



Cat Hollow

The Landing
at Round Rock

Fern Bluff

Cat Hollow
Condominiums

N FM 620 (62,530 VPD)

W Great Oaks Dr (25,239 VPD)

SITE

Highland
Horizon

Macro Aerial

16225 Ranch Rd 620 N | Austin, TX 78717



Summary

- Lease Rate: Call for pricing
- Building Size: 8,064 SF
- Available For Lease: \pm 4,064 SF
- Co-Tenants: Transcend Dental

Property Overview

- Medtail center positioned on US FM 620
- Located in high traffic corridor of Round Rock
- Strategically located between I-35 & US Hwy 45
- Strong national retailer presence in the corridor featuring HEB, Chik-fil-A, and Starbucks

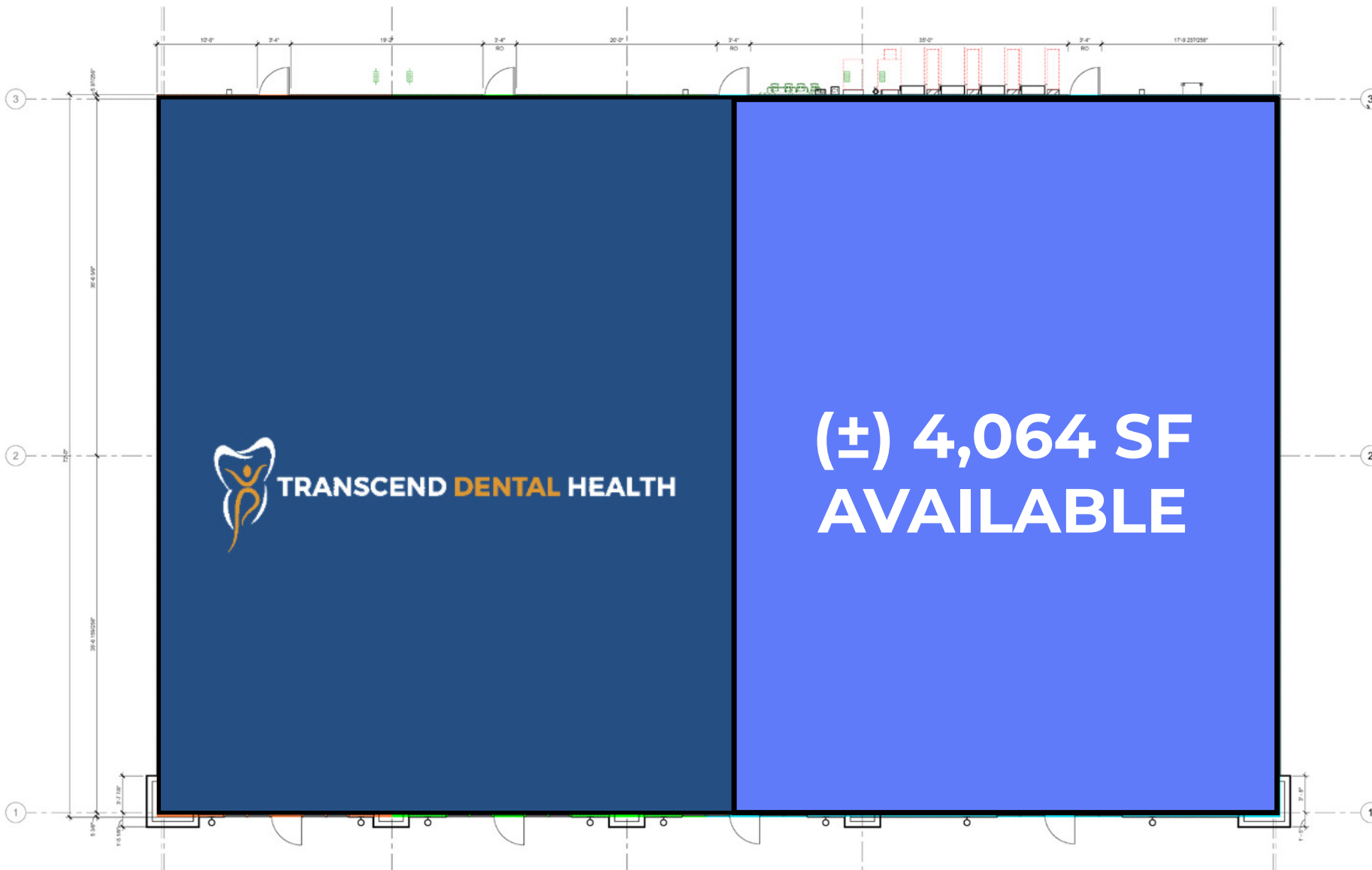
Demographics

2025 Population		
2,315 1 Mile	22,154 3 Mile	65,459 5 Mile
2029 Projected Growth ('25-'29)		
8.89% 1 Mile	5.42% 3 Mile	4.60% 5 Mile
Avg. Household Income		
\$148,673 1 Mile	\$131,464 3 Mile	\$113,587 5 Mile



Floor Plan

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Renderings

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