |

**DRY UTILITY NOTES:**

- A DRY UTILITY PLAN SHALL BE PROVIDED TO THE CITY OF ROUND ROCK FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS ADDITION WILL BE TREATED AS A REVISION TO THE APPROVED PLANS AT THAT TIME.
- ALL DESIGNS SHALL MEET THE CITY OF ROUND ROCK STANDARDS WITH REGARD TO UTILITY SEPARATIONS, CROSSINGS AND LANDSCAPING.
- DRY UTILITIES CANNOT TRAVERSE WITHIN CITY OF ROUND ROCK EASEMENTS (SAVE FOR PUE) AND MUST PROVIDE ADEQUATE SEPARATION FROM TREE PLANTINGS.
- DRY UTILITY EASEMENTS, AS APPLICABLE, CANNOT OVERLAP CITY OF ROUND ROCK EASEMENTS.
- LANDSCAPE PLANTINGS IN EASEMENTS DO NOT COUNT TOWARD MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.

**SITE PLAN NOTES:**

- DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
- EXISTING UTILITIES ARE SHOWN PER RECORD DRAWINGS.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
- FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34,000 KG). THE APPROVED FIRE APPARATUS ACCESS ROAD MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT ON SITE.
- EMERGENCY ACCESS GATES  
THE FOLLOWING ACCESS SYSTEMS SHALL BE INSTALLED ON ALL PRIMARY GATES:  
5.1. OPTICOM IR PLATFORM RECEIVER AND TRANSMITTER. WHEN ACTIVATED VIA THE OPTICOM RECEIVER, THE GATE(S) SHALL REMAIN OPEN FOR 20 MINUTES.  
5.2. KNOX KEY SWITCH  
5.3. THE GATE OPENING SYSTEM SHALL INCORPORATE A FAIL-SAFE MANUAL BACKUP OR AUTOMATIC RELEASE IN THE EVENT OF A FAILURE OF THE ELECTRICAL OR MECHANICAL EQUIPMENT. THE MANUAL RELEASE MAY BE IN THE FORM OF A PULL CABLE THAT DISENGAGES THE CHAIN DRIVE OR A P11 PIN-LOCK THAT DISENGAGES THE ARM OF A SWING GATE, LOCKED WITH A KNOX SHACKLE PADLOCK (7/16" - 3/8").



**CONTRACTOR NOTES:**  
EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.  
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

30 CONSULTANTS, L.P.C.  
201 E. MAIN STREET, SUITE 304  
ROUND ROCK, TEXAS 78664  
TIRE FIRM #2-1951

DESIGNED BY: [Logo]  
REVIEWED BY: [Signature]  
DATE: 2/7/2024

RECORD  
NO. DATE REVISIONS

BLUEACRE DEVELOPMENT  
1880 COMMERCE PARK  
SITE DEVELOPMENT IMPROVEMENTS  
1880 N. A.W. GRIMES BLVD.  
ROUND ROCK, TEXAS 78664

OVERALL SITE PLAN

PERMIT No: SDP2108-0003  
SHEET No: 8  
OF 80

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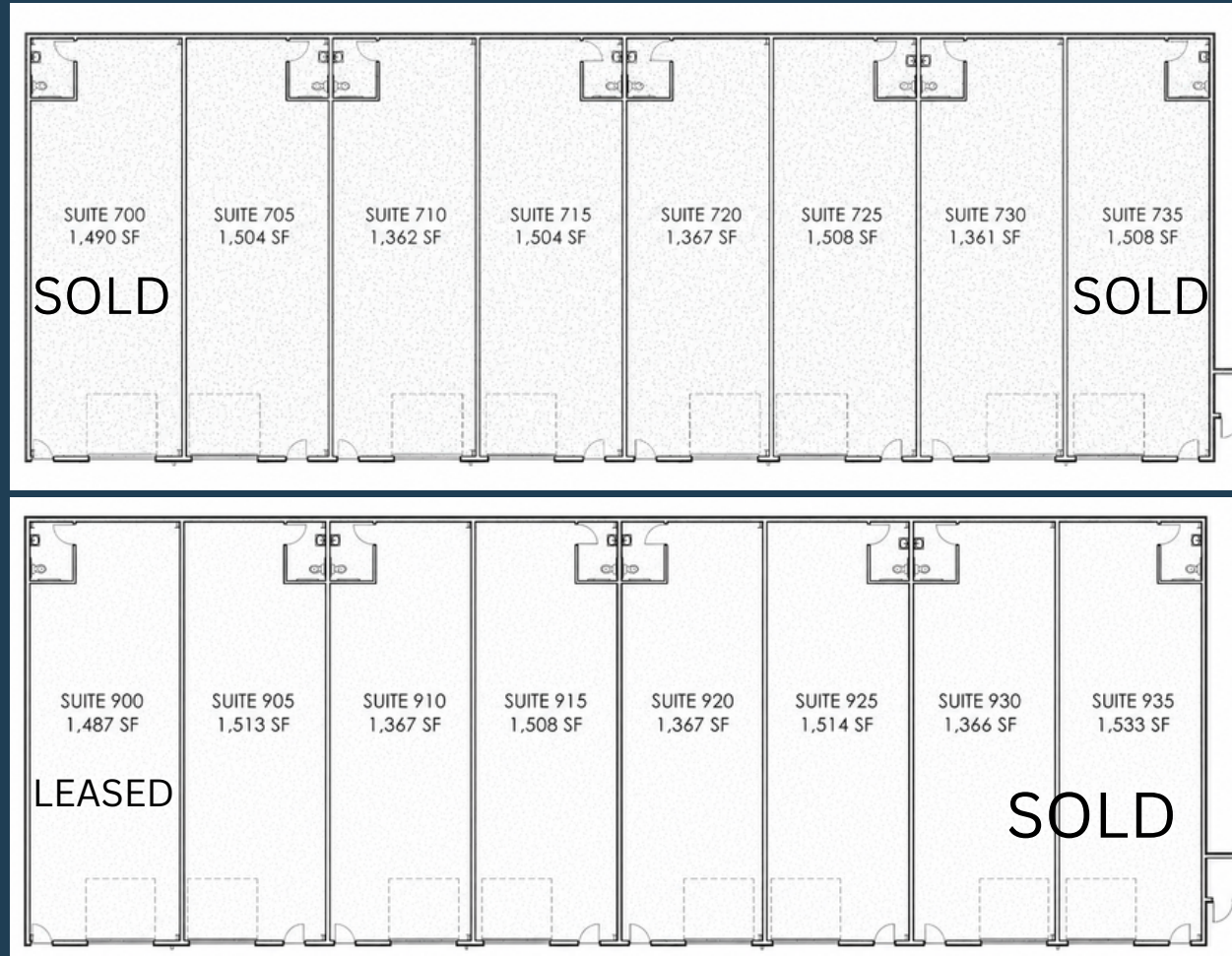
## BUILDINGS 7 & 9

Units for Sale Or Lease  
Individual or combined suites  
Mezzanine option available for  
additional square footage

100% HVAC throughout  
22' building height  
10x12 Overhead door (glass  
options)

200 amps 3phase / unit  
Upper rear windows  
Sealed concrete floor  
ADA bathroom  
Sprinkled with external riser room  
Light Industrial Zoned

Delivery for Phase 1 is  
August 2026



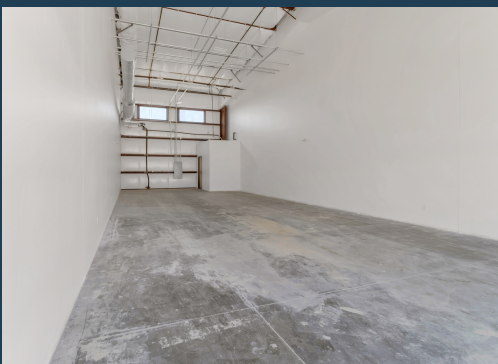
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## BUILDINGS 7 & 9



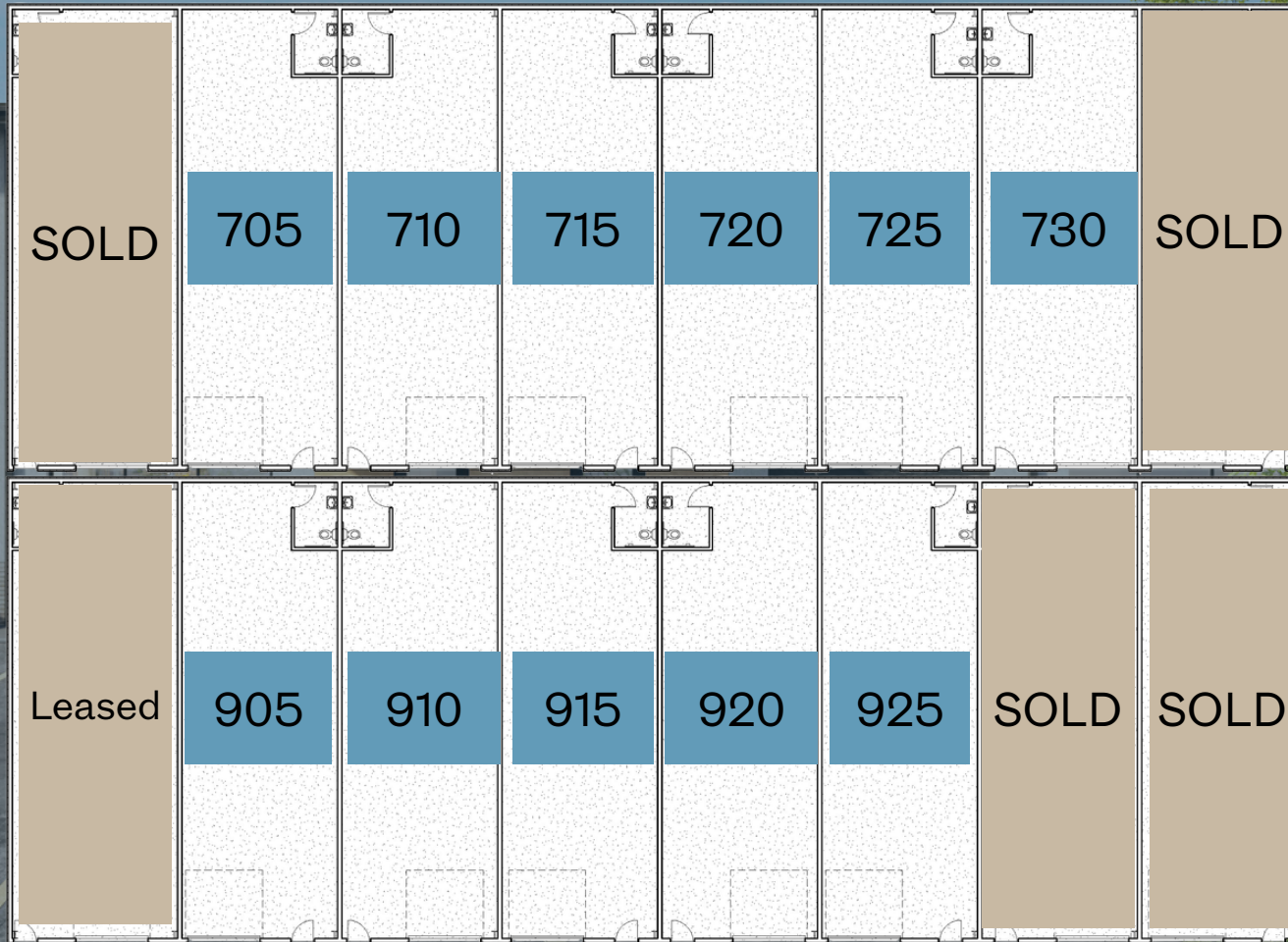
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## BUILDINGS 7 & 9



CALL FOR  
PRICING

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## BUILDINGS 6 & 8

Units for Sale Or Lease individually or combined. **Delivery is in shell condition** to accomodate custom buildout requirements.

Each building in total has:

- Up to 1200 amps/3phase
- Glass garage door options
- Upper windows in rear
- Sprinkler system with external riser room
- Slab leave-out for plumbing
- 22' building height
- 3000 SF minimum size\*

Expected Delivery for Phase 1 is August 2026



**4,000 - 11,700 SF Suites**

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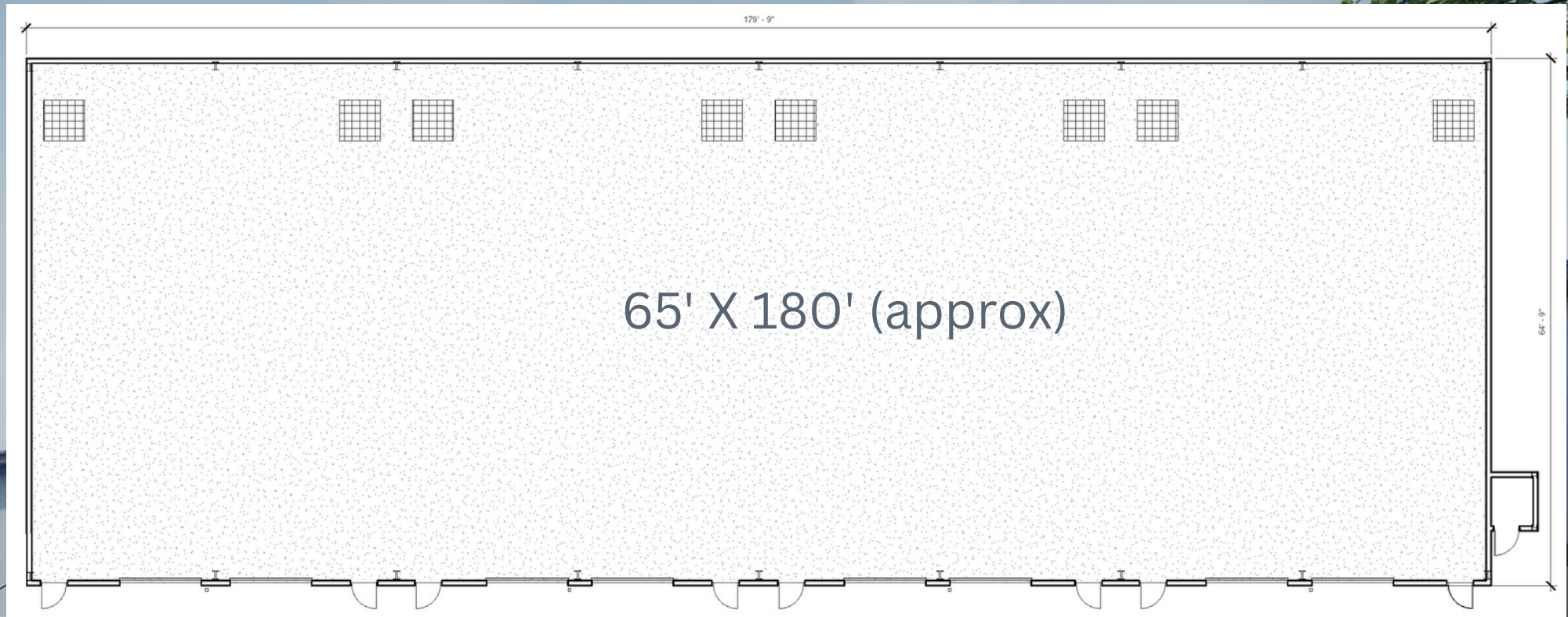
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# Drive Times and Points of Business

Austin - Downtown | 30 mins

Austin Bergstrom Airport | 30 mins

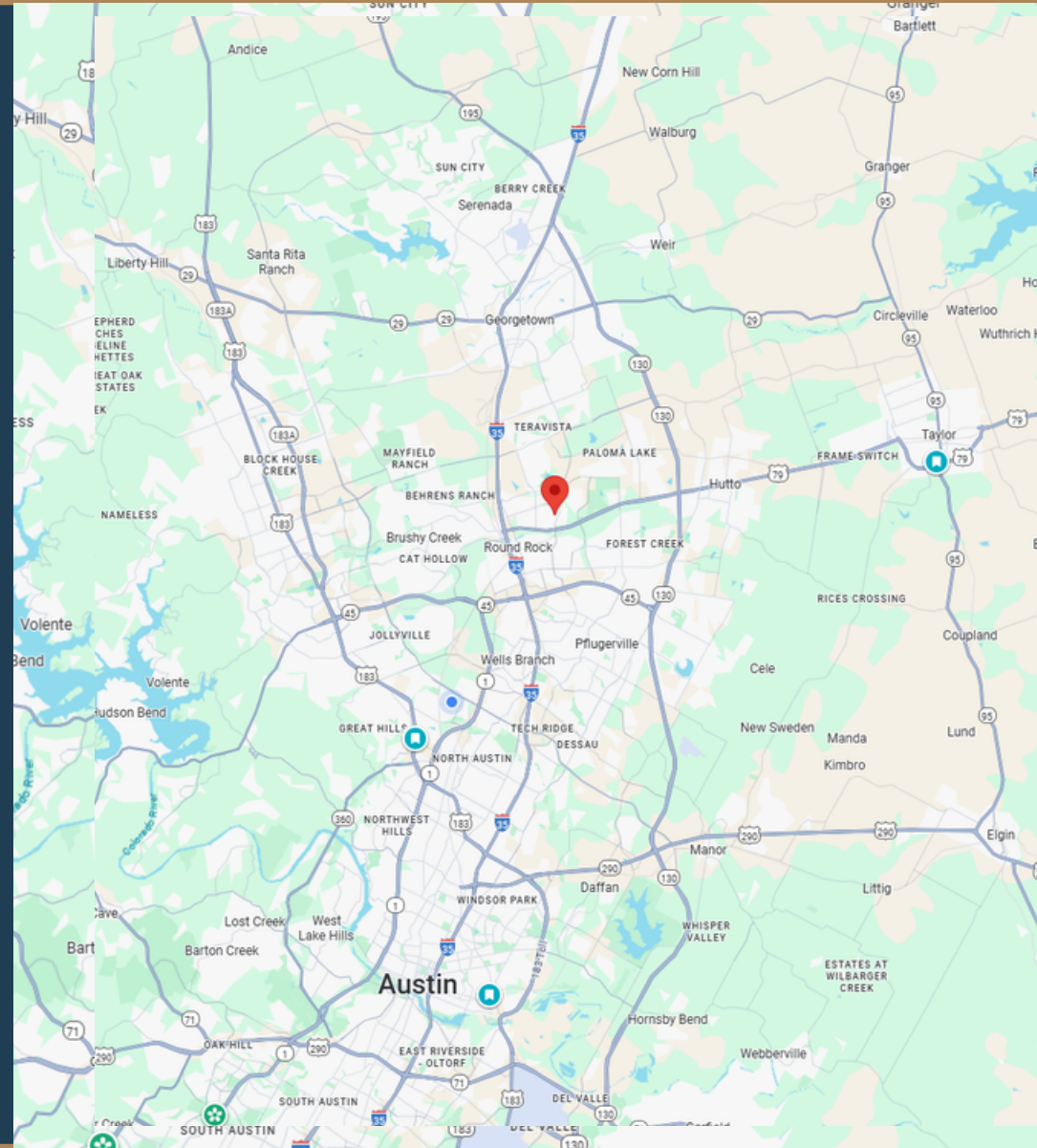
Hutto | 10 mins

Interstate 35 | 6 mins

Hwy 183 | 23 mins

Toll Road 130 | 12 mins

Samsung | 25 mins



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## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                       |             |                          |              |
|-----------------------------------------------------------------------|-------------|--------------------------|--------------|
| TX Sales LLC                                                          | 9014095     | irulian@breakawaycre.com | 512-422-8928 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                    | Phone        |
| Irulian Dabbs Burger                                                  | 686473      | irulian@breakawaycre.com | 512-422-8928 |
| Designated Broker of Firm                                             | License No. | Email                    | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                    | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                    | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

# SALE & LEASE INFORMATION

Irulian Dabbs Burger  
[irulian@breakawaycre.com](mailto:irulian@breakawaycre.com)

[www.BreakAwayCRE.com](http://www.BreakAwayCRE.com)

## 512-422-8928

