



For Sale and For Lease
1700 ROUND ROCK AVENUE

Round Rock, Texas 78681

Vacant Emergency Room/Ambulatory Surgery Center

partners

PARTNERS AUSTIN
+ 512 580 6025
901 S MoPac Expy, Bldg 1, Ste 550
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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.

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PARTNERSREALESTATE.COM

PROPERTY HIGHLIGHTS

- **RARE VACANT EMERGENCY ROOM/AMBULATORY SURGERY CENTER IN THE AUSTIN MSA**
- **AMBULANCE ACCESSIBLE REAR LOADING RAMP**
- **EXCELLENT HIGH VISIBILITY LOCATION ON HIGHLY TRAFFICKED ROUND ROCK AVENUE**
- **MEDICAL ZONING**
- **FULLY DESIGNED BUILDING PLANS FOR AMBULATORY SURGERY CENTER CONVERSION**
- **LOCATED IN THE HIGH-GROWTH ROUND ROCK SUBMARKET WITH EASY ACCESS TO I-35 AND MOPAC EXPY**
- **UNPARALLELED MARKET GROWTH**

According to NeighborhoodScout, the Austin MSA has seen a real estate appreciation of 67% over the last 10 years. Likely fueled by the numerous corporate relocations, the Austin MSA has maintained a steady population growth of approximately 2.5% annually and 29% over the last 10 years, ranking #3 according to the U.S. Census Bureau for percentage growth.

- **FAVORABLE STATE TAX LAWS**

Texas is one of seven states that does not impose a state income or investment tax.



EXECUTIVE SUMMARY

\$ **\$5,700,000** (\$624.00/SF)
LIST PRICE

🏠 **9,129 SF**
TOTAL SIZE

📍 **1.40 AC**
LOT SIZE

⚙️ **2014**
YEAR BUILT

\$ **\$55.00/ SF NNN**
PRO FORMA RENT

(\$) **\$480,975**
PRO FORMA NOI

% **8.44%**
PRO FORMA CAP RATE

*LEASE COMPS AVAILABLE UPON REQUEST

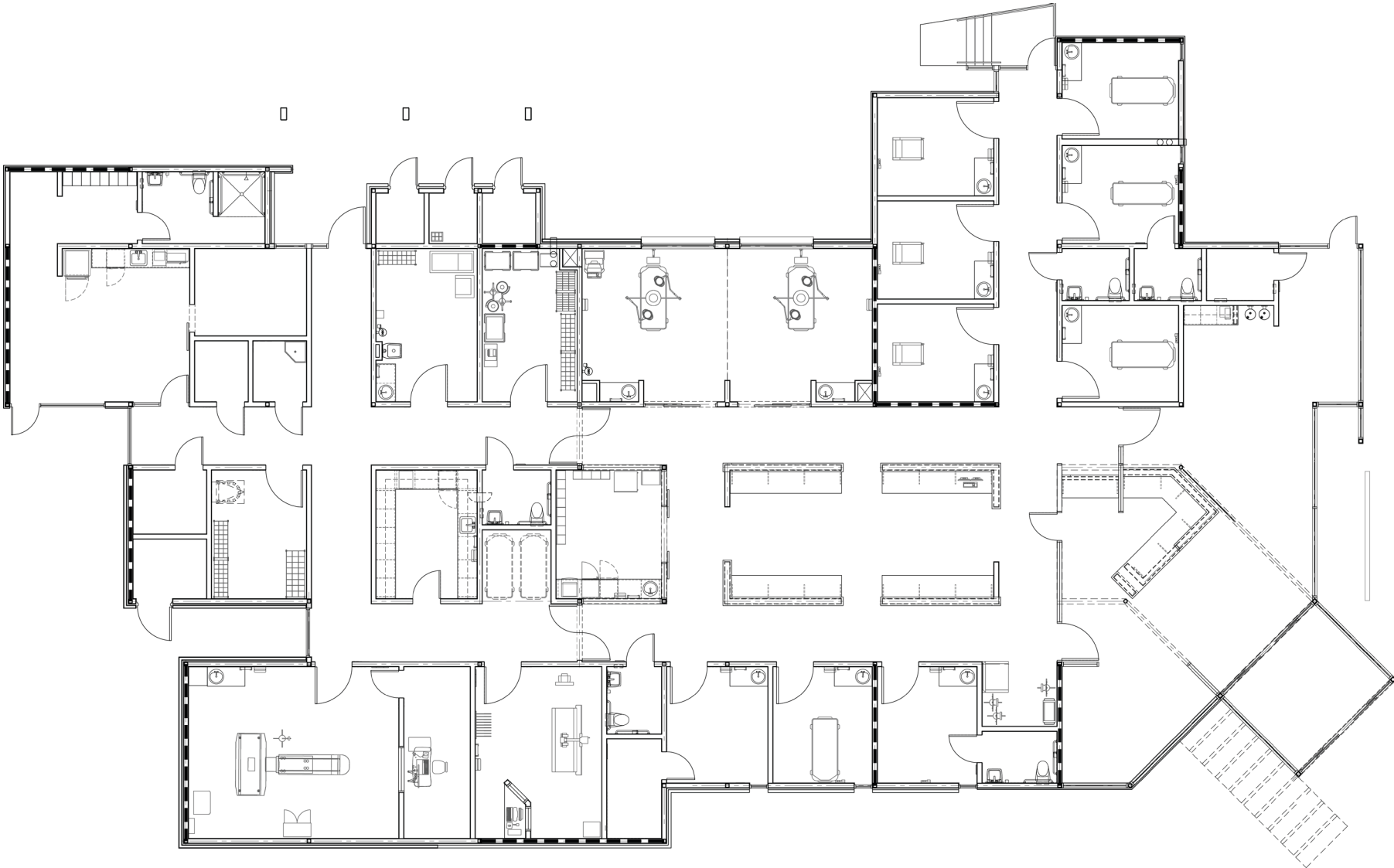


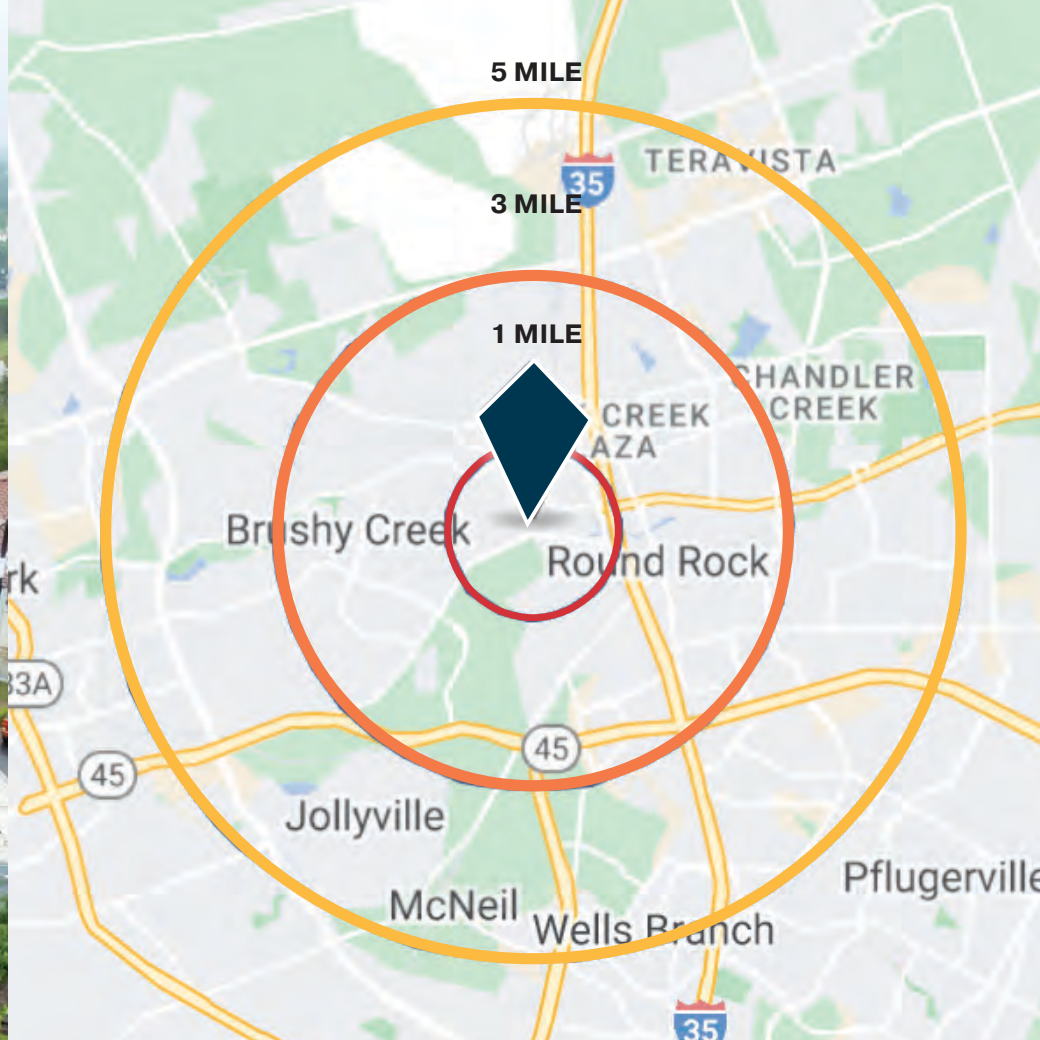
LOAN QUOTE

Loan Terms	Bank	SBA 504	partners Quinn Conway Senior Associate Loan Origination 469.964.7487
Purchase Price	\$5,700,000	\$5,700,000	
Max LTV (C)	65%	90% (50% Bank / 40% SBA)	
Term	25 Years	25 Years	
Amortization	25 Years	25 Years	
Rate	5.75%	~ 5.80%	
Recourse	Full	Full	
Prepayment Penalty	Declining	5-3-1%	



FLOOR PLAN





DEMOGRAPHICS

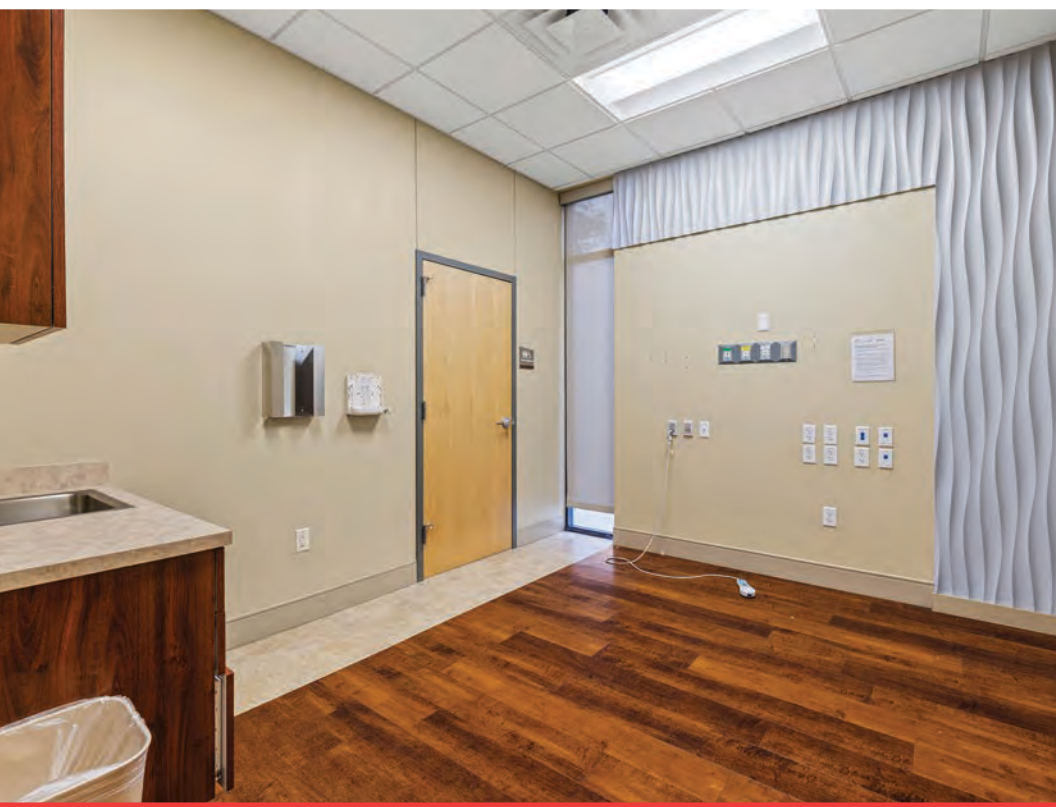
	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population	9,008	96,441	216,491
2027 Population - Five Year Projection	11,425	121,741	271,918
HOUSEHOLDS			
2022 Households	3,023	33,863	77,614
2022-2027 Household Growth	5.1%	5.0%	4.8%
HOUSEHOLD INCOME			
2022 Average Household Income	\$120,162	\$109,656	\$113,392
DAYTIME EMPLOYMENT			
2022 Businesses	929	3,984	8,188
2022 Employees	6,671	56,057	100,634



AMBULANCE ASSESSABLE REAR LOADING RAMP









AERIAL OVERVIEW



**FERN BLUFF
ELEMENTARY SCHOOL**



**StDavid's
ROUND ROCK
MEDICAL CENTER
175 BEDS**



SITE



**ROUND ROCK
HIGH SCHOOL**

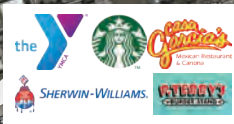
**CHISHOLM TRAILS
MIDDLE SCHOOL**

**DEEP WOOD
ELEMENTARY SCHOOL**



**REGUS ROUND ROCK
OLD TOWN SQUARE**

ROUND ROCK WEST



**DOWNTOWN
ROUND ROCK**



#1
BEST
TECHNOLOGY
TOWN

2nd
BEST
PERFORMING
JOB MARKET

#9
MOST
EDUCATED
CITIES

#2
MOST
PROFITABLE
COMPANIES

#1
BEST STATE
CAPITAL TO
LIVE IN

#1
FASTEST
GROWING
MAJOR METRO

#2
BEST CITY
FOR YOUNG
PROFESSIONALS

#6
BEST METRO
FOR COLLEGE
GRADUATES

CITY ACCOLADES

AUSTIN, TX

Austin continues to solidify itself as the nation's top city for business, entertainment, and quality of life. Austin is home to some of the nation's most prestigious public and private universities. There are over 50,000 college students attending the University of Texas and thousands more among the private universities providing the employment sector with a highly educated workforce. Throughout the COVID-19 pandemic, nearly 100 companies relocated their headquarters to Texas, 24 of which chose Austin.

Austin has positioned itself ideally to receive the unprecedented growth and continues to adapt to the ever-growing demand. It has proven to be a top destination for young professionals by offering quality employment, affordable cost of living, unique amenities, and a gorgeous landscape.

SINCE 2010, THE AUSTIN METRO GAINED ABOUT 579,014 RESIDENTS, A **34%** **POPULATION GROWTH**

AUSTIN WAS RANKED AS THE **#1 HOTTEST HOUSING MARKET** IN 2021 BY YAHOO FINANCE.

#1
BEST PLACE
TO LIVE





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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