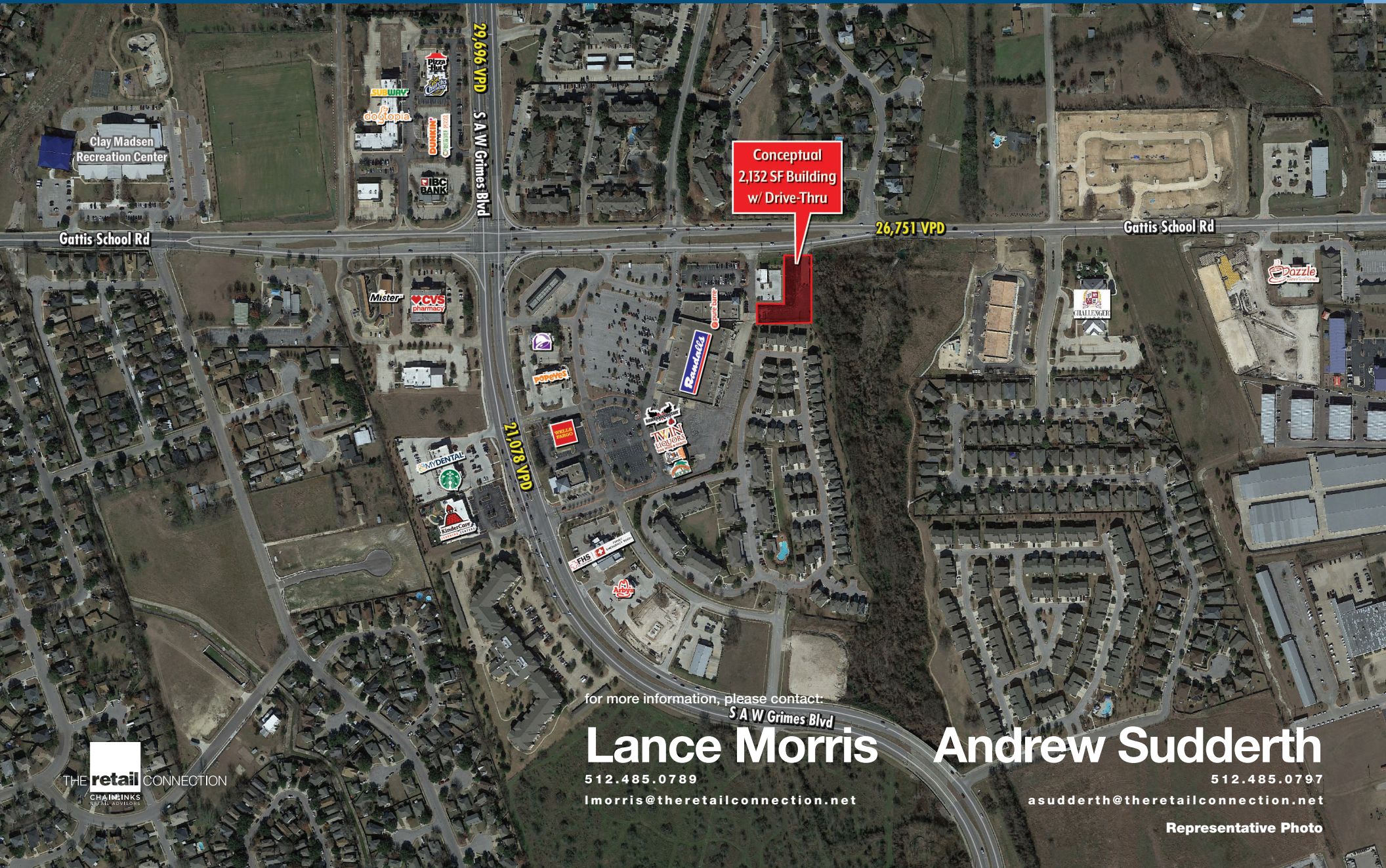


# Offering Memorandum

PAD SITE | ROUND ROCK, TX | 2151 GATTIS SCHOOL ROAD



Conceptual  
2,132 SF Building  
w/ Drive-Thru

Gattis School Rd

29,696 VPD  
S A W Grimes Blvd

26,751 VPD

Gattis School Rd

21,078 VPD

for more information, please contact:

S A W Grimes Blvd

**Lance Morris**

512.485.0789

lmorris@theretailconnection.net

**Andrew Sudderth**

512.485.0797

asudderth@theretailconnection.net

Representative Photo



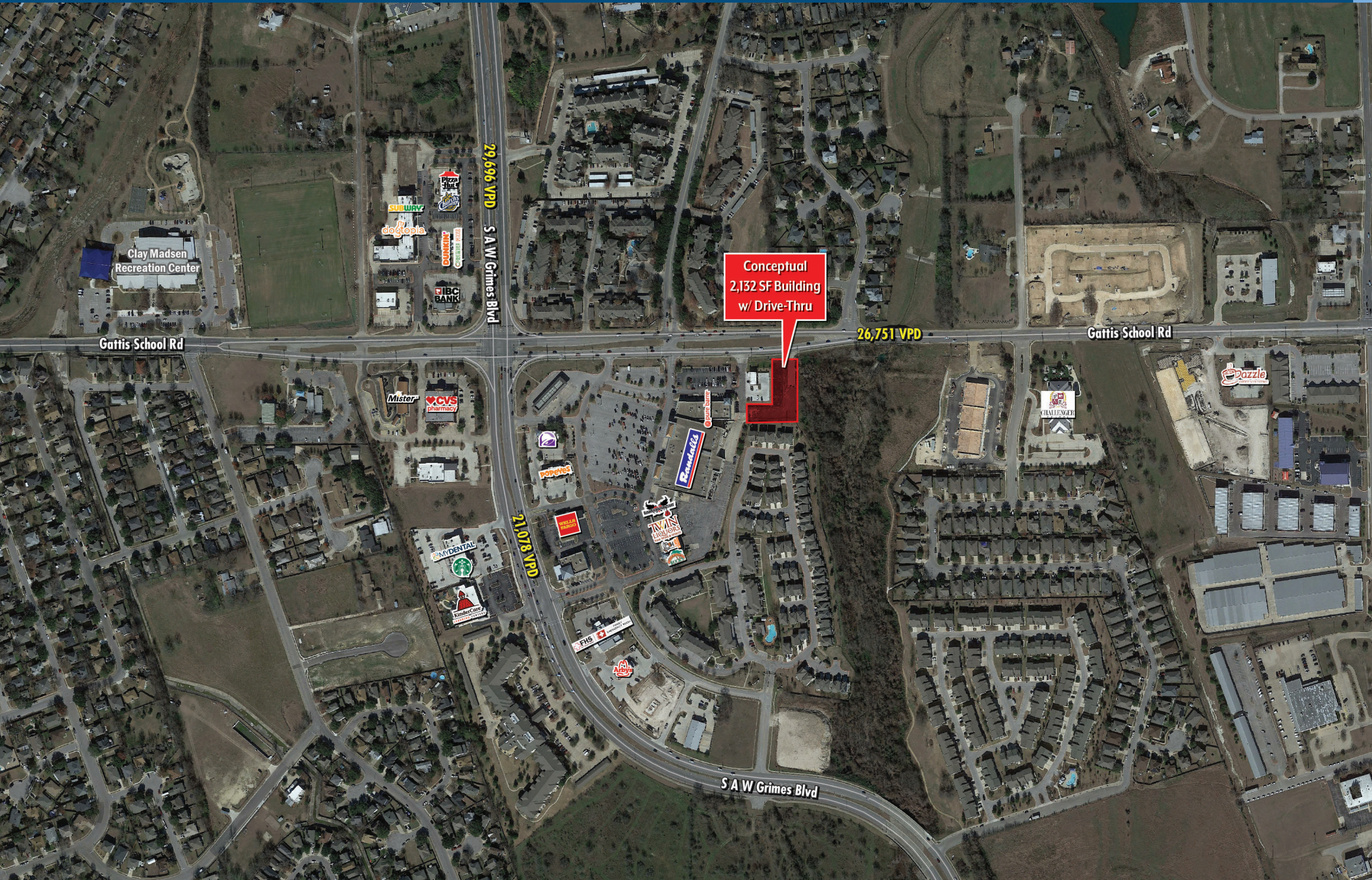
# Pad Site | Round Rock, TX

TRADE AREA AERIAL



# Pad Site | Round Rock, TX

ZOOM AERIAL



Conceptual  
2,132 SF Building  
w/ Drive-Thru

29,696 VPD S A W Grimes Blvd

26,751 VPD

Gattis School Rd

21,078 VPD

S A W Grimes Blvd

Gattis School Rd

Clay Madsen  
Recreation Center

Mister  
CVS  
pharmacy

EMDENTAL

Kimberly  
Clark

FVS

TWIN  
Deli

Planet  
Fitness

popets

Subway  
Domino's

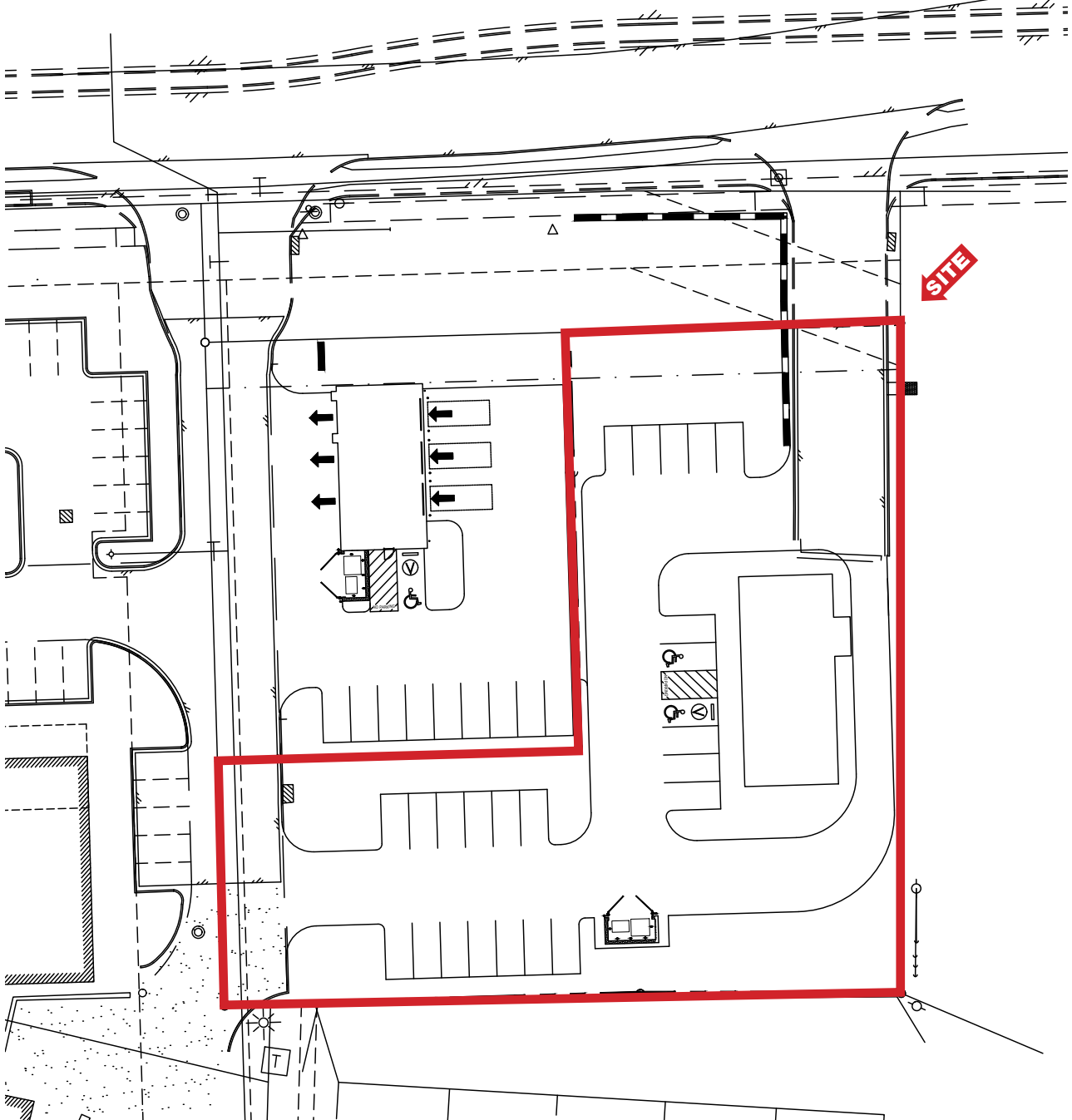
ABC  
BANK

Pazzie

CHARLTON

# Pad Site | Round Rock, TX

ZOOM AERIAL



# Pad Site | Round Rock, TX

INVESTMENT AND PROPERTY | FACTS

## Investment Summary

■ <b>Address</b>	2151 Gattis School Road
■ <b>Price</b>	\$605,834.00 or \$19.00 PSF
■ <b>Building Size</b>	2,132 SF [can be built with a drive-thru]
■ <b>Availability</b>	31,886 SF parcel
■ <b>Traffic counts</b>   Gattis School Road:	21,604 VPD
AW Grimes Boulevard:	20,954 VPD

## Demographics

	1 MILE	3 MILE	5 MILE
■ <b>2022 Total Population</b>	15,331	107,217	254,590
■ <b>2022 Total Households</b>	6,213	40,069	95,742
■ <b>2022 Daytime Population</b>	12,204	125,322	252,976
■ <b>2022 Average HH Income</b>	\$91,290	\$105,905	\$115,917
■ <b>2022 Median HH Income</b>	\$76,755	\$84,626	\$91,810

■ **Strong surrounding retail and restaurants:**

 **Randalls**



**TWIN**  
LIQUORS  
FINE WINE & SPIRITS

 pure barre

 **CAFE JAVA**  
your neighborhood cafe



# TBD

conceptual site plan showing 2,132 SF building



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**f** 512.485.0830

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