

2600 N. INTERSTATE 35
ROUND ROCK, TX

**FOR SALE
OR LEASE**



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PROPERTY HIGHLIGHTS



PROPERTY	2600 N. Interstate 35 Round Rock, TX
PROPERTY SIZE	+/- 7,537 sf
SITE SIZE	+/- 1.25 acres
BUILDING TYPE	Former Retail Restaurant Building
STORIES	1
YEAR BUILT/RENOVATED	1998/2015
ZONING	C-1 – General Commercial
TRAFFIC COUNT	+/- 146,000 VPD










-  "Turn-key" former restaurant building with equipment
-  Versatile possible future uses
-  Abundant parking ratio
-  Excellent visibility with Interstate 35 frontage
-  High demand retail area
-  Prime Round Rock location



AREA TRAFFIC GENERATORS



-  "Future" Amazon Distribution Center
-  Round Rock Sports Center
-  Multiple Car Dealerships
-  Rudy's "Country Store" And Bar-B-Q
-  Hopdoddy
-  Chuy's
-  Saltgrass Steak House

2600 N. INTERSTATE 35



Austin

45 TEXAS TX-45

45 TEXAS TX-45

79 E. Palm Valley Blvd.

Round Rock Downtown

Round Rock Ave.

Sam Bass Rd.

Mays St.

35 N Interstate 35

E. Old Settlers Blvd. (FM 8406)

W. Old Settlers Blvd. (FM 8406)

Chisholm Trail Rd.

Wolle Ln.

Hoppe Trail



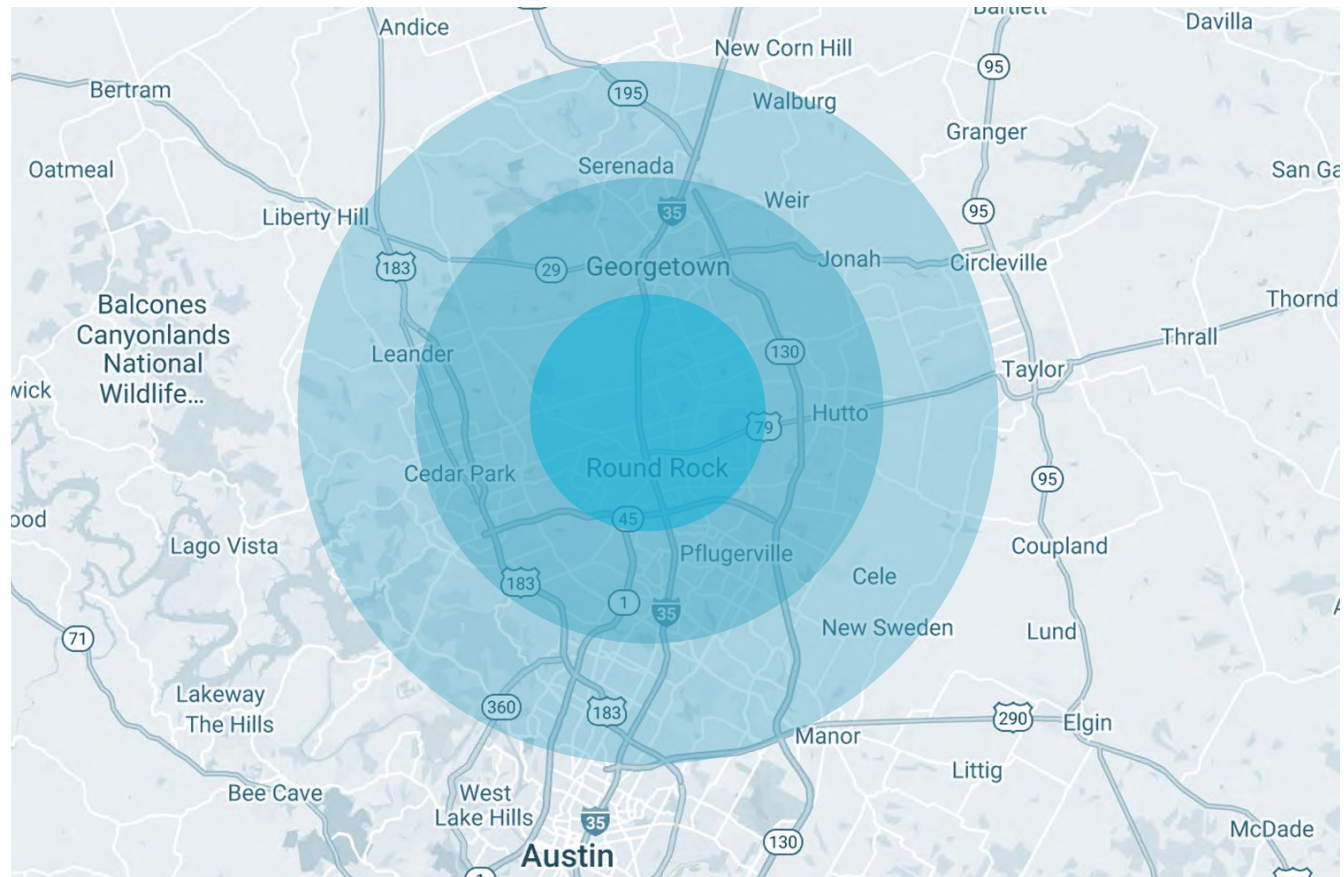
LOCATION SUMMARY



Located 15 miles north of the state capitol in Austin, Round Rock, Texas is one of the fastest growing cities in the nation and one of the best-managed cities in Texas.

With a population of around 116,000, the greater Round Rock area offers top talent, superior real estate, an unparalleled quality of life and is home to world-class businesses.

Round Rock is the site of Dell's world headquarters which employs over 16,000 people in central Texas and other major employers in the city include Emerson Process Management, Round Rock Premium Outlets, Baylor Scott & White Health, St. David's Round Rock Medical Center, Liquidation Channel, Sears Teleserv, Wayne Fueling Systems, Texas Guaranteed Student Loan, TECO Westinghouse Motor Company and Seton Medical Center Williamson.



DEMOGRAPHIC SNAPSHOT

	5 Mile	10 Mile	15 Mile
2020 Total Population	184,890	685,141	1.03M
2020 Average Household Income	\$109,132	\$102,608	\$104,541
2020 Median Home Value	\$288,254	\$289,687	\$321,936

For more information:



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