

— FOR —
SALE



LEADCOMMERCIAL

115 E OLD SETTLERS BLVD

ROUND ROCK, TEXAS 78664

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

115 E Old Settlers Blvd. is a 1.726 acre site with a 9,377 SF Medical Office building. The building is occupied by Heart of Texas Veterinary Specialty Center, a Thrive Pet Healthcare Partner, which offers 24/7 emergency veterinary services to Round Rock and the Greater Austin area.

The property is located in the Crystal Park Neighborhood on E Old Settlers Dr., the primary corridor for Round Rock. The residential / commercial neighborhood is commuter-friendly and nearby Scott & White University Medical Hospital and Austin Community College-Round Rock.

SUMMARY

LEGAL DESCRIPTION	S8999 - CRYSTAL PARK (LTS 1-B-1 & 1-B-2 AMENDED), BLOCK B, Lot 1C, ACRES 1.726	RENEWALS	Three (3) options to renew for additional five (5) year terms
PROPERTY TYPE	Specialty (Veterinary)	2022 TAXES	\$45,011.12
LOT SIZE	1.726 Acres	FRONTAGE	175' on E Old Settlers (with 1 curb cut)
BUILDING SIZE	9,377 SF	CONSTRUCTION TYPE	Masonry
ZONING	Light Industrial - LI	TAX RATE	1.896408
PARKING	46	TENANCY/OCCUPANCY	Single/100%
PARKING RATIO	7.7/1,000 SF	LEASE EXPIRATION	30-Jun-26
YEAR BUILT	2003	LEASE TYPE	NNN
TENANT	Specialty Vet Care PLLC	SUBMARKET	Round Rock
STORIES	2		

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TENANT OVERVIEW

Founded in 2003 and headquartered in Austin, Texas, Thrive Pet Healthcare operates veterinary hospitals through an expansive network of ecosystems across the U.S., with a differentiated offering across pet care and vet services. The Company is a leading owner and operator of roughly 340 general practices, specialty, and emergency veterinary hospitals throughout the U.S. and also operates roughly 115 veterinary clinics, which provide convenient care to under-served pet families.

In addition, Thrive Pet Healthcare elevates the pet healthcare profession by providing value-added services and technology to veterinary hospitals across the industry through Veterinary Growth Partners, a Management Services Organization providing value-added business planning, coaching, and procurement savings to over 5,950 affiliated and unaffiliated member hospitals, and Vetspire, a cloud-native software platform that offers the veterinary industry a pioneering hospital management software-as-a-service.

Together with its talented veterinarians and staff, Thrive is dedicated to serving the diverse needs of pet families and veterinarians across the nation. Petco and Thrive began their joint venture in 2017 and have been dominating the pet healthcare space ever since. Thrive currently has 3 years left on their lease at this location.

thrivepetcare.com



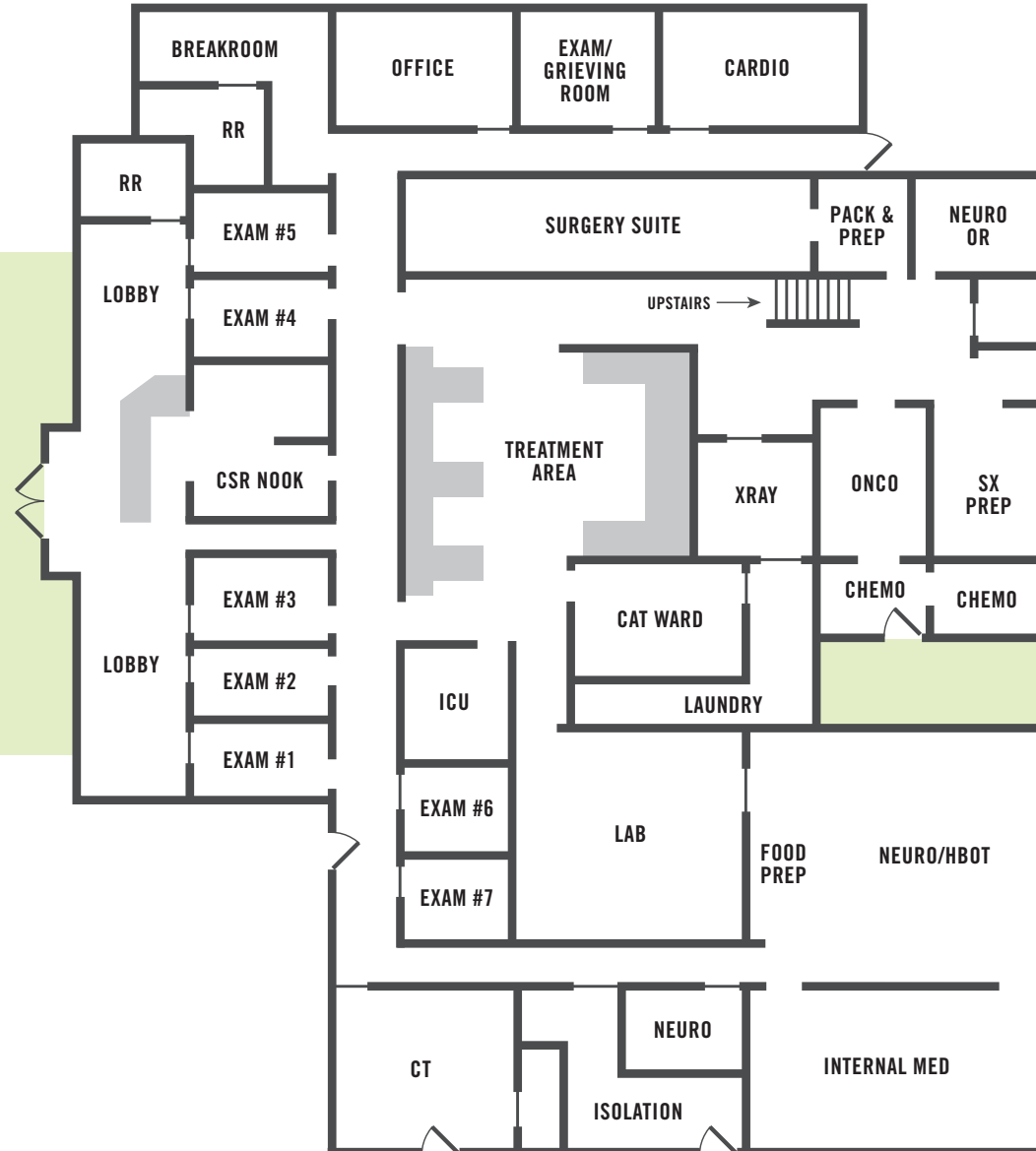
thrive
PET HEALTHCARE

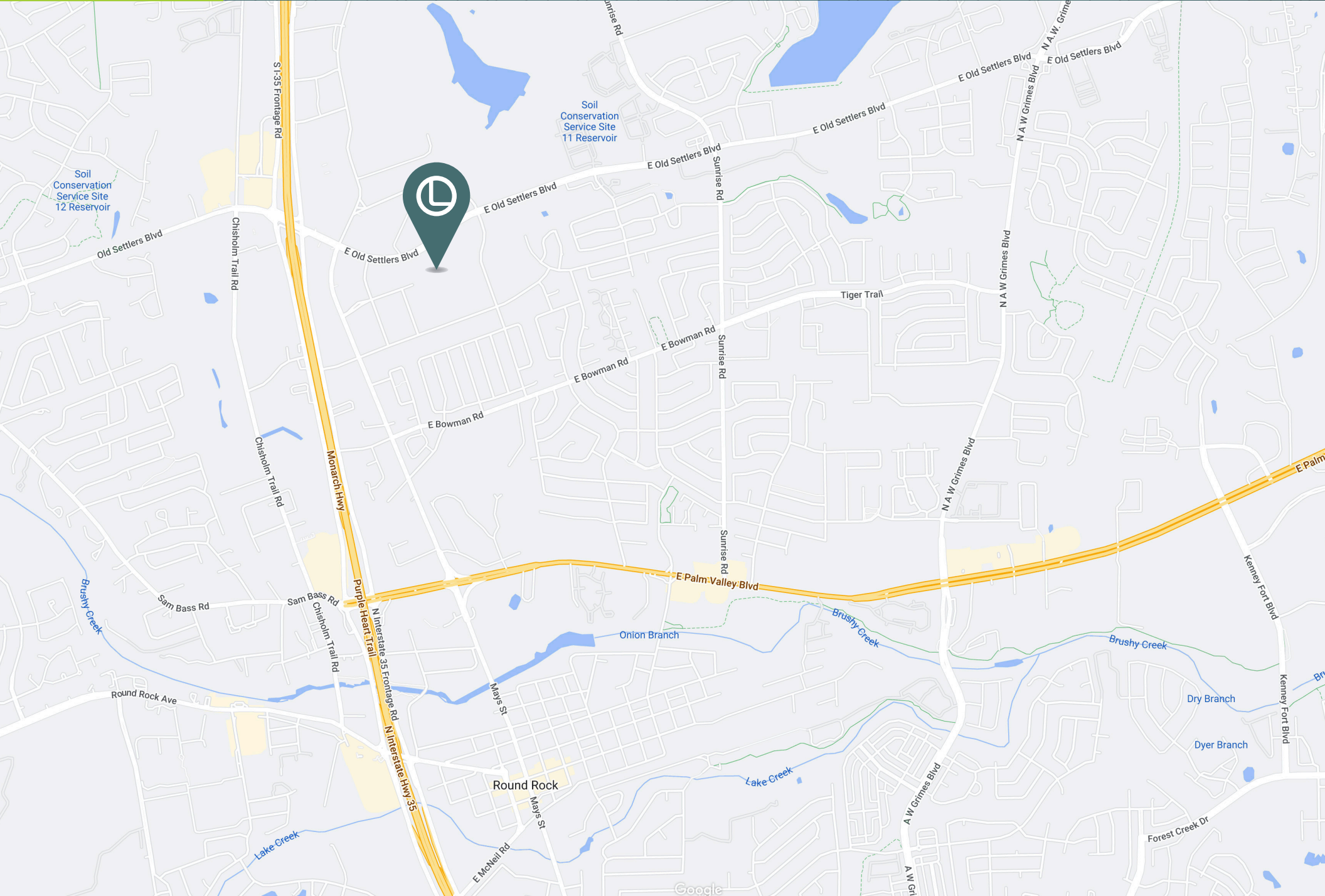






FLOOR PLAN - FIRST FLOOR







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