

Former Applebee's

2700 Parker Road, Round Rock, TX 78681

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Connor Olandt (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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INVESTMENT OVERVIEW

\$2,895,000

List Price

\$548

Price Per SF

±5,283 SF

GLA*

±1.78 AC

Lot Size*

±300,000 VPD

(I-35)

2001

Year Built

Investment Highlights

Prime Austin MSA Location, Anchored by Dell's Global Headquarters

- The property is situated in the main retail corridor in Round Rock, one of the fastest-growing suburbs in the U.S., within the Austin, TX MSA.
- Direct proximity to I-35, which is the primary north-south commercial corridor linking San Antonio, Austin, and DFW, one of the highest-traveled interstates in Texas with daily traffic counts exceeding 300,000 vehicles.
- Round Rock is home to Dell Technologies' global corporate headquarters. The company's primary worldwide HQ campus supports a large, high-income employee base and significant daytime population in the immediate trade area.

Turnkey Restaurant Opportunity in Main Retail Corridor

- A freestanding ±5,283 SF building offers a turnkey restaurant with a large 1.78 acre parcel with ample parking providing flexibility for future use.
- Situated in La Frontera Village, shadow-anchored by Lowe's and Sam's Club with surrounding tenants including Target, Home Depot, PetSmart, Marshalls, Boot Barn, Walmart Supercenter, and more.
- The immediate area is home to a dense cluster of national-brand hotels (Marriott, Hilton, Holiday Inn), including the 295-room Austin Marriott North directly within La Frontera Village, generating a steady base of business and leisure travelers supporting nearby dining and retail demand.

*GLA and Lot Size to be verified by Buyer with a new survey



switch
Data Center

DELL
Data Center
±7,400 Employees

Boardwalk Shopping Center

QT HOMewood
SUITES



BOOKS **dd's**
PET SMART DISCOUNTS

Walmart
Supercenter

±66,140 VPD 45

La Frontera Village

±300,000 VPD 35

BOOT BARN

MATTRESS FIRM

Bath
Body
Work

WALMART
FITNESS

CLEAN JUICE
THE KEBAB SHOP

Burlington

LOWE'S

petco

Marshalls

BED BATH & BEYOND

DAISO

OLD NAVY

sam's club

Sundance Pkwy

S
SUNDADE

ULTA

PIZZERIA
SMOOTHIE KING

Parker Dr

Subject Property

Schlitzsky's

amazon
Warehouse
±200 Employees

 **Shadow Brook**
±40 Neighborhood Homes

TEXACO
U-HAUL

 **Bluebonnet Elementary**
±368 Students



45
± 66,140 VPD

 **Calder Apartments**
±164 Units



 **La Frontera Square Apartments**
±412 Units

La Frontera Village

SEL SCHWEITZER ENGINEERING LABORATORIES

 **TRELLIS FOUNDATION**

KOHL'S SEPHORA

LANE BRYANT

GameStop
AT&T

WORLD MARKET
WORLDMARKET.COM



Kouri Ave

atfcu

FIREBOWL CAFE
SMOOTHIE KING

TOKYO
Japanese Steak House & Sushi Bar

Subject Property

Sundance Pkwy

Parker Dr

Schlotzsky's

ROUND ROCK, TX MARKET OVERVIEW



ROUND ROCK, TX



Local Market Overview

Austin, Texas continues to benefit from a growing and diversified economy supported by technology, advanced manufacturing, professional services, healthcare, education, and a significant base of corporate investment. These employment drivers, combined with continued household formation and development throughout the surrounding suburbs, support long-term demand across the region's residential and commercial real estate sectors.

Retail development is increasingly following residential growth into Austin's suburban communities, while limited availability in established trade areas continues to support landlord pricing power. Grocery-anchored centers, restaurants, service-oriented businesses, fitness concepts, and other necessity-based retailers remain important sources of demand. Texas A&M's Real Estate Research Center notes that relatively restrained new retail construction, redevelopment of older centers, and population-driven demand have helped support retail fundamentals.

Property Demographics

Population

	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,868	82,978	252,029

Income

	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,961	\$129,342	\$151,181

AUSTIN, TX MSA

2.55 Million
Residents

25th-Largest
Metro In The U.S

4th-Fastest-Growing
Metro Area In The U.S



Local Market Overview

Located in Central Texas, Austin draws residents and visitors with institutions such as the University of Texas at Austin, state cultural centers, and music venues along Sixth Street and at Lady Bird Lake. Tourism is bolstered by annual events like SXSW, vibrant live-music offerings, and natural attractions including Barton Springs. The city's economy is diversified—technology firms, government agencies, higher education, and creative sectors drive growth and innovation.

Transportation infrastructure includes I-35 and TX-71, the growing Austin-Bergstrom International Airport, and major investments like the \$7 billion all-electric light rail project. Infrastructure projects such as the expanding Austin Convention Center and EV charging network reflect public and private commitment to mobility and sustainability.

Economic Drivers

Austin, Texas has a highly diversified and fast-growing economy anchored primarily by its technology sector, often referred to as “Silicon Hills.” Major employers like Dell, Apple, Tesla, Google, and IBM, along with a steady pipeline of talent from the University of Texas, make tech the central engine of job creation, innovation, and wage growth. Closely tied to this is a large professional and business services sector—including consulting, engineering, and corporate headquarters functions—as well as a growing finance and venture capital presence, which together contribute a significant share of regional GDP.

The city's role as the state capital provides a stable base of government employment, complemented by major education and healthcare institutions that support long-term economic resilience.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2700 Parker Road, Round Rock, TX, 78681** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date