

# OFFICE CONDOS FOR SALE OR LEASE

## PROPERTY DESCRIPTION

A NEW single story building coming in 2016 of modern construction offers single tenant or multi-tenant space.

Located one-half mile east of IH 35 on Palm Blvd. (Hwy 79) in the high growth path of Round Rock, Williamson County, Texas, the fastest growing area of Texas.

55,149+ cars pass daily per Tx DOT 2014 traffic count

Surrounded by hospitals, retail, and medical offices including:

Reliant Rehabilitation Hospital - Central Texas, St. David's Round Rock Medical Center, Texas Oncology - Round Rock, Seton Williamson Hospital Scott & White University Medical Hospital.

Two-story buildings built in 2009 of brick, stucco & limestone with an elevator and interior garden courtyard.

Hwy 79 Electronic & Pylon signage, building Directory & Suite signage. Excellent Access & Parking.

# Palm Valley Professional & Medical Office Suites 503 EAST PALM VALLEY BLVD.



**BUILDING C - 6600 Sq. Ft. Single Story build to suit**  
**FOR SALE \$1,452,000 or \$220/psf to shell**  
**FOR LEASE \$17 NNN with \$40/psf Tenant Improvement Allowance**



**BUILDING A** Suite 105: 850 –1,000 RSF for Lease \$16.50 + \$7.31 NNNs \$1,686/mo  
 Suite 110: 865 RSF Leased for Sale to Investor \$216,250 or \$250/psf  
**BUILDING B** Suite 210: 1,642 RSF for Lease \$16 + \$6 NNNs \$3,010/mo \$35 TIA  
 (Shell condition) For Sale \$361,240 or \$220 psf

## PALM VALLEY PROFESSIONAL & MEDICAL OFFICE CONDOS



For Information CONTACT  
**Gay Ruggiano**  
 (512) 279-9233

Or

(512) 228-8555

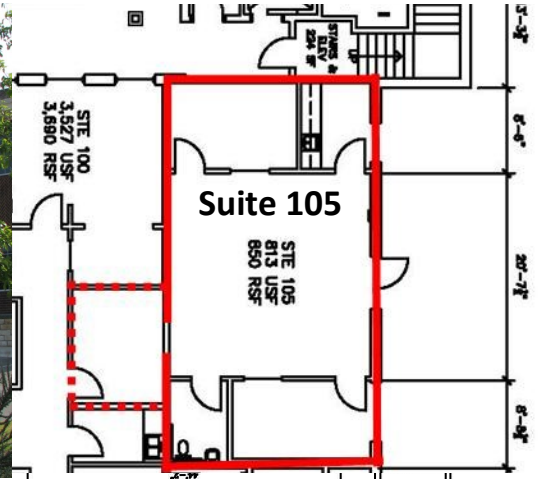
gay.ruggiano@kuceraco.com  
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**FOR SALE  
OR LEASE**

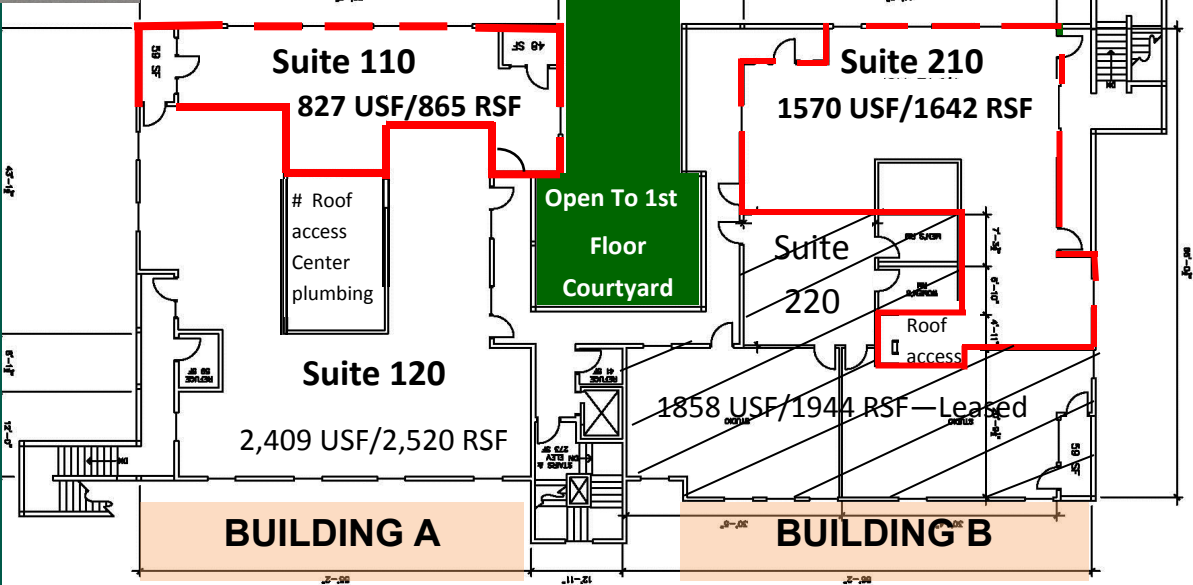
# 503 EAST PALM VALLEY

Round Rock, Texas 78664



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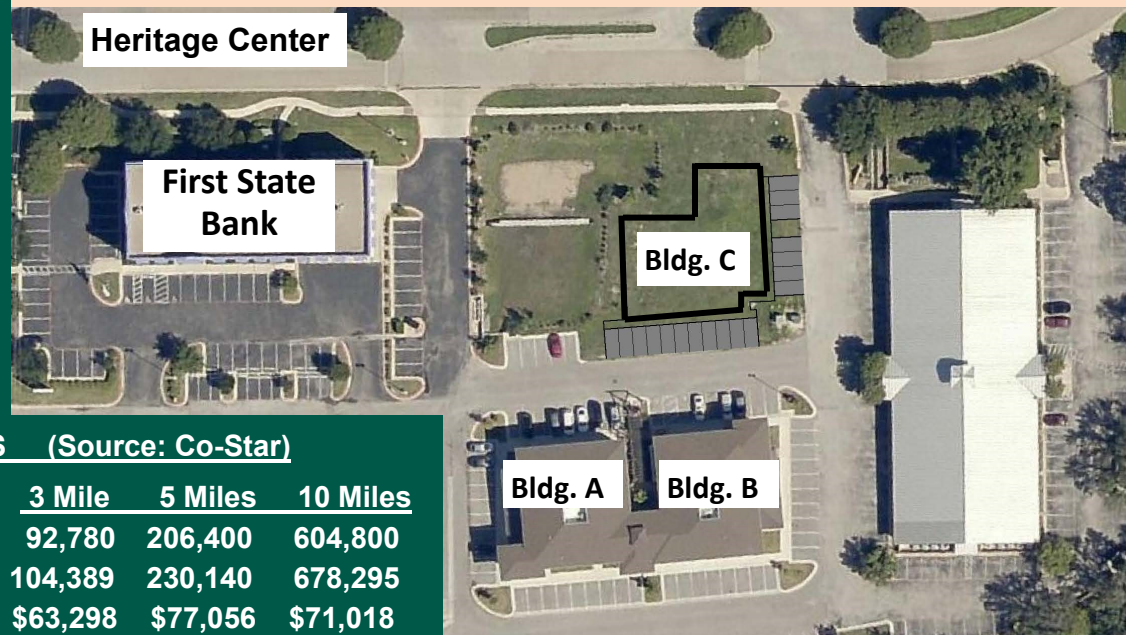


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## BUILDING C SITE PLAN



### 2016 DEMOGRAPHICS (Source: Co-Star)

Distance:	3 Mile	5 Miles	10 Miles
2016 Population Estimate:	92,780	206,400	604,800
2020 Population Estimate:	104,389	230,140	678,295
Median HH Income:	\$63,298	\$77,056	\$71,018
2015 - 2020 % Pop. Growth:	15.27%	14.83%	14.90%
Average Age	33	34	34

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