

16040 Park Valley #222

Round Rock, TX 78681

FOR SALE OR LEASE

3,000-5,926 SF Medical
Office Condo



- Directly across from St. David's Round Rock Medical Center
- High-Traffic Area with Easy Access to N FM 620
- Two Months Free Rent

Neerja Kwatra

512.677.9365
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Executive Summary

TWO MONTHS FREE RENT

This Condo was custom built in 2008, has masonry construction. This gorgeous Condo has beautiful interior & MOVE IN READY. It is located on the second floor, total available SF area is 5,926, can be minimum divisible to 3,000 SF if needed. The Condo is also available for SALE. This property is located in the heart of Round Rock Medical District. Right across from the main entrance of St. David's Round Rock Medical Center.

Great location, just off 620 and minutes away from IH-35, only 10 miles from Domain and 20 miles from Austin Downtown.

Highlights

- High Traffic Area
- Move In Ready
- Directly Across from St. David's Round Rock Medical Center
- Condo Available for Lease or Sale

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512.677.9365

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Listing Details

Lease Rate: \$22-\$24/SF NNN

Sale Price: \$2,390,000

Property Type: Medical Office Condo

Available SF: 3,000-5,926 SF

Class: B

Year Built: 2008

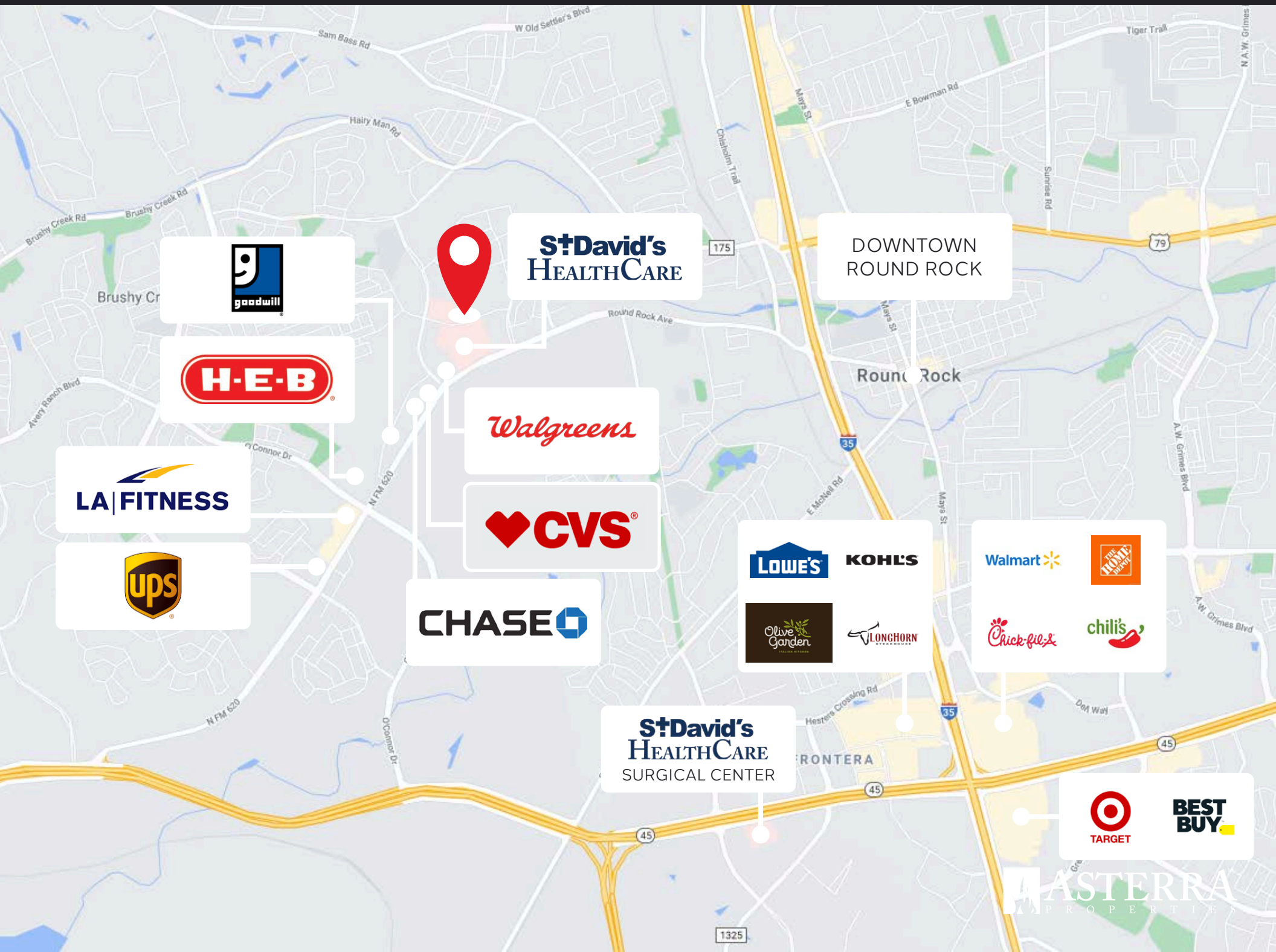
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LOCATION OVERVIEW



St David's
HEALTHCARE

Walgreens



CHASE

DOWNTOWN
ROUND ROCK



KOHL'S

Walmart



Chick-fil'd

chili's

St David's
HEALTHCARE
SURGICAL CENTER



**BEST
BUY**

ASTERRA
PROPERTIES



DRIVE TIMES

Downtown Austin

28 Minutes

The Domain

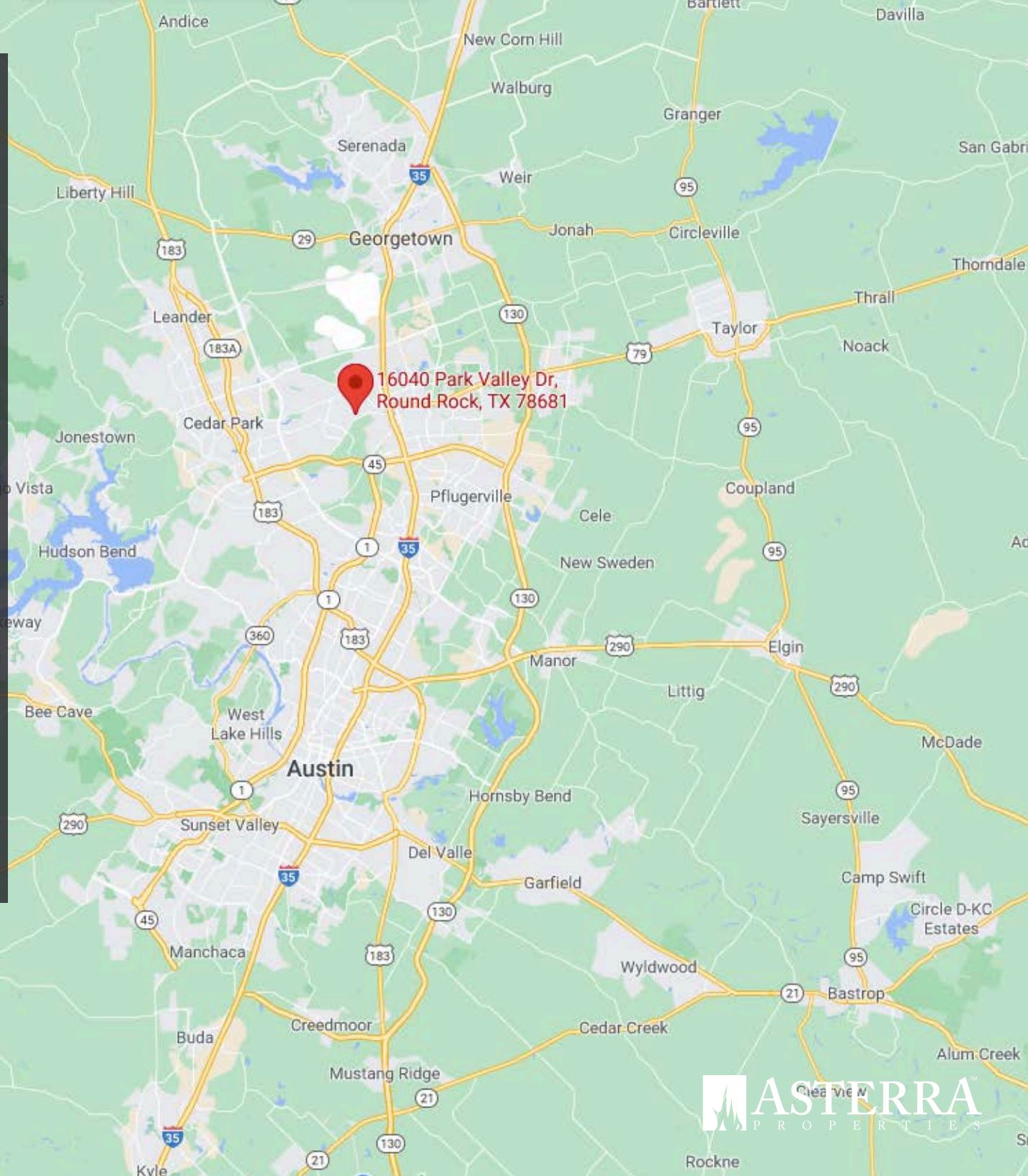
18 Minutes

Austin Bergstrom Airport

22 Minutes

Mueller District

14 Minutes



Location Demographics



Population

1 Mile 3 Miles 5 Miles

9,216 79,682 198,734

Estimated annual population growth of 2.7%



Avg Household
Income

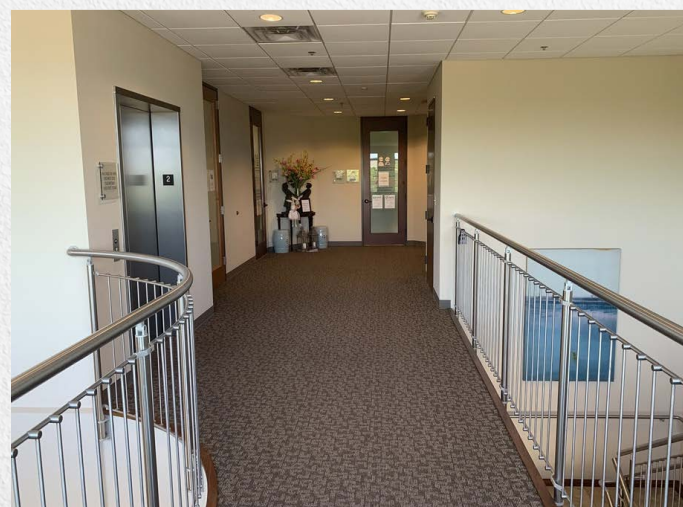
1 Mile 3 Miles 5 Miles

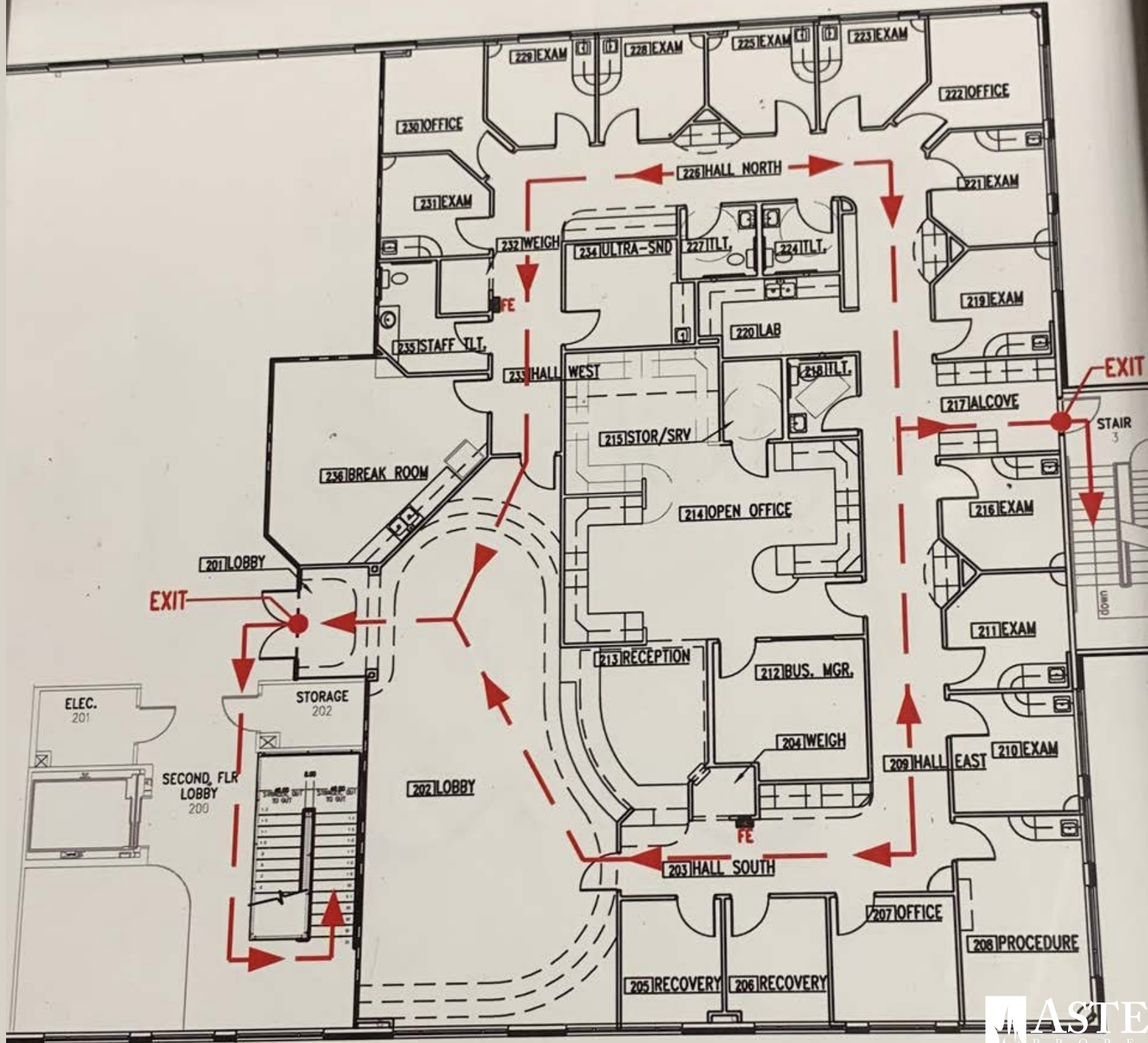
\$143,714 \$122,164 \$112,209

Radius	1 Mile	3 Miles	5 Miles
Households	2,944	27,617	72,083
Households by Marital Status			
Married	2,172	16,215	38,369
Married No Children	929	7,083	16,469
Married w/Children	1,243	9,133	21,900
Education			
Some High School	3.74%	6.81%	5.62%
High School Grad	14.90%	16.38%	16.54%
Some College	27.54%	27.45%	28.34%
Associate Degree	6.23%	6.71%	5.93%
Bachelor Degree	31.42%	27.46%	29.27%
Advanced Degree	16.18%	15.18%	14.30%
Annual Consumer Spending			
Apparel	\$6,780	\$55,792	\$138,682
Entertainment	\$18,473	\$148,842	\$363,283
Food & Alcohol	\$33,538	\$278,038	\$693,475
Household	\$22,507	\$175,687	\$430,029
Transportation	\$33,000	\$273,767	\$661,473
Health Care	\$5,999	\$46,335	\$110,532
Education/Day Care	\$9,975	\$75,346	\$178,383

Information obtained from third-party resource, subject to change.









Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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