



# 4-ACRE COMMERCIAL TRACT

SEC Old Settlers Blvd & AW Grimes Blvd, Round Rock, TX 78665



**FOR SALE**

1016 Mopac Cir. Ste 102, Austin, TX 78746  
512-327-6586  
hthcapital.com

CHLOE GESSNER  
512-327-6586  
cgessner@hthcapital.com

WILL BLACKBIRD  
512-917-0157  
wblackbird@hthcapital.com

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512-327-6586  
cgessner@hthcapital.com

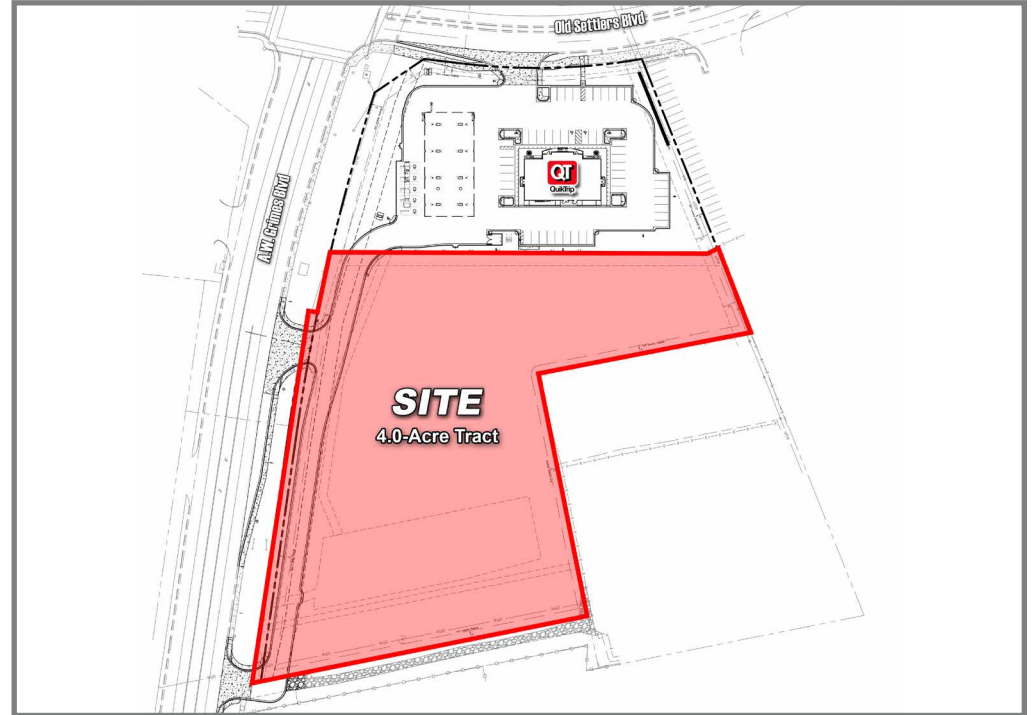
WILL BLACKBIRD  
512-917-0157  
wblackbird@hthcapital.com

### FOR SALE

4.0-Acre Commercial Tract

### PROPERTY HIGHLIGHTS

- Located on A.W. Grimes Blvd & Old Settlers Blvd convenient to Ascension Seton Williamson Hospital & Texas A&M Health Science Center - Round Rock
- Close proximity to numerous amenities including HEB Plus, Dell Diamond, Round Rock Multipurpose Complex, Ikea, & Round Rock Premium Outlets
- Great access to I-35 & US-79



### 2023 DEMOGRAPHICS



TOTAL  
POPULATION



TOTAL  
HOUSEHOLDS



DAYTIME  
POPULATION



AVERAGE HH  
INCOME

RADIUS

1 Mile  
3 Mile  
5 Mile

8,977  
86,031  
192,733

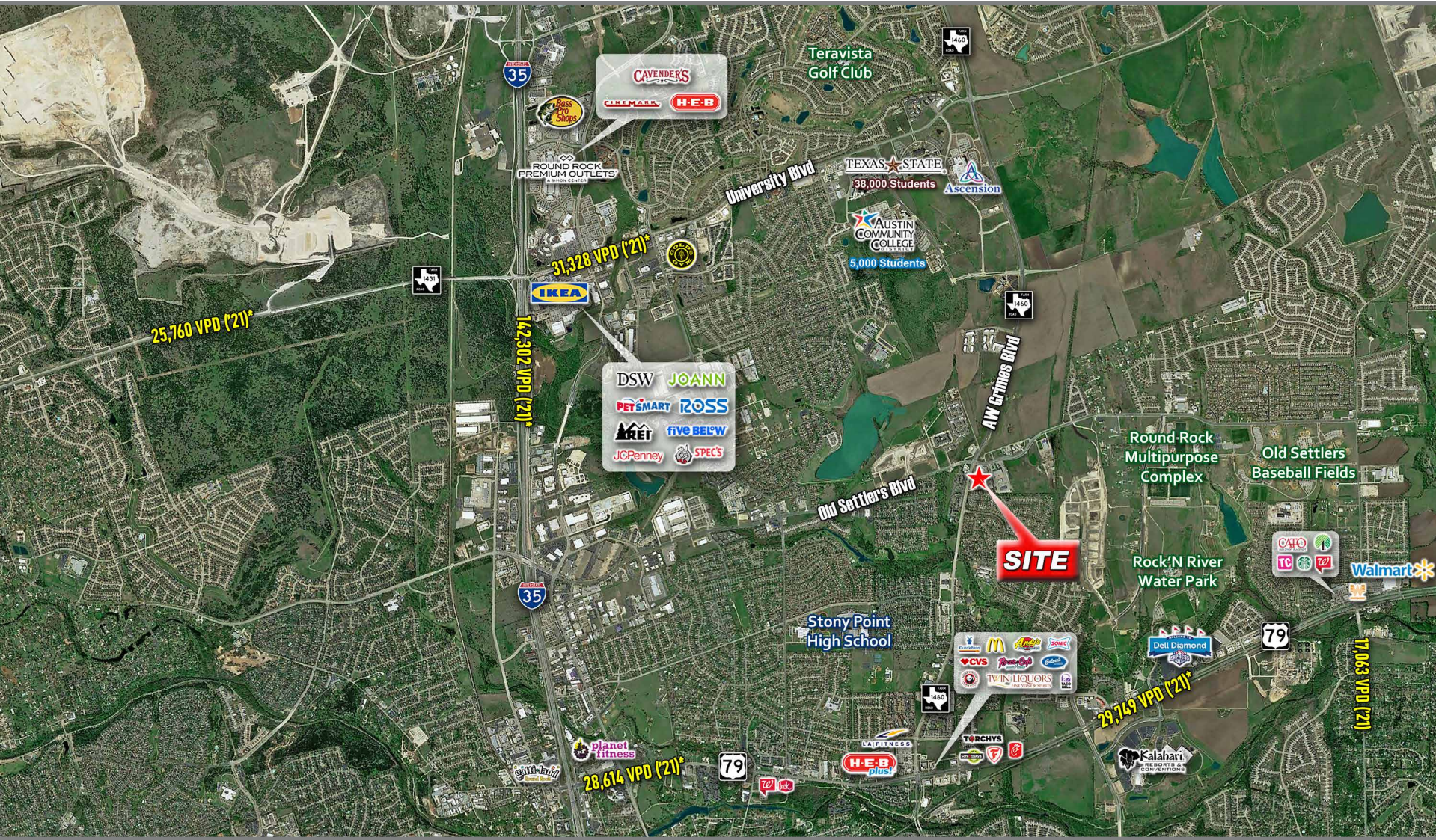
3,211  
31,282  
69,467

6,415  
75,647  
191,522

\$110,896  
\$120,129  
\$127,596

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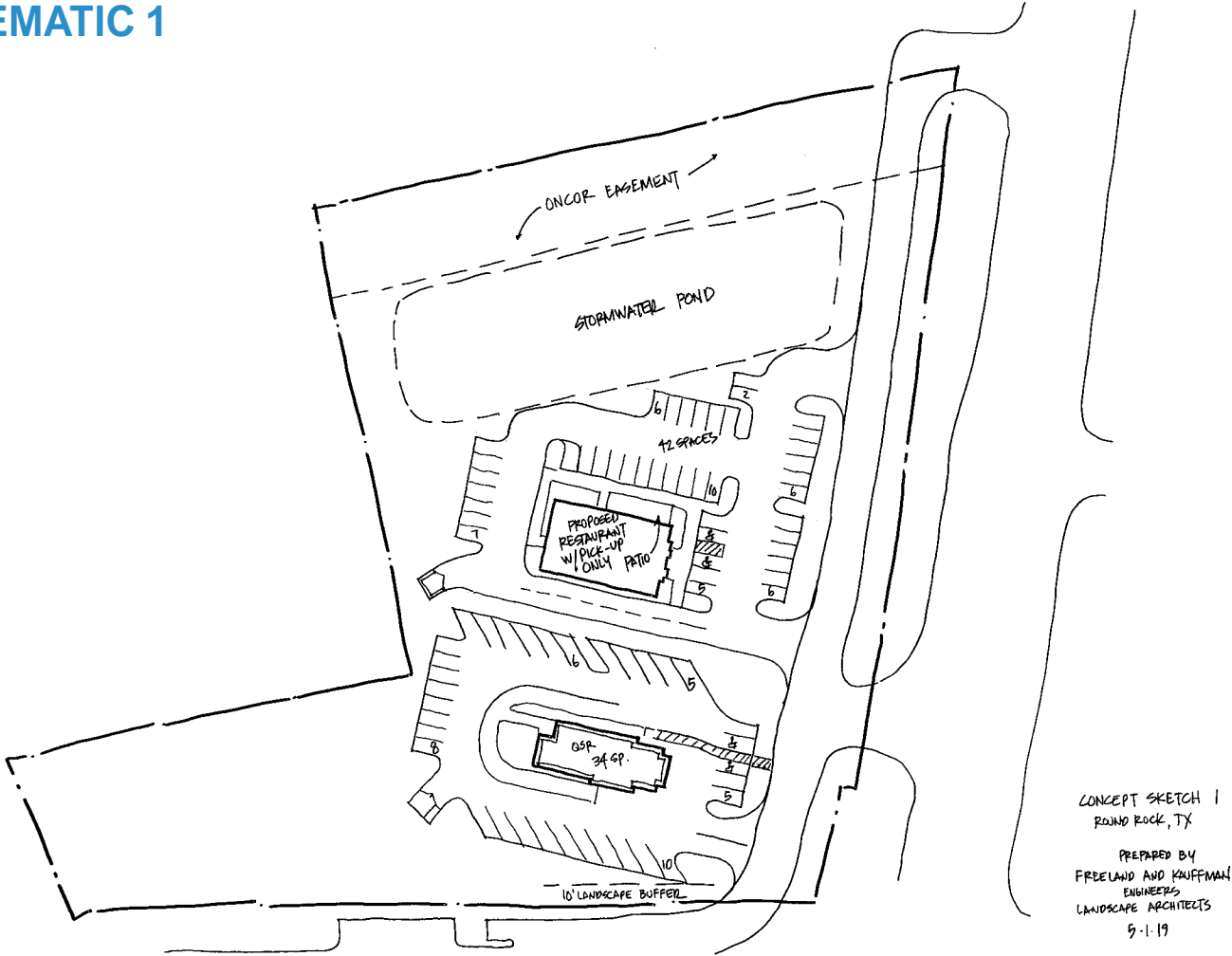
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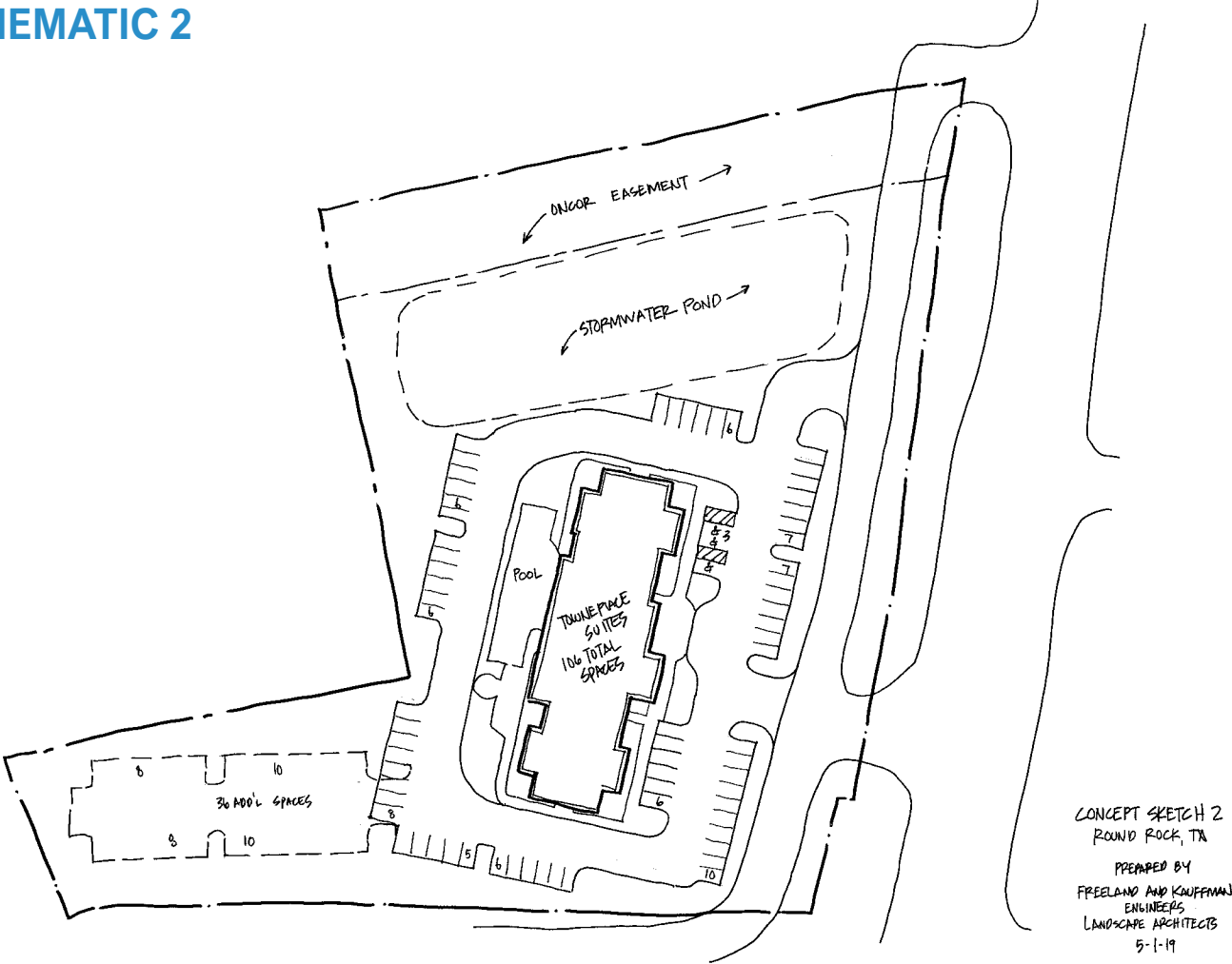
SCHEMATIC 1



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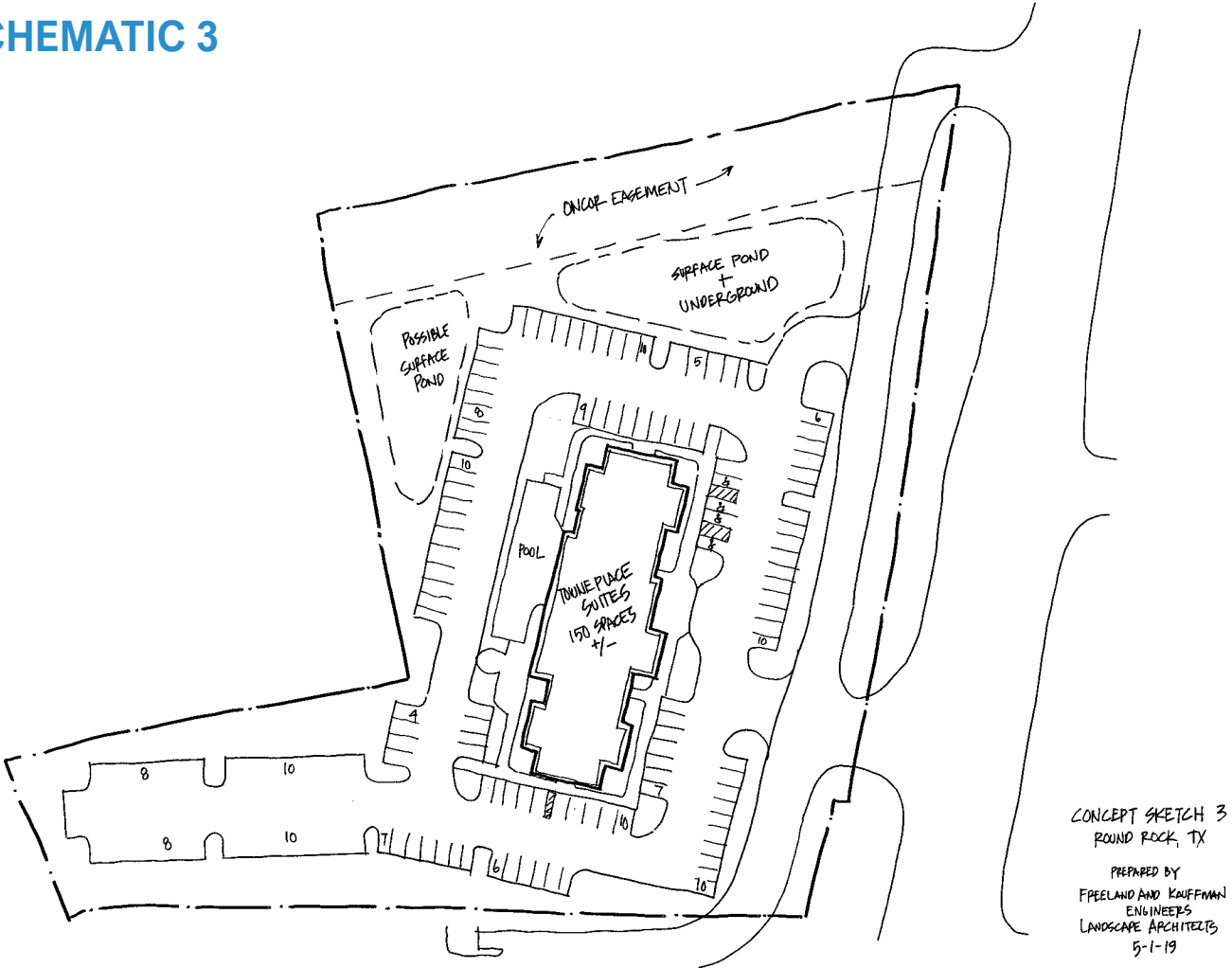
SCHEMATIC 2



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SCHEMATIC 3

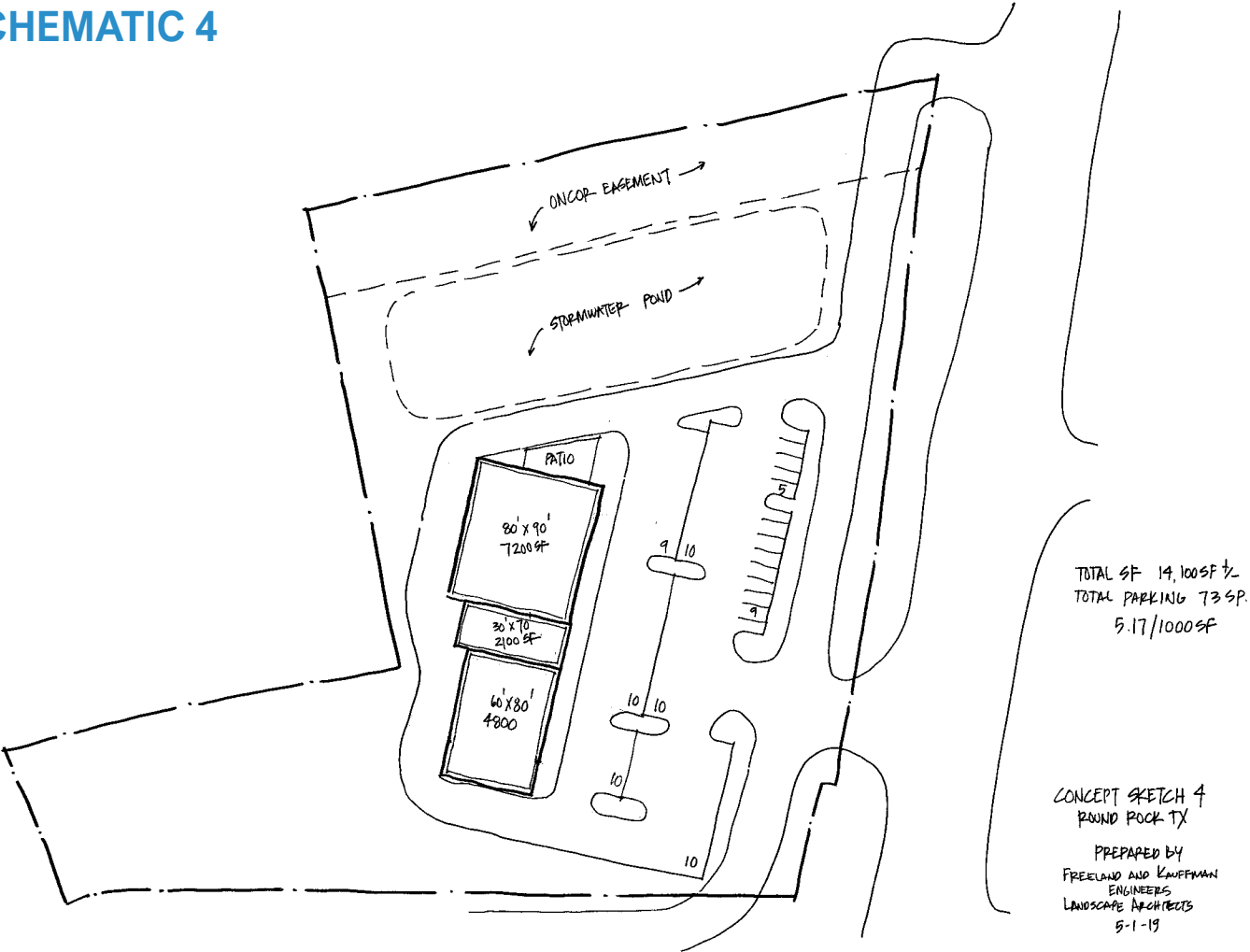


CONCEPT SKETCH 3  
ROUND ROCK, TX  
PREPARED BY  
FPEELAND AND KAUFFMAN  
ENGINEERS  
LANDSCAPE ARCHITECTS  
5-1-19

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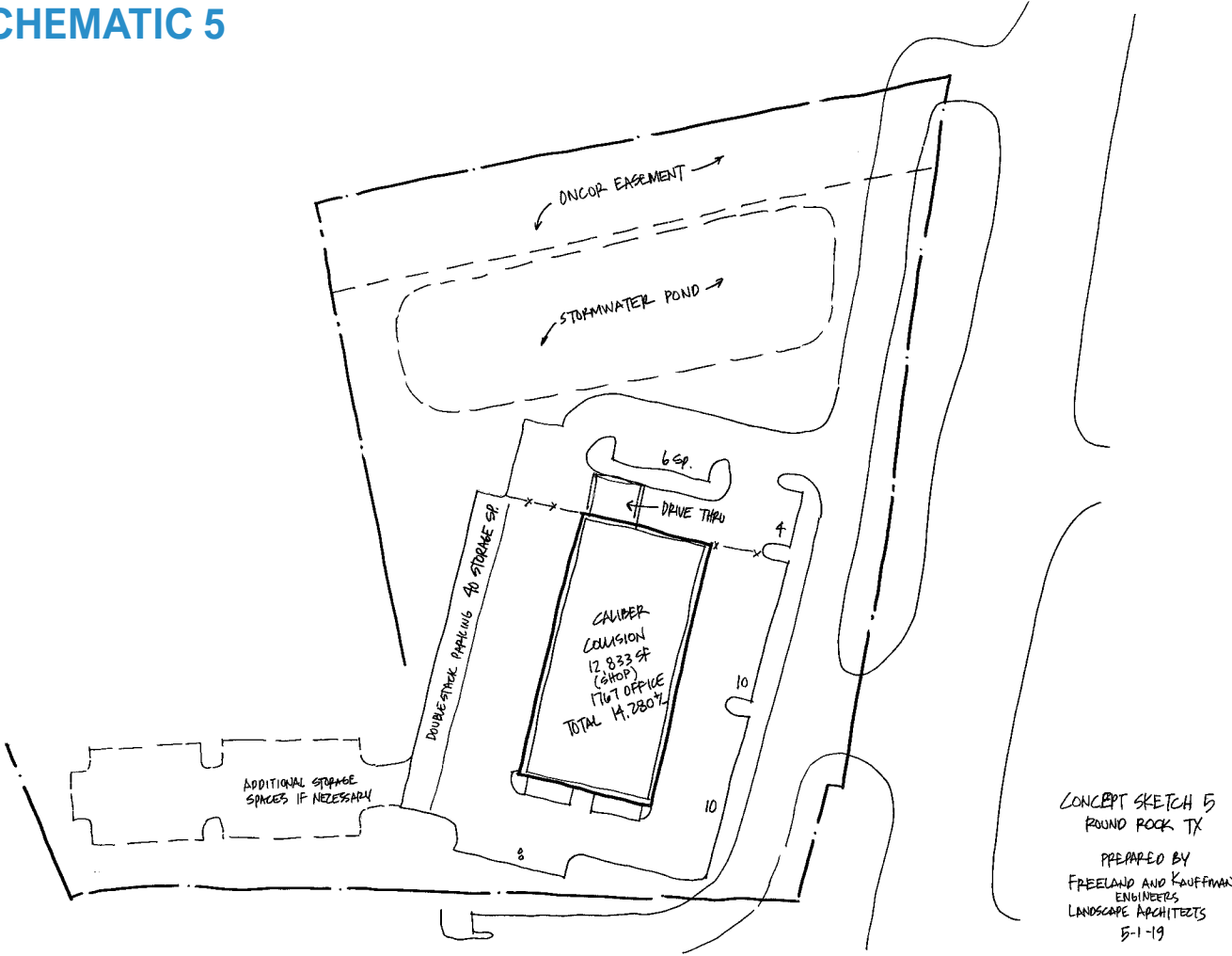
SCHEMATIC 4



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SCHEMATIC 5



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