

7001 Wyoming Springs Dr. | Round Rock, TX



## FOR LEASE

### OVERVIEW

**12,024 SF**  
AVAILABLE

### DESCRIPTION

- Affluent Trade Area
- Great Visibility
- High Barriers to Entry
- Limited Competition
- Strong Traffic Counts

### DEMOGRAPHICS (Source: Esri)

	1 MILE	3 MILES	5 MILES
2022 Population	9,071	80,598	231,297
2022 Average Household Income	\$147,051	\$139,569	\$121,445

### NEARBY TENANTS



### TRAFFIC COUNTS (Source: TxDot)

N FM 620

9,110 VPD

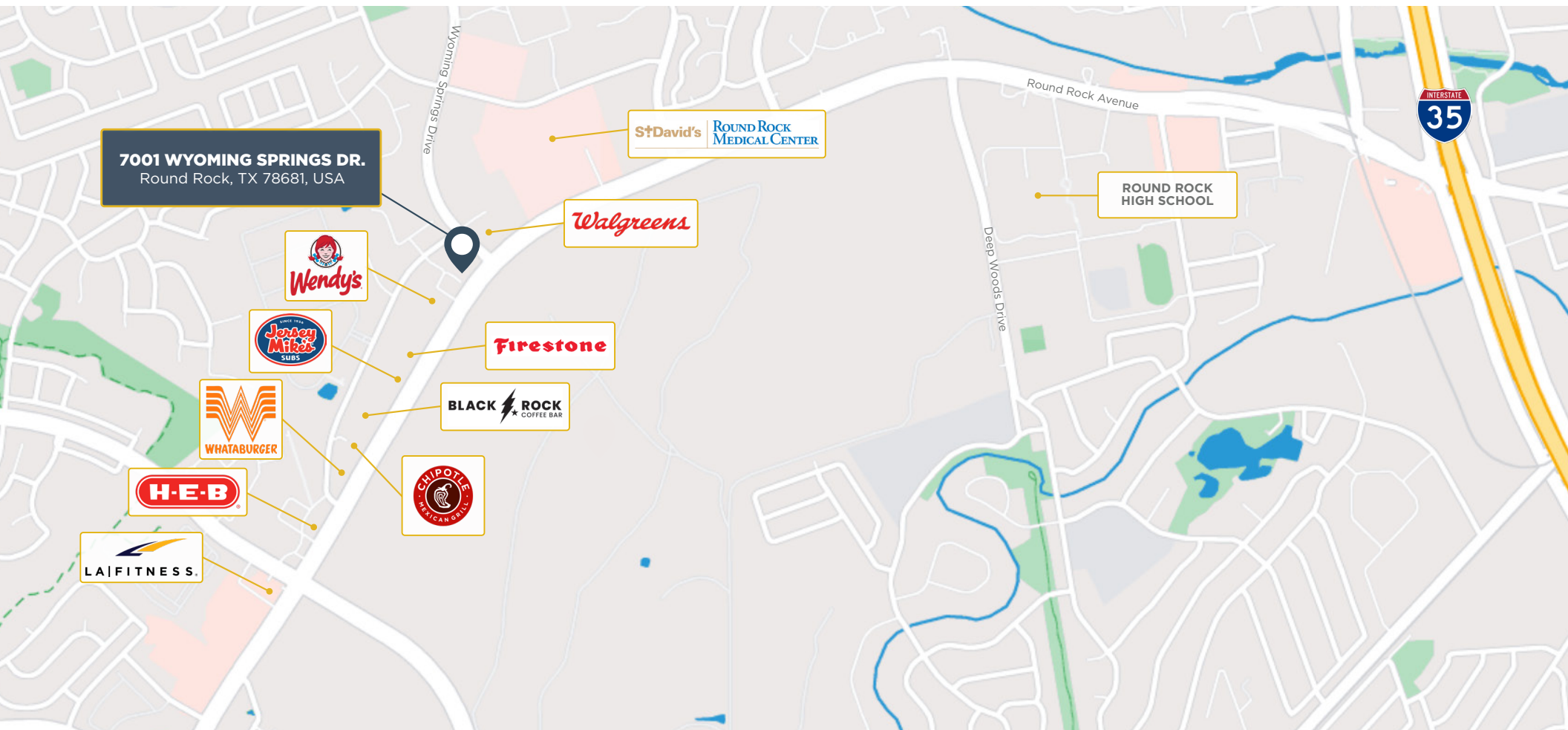
# EXTERIOR



# INTERIOR



# NEARBY RETAILERS



**7001 WYOMING SPRINGS DR.**  
Round Rock, TX 78681, USA

St David's  
ROUND ROCK  
MEDICAL CENTER

Walgreens

Wendy's

Jersey Mike's  
SUBS

Firestone

BLACK  
ROCK  
COFFEE BAR

WHATABURGER

H-E-B

CHIPOTLE  
MEXICAN GRILL

LA FITNESS

ROUND ROCK  
HIGH SCHOOL

INTERSTATE  
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**JD TORIAN**  
Director  
+1 512 370 2431  
jd.torian@cushwake.com

**CHARLIE SCOTT**  
Associate  
+1 512 820 2383  
charlie.scott@cushwake.com

# DEMOGRAPHICS



## Executive Summary

7001 Wyoming Springs Dr, Round Rock, Texas, 78681  
Rings: 1, 3, 5 mile radii

Prepared by Cushman & Wakefield  
Latitude: 30.50749  
Longitude: -97.71658

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,045	66,379	170,656
2020 Population	8,969	79,320	222,968
2022 Population	9,071	80,598	231,297
2027 Population	9,511	86,642	249,913
2010-2020 Annual Rate	1.09%	1.80%	2.71%
2020-2022 Annual Rate	0.50%	0.71%	1.64%
2022-2027 Annual Rate	0.95%	1.46%	1.56%
2022 Male Population	48.3%	49.6%	49.3%
2022 Female Population	51.7%	50.4%	50.7%
2022 Median Age	37.5	35.7	34.3

In the identified area, the current year population is 231,297. In 2020, the Census count in the area was 222,968. The rate of change since 2020 was 1.64% annually. The five-year projection for the population in the area is 249,913 representing a change of 1.56% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	62.6%	51.8%	51.3%
2022 Black Alone	5.0%	5.6%	8.6%
2022 American Indian/Alaska Native Alone	0.4%	0.7%	0.7%
2022 Asian Alone	13.7%	20.2%	16.4%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	4.1%	7.5%	7.8%
2022 Two or More Races	14.1%	14.1%	15.1%
2022 Hispanic Origin (Any Race)	17.1%	22.6%	24.5%

Persons of Hispanic origin represent 24.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.4 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2022 Wealth Index	151	139	101
2010 Households	2,687	22,895	63,746
2020 Households	3,077	27,188	84,325
2022 Households	3,097	27,706	87,908
2027 Households	3,273	29,911	95,348
2010-2020 Annual Rate	1.36%	1.73%	2.84%
2020-2022 Annual Rate	0.29%	0.84%	1.87%
2022-2027 Annual Rate	1.11%	1.54%	1.64%
2022 Average Household Size	2.88	2.89	2.62

The household count in this area has changed from 84,325 in 2020 to 87,908 in the current year, a change of 1.87% annually. The five-year projection of households is 95,348, a change of 1.64% annually from the current year total. Average household size is currently 2.62, compared to 2.63 in the year 2020. The number of families in the current year is 56,690 in the specified area.

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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.9%	18.0%	18.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$119,808	\$108,261	\$95,328
2027 Median Household Income	\$127,747	\$116,787	\$104,600
2022-2027 Annual Rate	1.29%	1.53%	1.87%
<b>Average Household Income</b>			
2022 Average Household Income	\$147,051	\$139,569	\$121,445
2027 Average Household Income	\$164,473	\$153,903	\$135,071
2022-2027 Annual Rate	2.26%	1.97%	2.15%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$50,432	\$48,180	\$46,139
2027 Per Capita Income	\$56,823	\$53,341	\$51,530
2022-2027 Annual Rate	2.42%	2.06%	2.23%

### Households by Income

Current median household income is \$95,328 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$104,600 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$121,445 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$135,071 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,139 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$51,530 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index	134	112	110
2010 Total Housing Units	2,792	24,365	67,689
2010 Owner Occupied Housing Units	2,259	15,727	37,567
2010 Renter Occupied Housing Units	429	7,167	26,183
2010 Vacant Housing Units	105	1,470	3,943
2020 Total Housing Units	3,175	28,122	88,826
2020 Vacant Housing Units	98	934	4,501
2022 Total Housing Units	3,185	28,555	92,757
2022 Owner Occupied Housing Units	2,455	18,931	47,922
2022 Renter Occupied Housing Units	642	8,775	39,985
2022 Vacant Housing Units	88	849	4,849
2027 Total Housing Units	3,436	31,400	102,105
2027 Owner Occupied Housing Units	2,612	20,367	51,727
2027 Renter Occupied Housing Units	661	9,544	43,621
2027 Vacant Housing Units	163	1,489	6,757

Currently, 51.7% of the 92,757 housing units in the area are owner occupied; 43.1%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 88,826 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.94%. Median home value in the area is \$333,331, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.07% annually to \$351,522.

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**CUSHMAN & WAKEFIELD**