

THE SEASONS AT CHANDLER CREEK UNIT #510

PROFESSIONAL OFFICE CONDO FOR SALE

2200 N AW Grimes #510, Round Rock, TX 78665



OFFICE LEASE RATES: \$22-\$24 PSF + NNN

AVAILABLE SF: 1,250 SF

BUILDING SIZE: 2,500 SF

PROPERTY OVERVIEW

The Season's at Chandler Creek is a Brand New Professional Mixed-Use Development off of A.W. Grimes and Tiger Trail. Ideally situated in the booming east side of Round Rock, this unit has excellent frontage on A.W. Grimes. Ideal for office professionals, medical or retail tenant.

PROPERTY FEATURES

- ** Offices
- ADA Restroom
- Break Room
- Kitchenette
- Frontage on AW Grimes
- Traffic Counts Palm Valley Blvd at Hwy 79: 37,000 VPD
- A.W. Grimes Blvd 12,806 VPD, Sunrise Rd 15,050 VPD
- Close to Kalahari, Texas A&M Medical Science Center, Seton, Seton Hospital, Austin Community College, & Texas State University.

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
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TX #624525



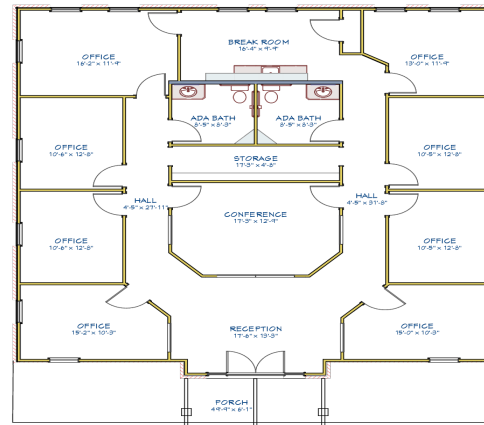
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THE SEASONS AT CHANDLER CREEK



KW
COMMERCIAL



Project AW Games Office Condominiums	Conann Homes — (Owner) — Round Rock, TX 78665 3000 Joe Dilligale Blvd., Unit 98 (817) 341-3270	This Drawing is proprietary. It is to be reproduced, for the information contained in it, for the use of the owner or others, without written consent of Conann Homes. This drawing is the property of Conann Homes.	REVISIONS: 08/22/2019 2 Plot Plan Corrected
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ONE ENTRY FLOOR PLAN 2,500 SF



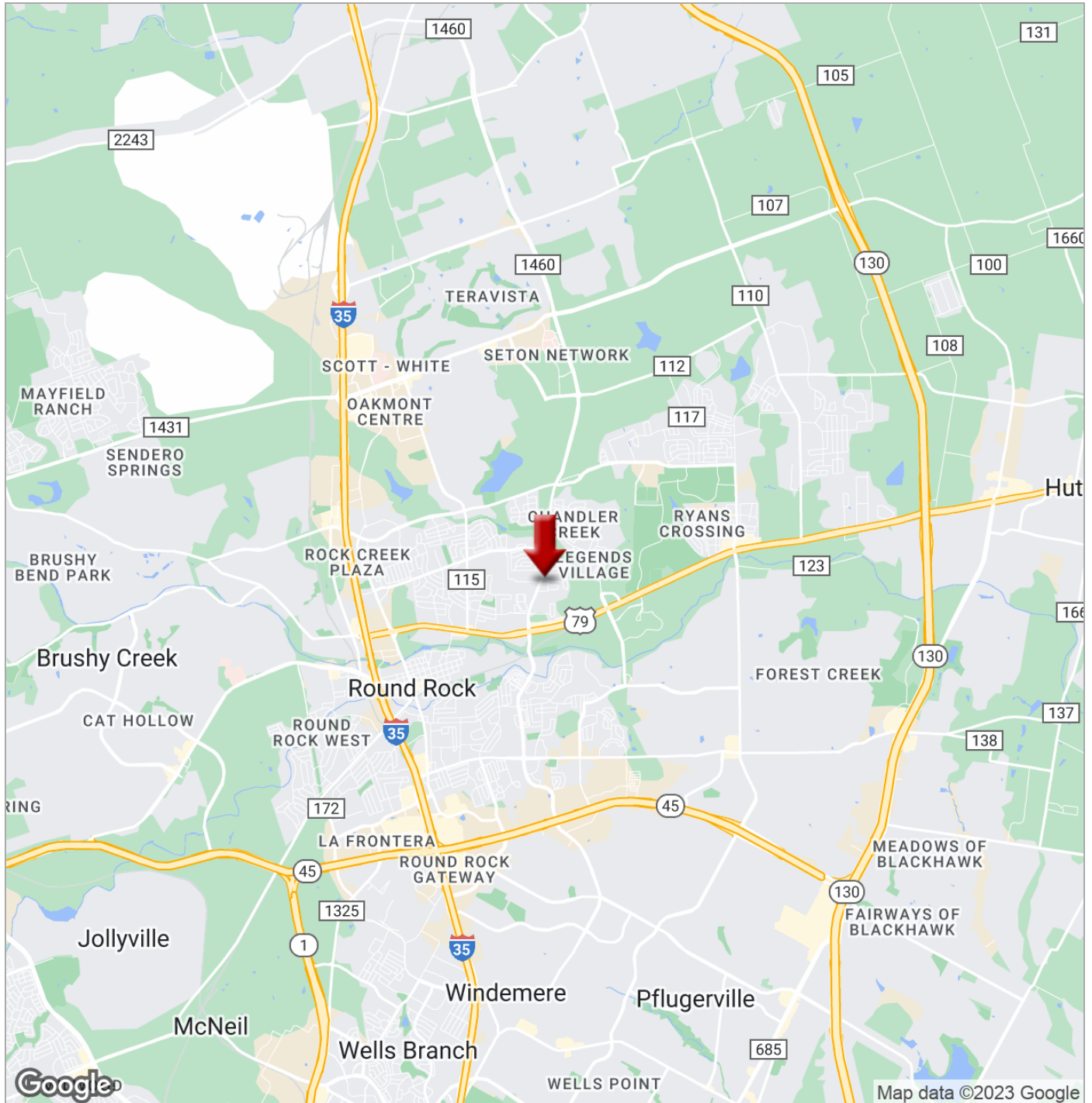
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OFFICE CONDOS FOR SALE

THE SEASONS AT CHANDLER CREEK - OFFICE CONDOS FOR SALE

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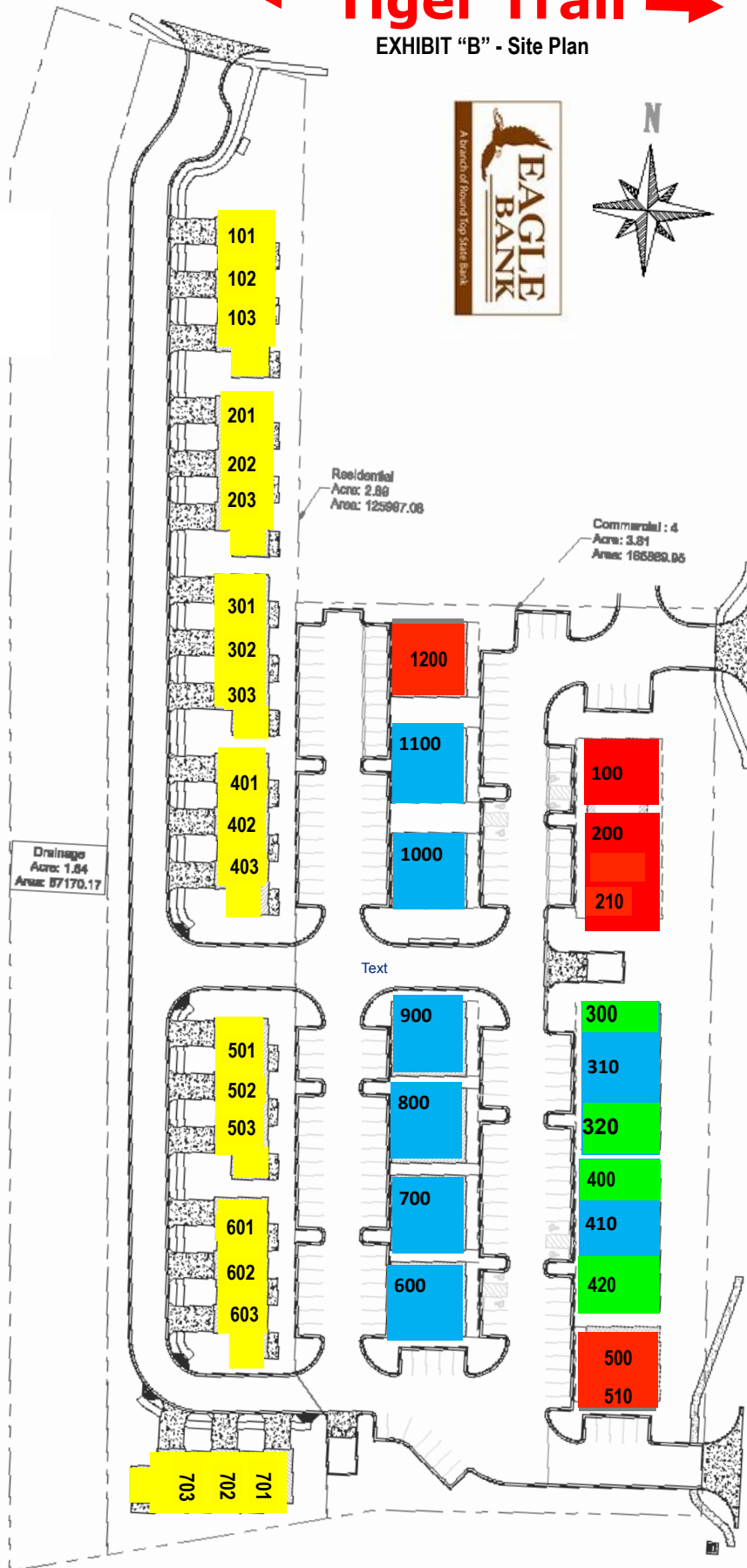


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← Tiger Trail →

EXHIBIT "B" - Site Plan

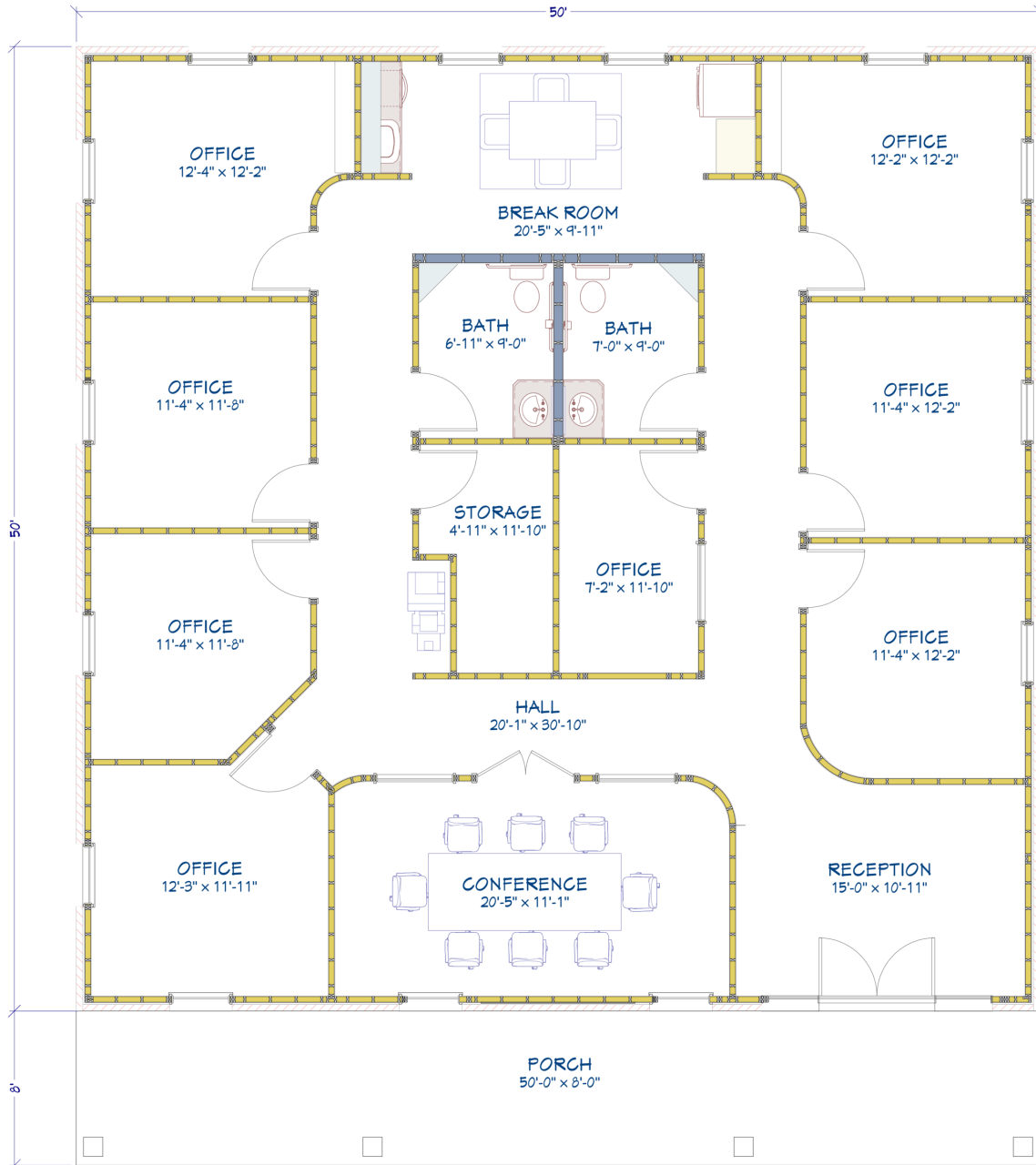


SOLD
UNDER CONTRACT
AVAILABLE
RESIDENTIAL

OFFICE CONDOS FOR SALE

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PROPOSED FLOOR PLAN

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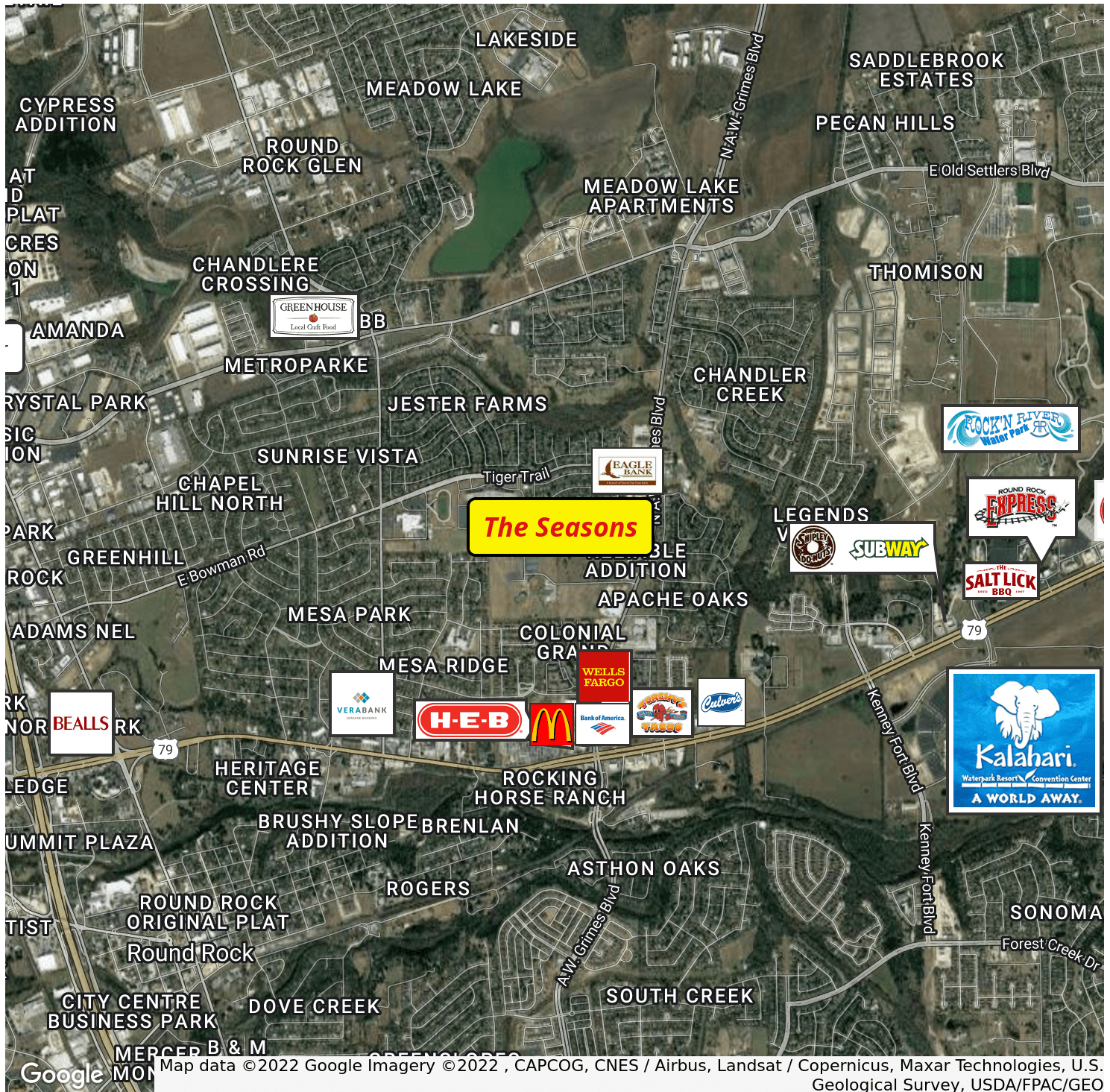


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	1 MILE	3 MILES	5 MILES
Total households	3,033	23,935	47,146
Total persons per hh	2.7	2.8	2.9
Average hh income	\$72,487	\$73,906	\$81,604
Average house value	\$171,625	\$173,720	\$216,972

	1 MILE	3 MILES	5 MILES
Total population	8,228	66,865	134,799
Median age	31.2	31.5	32.1
Median age (male)	31.3	31.1	31.8
Median age (female)	31.2	31.9	32.5

** Demographic data derived from 2020 ACS - US Census*

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Why Own an Office Condo?

Costs Security

When a business owner leases office space, there is no guarantee of what the costs will be once the current lease expires. On the other hand, when a business owner purchases office space, the amount of the monthly mortgage will be set. That means that as the business grows, the profit can grow more easily as well. It may be easier to determine long term budgetary needs as one of the major costs of doing business will be steady.

Income Tax Benefits

The associated costs of owning and running a Commercial space may provide expense deductions that you would not receive as a Renter.

Low Borrowing Costs

The cost of debt to acquire real estate is at historical lows particularly for the owner occupant. Access to cheap funds available to financially sound corporate users makes ownership look very enticing. The difference between an owner occupant's cost to borrow compared to real estate investor's cost to borrow is significant.

Appreciation / Retirement Fund

The prospect of owning commercial space and having the property appreciate over time, allows the owner to sell out and fund their retirement.

Build Equity

Owning office space allows the business owner to build equity in the business. This is valuable not only for the obvious reasons, but owning office space may also help grow the business in the future.

The greater work of the business, the better chance that business has of securing funding for future growth. Having an office building in their portfolio, and the equity that comes with it, could potentially be the difference between a and yes or a no when it comes to securing a business loan in the future.

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Kalahari Resort & Convention's **Round Rock** location is scheduled to open in **2020**.

Kalahari Resorts has chosen **Round Rock** as the location of its fourth family resort and convention center. The City views this proposal as a game-changer for our community. Its proximity to Old Settlers Park and Dell Diamond – two well-established venues that together draw more than a million visitors annually – bodes well for a successful, tourism-oriented development. This is essentially a new industry for Round Rock that will provide substantial property tax revenues and diversify available employment opportunities.



Kalahari Resorts delivers a “world-away” waterpark resort and conference experience beyond expectations. The authentic themed Kalahari Resorts feature well appointed guest rooms, full-service amenities, fully equipped fitness center, on-site restaurants, unique retail shops and state of the art conference centers.





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Keller Williams Realty/SGMM LTD	486695	KLRW241@kw.com	512-255-5050
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	