

FULLY LEASED



## THE CROSSING AT PALM VALLEY

2000-2004 E PALM VALLEY BLVD, ROUND ROCK, TX 78664

### Features

- Adjacent to H-E-B Plus and LA Fitness
- Zoning: C-1 (PUD 74)
- Anchored by two signalized hard corners
- Nearby both AAA baseball stadium Dell Diamond, the new Kalahari Water Park and Resort (1,000 room hotel and conference center) and Dell Corporation headquarters
- Potential for up to five (5) pads

**GROUND LEASE AVAILABLE: 19.4 ACRES**

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

US 79 W of FM 1460	42,775 VPD
US 79 E of FM 1460	40,399 VPD
FM 1460 N of US 79	19,011 VPD

### Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	14,626	97,838	226,817
Daytime Population	12,283	107,582	224,810
Average HH Income	\$81,257	\$97,062	\$109,824
Total Households	5,615	34,592	80,078

### Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman<sup>®</sup>**



# THE CROSSING AT PALM VALLEY

2000-2004 E PALM VALLEY BLVD, ROUND ROCK, TX 78664



The Palmer  
385 MF-units  
built 2023

**EMPIRE**  
65 Residential Homes

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose









