

LAND FOR SALE

# ±33 Acre Prime Development Heavy Power Land for Sale

Secure Advanced Manufacturing Campus



Approximate boundary lines

5100 N I-35 FRONTAGE ROAD, ROUND ROCK, TX 78681

savills



# Table of Contents

## 1 Executive Summary

Key highlights

## 2 Property Details

Property Summary

Demographic Overview

## 3 Location Summary

The Austin-Round Rock Metropolitan  
Statistical Area (MSA)

Area Retail Map

Location & Drive Times

Round Rock, Texas:

A Premier Destination for Business & Growth

Top Employers Map

Property & Area Highlights





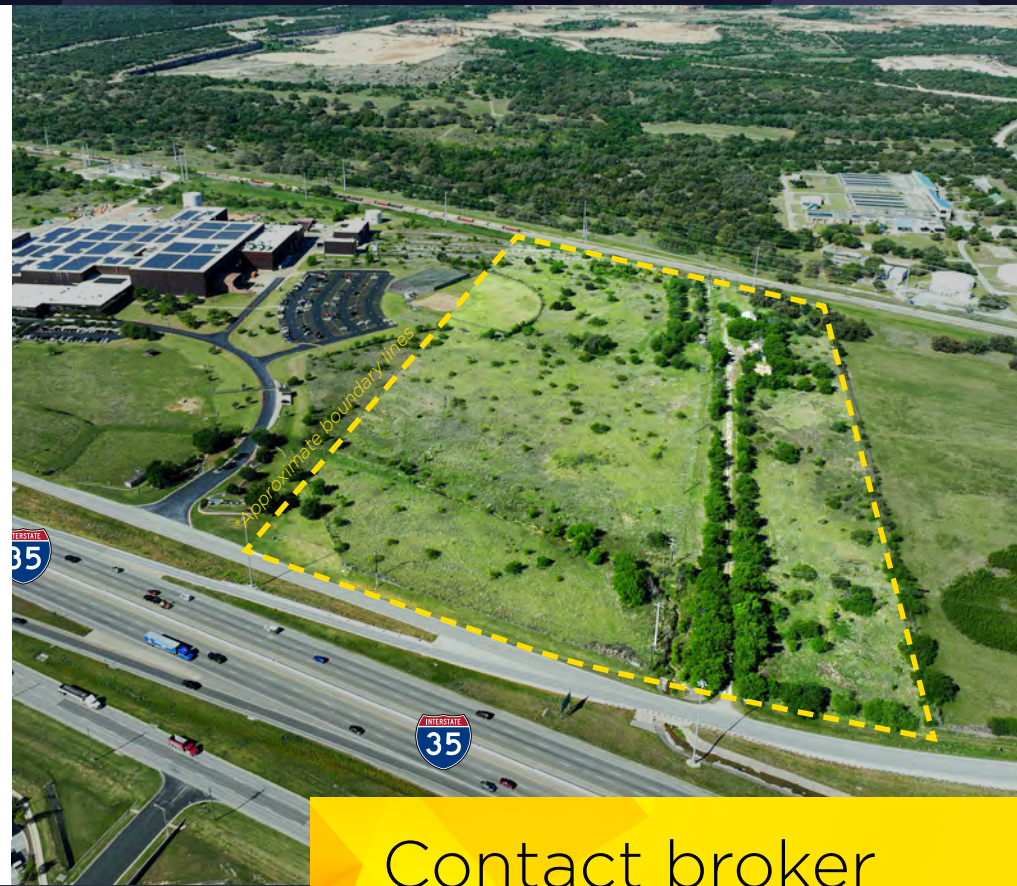
# Executive Summary

Savills is pleased to present this prime ±33-acre development site with direct frontage along Interstate 35 in one of the fastest-growing corridors in the country.

The property offers strong visibility, immediate access, and proximity to major regional retail and top employers in the area.

The campus is fully served by utilities, including City of Round Rock water and wastewater and Oncor electric, with a substation directly adjacent to the property. Existing power infrastructure positions the site as a strong candidate for industrial users and potential data center development, subject to verification.

Zoned LI (Light Industrial), the property allows for a wide range of uses including industrial, flex, showroom, and commercial development. Nearby anchors include Round Rock Premium Outlets, Bass Pro Shops, HEB, top area auto dealerships, along with a dense and varied mix of retail and dining options.



Contact broker

For pricing

## Key highlights



**Rail accessibility**



**Heavy power, adjacent to substation**

138 kV transmission line adjacent to property  
25 kV secondary distribution line



**Strong demographics and growth corridor**

Located in one of the fastest growing suburban areas in the country (Link)



**All utilities on site**

(City of Round Rock Water and Wastewater, Oncor Electric.)



**LI zoning**



**Ideal for industrial, advanced manufacturing, or data center use**



# Property Details

This **highly visible** property offers a unique combination of characteristics including **direct** interstate **frontage and accessibility**, high energy capacity, is rail served,\* and located directly across from a large retail development, Round Rock Premium Outlets.

This site has a very strong 5-Year growth projection, **in one of the fastest growing counties in the country.**

**Round Rock also ranked in the top ten fastest growing economies by WalletHub\*.** The company compared 515 U.S. cities of varying sizes across a series of key metrics, ranging from population growth to unemployment rate decrease. Round Rock ranked No. 10 overall.

## Within a 3-mile radius:

4,288

housing units projected  
over the next 5 years  
(18% increase)

9,651

people added  
(16% increase)

8%

increase in Average  
Household Income

>130k

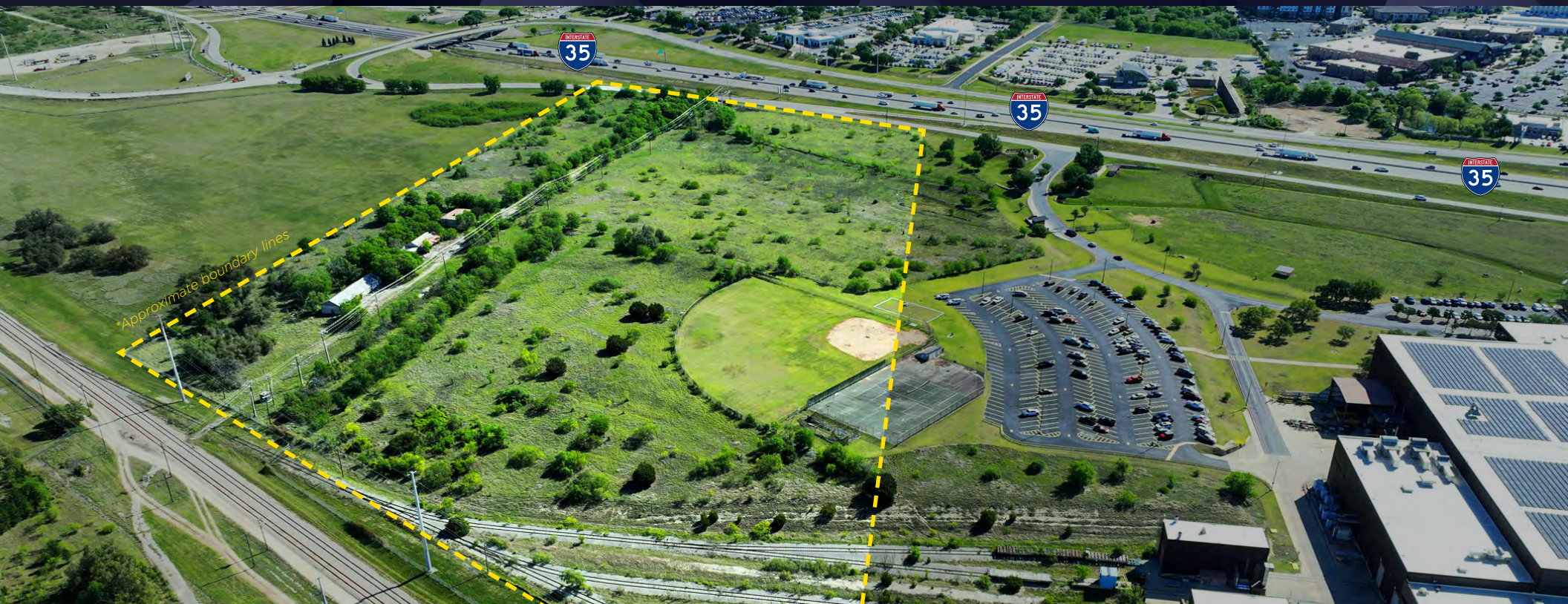
cars passing by on  
I-35 every day

\* <https://www.roundrocktexas.gov/city-about-round-rock/awards-and-accolades/>

5100 N I-35 Frontage Road, Round Rock, TX 78681







# Property Summary

|                  |                                                       |
|------------------|-------------------------------------------------------|
| Location:        | Round Rock                                            |
| County:          | Williamson                                            |
| Zoning:          | LI (Light Industrial)                                 |
| Future Land Use: | Industrial, Flex, Advanced Manufacturing, Data Center |
| Land Area:       | ±33 Acres                                             |
| Frontage:        | IH 35                                                 |
| Traffic Counts:  | 131K (2024)                                           |



# Demographic Overview

| DESTINATION                 | 1 MILE    | 3 MILE    |
|-----------------------------|-----------|-----------|
| Population                  | 3,252     | 55,859    |
| Households                  | 1,413     | 20,599    |
| Median age                  | 35.80     | 36.30     |
| Median HH income            | \$103,634 | \$110,903 |
| Daytime employees           | 4,230     | 18,948    |
| Population growth '25 - '30 | ▲ 18.08%  | ▲ 14.08%  |
| Household growth '25 - '30  | ▲ 19.46%  | ▲ 14.79%  |



\* Milken Institute 2024



# Location Summary

## The Austin-Round Rock Metropolitan Statistical Area (MSA)

The city of Round Rock is part of the broader Austin/Round Rock/San Marcos Metropolitan Statistical Area. **This is one of the fastest-growing metropolitan regions in the United States, with a population exceeding 2.6 million across five Central Texas counties.** Critically, Round Rock sits directly adjacent to Austin—the 12th largest city\* in the U.S. - allowing it to benefit from the economic strength, talent pool, and cultural appeal of a major national hub while offering a more suburban, cost-effective environment.

The region includes key cities such as Austin, Round Rock, San Marcos, Georgetown, and Cedar Park, and continues to grow at an annual rate of roughly 2.7%.

Round Rock, located primarily in Williamson County, has a population approaching 140,000 and is a rapidly expanding submarket known for advanced manufacturing, life sciences, and major healthcare systems. It is also home to Dell Technologies headquarters, a cornerstone of the regional economy.

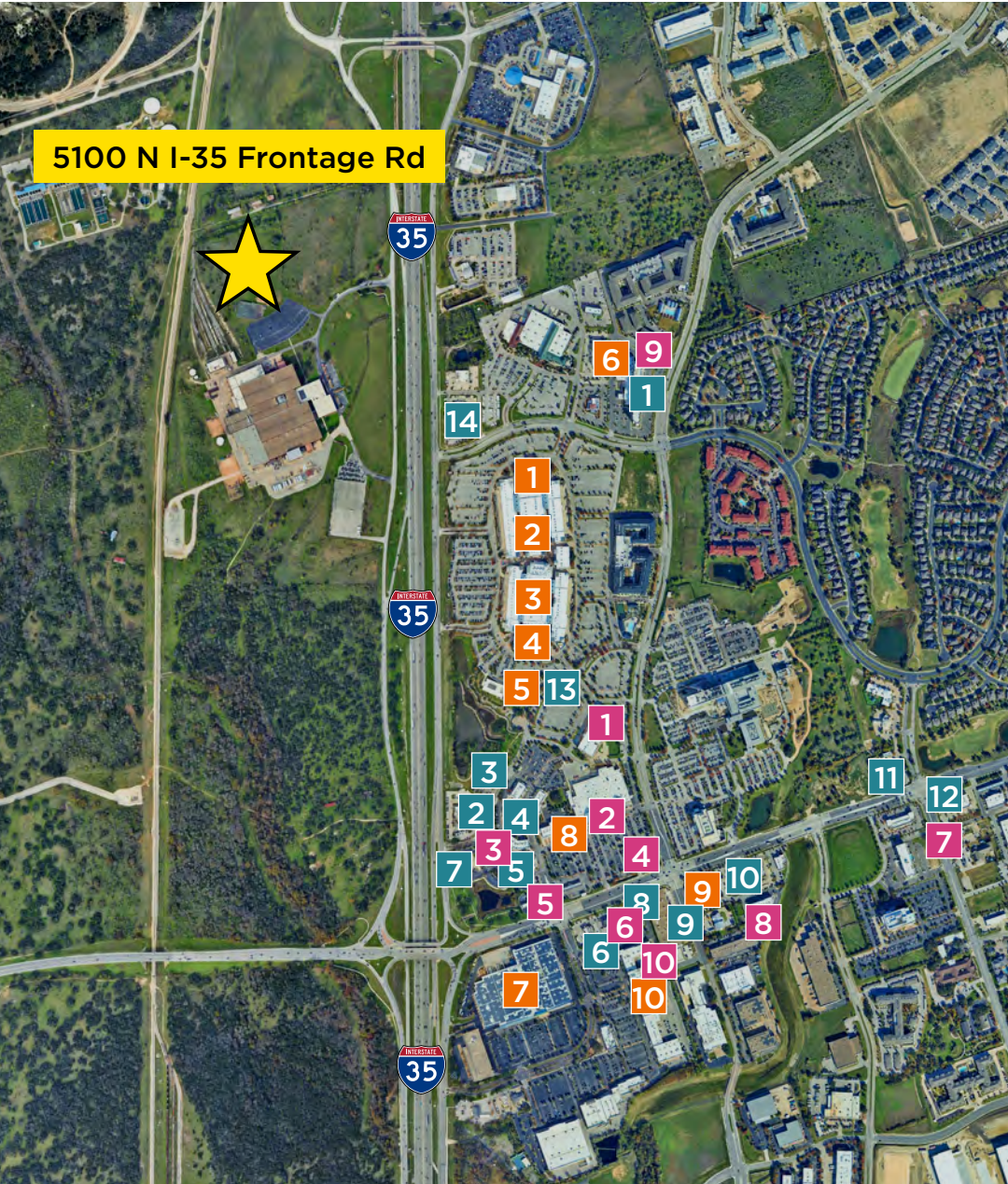
With strong infrastructure connections via I-35, SH-130, and SH-45, along with direct access to Austin-Bergstrom International Airport, the area is highly accessible. Combined with relatively more affordable housing than Austin and ongoing development focused on quality of life, Round Rock offers a strategic location that blends proximity to a top-tier city with the advantages of suburban growth and livability.

\* <https://worldpopulationreview.com>





# Area Retail Map



5100 N I-35 Frontage Road, Round Rock, TX 78681

| #  | Restaurants                    |
|----|--------------------------------|
| 1  | Bar Louie                      |
| 2  | BJ's Restaurant & Brewhouse    |
| 3  | In-N-Out Burger                |
| 4  | MOOYAH Burgers, Fries & Shakes |
| 5  | Freebirds World Burrito        |
| 6  | Raising Cane's                 |
| 6  | Papa John's                    |
| 7  | Outback Steakhouse             |
| 8  | Whataburger                    |
| 9  | McDonald's                     |
| 10 | Chick-fil-A                    |
| 10 | Popeyes                        |
| 11 | Burger King                    |
| 12 | Starbucks                      |
| 13 | Auntie Anne's                  |
| 14 | Wendy's                        |

| #  | Other                |
|----|----------------------|
| 1  | Cinemark             |
| 2  | H-E-B                |
| 2  | AT&T                 |
| 2  | T-Mobile             |
| 2  | Supercuts            |
| 2  | Hand & Stone Massage |
| 3  | UPS                  |
| 4  | Chase                |
| 5  | PNC Bank             |
| 6  | Wells Fargo          |
| 6  | Sport Clips          |
| 7  | Bank of America      |
| 8  | Orangetheory Fitness |
| 8  | PDS Health           |
| 9  | Electric Generating  |
| 10 | ChargePoint          |

| #  | Retail                   |
|----|--------------------------|
| 1  | American Eagle           |
| 2  | Banana Republic          |
| 2  | White House Black Market |
| 2  | Kate Spade               |
| 2  | Lucky Brand              |
| 2  | Michael Kors             |
| 2  | Zales                    |
| 2  | Francesca's              |
| 2  | Carter's                 |
| 2  | Johnston & Murphy        |
| 3  | Bath & Body Works        |
| 3  | Fossil                   |
| 3  | Clarks                   |
| 3  | BoxLunch                 |
| 3  | The Children's Place     |
| 3  | Hot Topic                |
| 3  | Vans                     |
| 3  | PacSun                   |
| 3  | Shoe Carnival            |
| 3  | Torrid                   |
| 3  | Finish Line              |
| 3  | Aéropostale              |
| 3  | Zumiez                   |
| 3  | Express                  |
| 3  | Ann Taylor Factory Store |
| 3  | Loft Outlet              |
| 4  | Nike                     |
| 5  | Claire's                 |
| 5  | Chico's                  |
| 5  | Ralph Lauren             |
| 6  | Cavender's               |
| 7  | IKEA                     |
| 8  | Mattress Firm            |
| 9  | Walgreens                |
| 10 | PetSmart                 |
| 10 | Five Below               |



# Location & Drive Times





# Round Rock, Texas: A Premier Destination for Business & Growth

Round Rock is a primary city within the Austin-Round Rock-San Marcos Metropolitan Statistical Area (Pop. 2.6M). Its strategic location, skilled workforce, and pro-business environment make it an ideal place for companies to thrive and grow.

With over 62,000 new residents relocating to Central Texas each year, Round Rock is positioned for sustained and rapid growth. Its diverse population of more than 124,000 residents, with a median age of 33, adds to its vibrant and youthful community. Located in one of the fastest-growing regions in the United States, Round Rock offers an exceptional environment for businesses, talent, and innovation.

There are several higher education options within the city limits, ensuring a highly skilled workforce and a continuous pipeline of qualified talent across industries. Within a twenty-mile radius, over fifteen colleges and universities serve the area, with enrollment of over 180,000, including institutions in neighboring Austin, Georgetown, and San Marcos.

Round Rock is host to a diverse range of industries, including life sciences, advanced manufacturing, and technology. Major employers include Dell Technologies Global Headquarters, TECO Westinghouse, Emerson Automation Solutions, and Toppan Photomasks, Inc

Additionally, the city is within a 30-minute drive of major tech leaders such as Apple, Tesla, Samsung, National Instruments, Abbott Labs, Google, Meta, Oracle, IBM, Amazon, and more, making it one of the nation's leading innovation hubs.

Texas consistently ranks as one of the best states for business, offering no corporate or personal income tax, and competitive state and local incentives. Round Rock boasts the lowest property tax rate in the region and further supports business success through customized incentive packages. This enables companies to expand operations, invest in facilities, and strengthen their bottom line in a community and area that continues to foster growth.

Round Rock is more than a place to do business - it's a place to innovate, collaborate, and lead in a rapidly evolving global economy.

**Centrally located in Texas and equidistant from both coasts, Round Rock provides superior access to key markets. This infrastructure supports efficient domestic and global business operations:**

**35 miles** to Austin-Bergstrom International Airport via I-35 or SH-130

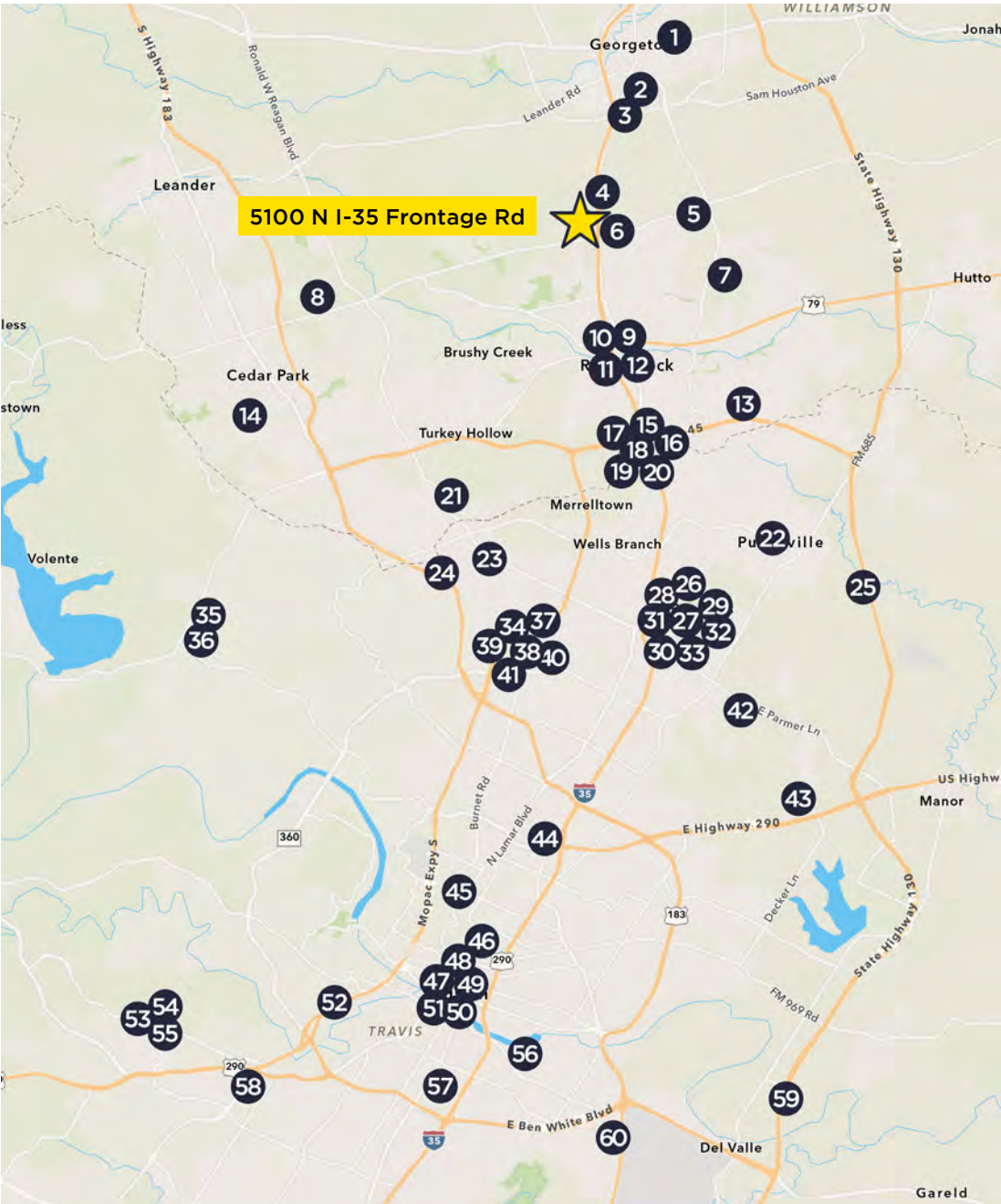
**Direct access** to I-35, SH-45, SH-130, and US 79

**Within a 3-hour drive** of Houston, Dallas, and San Antonio





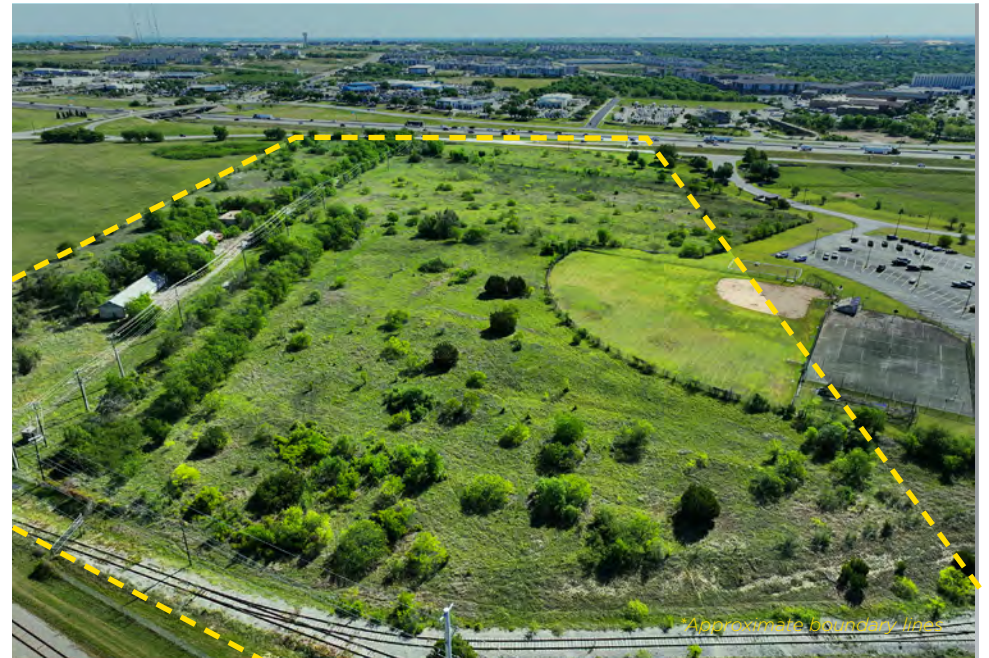
# Top Employer Map



5100 N I-35 Frontage Road, Round Rock, TX 78681

|    |                           |    |                               |
|----|---------------------------|----|-------------------------------|
| 1  | Southwestern University   | 31 | 3M                            |
| 2  | AirBorn                   | 32 | Qualcomm                      |
| 3  | GAF Energy                | 33 | Cognizant                     |
| 4  | TECO-Westinghouse         | 34 | National Instruments          |
| 5  | Texas State University    | 35 | SailPoint                     |
| 6  | Baylor Scott & White      | 36 | BigCommerce                   |
| 7  | Chasco Constructors       | 37 | IBM                           |
| 8  | Firefly Aerospace         | 38 | Amazon                        |
| 9  | ZT Systems                | 39 | Microsoft                     |
| 10 | Toppan Photomasks         | 40 | Charles Schwab                |
| 11 | Hanwha                    | 41 | PayPal                        |
| 12 | U.S. Army Futures Command | 42 | Samsung                       |
| 13 | Seoyon E-Hwa              | 43 | Applied Materials             |
| 14 | National Oilwell Varco    | 44 | Austin Community College      |
| 15 | Home Depot Technology Ctr | 45 | Ascension Seton               |
| 16 | Dell Technologies         | 46 | University of Texas at Austin |
| 17 | Houghton Mifflin Harcourt | 47 | Whole Foods                   |
| 18 | Dover Fueling             | 48 | Meta                          |
| 19 | Michael Angelo's          | 49 | Indeed                        |
| 20 | Shop LC                   | 50 | Cisco Systems                 |
| 21 | eBay                      | 51 | Google                        |
| 22 | Amazon Fulfillment Ctr    | 52 | Intel                         |
| 23 | Apple                     | 53 | YETI                          |
| 24 | Visa                      | 54 | AMD                           |
| 25 | Community Impact          | 55 | SolarWinds                    |
| 26 | ASML                      | 56 | Oracle                        |
| 27 | Infosys                   | 57 | St. Edward's University       |
| 28 | GM IT Innovation Ctr      | 58 | St David's Healthcare         |
| 29 | BAE Systems               | 59 | Tesla                         |
| 30 | Natera                    | 60 | ERCOT                         |







# Property & Area Highlights





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