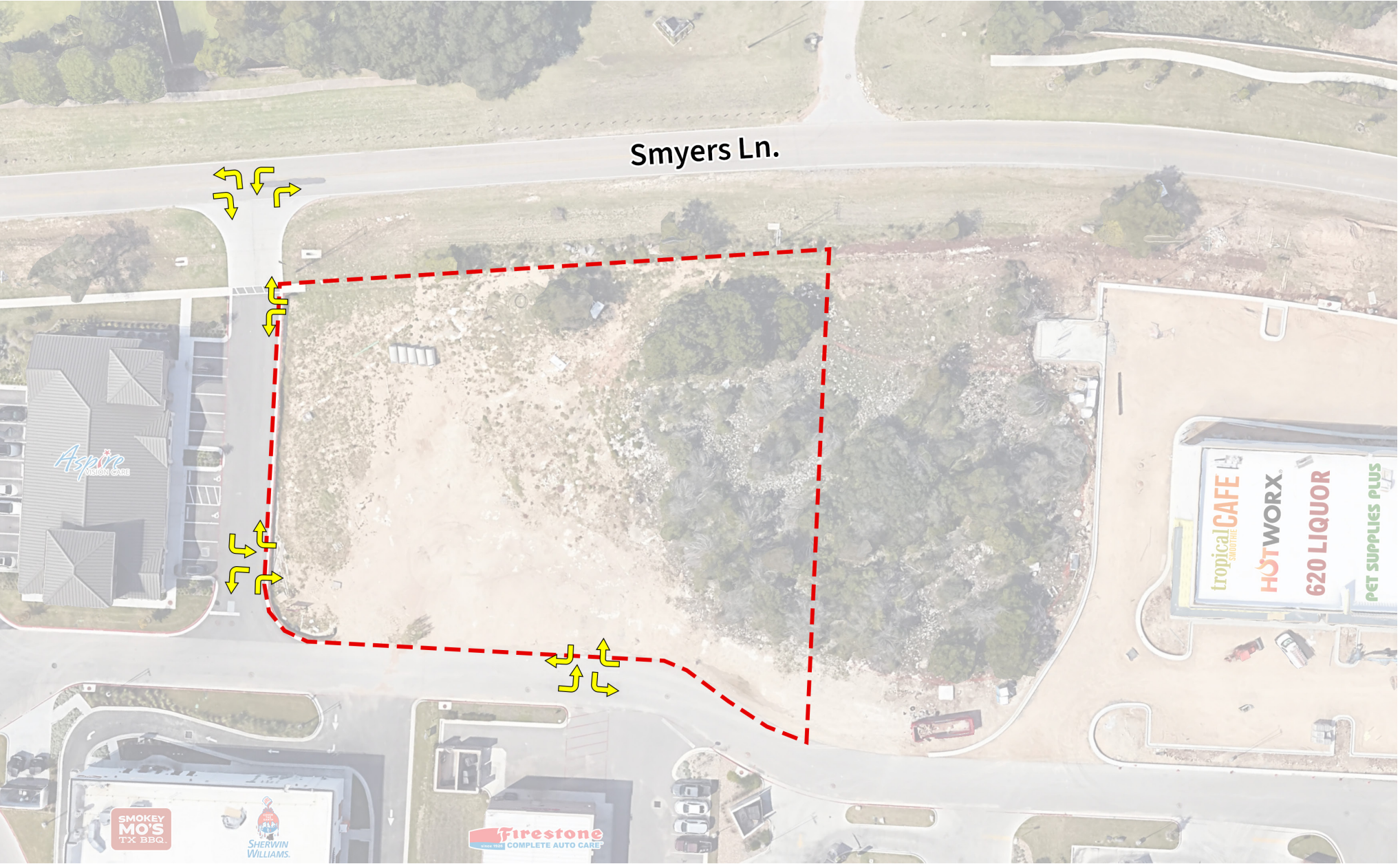


Pad Site For Sale

THE POINT AT 620 (RR 620 N & SMYERS LN. - ROUND ROCK)

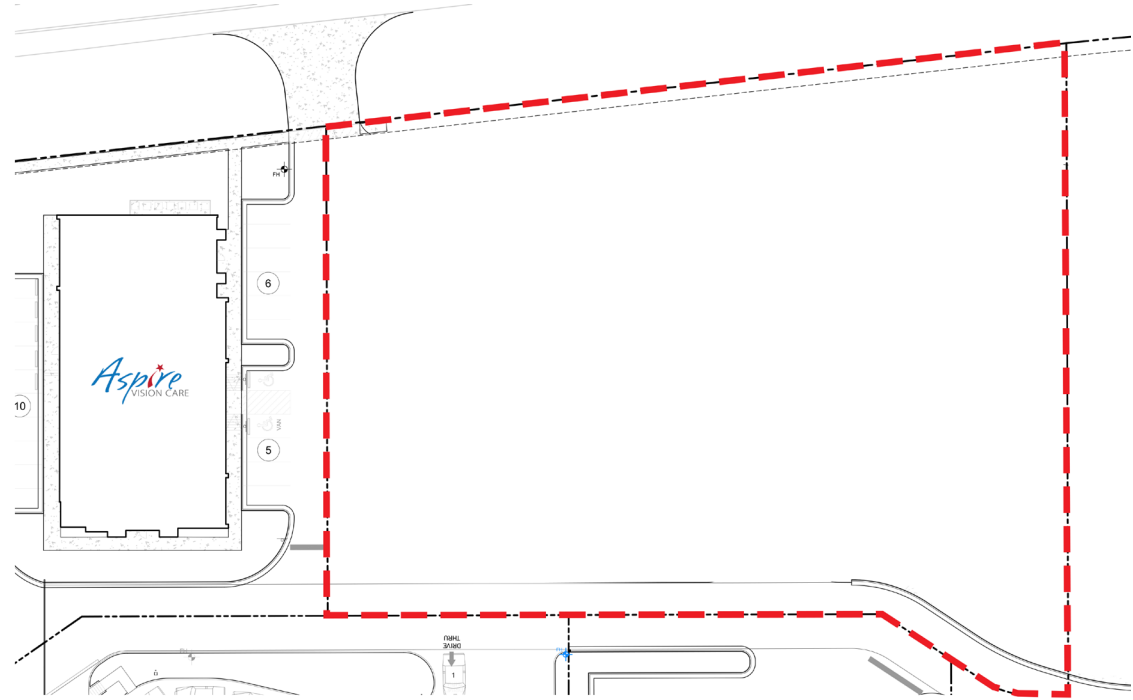
1.328 AC PAD





PROPERTY INFORMATION:

- » Adjacent to \$71.5M HEB & St. David's Medical Center (171 beds)
- » Only 3 miles from Dell's Round Rock Headquarters (133,000 employees)
- » Less than a mile to Round Rock High School (3,652 students) - open campus for seniors
- » Over 30,000 vehicles per day on RR 620 N
- » Multiple access points along RR 620 N & Smyers Lane

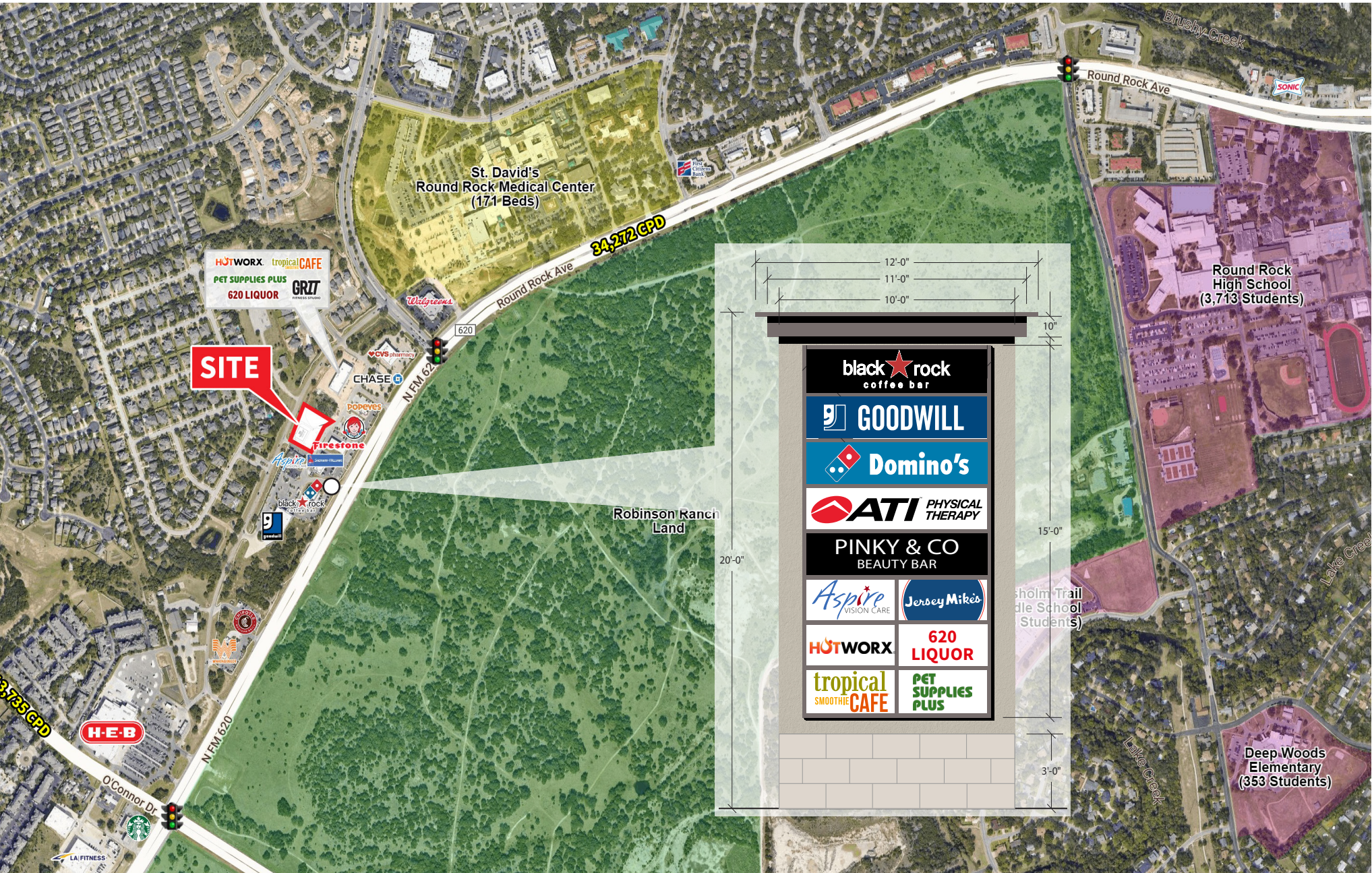


AREA RETAILERS

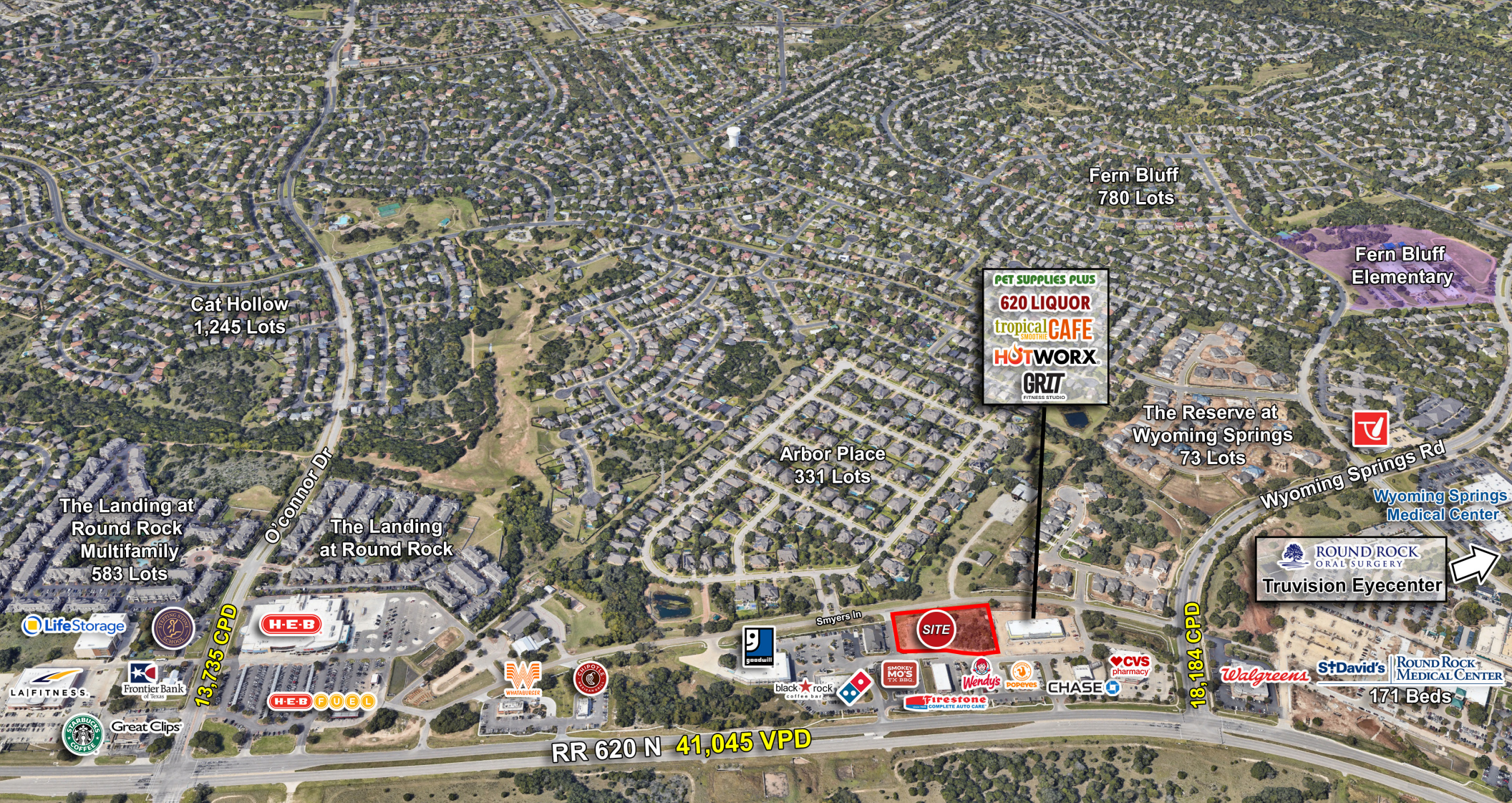


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimate Population	11,782	76,434	232,016
Estimate Households	4,173	25,963	88,483
Avg. Household Income	\$146,293	\$151,846	\$125,632
Daytime Population	10,100	77,082	228,700

TRAFFIC COUNTS	CPD
RR 620 N	34,272
O'Connor Dr.	13,735







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