

# PLUG AND PLAY DRIVE-THRU NNN LEASE



Former Salad & Go  
101 Deer Ridge Dr.  
Round Rock TX





**UNDA**  
Realty Group

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**COMPASS**

# EXECUTIVE SUMMARY

Rare second-generation freestanding drive-thru opportunity

Built 2024 high-efficiency layout

Double drive-thru throughput configuration

Reduce opening timeline vs ground-up

±850 SF Building

±1.85 Acre Pad Site

±269 FT Frontage

Modern Construction



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### LOCATION



101 Deer Ridge Drive  
Round Rock, TX 78681

### PROPERTY TYPE



Tenancy: Single Tenant  
Type: Retail | Secondary: QSR

### YEAR BUILT



2024

### BUILDING GLA



±850 SF Total

### LAND AREA



±0.75 AC  
(±32,670 SF)

### PROPERTY ASSESSMENT ID



Williamson County:  
R540289

### SPACES

Standard Spaces ±6

ADA Spaces ±1

Total Spaces ±7

Ratio: ±7/1,000 SF

### VEHICLE TRAFFIC



#### THOROUGHFARE

#### DAILY COUNT

N FM 620

33,688

Great Oaks Drive

6,575

TOTAL

±40,263 VPD

### ZONING



Williamson County:  
C5 - Commercial

# TRAFFIC & ACCESS



Aprox 40,000  
Vehicles Per Day



Quick connectivity  
to IH-35



High-growth North  
Austin corridor

# DEMOGRAPHICS



3-Mile Population  
65,000+



5-Mile Population  
150,000+



Dense suburban  
rooftops



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# AUSTIN, TEXAS

## MARKET HIGHLIGHTS

### BOOMING TECH HUB



◆ Silicon Hills

◆ **HQs:** Tesla, Apple, Google

### FAST-GROWING ECONOMY



◆ Top Performing U.S. Metro

◆ High Job Growth

### AFFLUENT POPULATION



◆ **2.2M+** Residents in MSA

◆ **\$95K+** Median Household Income

### QUALITY OF LIFE



◆ Top-Ranked Schools

◆ Outdoor Recreation

### HIGH RETAIL DEMAND



◆ Affluent Households

◆ National Retailers

### EXCELLENT ACCESSIBILITY



◆ IH-35, SH-45 & SH-130

◆ Central U.S. Location

*Thriving, High-Income Tech Hub & Lifestyle Destination.*



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# ROUND ROCK, TEXAS

## MARKET HIGHLIGHTS

### HIGH-GROWTH AUSTIN SUBMARKET



- ◆ 15 Miles North of Downtown Austin
- ◆ Fast-Growing Austin MSA

### AFFLUENT POPULATION



- ◆ **135,000+** Residents
- ◆ **\$100K+** Median Household Income

### MAJOR EMPLOYERS



- ◆ Dell Technologies HQ
- ◆ Apple, Tesla Nearby
- ◆ Amazon, Samsung & More

### STRONG RETAIL DEMAND



- ◆ High-Income Households
- ◆ National Retailers

### EXCELLENT ACCESSIBILITY



- ◆ IH-35, SH-45 & SH-130
- ◆ Key Transit Corridors

### QUALITY OF LIFE



- ◆ Top-Ranked Schools
- ◆ Family-Friendly Community

*Prime Location in a Thriving, High-Income Tech Hub.*



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