

200 N. Red Bud Lane

Dental Office | Round Rock, TX



FOR LEASE

Commercial Space

5,647 SF

Available

1 Space

Available

ABOUT THE PROPERTY

- The lease-up opportunity features a 5,647 SF, single-story, freestanding medical office building zoned C-1 General Commercial, allowing for a wide variety of commercial uses
- The existing floor plan offers an optimal mix of open areas and private rooms, ideal for dental or medical professional use
- The subject property is located near the signalized, hard corner intersection of Highway 79 and N Red Bud Ln with a combined (67,100 VPD)
- Positioned directly across from a Walmart Supercenter-anchored center with additional major retailers such as Chase Bank, Whataburger, McDonald's, and Murphy USA
- The trade area is supported by more than 223,000 residents and 61,000 employees, with an average household income of \$137,350

SEAN LUTZ

Senior Vice President
National Net Lease
sean.lutz@srsre.com | 312.279.5345
125 S Wacker Drive, Suite 1910
Chicago, IL 60606
IL License# 475132482

MICHAEL DABNEY

Vice President
SRS Real Estate Partners
michael.dabney@srsre.com | 512.236.4646
901 S Mopac Expressway, Building II, Suite 500
Austin, TX 78746
TX License# 744341

200 N. Red Bud Lane

Dental Office | Round Rock, TX



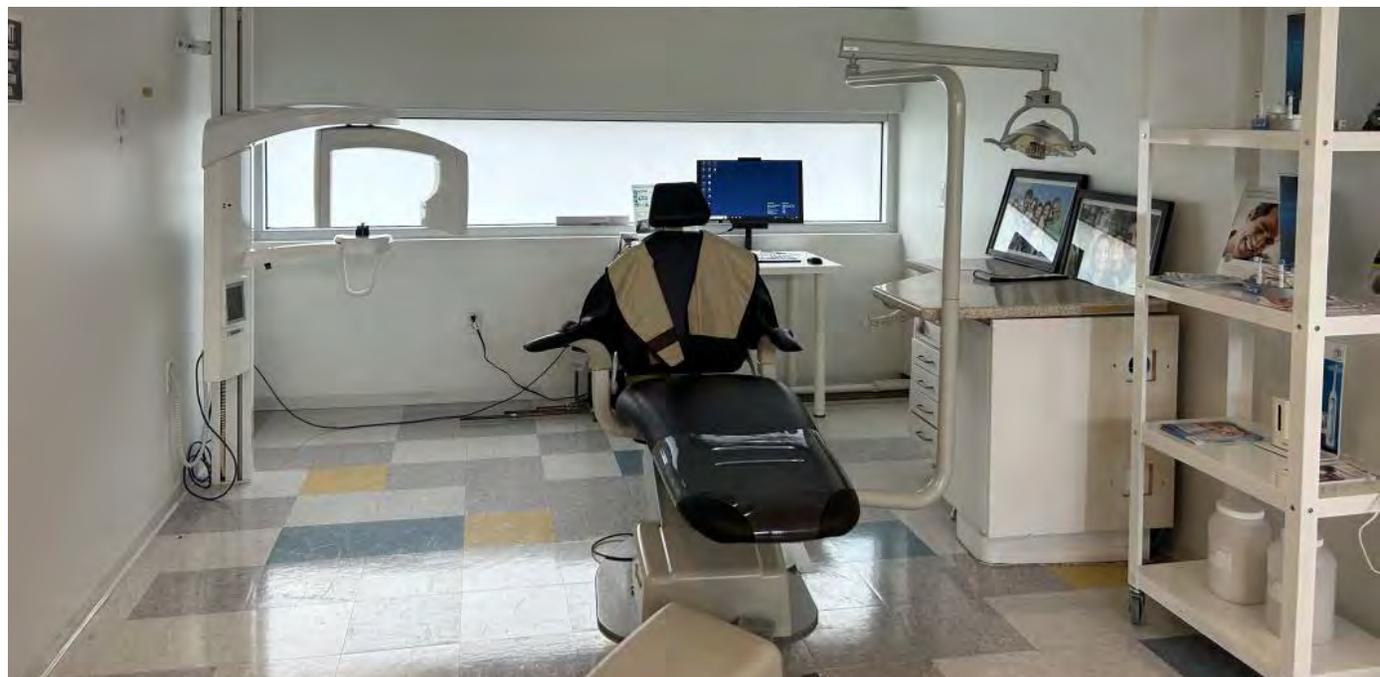
200 N. Red Bud Lane

Dental Office | Round Rock, TX



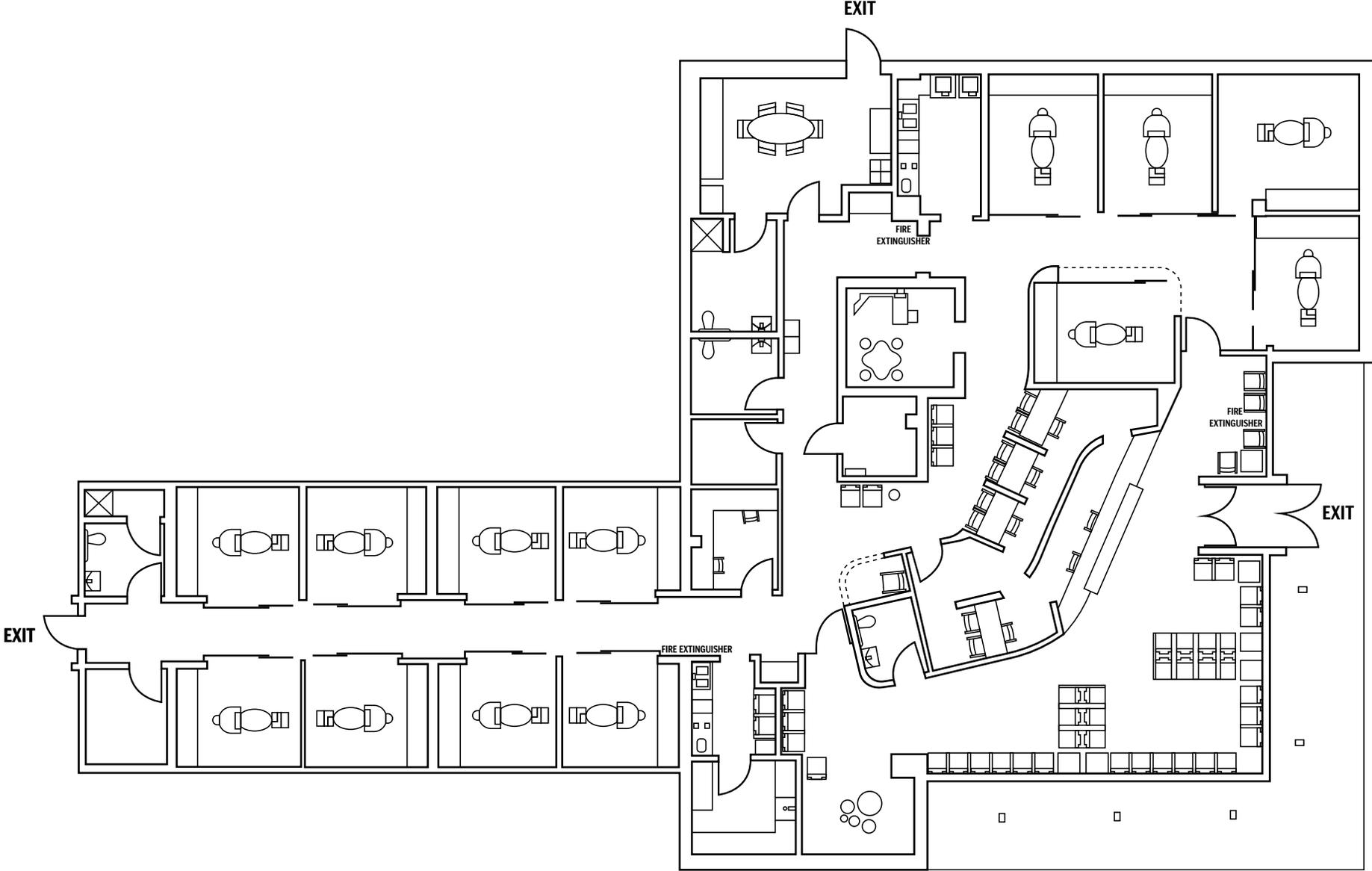
200 N. Red Bud Lane

Dental Office | Round Rock, TX



200 N. Red Bud Lane

Dental Office | Round Rock, TX



200 N. Red Bud Lane

Dental Office | Round Rock, TX



50 FLOOR **FLC**
FL GRANE & BONS

insco **F** Flooring SOLUTIONS

Hutto Ninth Grade Center



55,400 VPD

Builders FirstSource

CONTRACTORS ACCESS
SCAFFOLD SOLUTIONS

FENIX POST TENSION

xilinx

TECHLINE PIPE

A team HOME SERVICES

cembrane

wic **KVAL**

LOWE'S

Academy SPORTS + OUTDOORS

W

THE HOME DEPOT

goodwill



Gus Almquist Middle School



N RED BUD LN 15,400 VPD

Palm Valley Plaza

DOLLAR TREE **CATO**

MATHNASIUM **W**

SportClips HAIRCUTS

STARBUCKS **TACO CABANA**

Great Expressions
DENTAL CENTERS



Walmart **Placer.ai**

74th Percentile Superstore in the U.S

200 N. Red Bud Lane

Dental Office | Round Rock, TX



Round Rock Crossing

Logos for Target, Michaels, Doll Tree, Best Buy, Desi Brothers, and Sally's.

boardwalk

Logos for Walmart Supercenter, Ross, PetSmart, and The Home Depot.

Sky Ridge Plaza

Logos for Plato's Closet, R&C, and Walgreens.

Logos for Tropical Cafe, Firehouse Subs, State Farm, Farmers Insurance, Golden Chick, and Ripley Donuts.

Logos for Hotworx, Great Clips, Taco Bell, Firestone, and Sonic.

Stony Point High School

Old Settlers Park

La Frontera Village

Logos for Sam's Club, Kohl's, Marshall's, Hobby Lobby, World Market, Burlington, Petco, Lowe's, Daiso, Crunch, and Old Navy.

Great Expressions DENTAL CENTERS

Logos for Hat Creek and Jersey Mike's.

Logos for H-E-B, McDonald's, LA Fitness, Dutch Bros, and Panda Express.

Palm Valley Plaza

Logos for Dollar Tree, Athnasium, Sport Clips, Starbucks, Taco Cabana, and Cato.

51,700 VPD

79

N RED BUD LN 15,400 VPD

CHASE

WHATABURGER

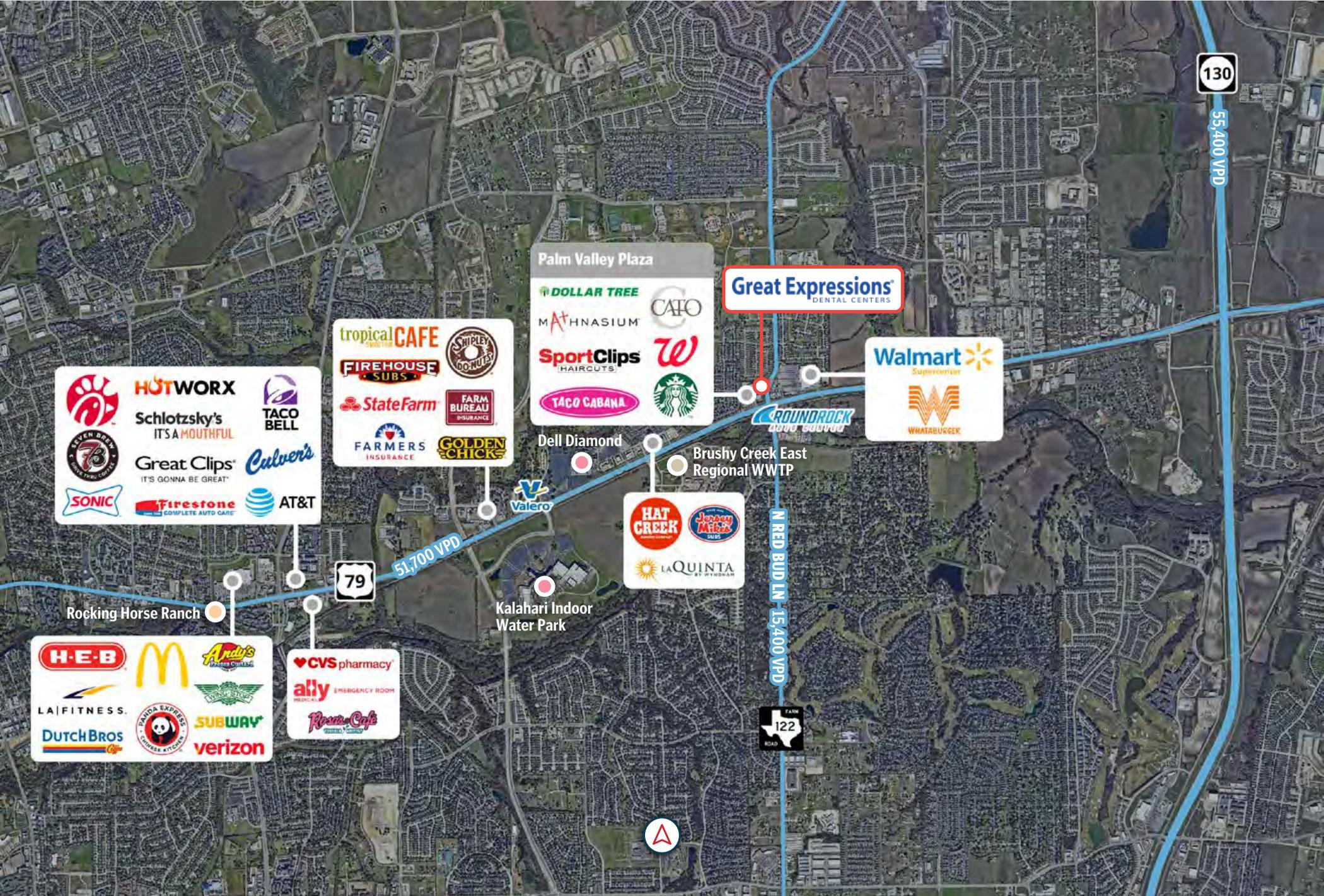
MURPHY USA

FARM ROAD 122



200 N. Red Bud Lane

Dental Office | Round Rock, TX



Logos for: SONIC, Firestone, AT&T, HOTWORX, Schlotzsky's, Culver's, Great Clips, TACO BELL, and 7-Eleven.

Logos for: tropical CAFE, FIREHOUSE SUBS, State Farm, FARMERS INSURANCE, SHIPLEY GO-WALEY, and GOLDEN CHICKS.

Logos for: DOLLAR TREE, ATHNASIUM, SportClips, TACO CABANA, CAFO, and Starbucks.

Great Expressions DENTAL CENTERS

Logos for: Walmart Supercenter and WHATABURGER.

Logos for: ROUNDROCK and VALERO.

Logos for: Dell Diamond and Valero.

Brushy Creek East Regional WWTP

Logos for: HAT CREEK, Jersey Mike's, and LA QUINTA BY HYDRA.

Logos for: H-E-B, McDonald's, Andy's, LA FITNESS, DUTCHBROS, Panda Express, SUBWAY, and verizon.

Logos for: CVS pharmacy, ally EMERGENCY ROOM, and Rite-Chef.

Kalahari Indoor Water Park



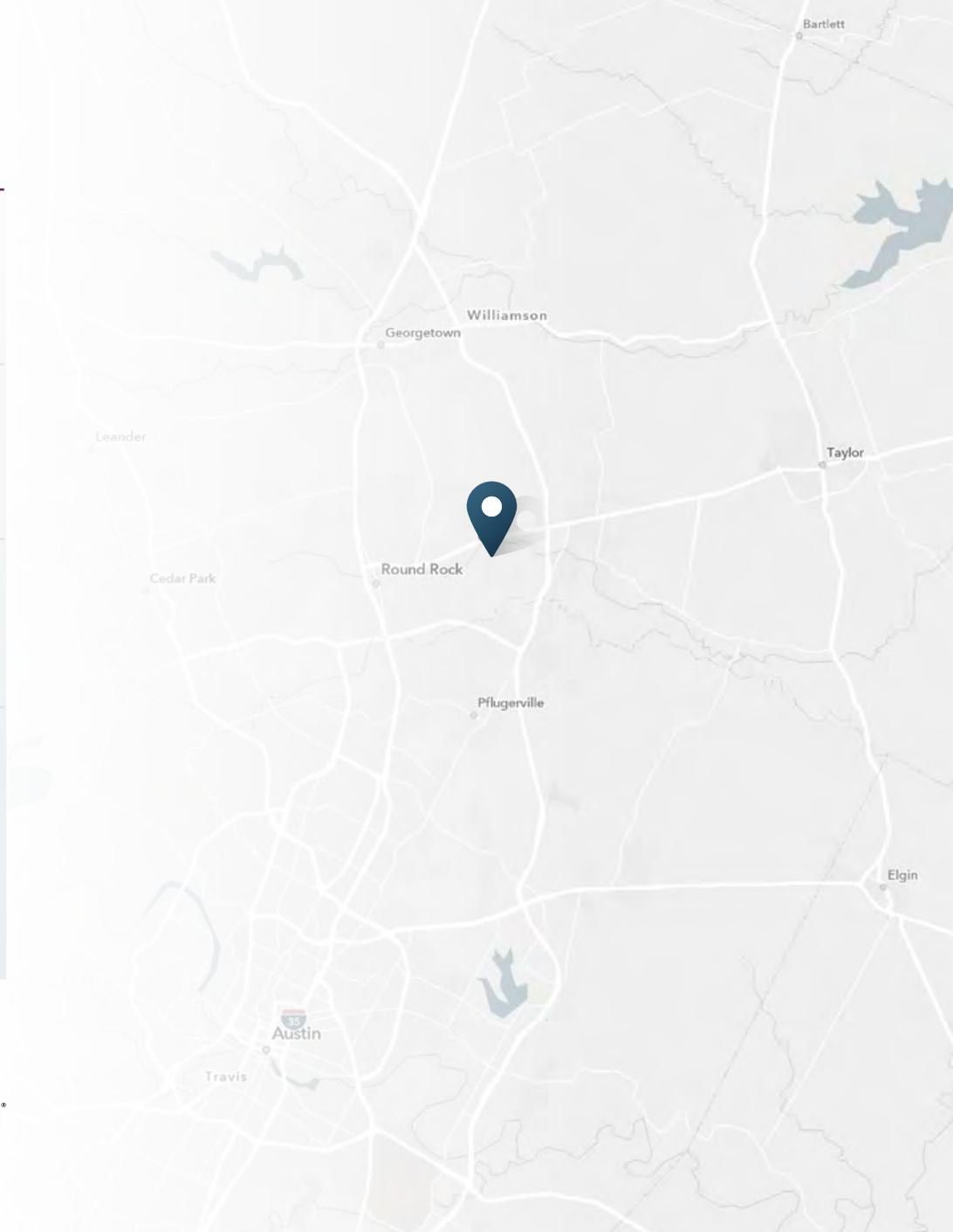
N RED BUD LN - 15,400 VPD

55,400 VPD



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	4,139	76,274	223,913
2030 Projected Population	4,467	86,897	253,821
Projected Annual Growth 2025 to 2030	1.54%	2.64%	2.54%
Income			
2025 Est. Average Household Income	\$138,496	\$157,645	\$137,350
2025 Est. Median Household Income	\$122,993	\$129,036	\$113,547
Households & Growth			
2025 Estimated Households	1,379	26,422	80,439
2030 Projected Households	1,502	30,571	92,381
Projected Annual Growth 2025 to 2030	1.72%	2.96%	2.81%
2025 Estimate Race & Ethnicity			
White Alone	63.76%	58.54%	58.38%
Black/African American Alone	11.72%	12.54%	13.14%
American Indian/Native Alaskan Alone	0.72%	0.73%	0.86%
Asian or Pacific Islander	8.79%	12.40%	10.21%
Hispanic	26.00%	27.05%	31.44%
Other Races	8.07%	7.50%	9.89%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



200 N. Red Bud Lane

Dental Office | Round Rock, TX

