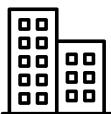


**104-106 Northwest Drive, Round Rock, Texas**  
**Medical Office Portfolio**



**ABOUT THE PROPERTY**



**Properties**

3097 SF and 3384 SF  
 0.87 Acres



**Utilities**

Water, Electric,  
 Wastewater



**Tenant**

Solid Creditworthy  
 tenant with locations in  
 multiple states



**Price**

\$2,200,000  
 NOI \$140,961

3% Annual Rent Escalations



**Property ID**

R318562, R318563  
 (Williamson County)



**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 with 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



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