



FOR SALE

321-325 N LAKE CREEK DRIVE

ROUND ROCK, TX 78681

OFFERS DUE
JUNE
30
2025



PRIME CENTRAL ROUND ROCK OPPORTUNITY

Strategically positioned directly across from Round Rock High School and just minutes from IH-35, this 1.5-acre site sits at the heart of one of the fastest-growing submarkets in Central Texas. With C-1 (General Commercial) zoning in place, the property offers exceptional flexibility for education, religious, office, or retail use.

Surrounded by schools—including Round Rock High, Chisholm Trail Middle, Deep Wood Elementary, Berkman Elementary, and Fulkes Middle—this location offers unmatched access to one of the city's most established education corridors.

LOCATION. VISIBILITY. POTENTIAL.

- 1.5 acres with paved front parking
- High-traffic corridor ideal for user or investor
- Walkable to nearby schools, neighborhoods, and retail
- Zoned C-1 (General Commercial) – ready for immediate development

DON'T MISS OUT! OFFERS DUE BY 2:00 PM (CST) ON JUNE 30, 2025



AMENITIES & DRIVE TIME MAP



SITE MAP



DEMOGRAPHICS

	2024 Total Population (Projected):	2029 Total Population (Projected):	2023-2028 Annual Growth Rate:	Daytime Worker Population (2024):	Daytime Resident Population (2024):
1 mile	6,347	6,454	0.33%	9,396	3,282
3 miles	92,241	95,902	0.78%	78,392	40,398
5 miles	231,498	245,979	1.22%	135,971	102,050

	2024 Projected Households:	Median Household Income	2029 Projected Household Median Income	Median Home Value (2024)	Median Home Value (2029)
1 mile	2,304	\$101,283	\$111,572	\$434,924	\$460,866
3 miles	35,215	\$88,605	\$97,170	\$457,419	\$494,037
5 miles	85,646	\$102,632	\$111,685	\$473,763	\$520,863

NEARBY SCHOOL ENROLLMENT

Chisholm Middle School	716	Fulkes Middle School	601
Deep Wood Elementary	351	Round Rock High School	3,732
Berkman Elementary	419	Total	5,819

WELCOME TO ROUND ROCK: CENTRAL TEXAS GROWTH AT ITS FINEST

Located just 15 miles north of Austin, Round Rock is a dynamic city of more than 130,000 residents, nestled in the heart of the Central Texas Hill Country. Known for its business-friendly environment and exceptional quality of life, Round Rock continues to rank as one of the fastest-growing and best-managed cities in the nation.

Home to major employers like Dell Technologies, Amazon, UPS, Emerson Process Management, and Kalahari Resorts & Conventions, Round Rock is a powerhouse of economic activity. Industry clusters thrive here, including Innovative Manufacturing, Life Sciences, Healthcare, Professional Services, and Technology—making it a key player in Central Texas' growth.

The city also boasts:

- Award-winning parks and top-tier public schools
- Nationally ranked healthcare facilities (Ascension Seton, Baylor Scott & White, St. David's)
- One of the safest cities in the U.S. among those with 100,000+ residents
- Low combined property tax & utility rates in the region

With a strong, diverse economy and unmatched livability, Round Rock continues to attract businesses, residents, and investors looking for long-term growth in one of Texas' most strategic locations.





CONTACT

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