



SUITE 130
1,799 SF Available

HESTER'S CROSSING

2400 IH-35 | ROUND ROCK, TX 78681

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1,799 SF Available



RYAN RIDGEWAY | 512.481.3028
RRIDGEWAY@STREAMREALTY.COM

Property Highlights

- Retail center located in Round Rock, TX
- Great visibility and access from IH-35
- Close proximity to Dell and other major companies
- Strong traffic counts with excellent area demographics



Area Demographics



2020 POPULATION

1 MILE	14,472
3 MILE	93,206
5 MILE	251,489



2020-2025 POPULATION GROWTH

1 MILE	14.71%
3 MILE	13.00%
5 MILE	11.88%



2020 HOUSEHOLDS

1 MILE	5,776
3 MILE	35,341
5 MILE	92,421



2020 HOUSEHOLD INCOME

1 MILE	\$63,896
3 MILE	\$71,145
5 MILE	\$82,061

Current Tenants



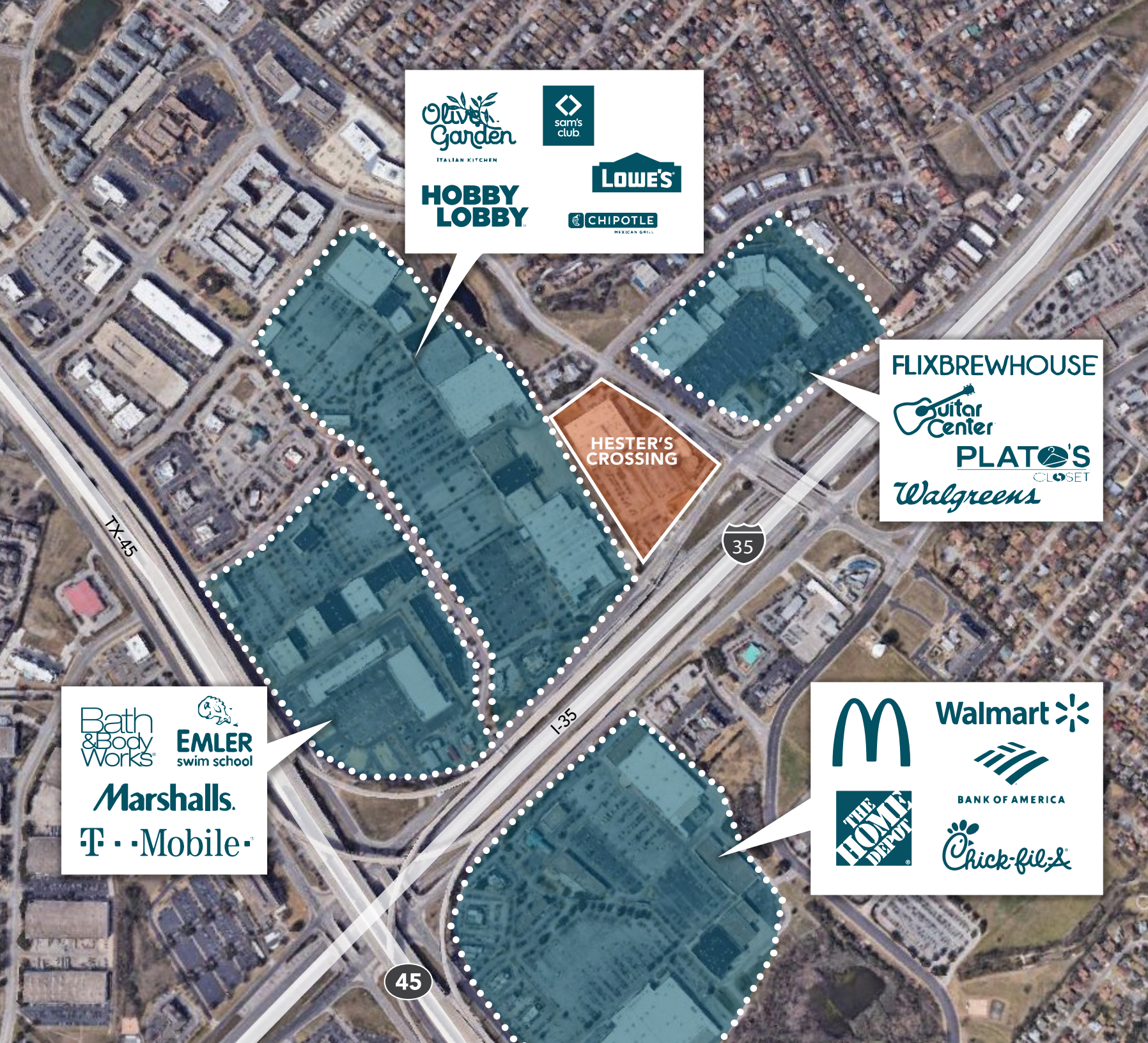
FLIXBREWHOUSE



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SURROUNDING RETAILERS



Olive Garden
ITALIAN KITCHEN

sam's club

HOBBY LOBBY

LOWE'S

CHIPOTLE
MEXICAN GRILL

FLIXBREWHOUSE

Guitar Center

PLATO'S CLOSET

Walgreens

Bath & Body Works

EMLER swim school

Marshalls

T-Mobile

McDonald's

Walmart

THE HOME DEPOT

BANK OF AMERICA

Chick-fil-A

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