



# For Sale or Lease

## Property Highlights

- Plug and Play Call Center Opportunity
- Direct access from SH45
- 1-story building 138,400 SF situated on ~ 21.95 acres
- Additional ~20 Acres available for development

## Property Description

Opportunity to acquire a 40-acre former Sears call center site with highway visibility in Round Rock, TX. The site is situated adjacent to the international headquarters of Dell Technologies, and minutes from major retail power centers.

## Sears - Teleserv

1300 Louis Henna  
Round Rock, TX 78664

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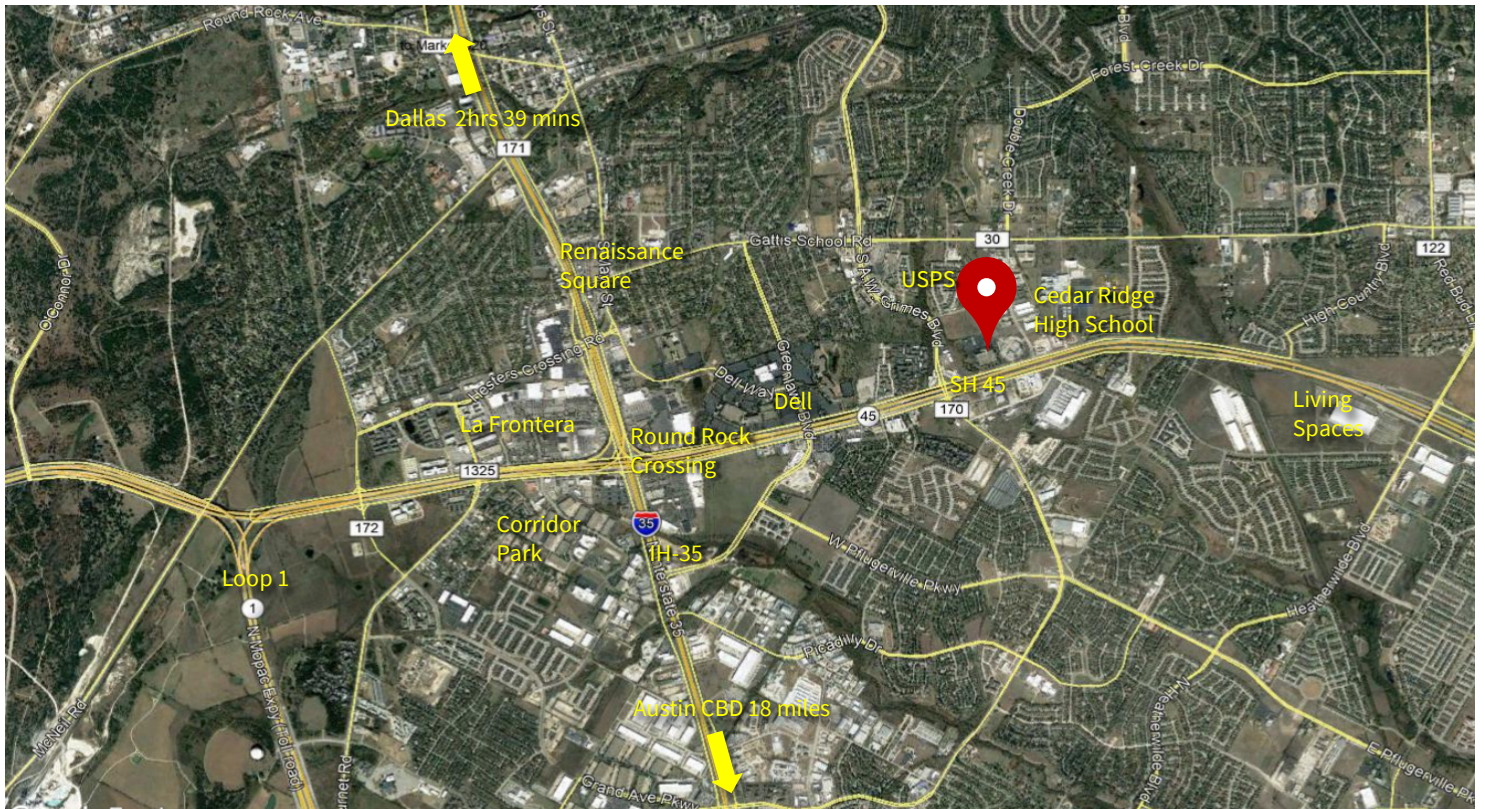
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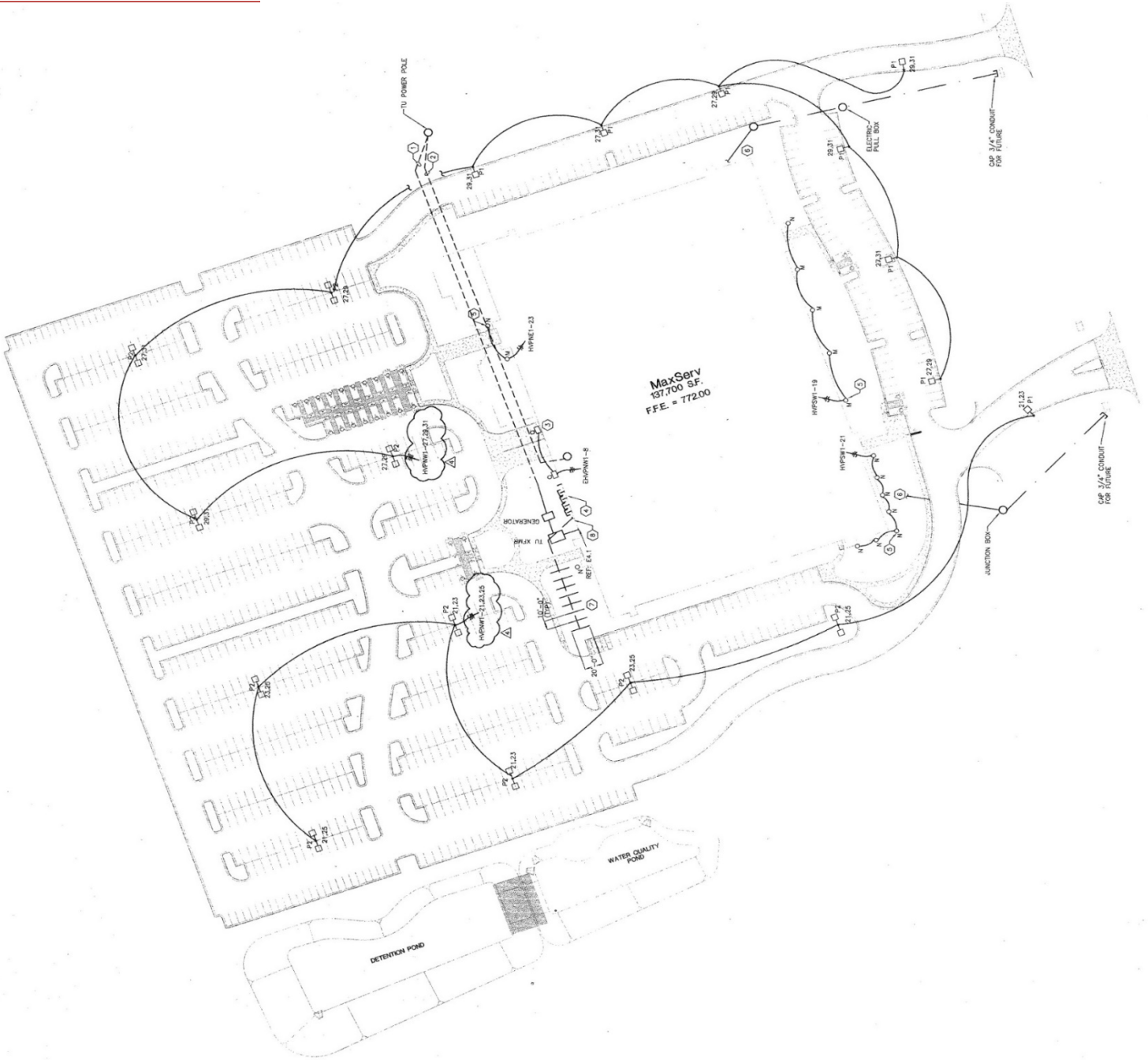
**Property Data**

# of Levels	1
Parking	850 Surface
Zoning	C-1
Workstations	1,195
Training Stations	127
Total Seats	1,431
Kohler Diesel Standby Generator	610kW/763kVA
UPS	1

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,958	38,323	91,978
Total Population	13,161	107,515	258,381
Average HH Income	\$86,568	\$96,217	\$102,645



Site Plan



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# Floor Plan

