

**FOR SALE & LEASE | 2ND FLOOR SHELL MEDICAL CONDO AVAILABLE (DEMISABLE)**

# University Village

4700 Campus Village Dr, Unit 2, Round Rock, TX 78665



**partners**

Co-Tenancy with




**Texas Orthopedics,**  
Sports & Rehabilitation Associates

PRIMARY CONTACT




**Connor Watson**  
Vice President


 **512.643.8079**

 [connor.watson@partnersrealestate.com](mailto:connor.watson@partnersrealestate.com)



**Ryan McCullough**   
Partner

 **512.580.6224**

 [ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)

PROPERTY AT A GLANCE

ADDRESS	<b>4700 CAMPUS VILLAGE DR, UNIT 2</b>
CITY, STATE, ZIPCODE	<b>ROUND ROCK, TX 78665</b>
UNIT SIZE RANGE	<b>1,800 - 12,636 SF</b>
PARKING RATIO	<b>4.40 : 1,000 SF</b>
LOT SIZE	<b>1.51 AC</b>
YEAR BUILT	<b>2023</b>
PARCEL NUMBER	<b>R648119</b>
ZONING	<b>PROFESSIONAL/MEDICAL OFFICE</b>
COUNTY	<b>WILLIAMSON</b>

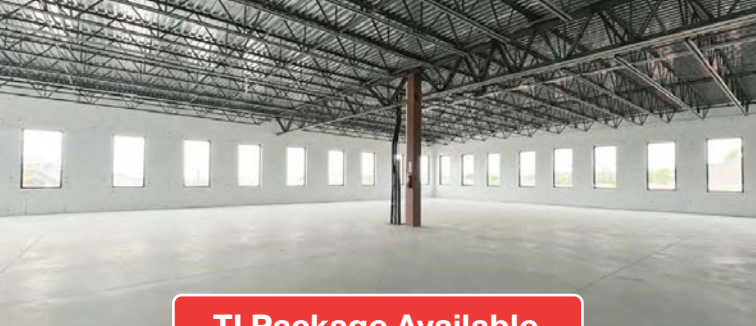


## EXECUTIVE SUMMARY

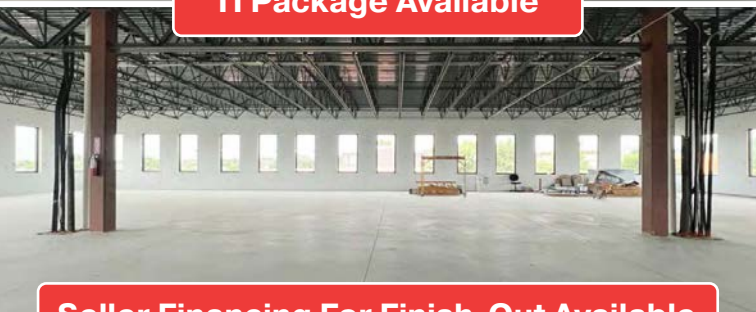
Positioned in the heart of Round Rock's thriving medical corridor, this shell office condo presents a rare opportunity for healthcare professionals seeking a prime, customizable space. Located on the second floor, directly above Texas Orthopedic, this property offers co-tenancy incentives and the advantage of built-in patient traffic and referral synergy. Surrounded by a robust network of medical providers, including physical therapy, memory care, and dental practices, it's an ideal location for specialists or general practitioners looking to establish or expand their presence. As an added benefit, the seller is also the developer and general contractor, providing buyers with cost-saving opportunities on build-out expenses and a seamless construction process tailored to their needs.

**Please contact Connor Watson for More information at (512) 643-8079**





**TI Package Available**



**Seller Financing For Finish-Out Available**



## OFFERING DETAILS



WHOLE FLOOR PRICE  
**\$3,000,000 (\$237/PSF)**



PARTIAL FLOOR PRICING  
**\$275/PSF**



LEASE RATE  
**\$22/SF + NNN**



NNN EXPENSES  
**Contact Broker**



LOT SIZE  
**1.51 AC**



UNIT SIZE RANGE  
**1,800 - 12,636 SF**



YEAR BUILT  
**2023**



PARKING RATIO  
**4.40 : 1,000 SF**

## PROPERTY HIGHLIGHTS

### THE OWNER IS THE DEVELOPER

Potential significant cost/time savings by purchasing from and working directly with the developer of this project.

### CO-TENANCY WITH TEXAS ORTHOPEDICS

Strong referral potential, enhanced visibility, and convenient access for both patients and staff.

### DENSE MEDICAL CORRIDOR

Seeing over 34,000 VPD, this property is located in the middle of Round Rock's major North-South arteries and is surrounded by prominent medical providers, 3 hospitals, and national retailers.

### AMPLE PARKING | HIGHLY ACCESSIBLE

With 6 points of ingress/egress to the site and 4.40 : 1,000 SF parking ratio, this site is perfect for all professional and medical uses.

### SIGNAGE

Opportunities available, contact broker for more information

### UNPARALLELED MARKET GROWTH

In Round Rock, Texas, the medical office market is expanding, driven by the area's rapid population growth and strong healthcare infrastructure. Anchored by major providers like Baylor Scott & White Medical Center – Round Rock and St. David's Round Rock Medical Center, the city serves as a key healthcare hub in the Austin MSA. Modern medical office spaces offer state-of-the-art infrastructure, flexible layouts, and convenient access to major highways like I-35, ensuring accessibility for both providers and patients. This positive trajectory highlights Round Rock's growing demand for outpatient services and its appeal as a premier location for medical practices.



# ABOUT THE DEVELOPER

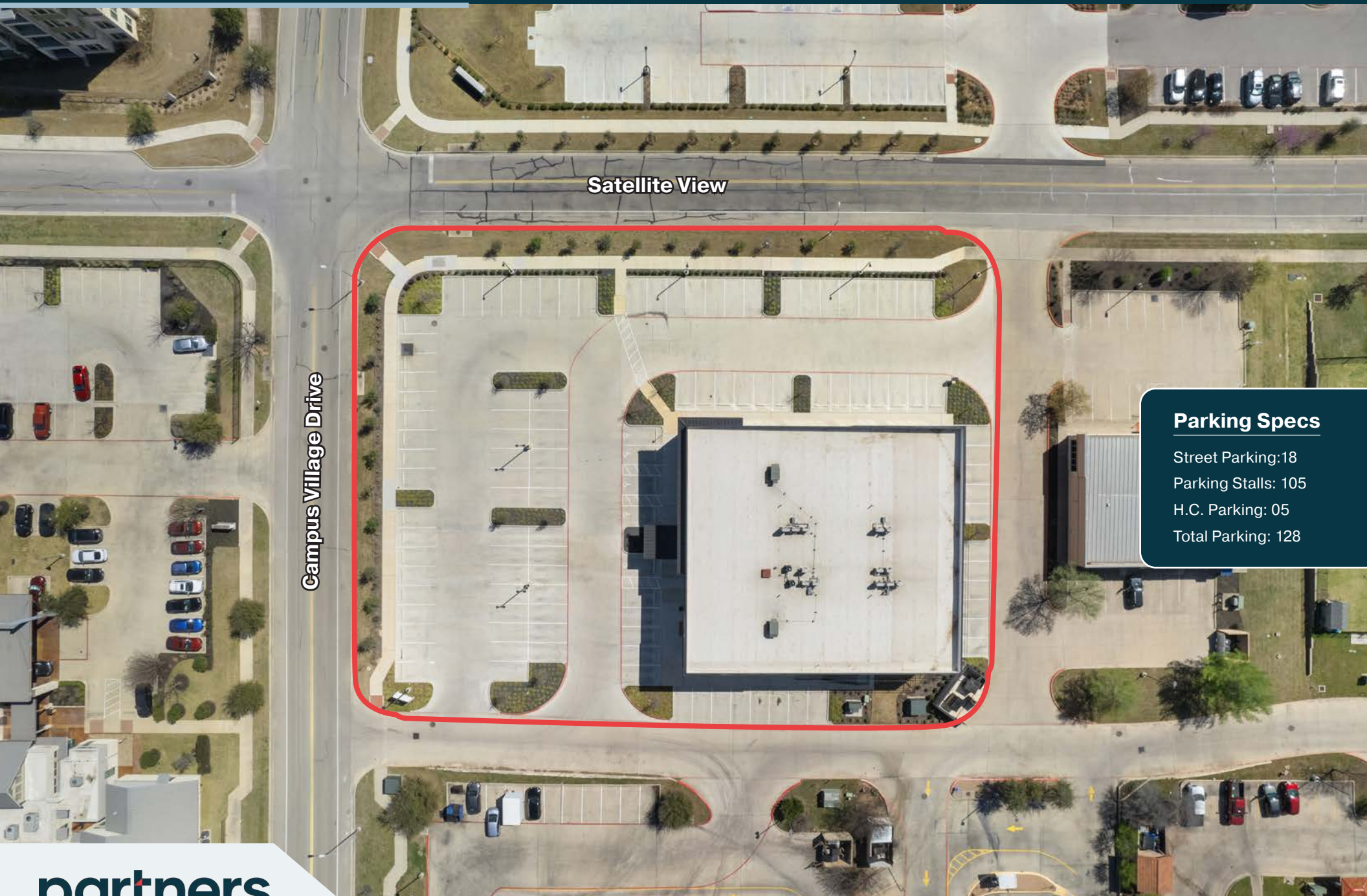


At Spark Root Development & Construction, we consider ourselves to be a band of misfits with diverse backgrounds. Collectively, with a multi-disciplinary and integrated model, rooted in entrepreneurship, we bring 20 plus years of experience in Commercial Construction, Development, Hospitality Management, Residential Volume Construction, Logistics, Finance, Information Technology, Architecture, and Design. As a byproduct of our commitment to self-discovery and entrepreneurship, we are able to maintain higher standards and efficiencies and create great value for our clients, customers, and partners.

## Prominent Tenants:



# PARKING & ACCESS



Satellite View

Campus Village Drive

**Parking Specs**

- Street Parking: 18
- Parking Stalls: 105
- H.C. Parking: 05
- Total Parking: 128

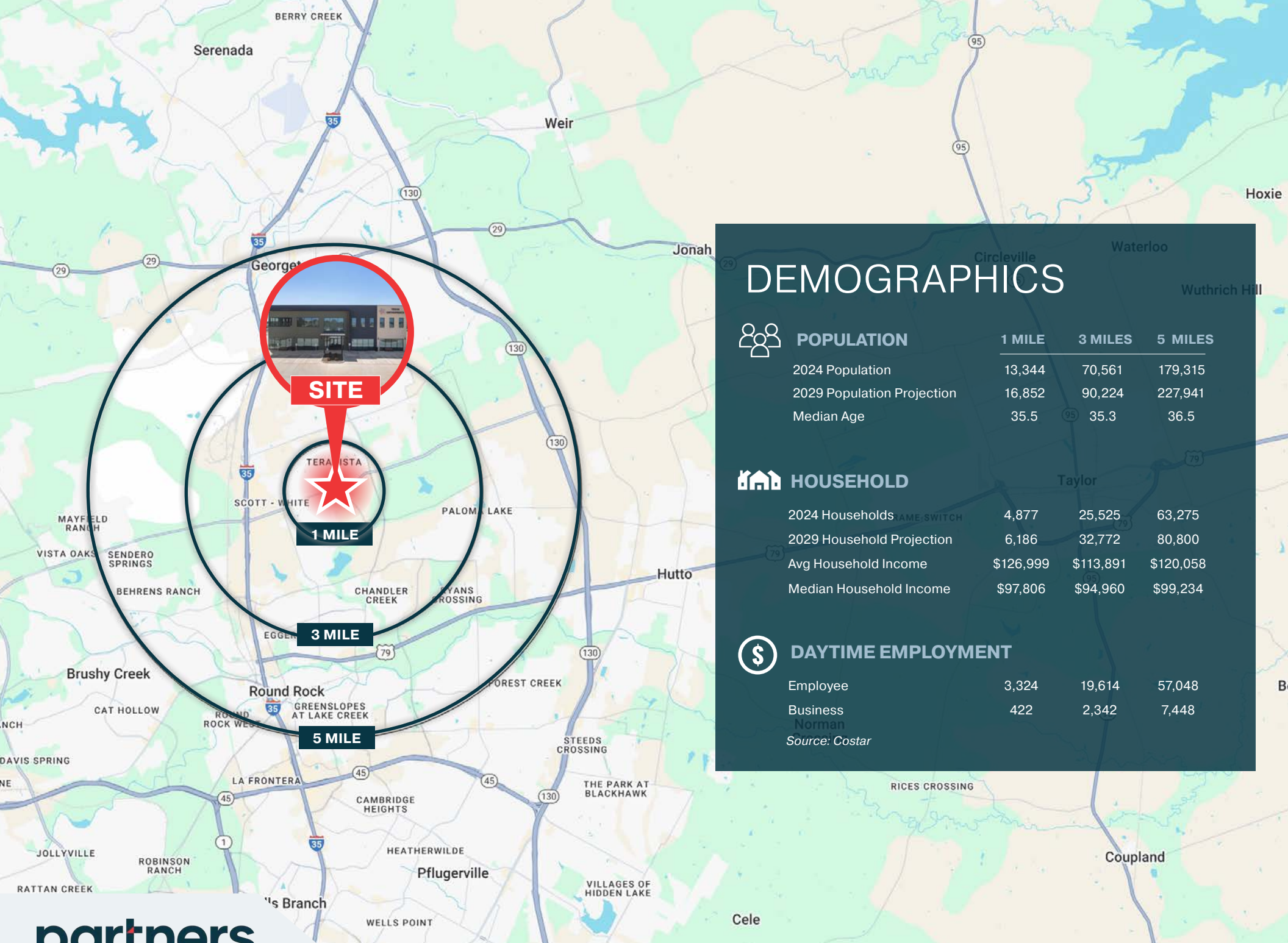
# LAYOUT RENDERINGS



## Potential Demising Plans

- Suite 200 - 2,921 SF
- Suite 201 - 2,691 SF
- Suite 202 - 2,807 SF
- Suite 203 - 3,141 SF





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	13,344	70,561	179,315
2029 Population Projection	16,852	90,224	227,941
Median Age	35.5	35.3	36.5



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	4,877	25,525	63,275
2029 Household Projection	6,186	32,772	80,800
Avg Household Income	\$126,999	\$113,891	\$120,058
Median Household Income	\$97,806	\$94,960	\$99,234

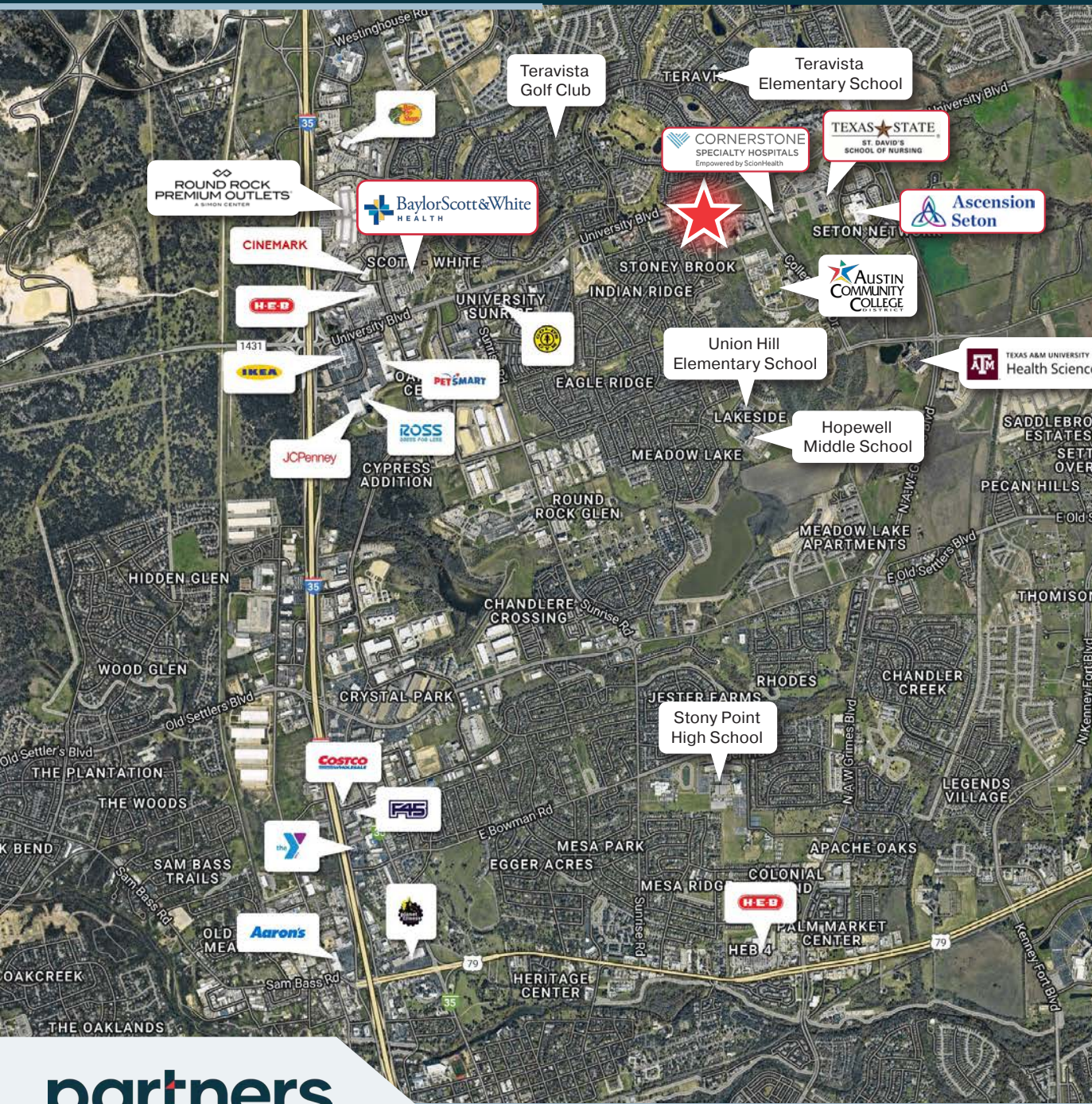


## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	3,324	19,614	57,048
Business	422	2,342	7,448

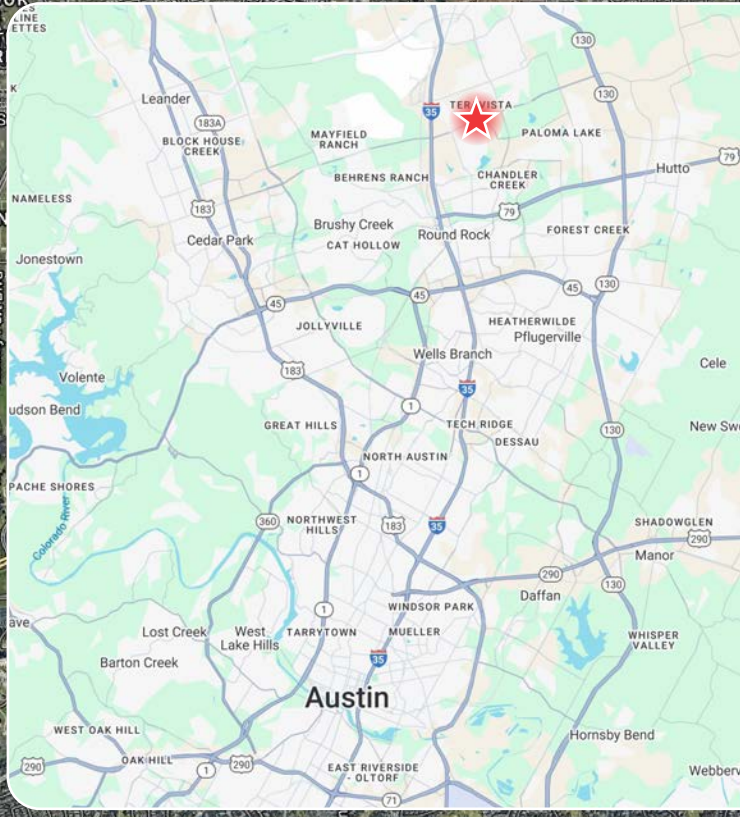
Source: Costar

# AERIAL OVERVIEW

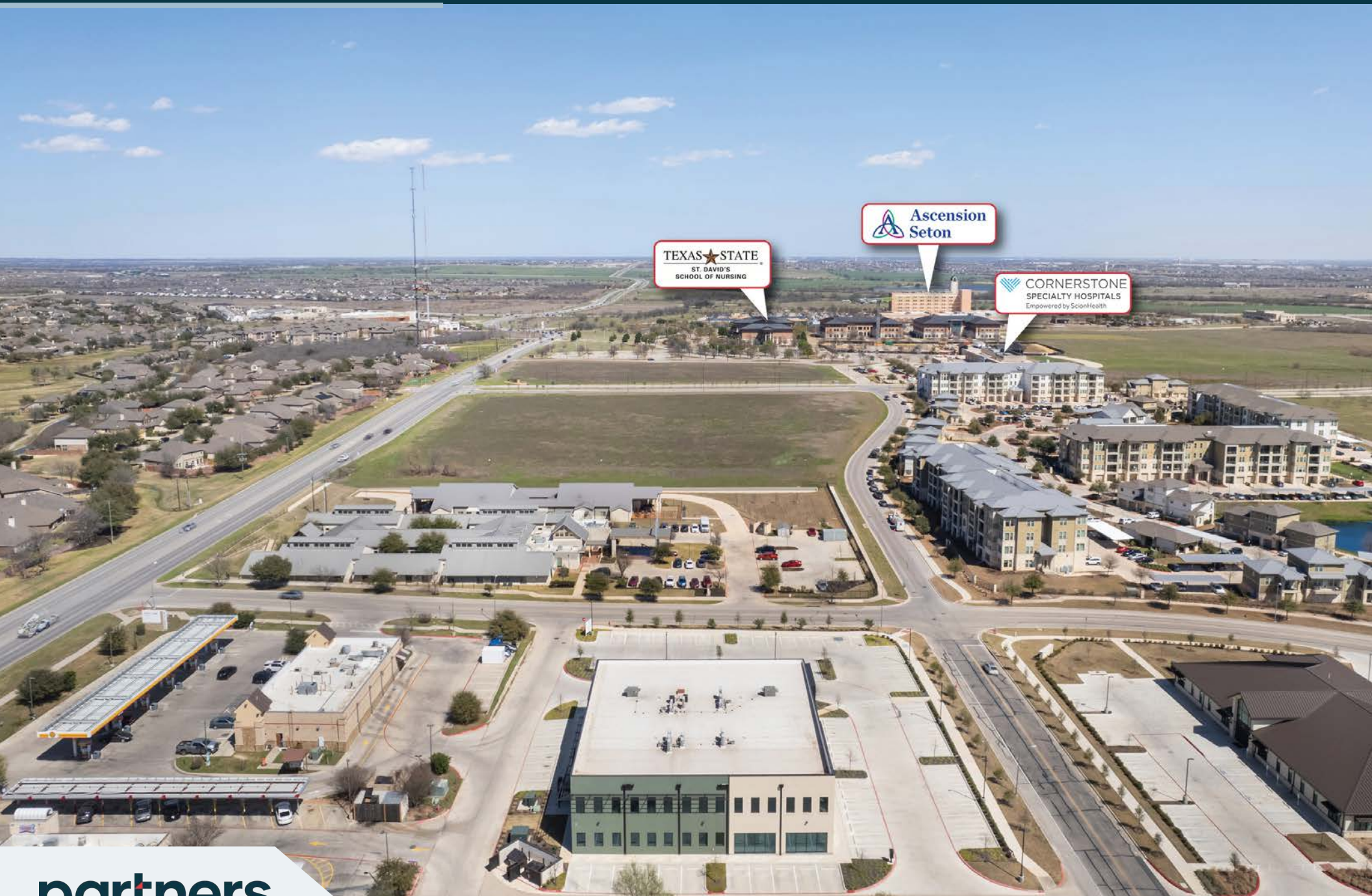


**8,000 Homes Within 1-Mile**

Teravista - 1,500 AC | 3,600+ Homes  
 Vizcaya - 506 AC | 1,225 Homes  
 Saul's East - 190 AC  
 KB Homes - 350 AC | 1,200 Homes  
 Paloma Lake - 757 AC | 1,859 Homes



# NEARBY MEDICAL



TEXAS STATE  
ST. DAVID'S  
SCHOOL OF NURSING

Ascension  
Seton

CORNERSTONE  
SPECIALTY HOSPITALS  
Empowered by Scienceth



## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

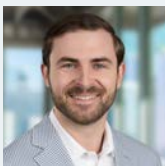
Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

**FOR SALE & LEASE | 2ND FLOOR SHELL MEDICAL CONDO AVAILABLE (DEMISABLE)**

## University Village

4700 Campus Village Dr, Unit 2, Round Rock, TX 78665



**Connor Watson**

Vice President

**512.643.8079**

connor.watson@partnersrealestate.com



**Ryan McCullough**  SIR

Partner

**512.580.6224**

ryan.mccullough@partnersrealestate.com