



2980 JOE DIMAGGIO BLVD

ROUND ROCK, TX 78665 **FOR SALE: \$7,500,000**

2980 Joe DiMaggio Blvd, Round Rock, TX

Presents a compelling retail investment opportunity in one of the fastest-growing corridors in the Round Rock market. The property benefits from strong frontage along Joe DiMaggio Blvd, excellent accessibility, and proximity to major residential growth, retail rooftops, and daily traffic drivers throughout the area. This stretch of Round Rock continues to attract both national and regional tenancy, making it an appealing location for investors seeking stabilized income with additional upside.

Current tenants include Blue Corn Harvest, Knockouts, Lucky Lion/Lucky 7, and Tropical Smoothie, creating a strong mix of food, service, and destination-oriented traffic for the center. The site also offers substantial future upside, with another building already approved on the side of the parcel for approximately 13,000 SF, plus ample parking, giving the next investor a rare opportunity to capitalize on both existing income and future expansion potential.

Based on the lease space plan, the current building appears to total approximately 13,746 SF.

THE OCCUPIED SUITES SHOWN ARE

Blue Corn Harvest	5,463 SF
Lucky Lion / Lucky 7	2,000 SF
Knockouts	1,234 SF
Tropical Smoothie	1,800 SF

That puts the currently occupied area at approximately 10,497 SF, with approximately 3,249 SF still available

SAM SHEIKH

President | Principal Broker

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SpecTower
Realty Group

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY LOCATION

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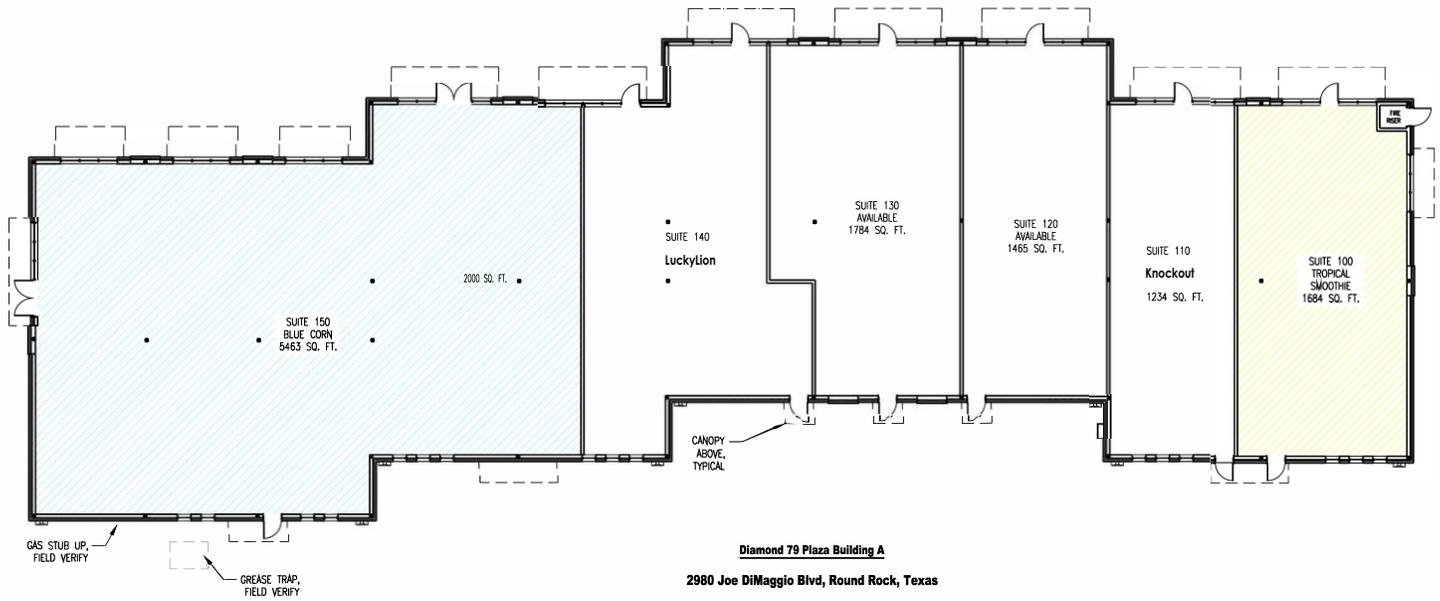
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FLOOR PLAN

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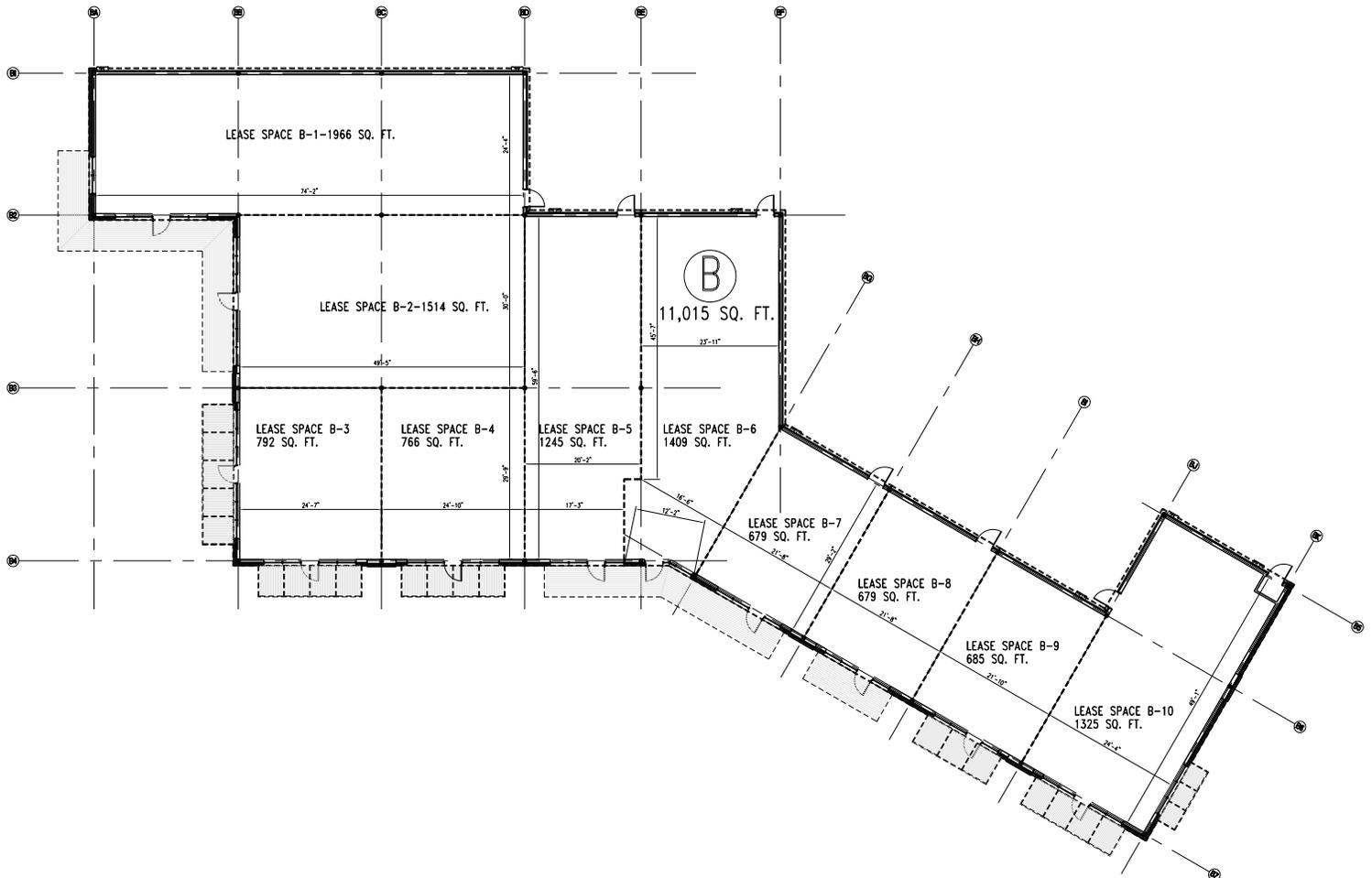
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BLDG B : +/- 11,015 SFT - Approved - Shovel Ready.



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