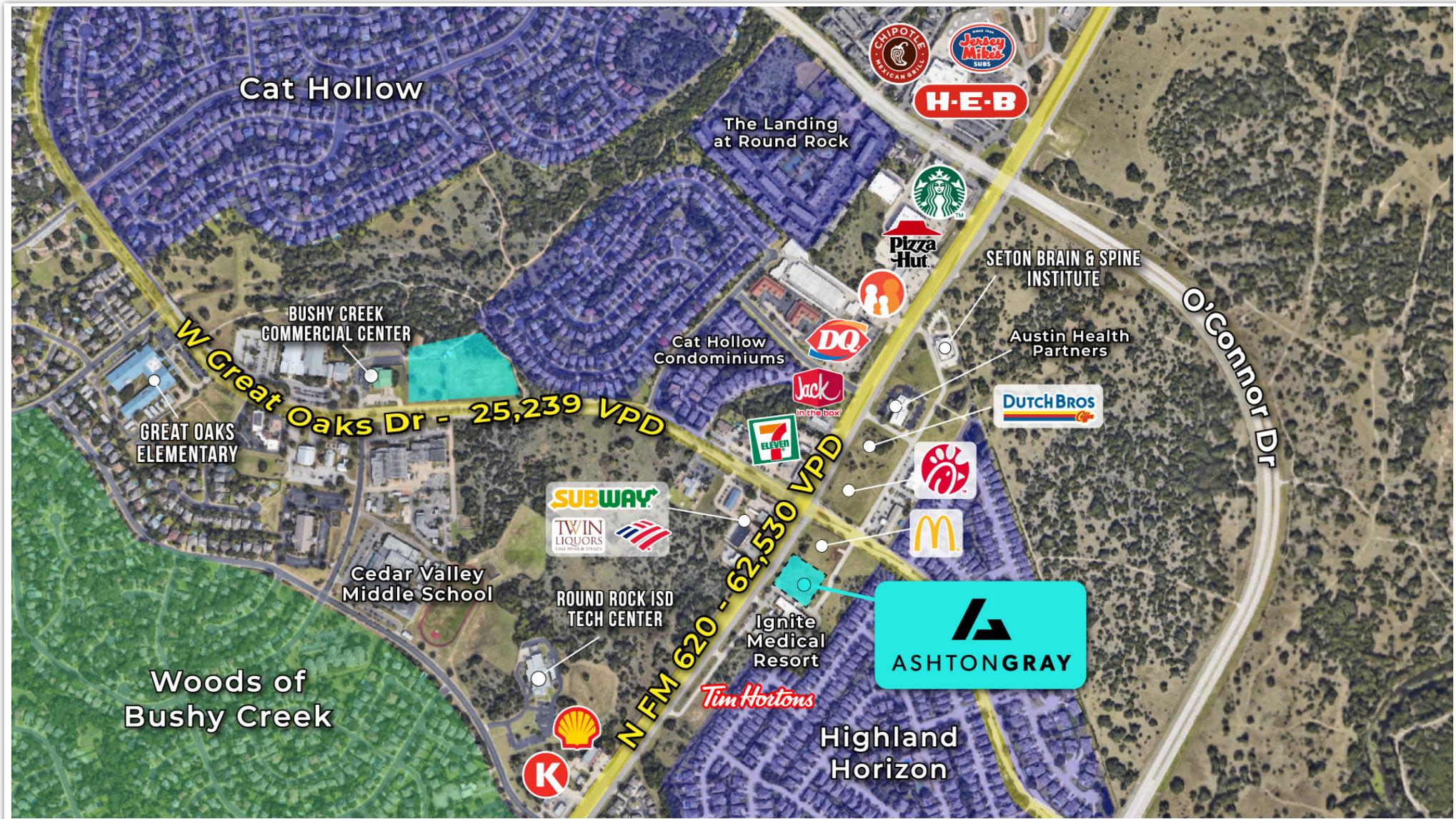


Macro Aerial

16225 Ranch Rd 620 N | Austin, TX 78717



Summary

- Lease Rate: Call for pricing
- Building Size: 8,064 SF
- Available For Lease: $\pm 4,064$ SF
- Co-Tenants: Transcend Dental

Property Overview

- End-cap available in high traffic corridor located off FM 620
- Strong national retail presence located next to McDonald's, Chick-fil-A, and H-E-B off of FM 620
- Strategically located between I-35 & US Hwy 45
- Well-positioned near densely populated area - AHHI exceeding \$148,000

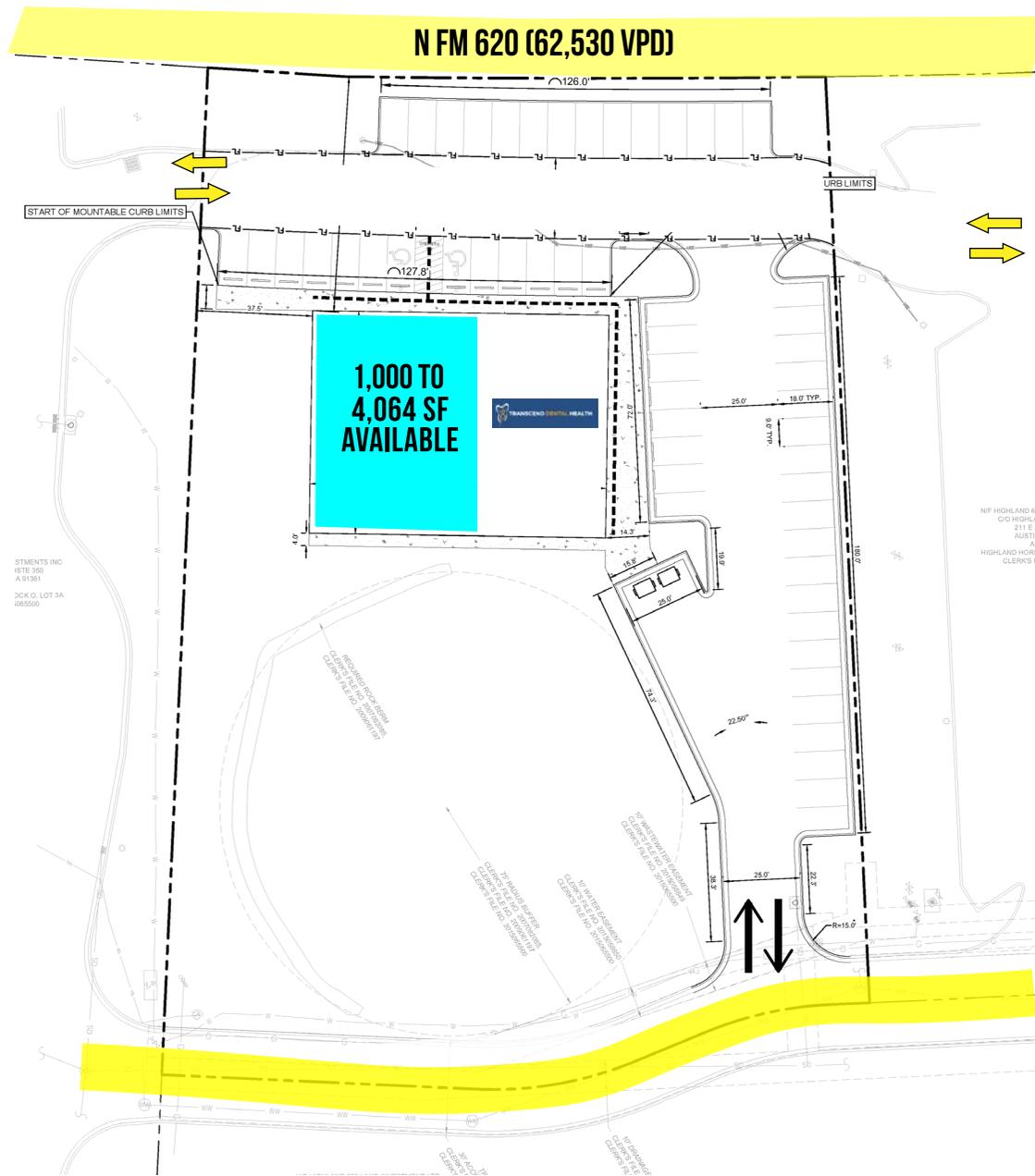
Demographics

2025 Population		
2,315 1 Mile	22,154 3 Mile	65,459 5 Mile
2029 Projected Growth ('25-'29)		
8.89% 1 Mile	5.42% 3 Mile	4.60% 5 Mile
Avg. Household Income		
\$148,673 1 Mile	\$131,464 3 Mile	\$113,587 5 Mile



Site Plan

16225 Ranch Rd 620 N | Austin, TX 78717



STATEMENTS INC
SITE 350
A 91361
DICK O, LOT 3A
1665500

N/F HIGHLAND 62
C/O HIGHLA
211 E.7
AUSTIN
45'
HIGHLAND HORIZ
CLERKS F1

Floor Plan

16225 Ranch Rd 620 N | Austin, TX 78717





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