

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

104-106 Northwest Drive, Round Rock, Texas Medical Office Portfolio



ABOUT THE PROPERTY



Properties

3097 SF and 3384 SF
0.87 Acres



Price

\$2,200,000
NOI \$140,961
3% Annual Rent Escalations



Utilities

Water, Electric,
Wastewater



Property ID

R318562, R318563
(Williamson County)



Tenant

Solid Creditworthy
tenant with locations in
multiple states



Zoning

C-1 (Local Commercial)



This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable, is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied, or in any way duplicated without the express written consent of McAllister & Associates.



Property Highlights

Creditworthy Tenant

- Multi-location operator with sites in Texas and Colorado; experienced, established operations.

Long Term Strategic Location

- Quick connections to I-35 and US-79/Palm Valley, with ongoing TxDOT corridor upgrades improving flow and safety, located minutes from Kalahari Resorts & Conventions (major hospitality/event traffic across from Dell Diamond/Old Settlers Park).

Strong Investment Property

- ~6.64% initial cap with 3% annual rent escalations; simple, steady growth profile suited for long-term hold. Specific lease information available upon request

NNN Low Touch Assemblage

- Two-building assemblage owith contractual rent escalations and minimal landlord obligations—predictable income today plus future exit flexibility to hold as a portfolio or carve out and sell individually.



Contact Us



Grayson Silverman
512-589-8968



grayson@matexas.com