

ROUND ROCK MEDTAIL CENTER

16225 RANCH RD 620 N, AUSTIN, TX 78717

 SITE



PROPERTY OVERVIEW

**16225 RANCH RD 620 N
AUSTIN, TX 78717**

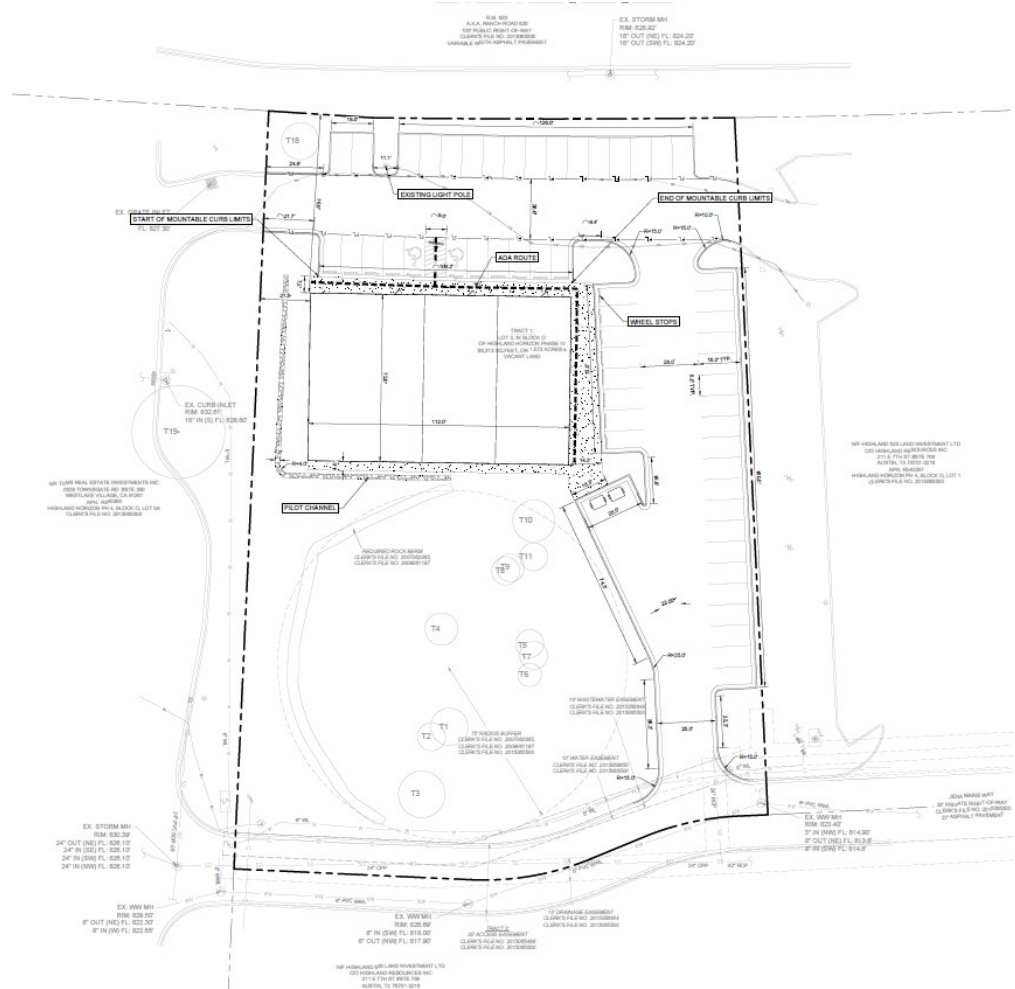
PROPERTY DETAILS

Lease Rate	Call for Pricing
Total	7,500 SF
Available	4,500 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,266	15,551	42,450
2028 Proj. Growth	6.53%	5.02%	3.99%
Avg. Household Income	\$74,476	\$67,040	\$68,353

MEDTAIL SPACE FOR LEASE
 Co-Tenants: Dental
 Parking Count: TBD
 Completion Date: Q4 2025
 Round Rock MedTail Center



The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



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MARKET OVERVIEW

**16225 RANCH RD 620 N
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PROPERTY OVERVIEW

- MedTail center located off FM 620
- Located in high traffic corridor of Round Rock
- Strategically located between I-35 & I-45
- Dense retail surroundings with national retailers

TRAFFIC COUNTS

Heritage Pkwy - 15,013 VPD ('19)

