

FOR SALE & LEASE | 2ND FLOOR SHELL MEDICAL CONDO AVAILABLE (DEMISABLE)

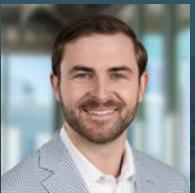
University Village

4700 Campus Village Dr, Unit 2, Round Rock, TX 78665



partners

PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS

4700 CAMPUS VILLAGE DR, UNIT 2

CITY, STATE, ZIPCODE

ROUND ROCK, TX 78665

UNIT SIZE RANGE

1,800 - 12,636 SF

PARKING RATIO

4.40 : 1,000 SF

LOT SIZE

1.51 AC

YEAR BUILT

2023

PARCEL NUMBER

R648119

ZONING

PROFESSIONAL/MEDICAL OFFICE

COUNTY

WILLIAMSON



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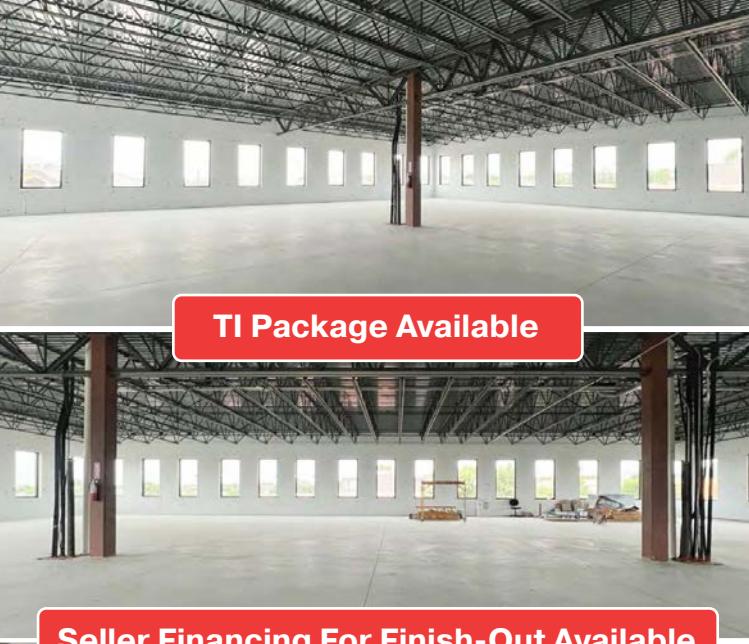
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EXECUTIVE SUMMARY

Positioned in the heart of Round Rock's thriving medical corridor, this shell office condo presents a rare opportunity for healthcare professionals seeking a prime, customizable space. Located on the second floor, directly above Texas Orthopedic, this property offers co-tenancy incentives and the advantage of built-in patient traffic and referral synergy. Surrounded by a robust network of medical providers, including physical therapy, memory care, and dental practices, it's an ideal location for specialists or general practitioners looking to establish or expand their presence. As an added benefit, the seller is also the developer and general contractor, providing buyers with cost-saving opportunities on build-out expenses and a seamless construction process tailored to their needs.

Please contact Connor Watson for More information at (512) 643-8079





OFFERING DETAILS



WHOLE FLOOR PRICE
\$4,106,700 (\$325/SF)



PARTIAL FLOOR SALE
\$350/SF



LEASE RATE
\$27/SF + NNN



NNN EXPENSES
Contact Broker



LOT SIZE
1.51 AC



UNIT SIZE RANGE
1,800 - 12,636 SF



YEAR BUILT
2023



PARKING RATIO
4.40 : 1,000 SF

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PROPERTY HIGHLIGHTS

THE OWNER IS THE DEVELOPER

Potential significant cost/time savings by purchasing from and working directly with the developer of this project.

CO-TENANCY WITH TEXAS ORTHOPEDICS

Strong referral potential, enhanced visibility, and convenient access for both patients and staff.

DENSE MEDICAL CORRIDOR

Seeing over 34,000 VPD, this property is located in the middle of Round Rock's major North-South arteries and is surrounded by prominent medical providers, 3 hospitals, and national retailers.

AMPLE PARKING | HIGHLY ACCESSIBLE

With 6 points of ingress/egress to the site and 4.40 : 1,000 SF parking ratio, this site is perfect for all professional and medical uses.

SIGNAGE

Opportunities available, contact broker for more information

UNPARALLELED MARKET GROWTH

In Round Rock, Texas, the medical office market is expanding, driven by the area's rapid population growth and strong healthcare infrastructure. Anchored by major providers like Baylor Scott & White Medical Center – Round Rock and St. David's Round Rock Medical Center, the city serves as a key healthcare hub in the Austin MSA. Modern medical office spaces offer state-of-the-art infrastructure, flexible layouts, and convenient access to major highways like I-35, ensuring accessibility for both providers and patients. This positive trajectory highlights Round Rock's growing demand for outpatient services and its appeal as a premier location for medical practices.



ABOUT THE DEVELOPER



SPARK ROOT

At Spark Root Development & Construction, we consider ourselves to be a band of misfits with diverse backgrounds. Collectively, with a multi-disciplinary and integrated model, rooted in entrepreneurship, we bring 20 plus years of experience in Commercial Construction, Development, Hospitality Management, Residential Volume Construction, Logistics, Finance, Information Technology, Architecture, and Design. As a byproduct of our commitment to self-discovery and entrepreneurship, we are able to maintain higher standards and efficiencies and create great value for our clients, customers, and partners.

Prominent Tenants:



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PARKING & ACCESS



LAYOUT RENDERINGS



Potential Demising Plans

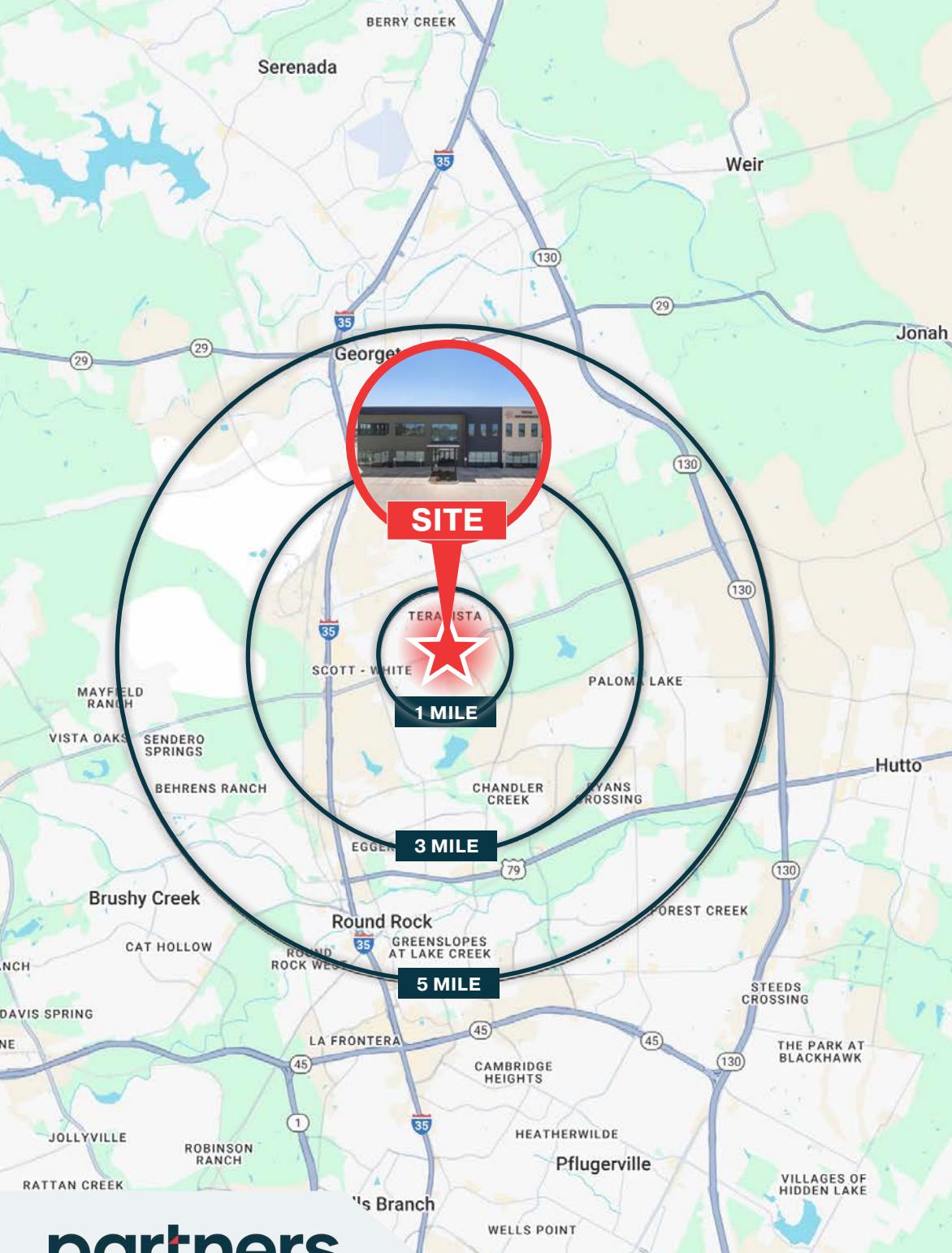
Suite 200 - 2,921 SF **Suite 202** - 2,807 SF
Suite 201 - 2,691 SF **Suite 203** - 3,141 SF



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	13,344	70,561	179,315
2029 Population Projection	16,852	90,224	227,941
Median Age	35.5	35.3	36.5
HOUSEHOLD			
2024 Households	4,877	25,525	63,275
2029 Household Projection	6,186	32,772	80,800
Avg Household Income	\$126,999	\$113,891	\$120,058
Median Household Income	\$97,806	\$94,960	\$99,234
DAYTIME EMPLOYMENT			
Employee	3,324	19,614	57,048
Business	422	2,342	7,448

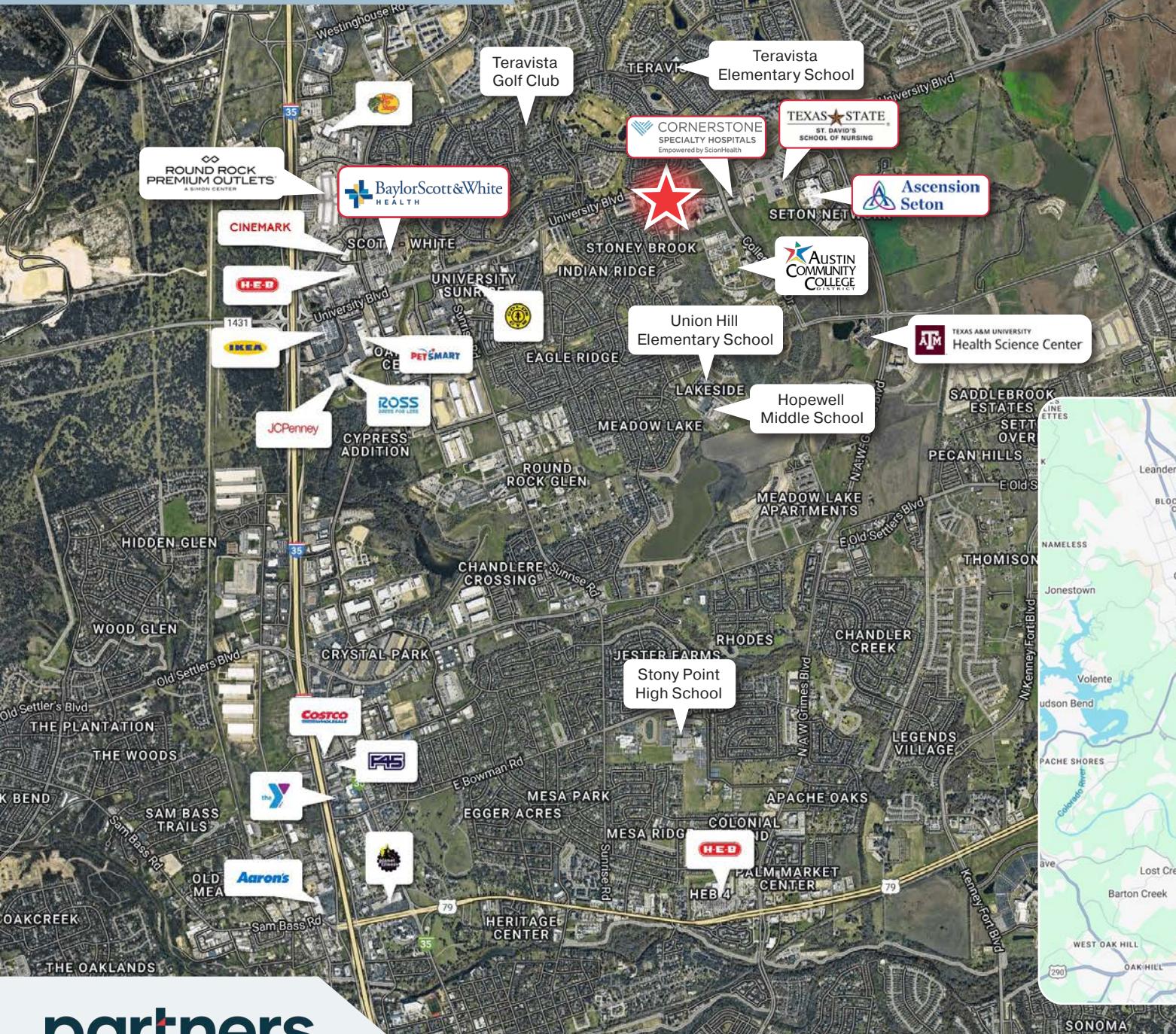
Source: Costar

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AERIAL OVERVIEW



8,000 Homes Within 1-Mile

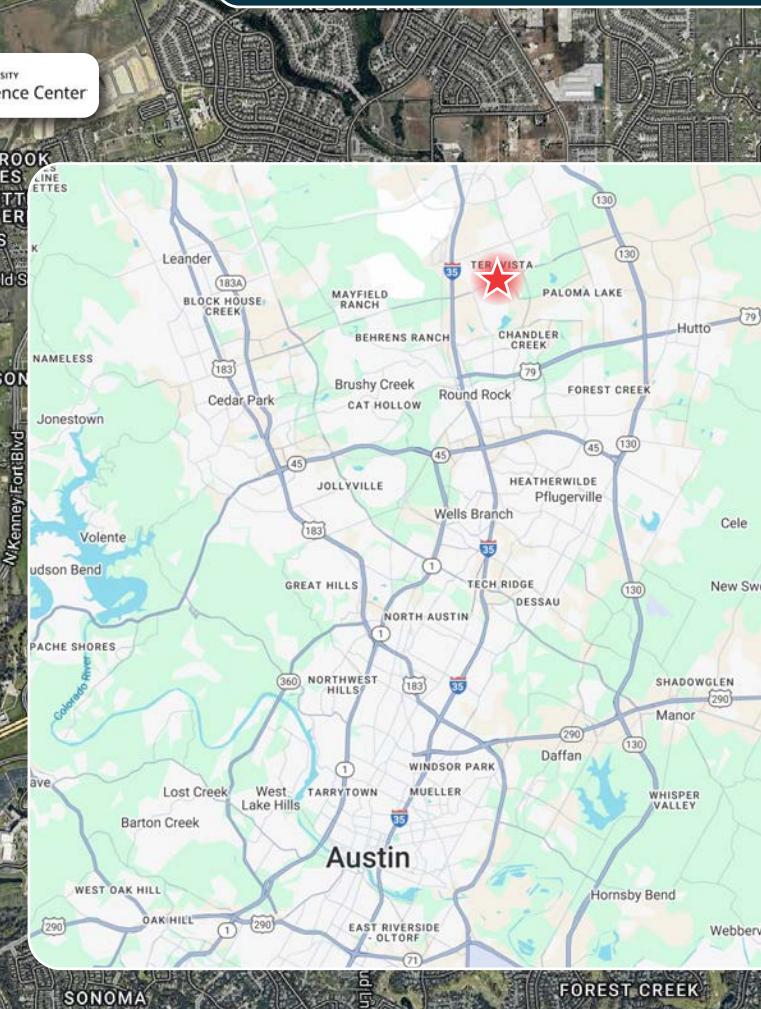
Teravista - 1,500 AC | 3,600+ Homes

Vizcaya - 506 AC | 1,225 Homes

Saul's East - 190 AC

KB Homes - 350 AC | 1,200 Homes

Paloma Lake - 757 AC | 1,859 Homes



NEARBY MEDICAL



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DISCLAIMER

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