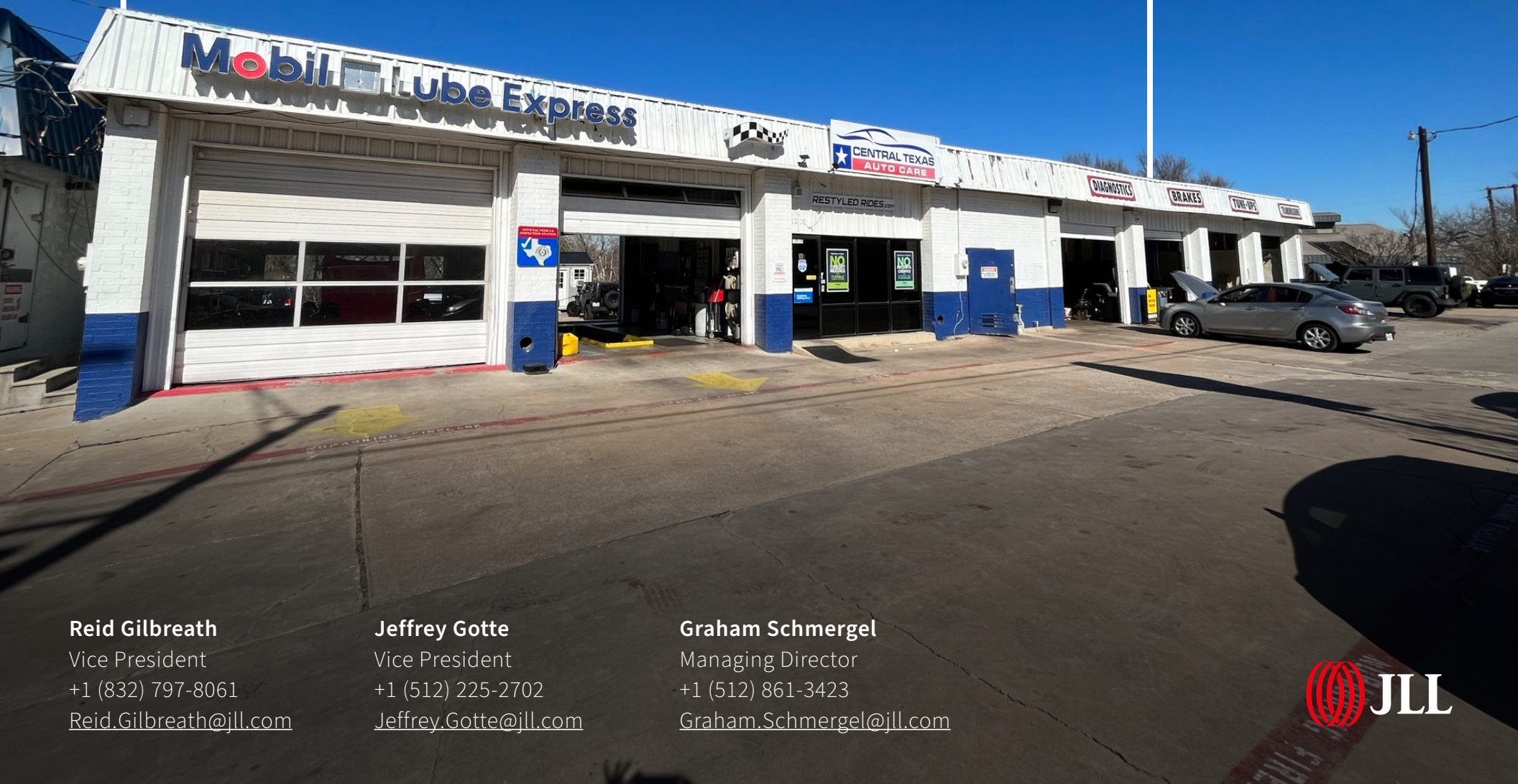


# 1212 ROUND ROCK AVE.

## ROUND ROCK, TEXAS



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**1212  
ROUND ROCK AVE.**

# **INVESTMENT OVERVIEW**





# SITE DETAILS

## ADDRESS

1212 Round Rock Ave.  
Round Rock, TX 78681

## OPPORTUNITY

2nd Gen. Auto  
Opportunity for Owner

## BUILDING / LOT SIZE

2,756 SF / 0.86 Acres

## ZONING

GC - General Commercial



# Investment Highlights



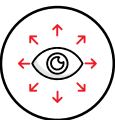
## AFFLUENT DEMOGRAPHICS NEAR DOWNTOWN

- This property is located near the Cat Hollow neighborhood, which is 2.5 miles or 10 minutes from Downtown Round Rock.
- The area within a five-mile radius boasts an average household income of over \$120,000 with an average buying power over \$70,000.



## SITUATED IN RETAIL CORRIDOR

- The property is nestled within a retail-dense portion of N Ranch Road 620 between TX-45 Toll and IH-35.
- Area drivers such as H-E-B, St. David's Round Rock Medical Center, and Round Rock High School are all within one mile and will drive traffic to the center.



## HIGHLY VISIBLE FROM HIGHWAY

- This property is well positioned just off N Ranch Road 620, which carries nearly 40,000 vehicles per day.
- The property benefits from its positioning on N Ranch Road 620, which serves as an alternative route connecting TX-45 Toll and IH-35.



## AUSTIN METROPOLITAN SUPPORT

- The property is located within the Austin, the 10th largest metro in the United States
- The site benefits from being just 30 minutes from Downtown Austin and 20 minutes from Downtown Georgetown.



**NOTE:** The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.





# 1212 ROUND ROCK AVE.

**LOCATION  
OVERVIEW**





Round Rock Christian Academy  
630 students



St. David's Hospital - Round Rock  
185 beds



Round Rock High School  
3,777 students

## DEMOGRAPHICS (5 MI.)

225,933

POPULATION

\$139,940

AVERAGE HOUSEHOLD INCOME

82,933

AVERAGE NUMBER OF  
HOUSEHOLDS

1.35%

PROJECTED ANNUAL INCOME  
GROWTH RATE

232,943

DAYTIME POPULATION





# Location Overview

Located just 15 miles north of Austin, Round Rock is one of the fastest growing cities in the nation, and one of the best-managed cities in Texas. The City has maintained a high quality of life while becoming a major center for economic growth in Central Texas, with industry clusters in Innovative Manufacturing, Life Sciences and Healthcare, Professional/Financial Services and Technology and Computing.

Major employers include Dell, Round Rock Premium Outlets, Kalahari Resorts and Conventions, Ascension Seton Williamson, Baylor Scott & White Healthcare, St. David's Round Rock Medical Center, Emerson Process Management, Amazon and UPS. Its combined property tax and utility rates are among the lowest in the region. It has an award-winning park system, school district and is one of the safest cities with a population of at least 100,000 population in the United States.

Source: [City of Round Rock Texas](#)

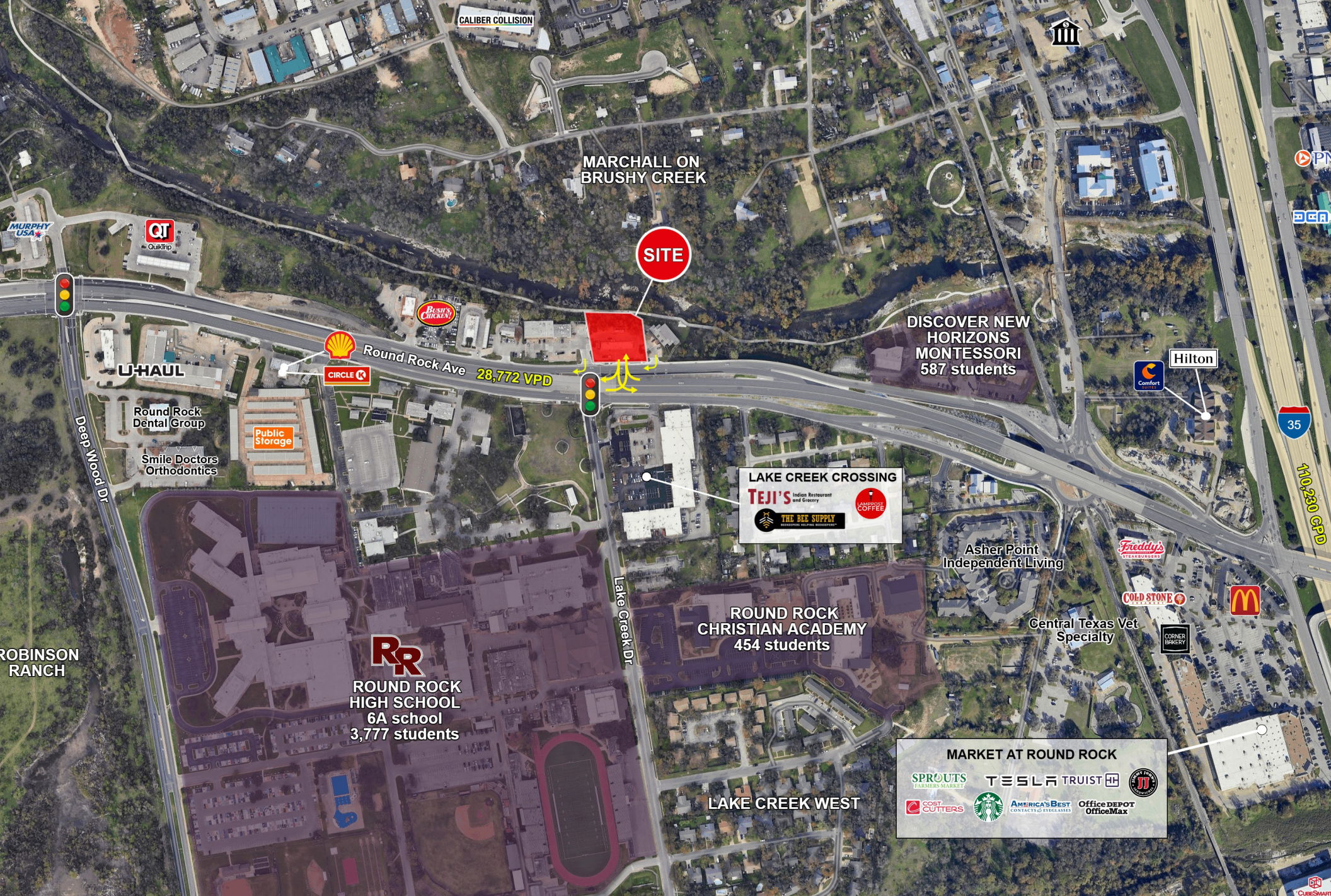
It's no secret why Round Rock gains national attention and accolades, with an increasing number of residents moving to the city to enjoy beautiful parks, community events, recreational activities, economic opportunities and safe neighborhoods. Despite the community's fast growth, Round Rock has been able to maintain a family-friendly community that is distinctive by design.



## FUN FACT

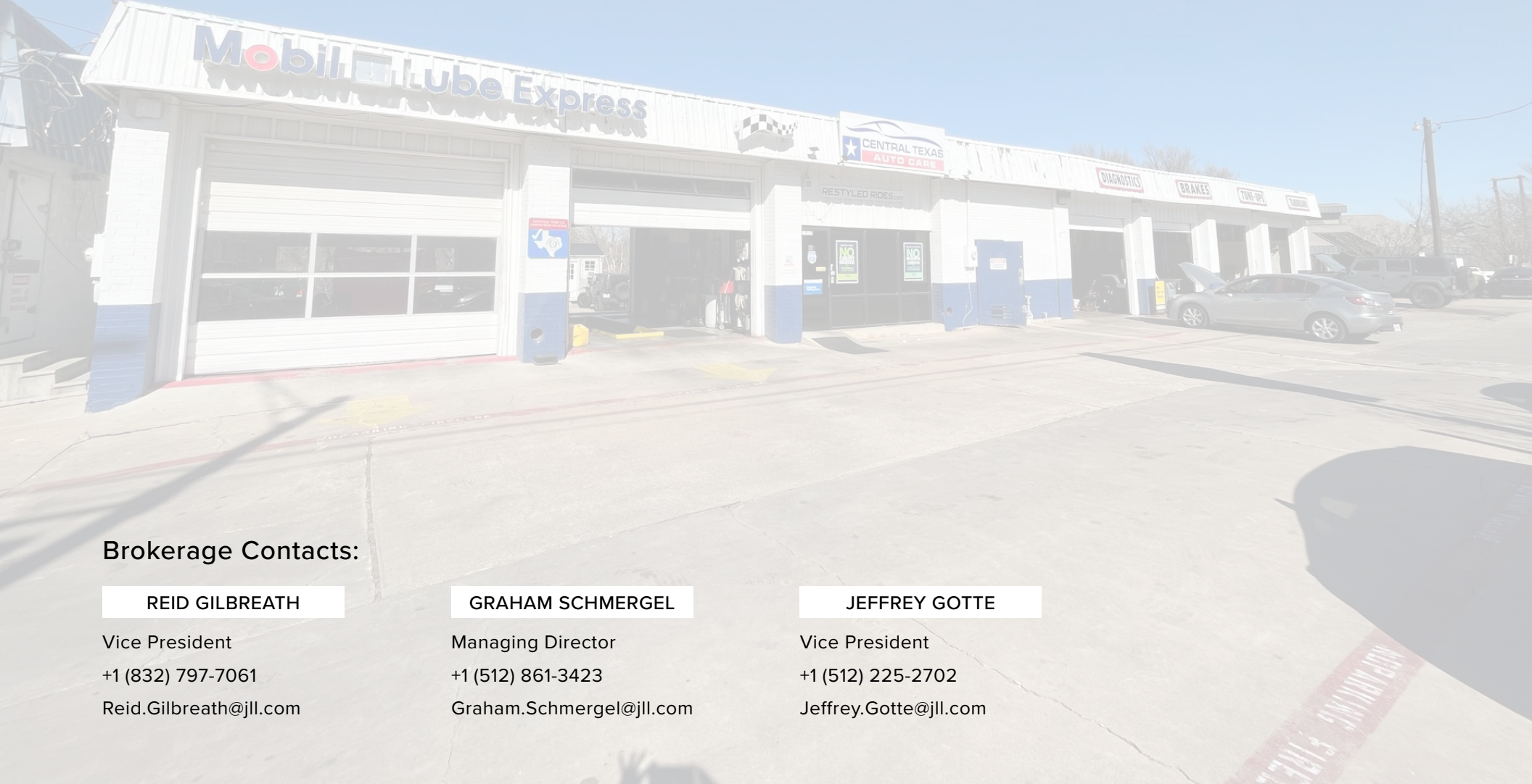
With an estimated population of 129,141 living within city limits, Round Rock is the 31st largest City in Texas, according to the 2010 U.S. Census Bureau data.





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