

Property Summary Report

2050 Doublecreek Dr

Round Rock, TX 78664 - Round Rock Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	Proposed
RBA:	16,000 SF
Floors:	2
Typical Floor:	8,000 SF
Construction:	Masonry

LAND

Land Area:	2.89 AC
Zoning:	C1
Parcel	R312726

EXPENSES PER SF

Taxes:	\$1.76 (2009)
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LEASING

Available Spaces: 1,000 - 16,000 SF Available in 2 Spaces

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	New	1,000 - 8,000	8,000	16,000	\$18.00 - 21.00/NNN	Mar 2019	1 - 5 Yrs
P 2nd	Office	New	1,000 - 8,000	8,000	16,000	\$18.00 - 21.00/NNN	Mar 2019	1 - 5 Yrs

TRANSPORTATION

Parking: 89 free Surface Spaces are available; Ratio of 3.42/1,000 SF

Commuter Rail: 8 minute drive to Howard Station Commuter Rail (Capital MetroRail)

Airport: 30 minute drive to Austin-Bergstrom International Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: Lion Cubs Llc

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MARKET CONDITIONS

Vacancy Rates	Current	YOY	
Submarket 2-4 Star	6.2%	↔	0.0%
Market Overall	8.1%	↓	-0.2%

Submarket Leasing Activity	Current	YOY	
12 Mo. Leased SF	169,431	↓	17.3%
Months On Market	6.7	↑	0.5 mo

Gross Asking Rents Per SF	Current	YOY	
Submarket 2-4 Star	\$30.67	↑	3.1%
Market Overall	\$34.82	↑	3.2%

Submarket Sales Activity	Current	YOY	
12 Mo. Sales Volume (Mil.)	\$28.7	↑	1,169.0%
12 Mo. Price Per SF	\$315	↑	5.5%

Lease Availability Report

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AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	16,000 SF
Total Available:	16,000 SF
Asking Rent:	\$18.00 - 21.00/NNN

EXPENSES PER SF

Taxes:	\$1.76 (2009)
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SPACES

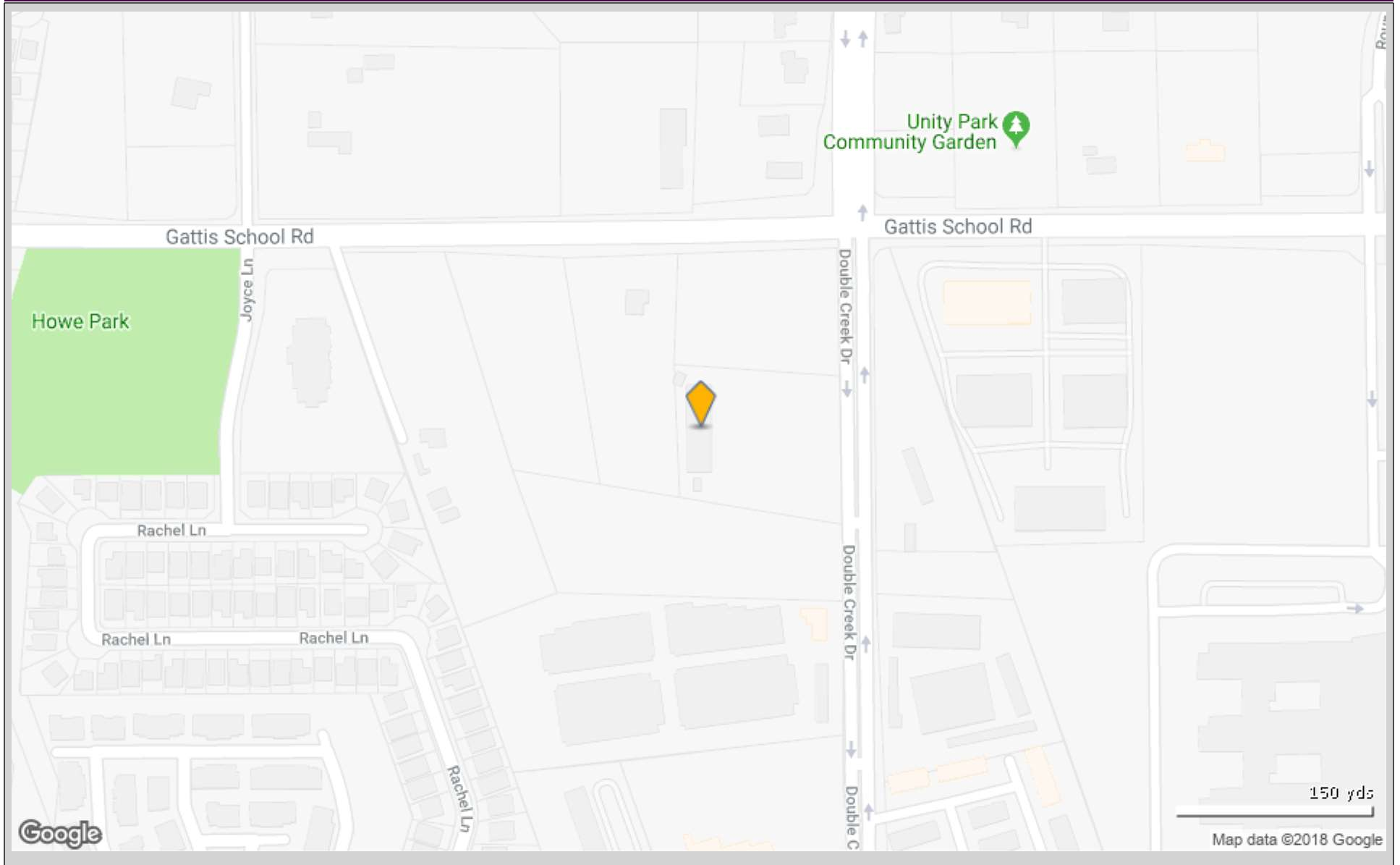
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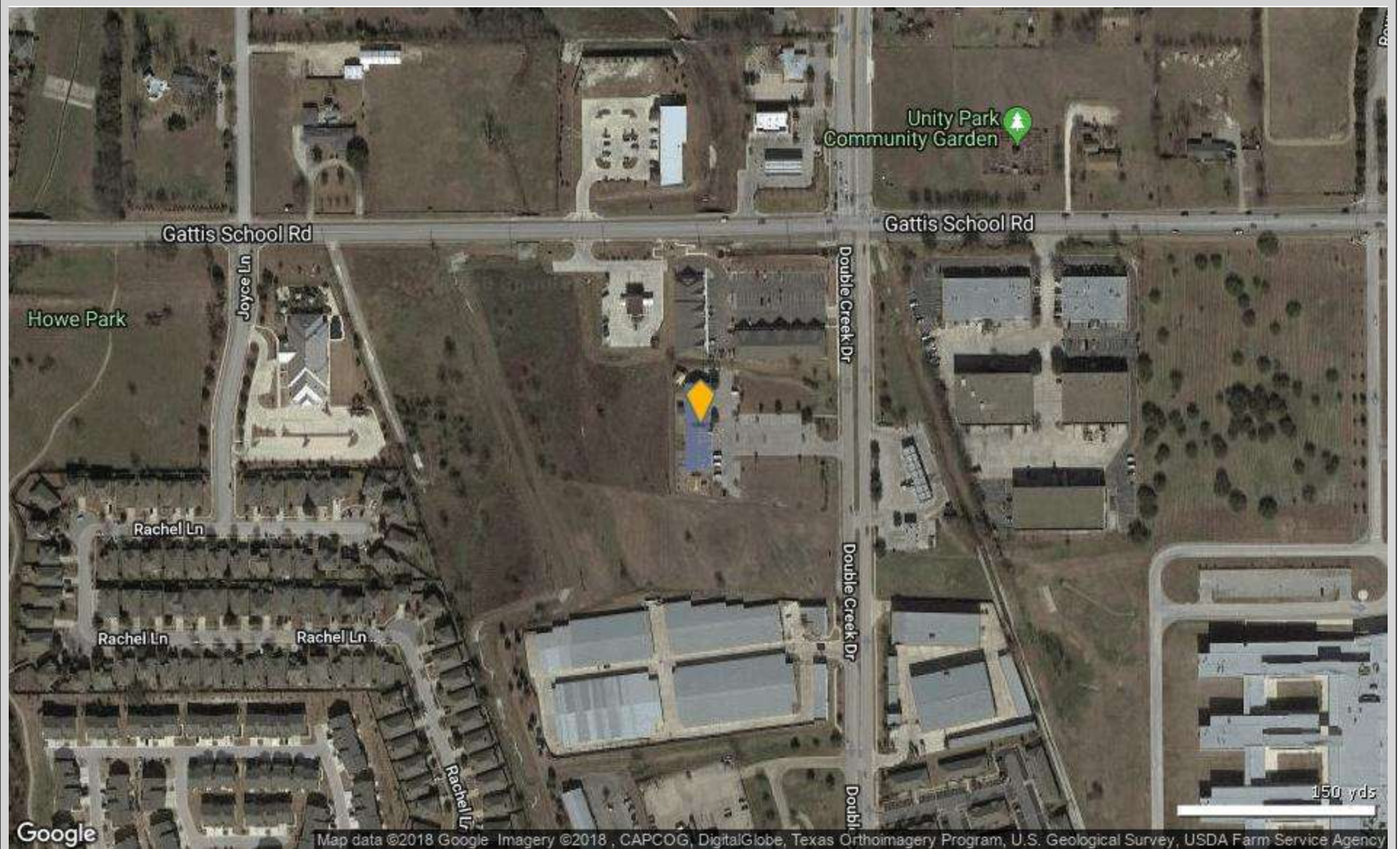
Aerial / Map Report

2050 Doublecreek Dr - Round Rock, TX 78664



Aerial / Map Report

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Demographic Summary Report

2050 Doublecreek Dr, Round Rock, TX 78664

Building Type: **Class B Office**
 Class: **B**
 RBA: **16,000 SF**
 Typical Floor: **8,000 SF**

Total Available: **16,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$19.50**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	16,779		123,961		263,058	
2018 Estimate	14,240		107,600		230,195	
2010 Census	10,645		86,018		187,041	
Growth 2018 - 2023	17.83%		15.21%		14.28%	
Growth 2010 - 2018	33.77%		25.09%		23.07%	
2018 Population by Hispanic Origin	4,483		34,551		67,814	
2018 Population	14,240		107,600		230,195	
White	9,988	70.14%	78,745	73.18%	170,271	73.97%
Black	2,167	15.22%	14,910	13.86%	30,040	13.05%
Am. Indian & Alaskan	163	1.14%	1,156	1.07%	2,359	1.02%
Asian	1,378	9.68%	8,966	8.33%	19,757	8.58%
Hawaiian & Pacific Island	36	0.25%	231	0.21%	469	0.20%
Other	507	3.56%	3,592	3.34%	7,299	3.17%
U.S. Armed Forces	12		201		540	
Households						
2023 Projection	6,089		44,383		94,564	
2018 Estimate	5,184		38,576		82,917	
2010 Census	3,879		30,545		66,904	
Growth 2018 - 2023	17.46%		15.05%		14.05%	
Growth 2010 - 2018	33.64%		26.29%		23.93%	
Owner Occupied	2,865	55.27%	22,973	59.55%	52,229	62.99%
Renter Occupied	2,319	44.73%	15,603	40.45%	30,688	37.01%
2018 Households by HH Income	5,184		38,576		82,917	
Income: <\$25,000	458	8.83%	4,500	11.67%	8,201	9.89%
Income: \$25,000 - \$50,000	984	18.98%	6,836	17.72%	14,029	16.92%
Income: \$50,000 - \$75,000	1,119	21.59%	8,222	21.31%	16,252	19.60%
Income: \$75,000 - \$100,000	818	15.78%	6,011	15.58%	12,670	15.28%
Income: \$100,000 - \$125,000	1,003	19.35%	5,880	15.24%	12,914	15.57%
Income: \$125,000 - \$150,000	319	6.15%	2,468	6.40%	6,651	8.02%
Income: \$150,000 - \$200,000	382	7.37%	2,632	6.82%	6,260	7.55%
Income: \$200,000+	101	1.95%	2,027	5.25%	5,940	7.16%
2018 Avg Household Income	\$85,432		\$89,551		\$97,426	
2018 Med Household Income	\$75,947		\$74,123		\$80,873	

Traffic Count Report

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Class: **B**

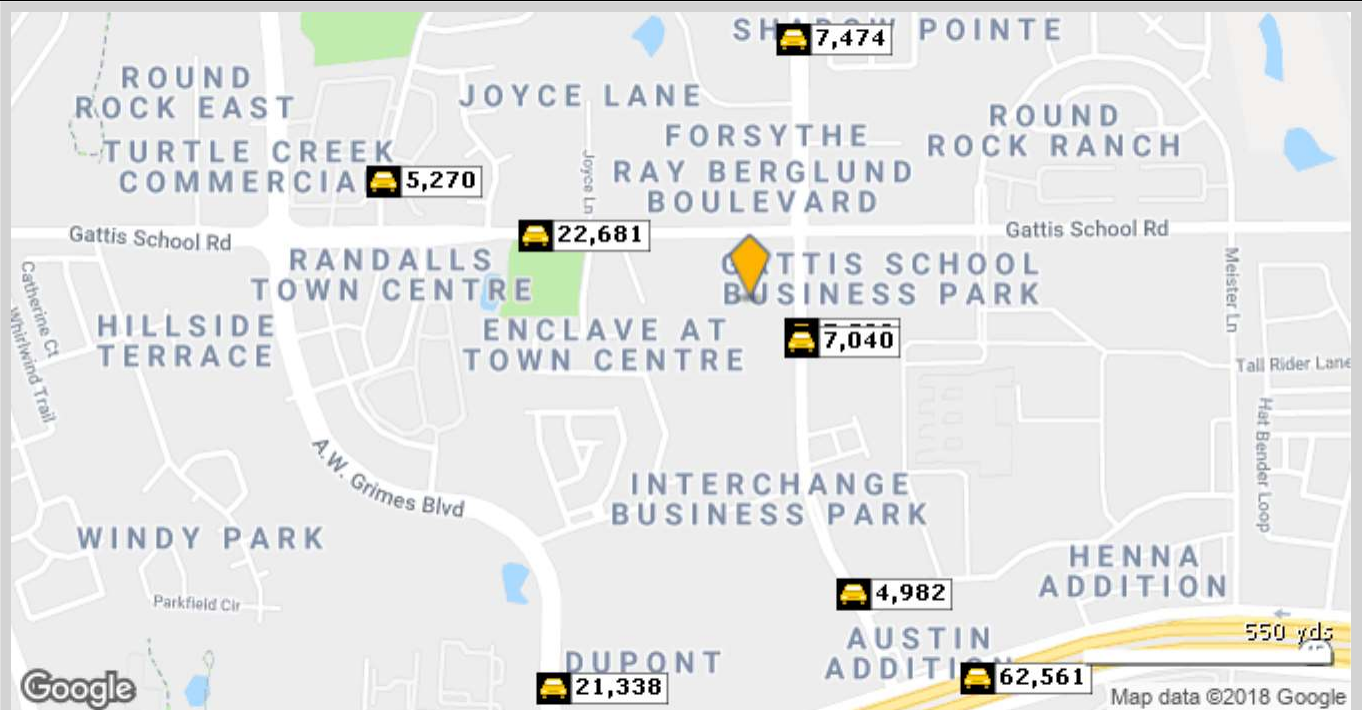
RBA: **16,000 SF**

Typical Floor: **8,000 SF**

Total Available: **16,000 SF**

% Leased: **0%**

Rent/SF/Yr: **\$19.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Double Creek Dr	Gattis School Rd	0.13 N	2011	7,528	MPSI	.08
2	Double Creek Dr	Gattis School Rd	0.14 N	2017	7,040	MPSI	.08
3	Gattis School Rd	South Crossing Dr	0.06 W	2011	23,668	MPSI	.28
4	Gattis School Rd	S Crossing Dr	0.06 W	2017	22,681	MPSI	.28
5	Double Creek Dr	Henna Way	0.08 N	2014	7,474	ADT	.34
6	Double Creek Dr	Louis Henna Blvd	0.14 SE	2014	4,982	ADT	.40
7	Southcreek Dr	Gattis School Rd	0.07 S	2017	5,270	MPSI	.49
8	S A W Grimes Blvd N	Louis Henna Blvd	0.14 S	2017	21,338	MPSI	.55
9	State Hwy 45 W	Meister Ln	0.33 E	2014	41,631	MPSI	.56
10	State Hwy 45	Meister Ln	0.33 E	2017	62,561	MPSI	.56