



PROPERTY

FOR SALE

WWW.CMEATX.COM

1318 ROUND ROCK AVENUE,
ROUND ROCK, TX 78681

620 FRONTAGE BAR/RESTAURANT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / SF:	-
Lot Size:	0.908 Acres
Year Built:	1995
Building Size:	1,344 SF
Zoning:	C1
Market:	Austin
Submarket:	Round Rock

PROPERTY OVERVIEW

- 7.6% CAP; great investment opportunity!!
- Second generation restaurant/bar with pre-existing TABC license at the property.
- C-1 Zoning (liquor sales without food).
- Built in 1995. Renovated in 2018 by current tenant.
- Includes walk-up window and drive-thru.
- 40 deeded shared parking spaces.
- Back of the property backs up to Brushy Creek waterfront.
- New hike/bike trail has been commissioned by the City to go along the creek, with walk up access to this property!
- Currently leased: See agent for details!

LOCATION OVERVIEW

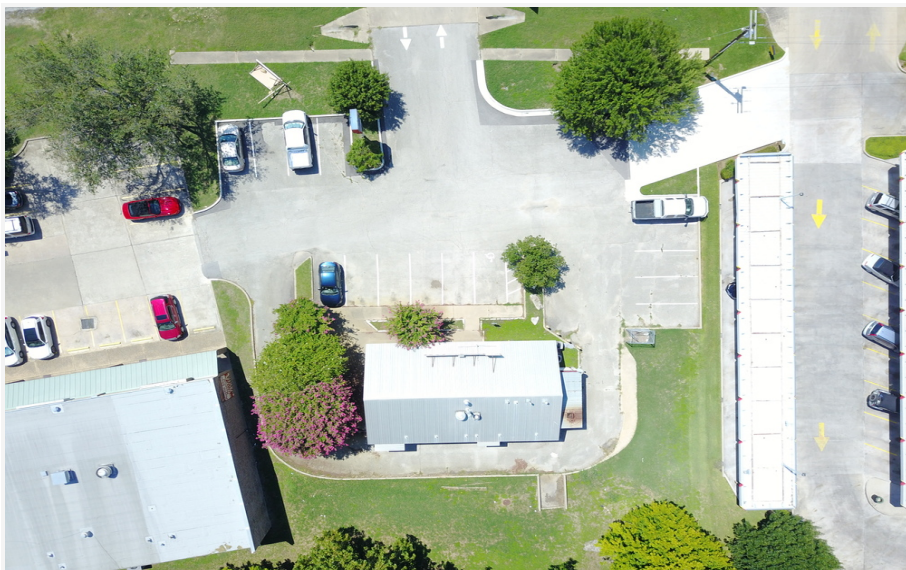
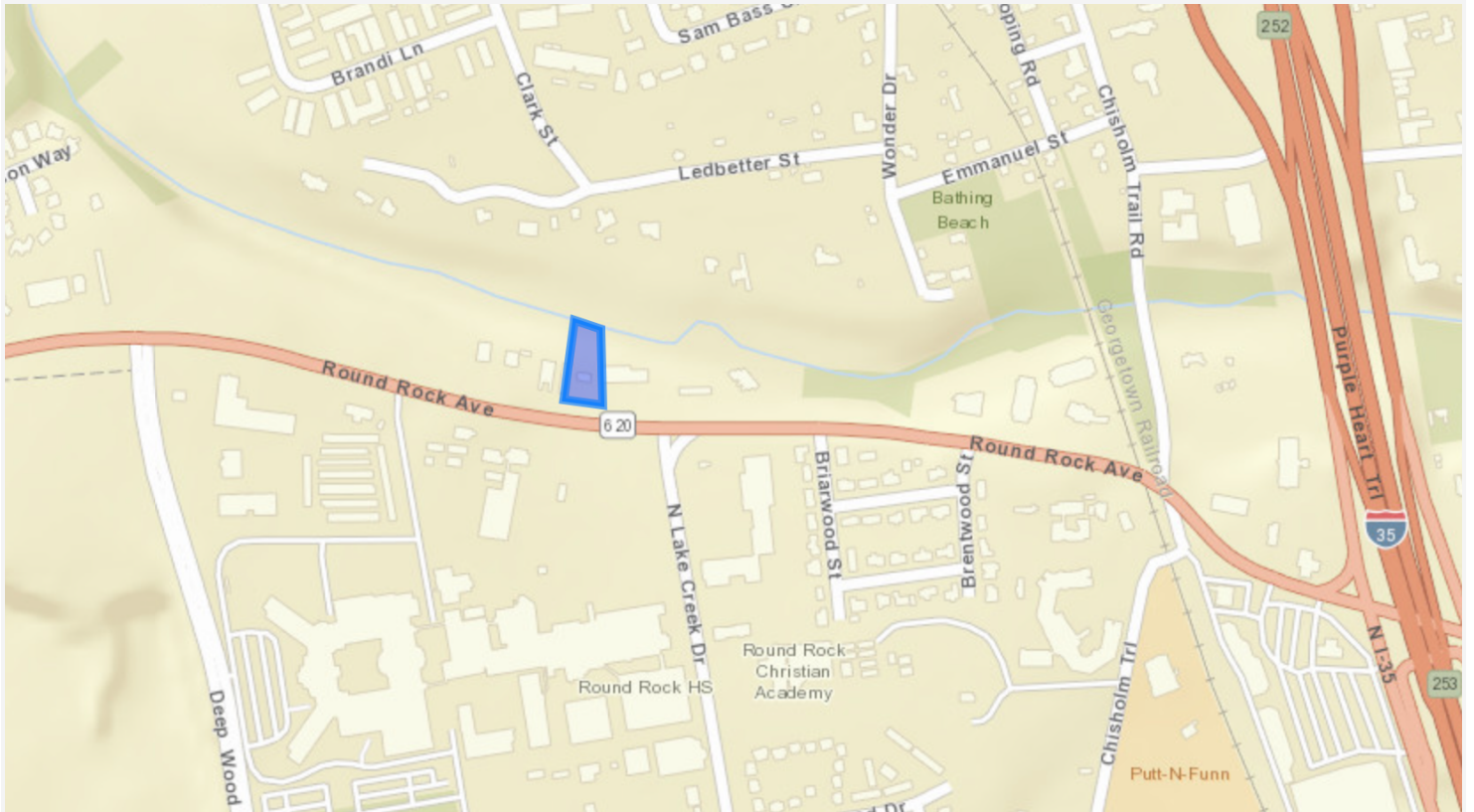
1,344 SF retail/restaurant sits on HWY 620, directly across from Round Rock High School. The 0.91 acre property backs up to the scenic, wooded banks of Brushy Creek. Excellent exposure to daily traffic, with easy access to major arterial roadways. Less than one mile from Interstate 35. City of Round Rock has commissioned a Hike-and-Bike Trail to go along Brushy Creek, with walk up access to this property!

Contact Martha Denham at 512-831-8586 for more information.

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ADDITIONAL PHOTOS



Traffic Counts



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
7,520

2010 Est. daily traffic counts

Street: N Lake Creek Dr
Cross: Round Rock Ave
Cross Dir: N
Dist: 0.06 miles

Historical counts

Year	Count	Type

2
42,038

2016 Est. daily traffic counts

Street: Round Rock Ave
Cross: Deep Wood Dr
Cross Dir: W
Dist: 0.11 miles

Historical counts

Year	Count	Type
2013	42,038	AA DT
2003	47,000	AD T

3
42,038

2016 Est. daily traffic counts

Street: Round Rock Ave
Cross: Deep Wood Dr
Cross Dir: W
Dist: 0.11 miles

Historical counts

Year	Count	Type
2013	42,038	AA DT
2003	47,000	AD T

4
41,532

2014 Est. daily traffic counts

Street: Round Rock Ave
Cross: Brentwood St
Cross Dir: E
Dist: 0.05 miles

Historical counts

Year	Count	Type

5
10,209

2016 Est. daily traffic counts

Street: Deep Wood Dr
Cross: Round Rock Ave
Cross Dir: N
Dist: 0.09 miles

Historical counts

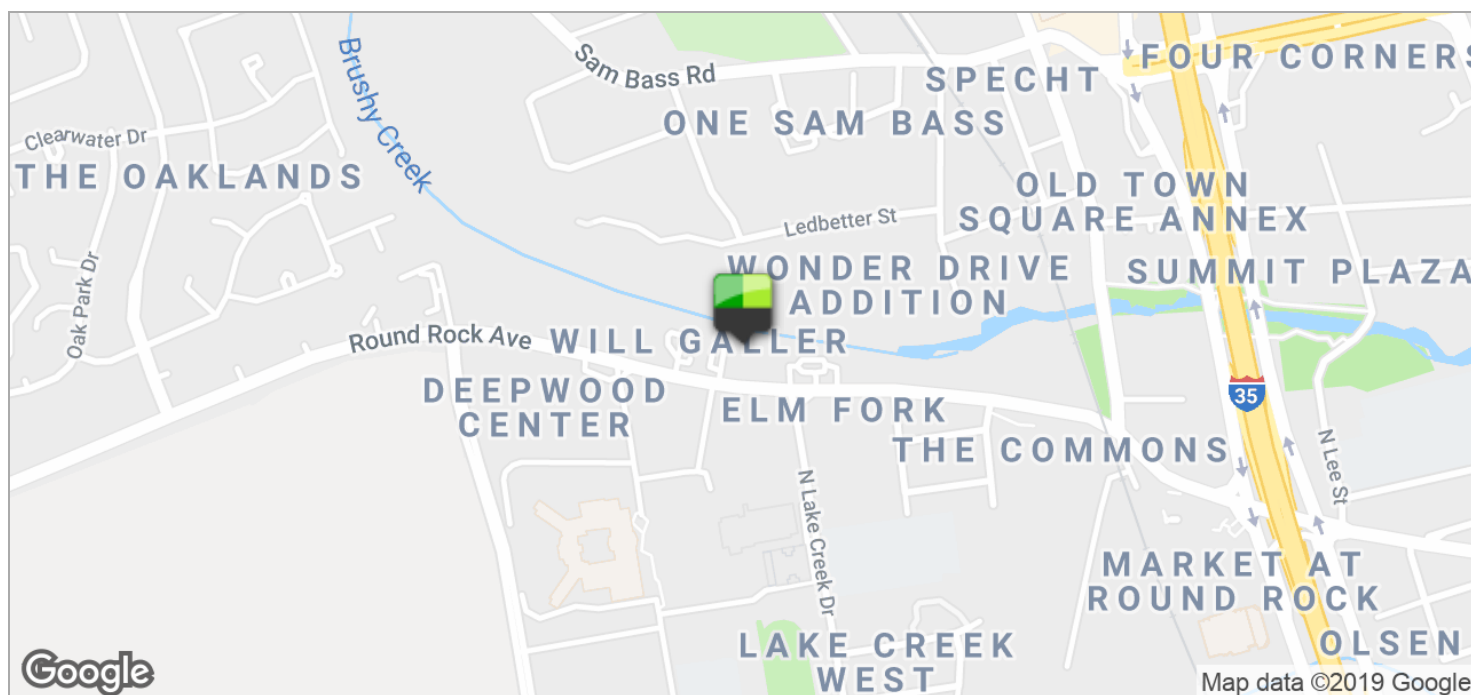
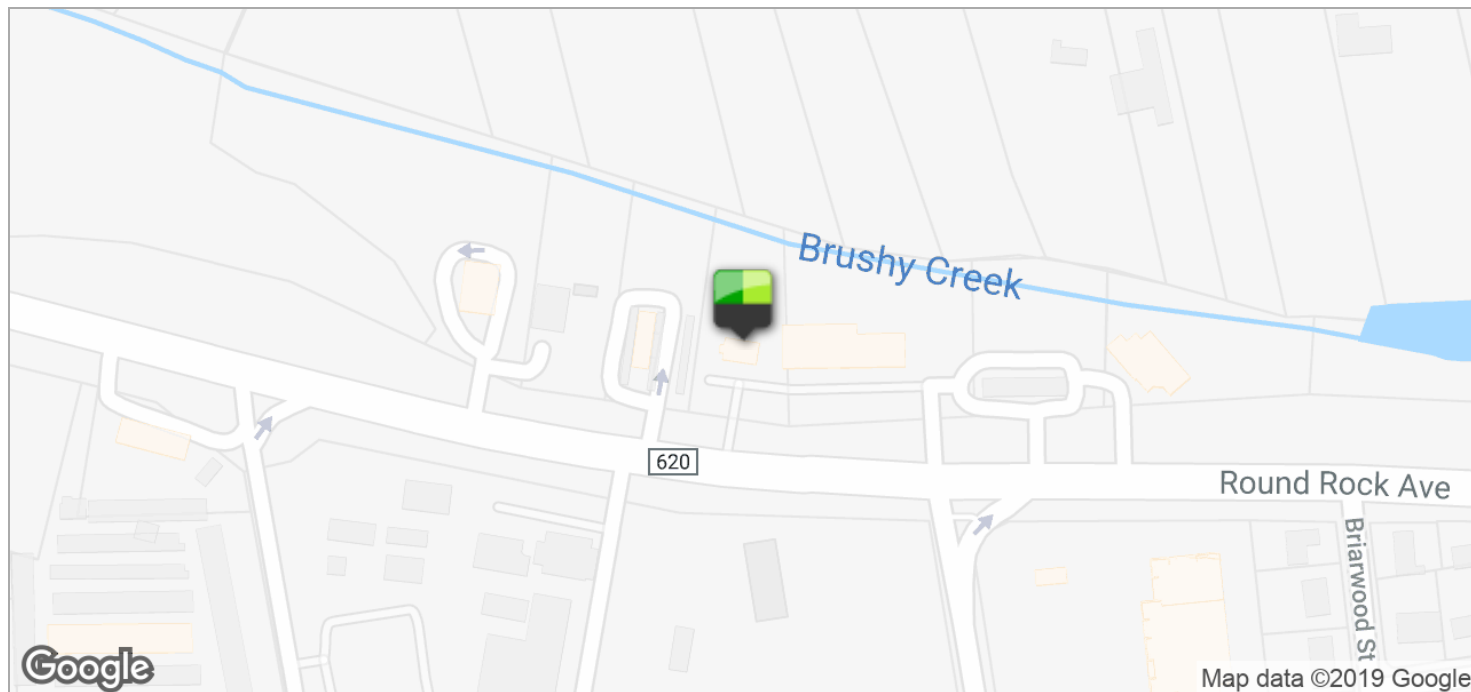
Year	Count	Type
2014	9,905	AD T
2010	9,610	AD T
2005	6,960	AA DT
2002	8,010	AD T

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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LOCATION MAPS

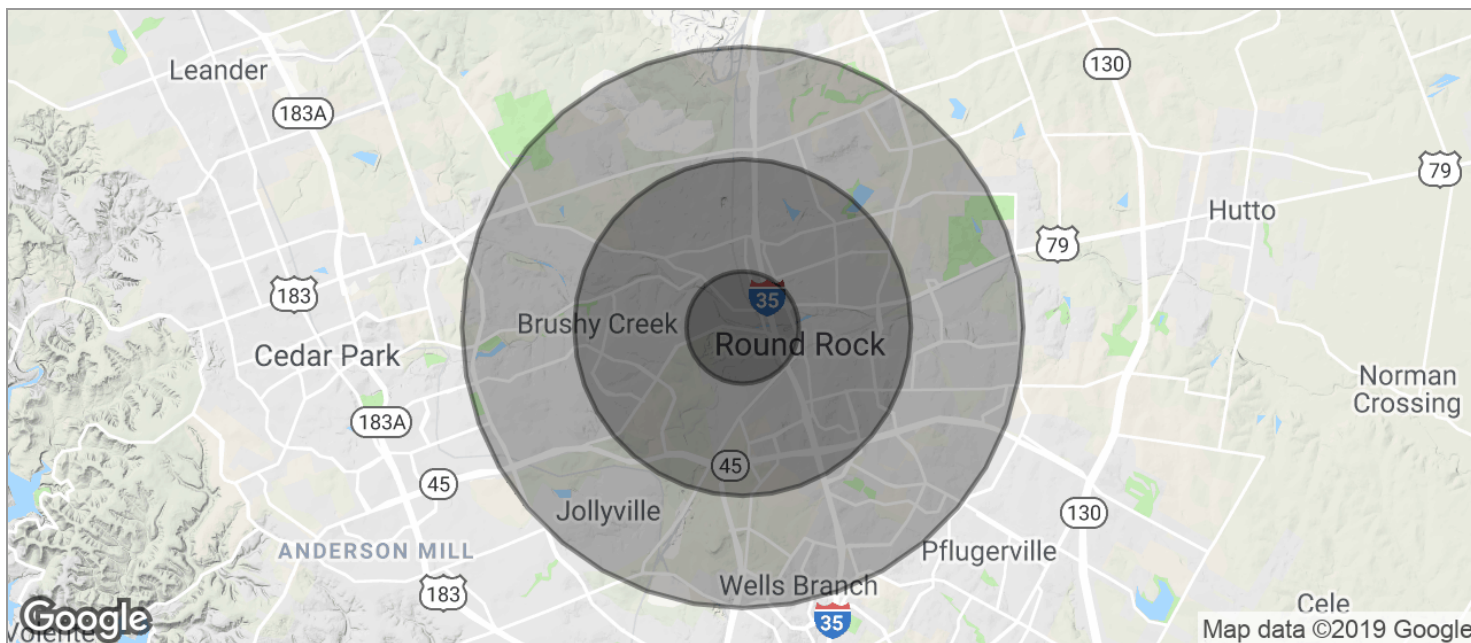


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,319	73,141	164,283
MEDIAN AGE	37.0	32.8	32.6
MEDIAN AGE (MALE)	37.0	32.0	32.1
MEDIAN AGE (FEMALE)	37.0	33.4	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,202	26,047	59,753
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$87,784	\$79,136	\$83,598
AVERAGE HOUSE VALUE	\$222,433	\$210,797	\$227,434

* Demographic data derived from 2010 US Census