

11404 RANCH ROAD 2222

AUSTIN, TX



2ND-GENERATION DENTAL SUITE & RESTAURANT



11404 RANCH ROAD
2222



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MONUMENT SIGN

PROPERTY SUMMARY

ADDRESS :	11404 Ranch Road 2222 Austin, TX 78726
PROPERTY TYPE:	Retail
AVAILABLE SIZE:	1,400 SF - 4,800 SF Available <ul style="list-style-type: none">• 1,400 SF 2nd-Gen. Pizza Takeout• 3,400 SF 2nd-Gen. Dental Office
SIGNAGE:	Monument signage available
TRAFFIC COUNTS (CPD):	RR 2222: 35,308 CPD N RR 620: 47,532 CPD
PRICE:	CALL BROKER FOR PRICING



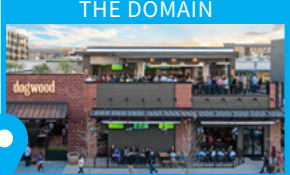
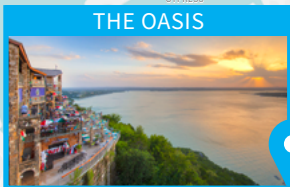
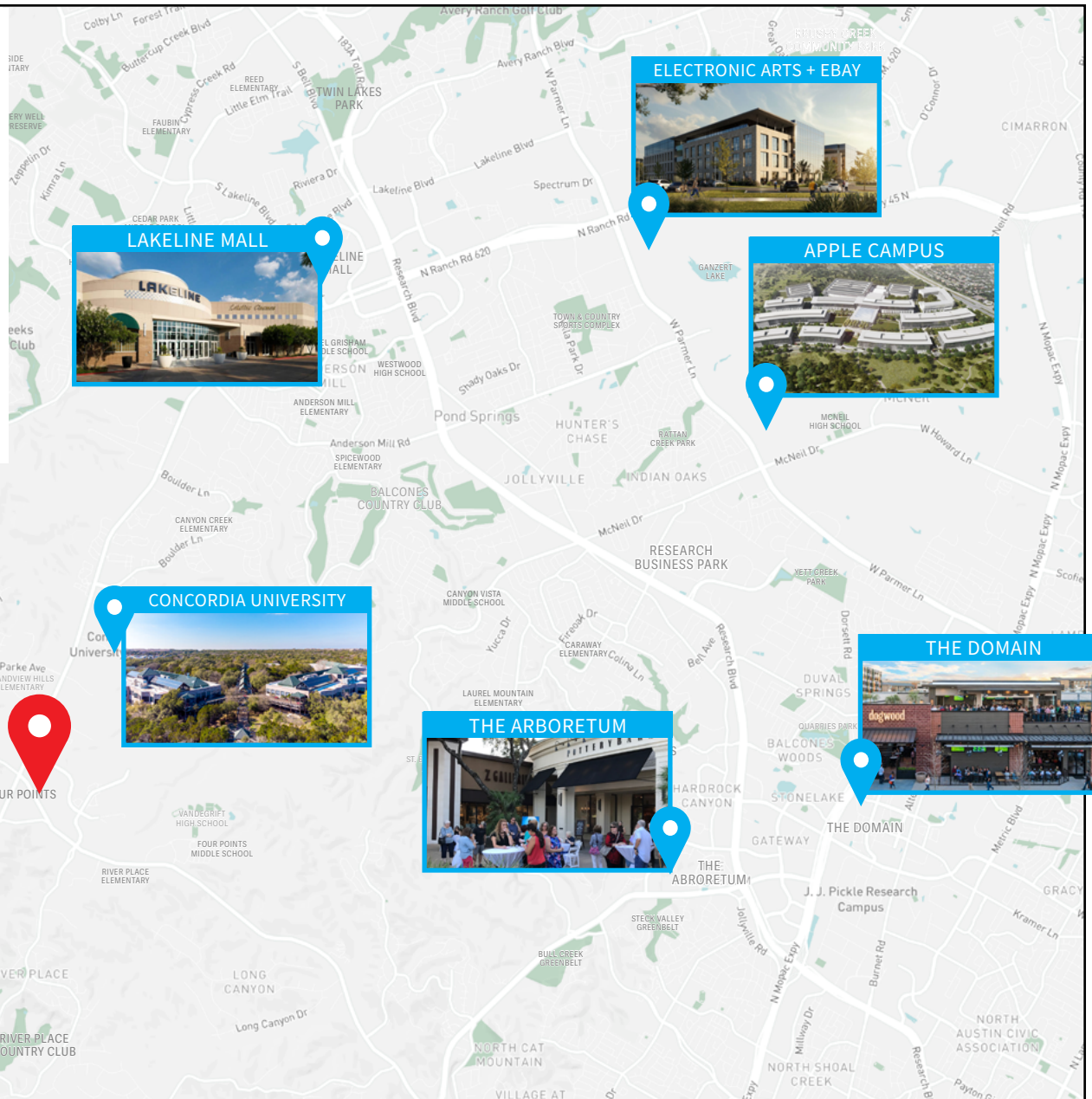
PROPERTY DESCRIPTION

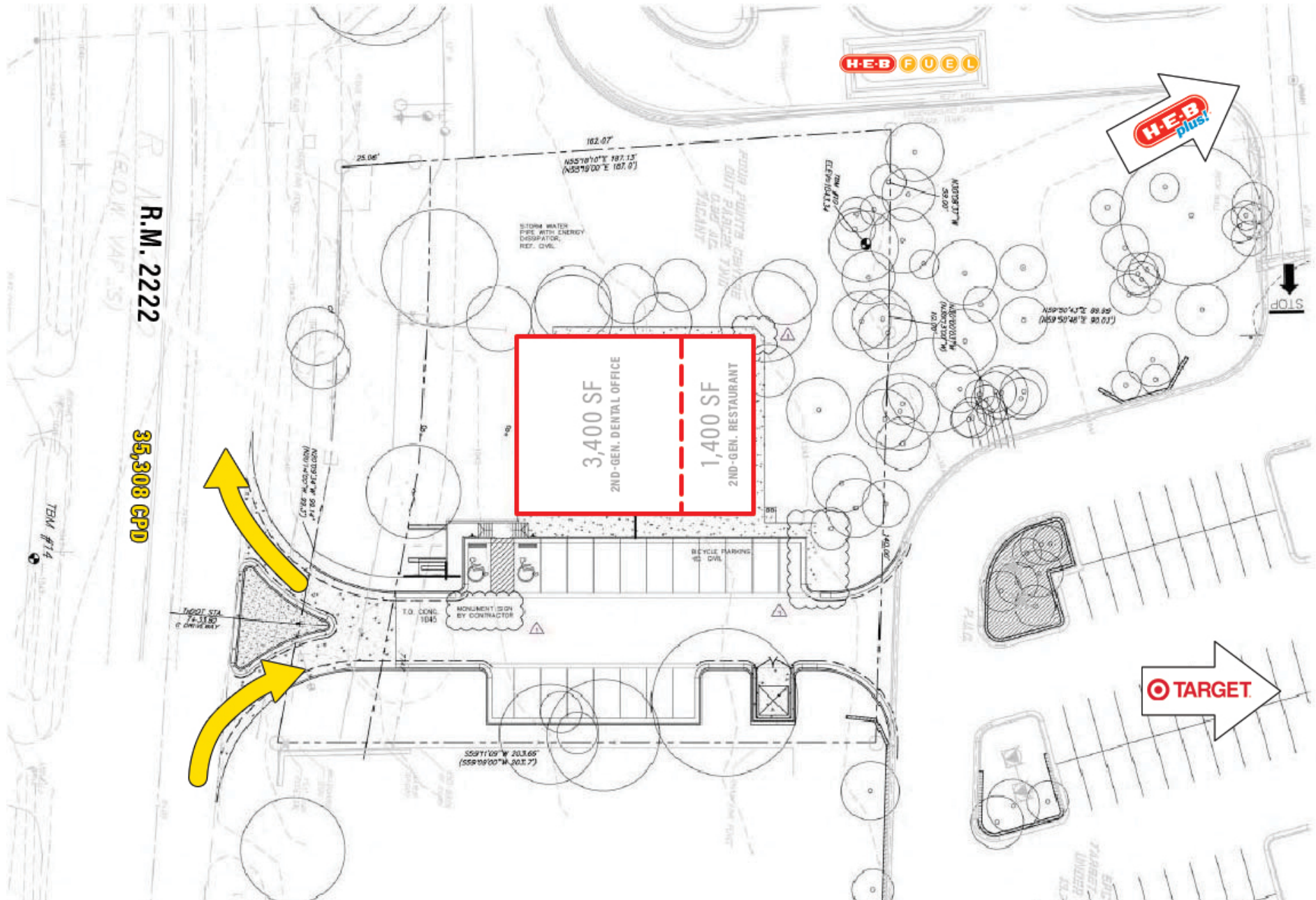
- » The retail center is located on RM 2222, just east of the intersection with RR 620, which sees traffic in excess of 47,000 vehicles per day
- » Situated just off RR 2222 and 9 miles from the US 183/183A/SH-45 intersection, the property provides immediate access to Austin's expansive highway network as well as surrounding upscale, executive neighborhoods including Steiner Ranch, River Place, Long Canyon, Canyon Creek, and Twin Creeks

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6111 N RR 620 is located near all types of infrastructure including schools, churches, shopping, recreation and fire police protection, which are considered to be an enhancement to the property's viability. The population within the surrounding neighborhoods within the Four Points area have shown moderate growth in population and household growth since 2010. The area currently has a middle-income demographic profile. The outlook for the Four Points area is for continued performance with moderate improvement over the next several years. As a result, the demand for existing developments is expected to be average-to-good.





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