

**1,639 SF | FOR LEASE**

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



## OFFERING SUMMARY

<b>UNIT:</b>	210
<b>AVAILABLE SF:</b>	1,639 SF
<b>LEASE RATE:</b>	Call Broker for Pricing
<b>BUILDING SIZE:</b>	3,000 SF
<b>ZONING:</b>	Office/Retail/Medical
<b>MARKET:</b>	Austin
<b>SUBMARKET:</b>	Round Rock

## 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, these design-to-build office condos and retail buildings have excellent frontage on A.W. Grimes. Ideal for office professionals, medical and retail tenants. The Villas at Chandler Creek will offer 21 residential townhomes for sale on the back of the development creating a dynamic blend and vibrancy of commercial, retail and residential to the booming market on the east side of Round Rock.

## PROPERTY HIGHLIGHTS

5 Private Offices Open Conference Room ADA Restroom Reception Area Kitchenette/Breakroom 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. 35 minutes to Tesla's Gigafactory and 25 minutes to the future Samsung site

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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



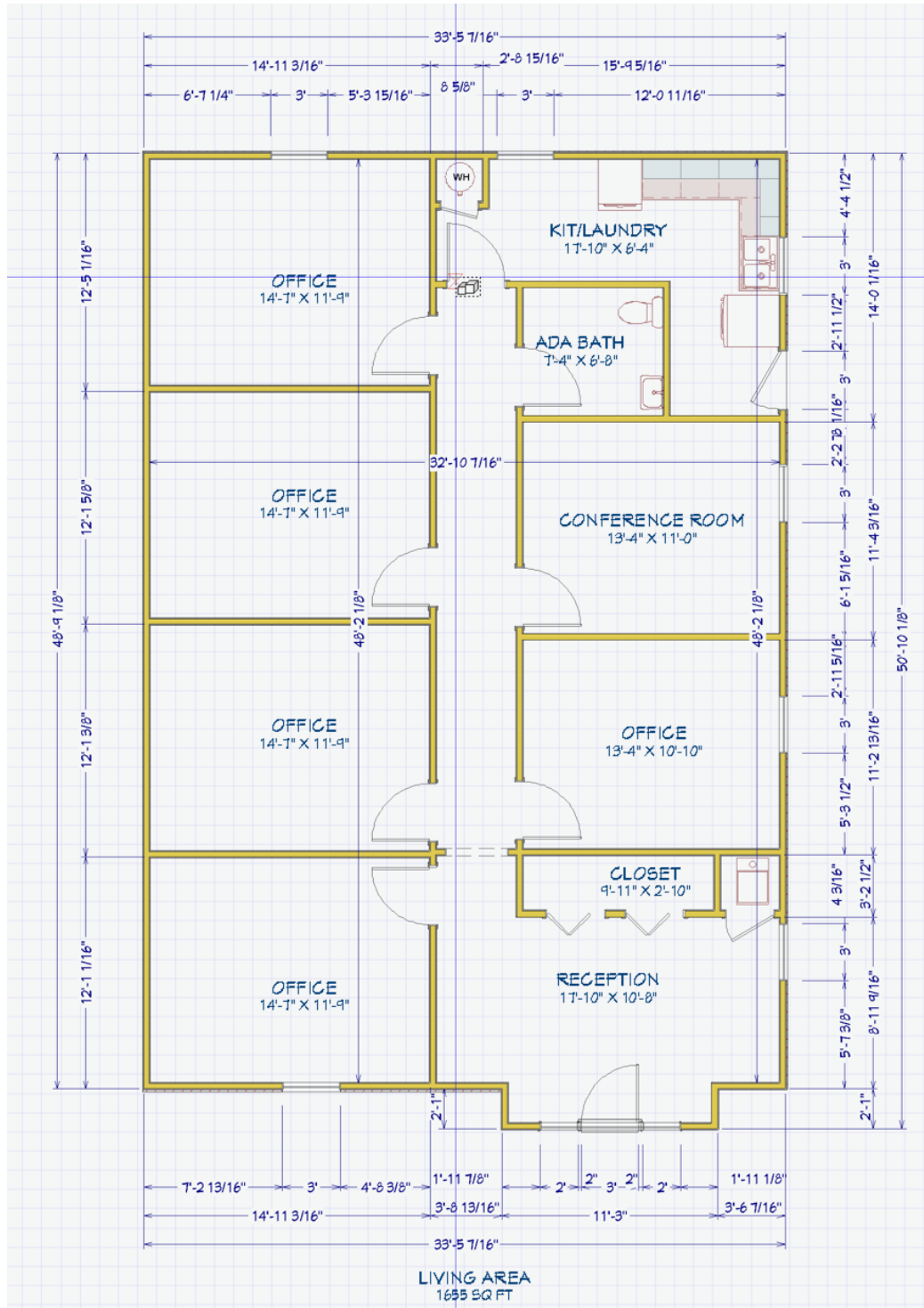
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

## OFFICE CONDO FOR LEASE

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



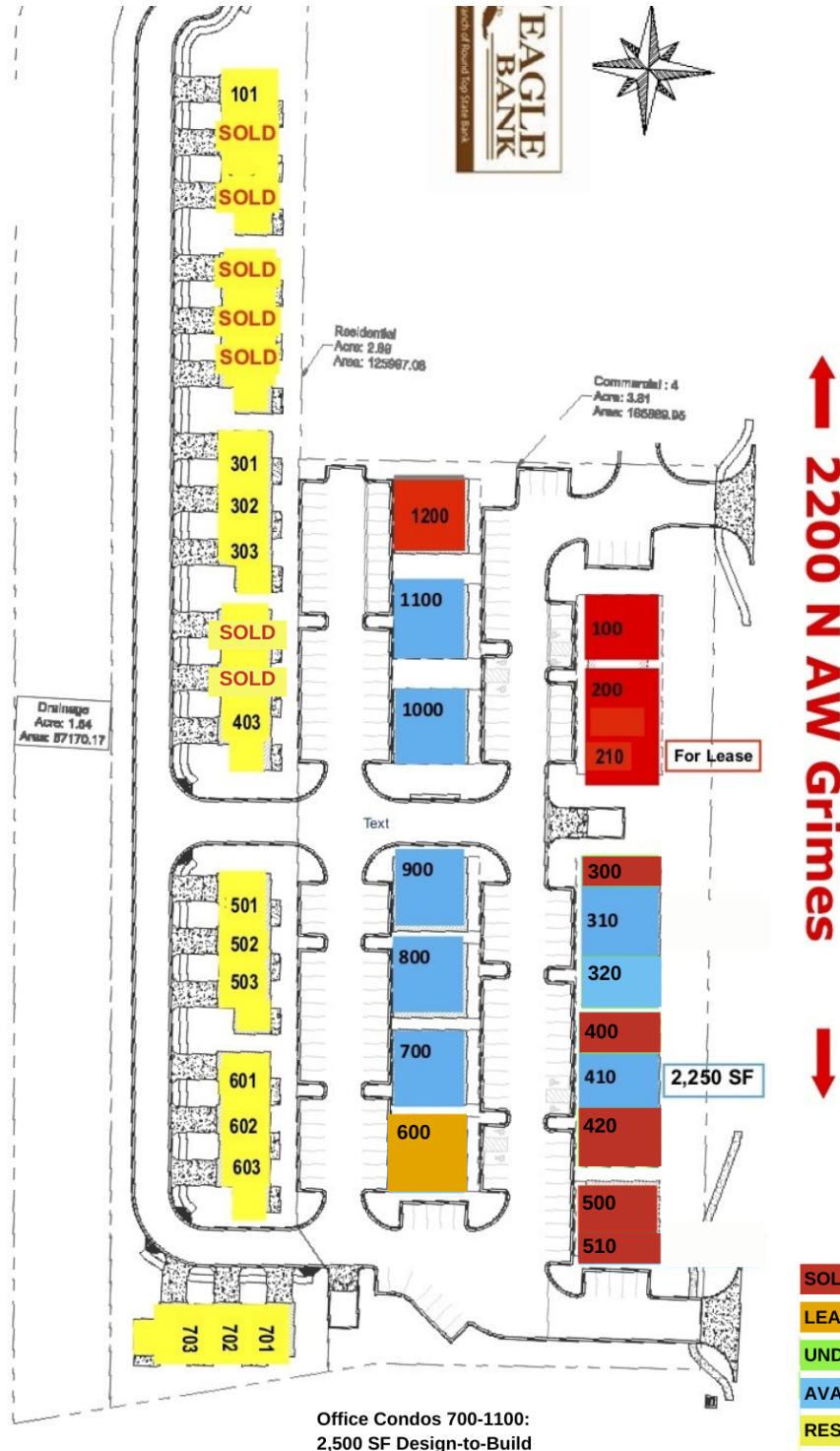
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

## OFFICE CONDO FOR LEASE

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

## OFFICE CONDO FOR LEASE

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



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



**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

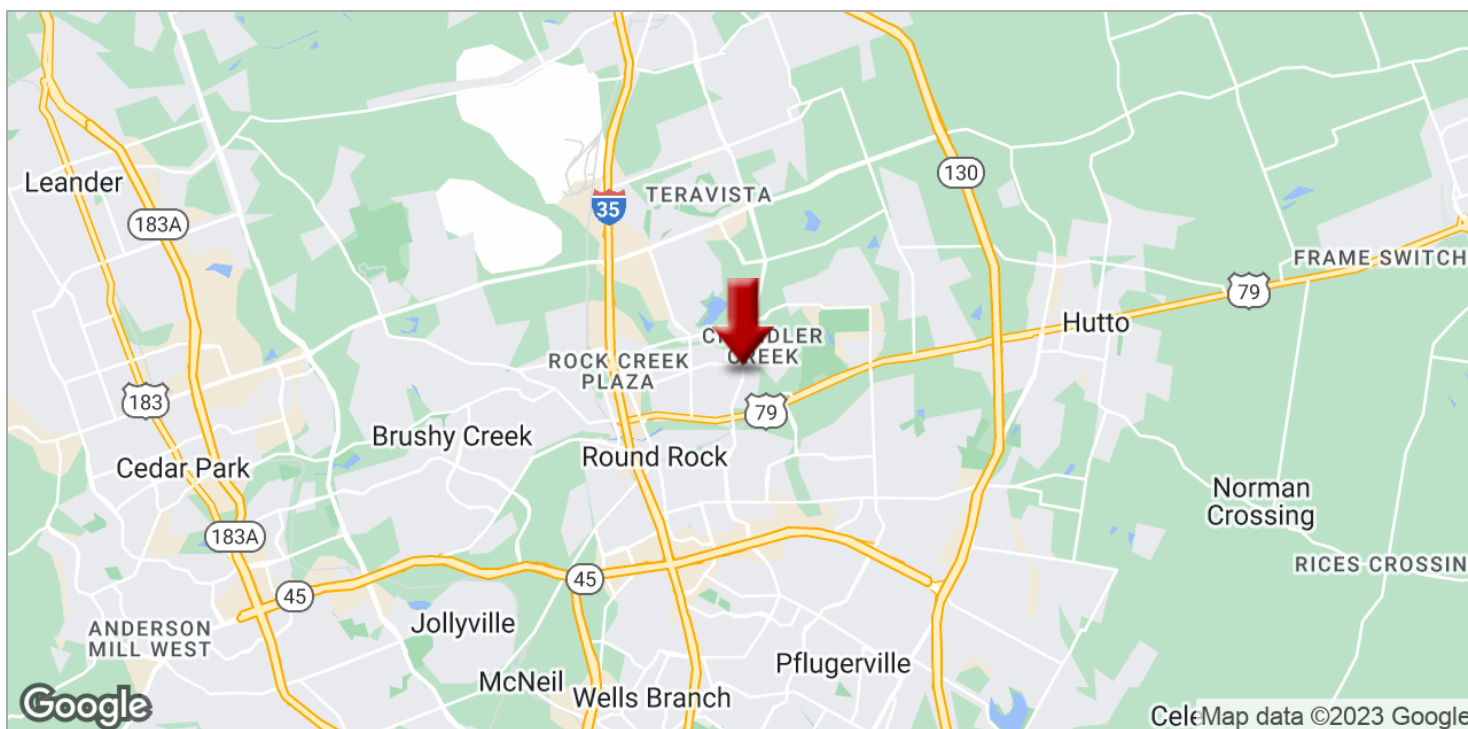
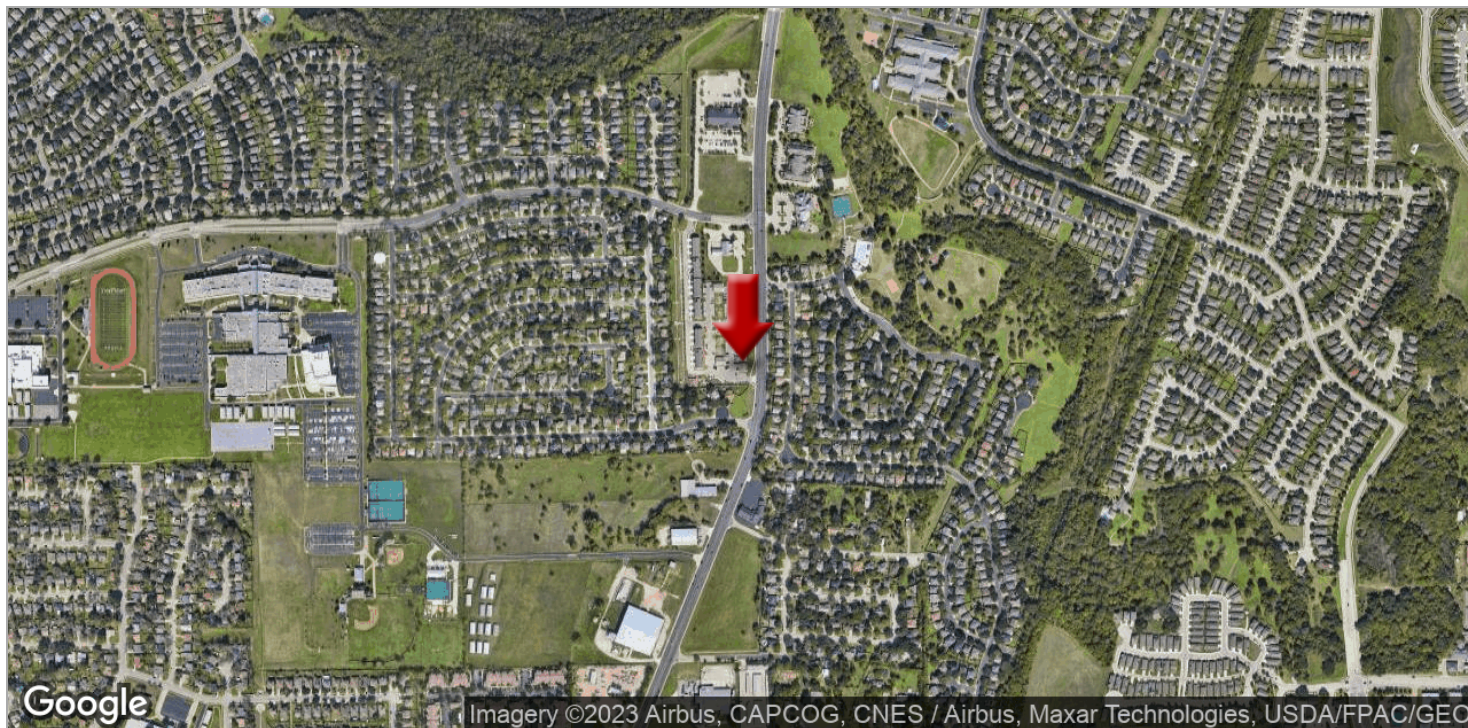
Each Office Independently Owned and Operated <https://crossleycommercial.com>



**1,639 SF | RETAIL FOR LEASE | BUILD-TO-SUIT**

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

**1,639 SF | RETAIL FOR LEASE | BUILD-TO-SUIT**

# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



## ROUND ROCK MAJOR EMPLOYERS

Dell Technologies  
Emerson Process Management  
Round Rock Premium Outlets  
Baylor Scott & White Health  
St. David's Round Rock Medical Center  
Liquidation Channel Sears  
TeleservWayne Fueling Systems  
Texas Guaranteed Student Loan

Seton Medical Center  
Field Asset Services  
Michael Angelo's Gourmet Foods, Inc  
Chasco Constructors  
TECO  
Westinghouse Motor Company  
Seton Hospital

## EDUCATION

- Austin Community College- Round Rock Campus
- Texas State University- Round Rock Campus
- Texas A&M Health Science Center

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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



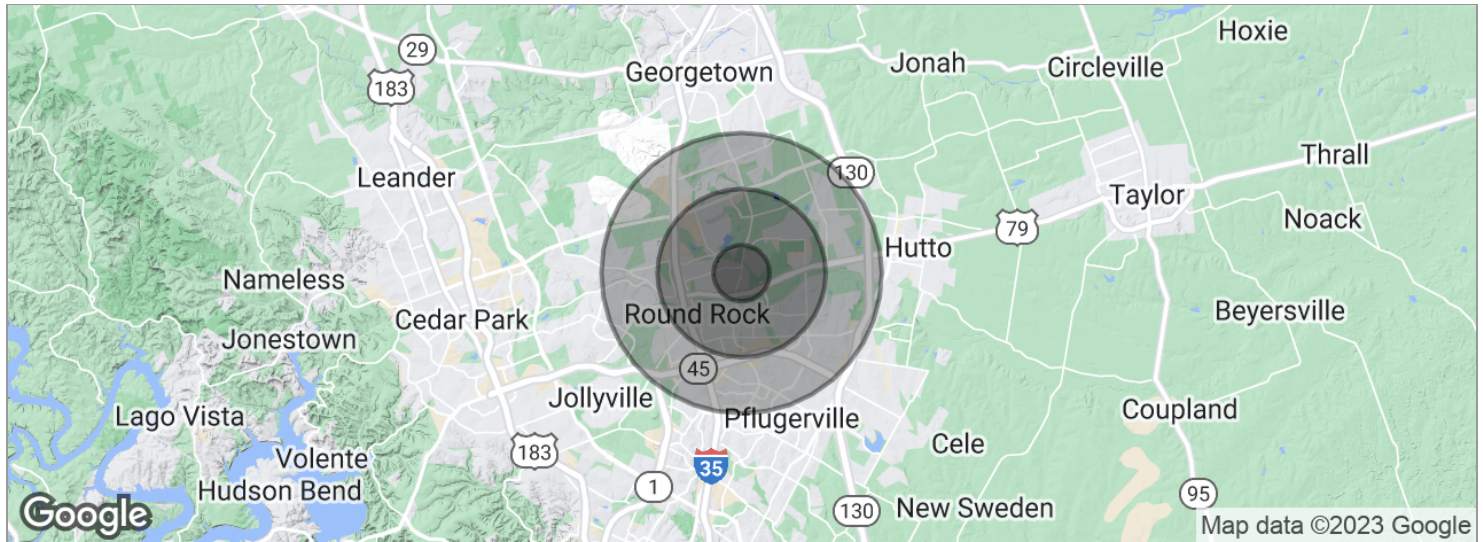
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>



# THE SEASONS AT CHANDLER CREEK #210

2200 N A.W. Grimes Blvd #210, Round Rock, TX 78665



POPULATION	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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,033	23,935	47,146
# of 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

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

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

**FRANCES CROSSLEY**  
Commercial Agent  
O: 512.439.3785  
C: 512.751.0004  
frances@kwcommercial.com  
TX #624525



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>Keller Williams Realty/SGMM LTD</b>	<b>486695</b>	<b>KLRW241@kw.com</b>	<b>(512)255-5050</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Avis Wukasch</b>	<b>284667</b>	<b>avis@kw.com</b>	<b>(512)255-5050</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Frances Crossley</b>	<b>624525</b>	<b>frances@kwcommercial.com</b>	<b>(512)751-0004</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date