

# THE VILLAS AT CHANDLER CREEK

2105 Tiger Trail, Round Rock, TX 78664



## OFFERING SUMMARY

<b>TOTAL SALE PRICE:</b>	Call for Pricing
<b>TOTAL # OF UNITS:</b>	21
<b>AVAILABLE UNITS:</b>	14
<b>NUMBER OF BUILDINGS:</b>	7
<b>TOTAL SF:</b>	39,333 SF

## PROPERTY OVERVIEW

The Villas at Chandler Creek bring you 21 Brand-New Construction Townhomes with elegant and upgraded standard features. Each Villa includes Stainless Steel Appliances, Granite Countertops, Hardwood Flooring, Gated Backyards and exceptional Lighting. Lock and Leave Lifestyle! Located on the backside of The Seasons at Chandler Creek creating a dynamic blend and vibrancy of commercial, retail and residential to the booming market on the east side of Round Rock! Perfect opportunities for millennials, empty nesters, and for short-term rentals. 14 Available Units!

1.0 Mile to HWY 79  
2.2 Miles to I-35  
2.8 Miles to Kalahari Resort and Waterpark  
16 Miles to New Samsung Site

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

**FRANCES CROSSLEY**  
Commercial Agent  
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frances@kwcommercial.com  
TX #624525

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## MODEL UNITS

*\*Floor Plans And Interior Finishes Subject To Change*



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21 TOWNHOMES  
14 AVAILABLE  
**FOR SALE**

The Villas at Chandler Creek's proximity to major employers.

- 20 minutes to Dell
- 29 minutes to Tesla Giga Factory
- 23 minutes to Future Samsung Site

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Total Population



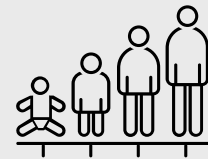
1 mile	8,366
3 mile	66,208
5 mile	133,607

Average HH Income



1 mile	\$72,475
3 mile	\$73,641
5 mile	\$81,795

Median Age



1 mile	31.2
3 mile	31.2
5 mile	32.2



The Villas at Chandler Creek are only 27 minutes away from Austin-Bergstrom International Airport.



**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

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

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# FLOOR PLAN

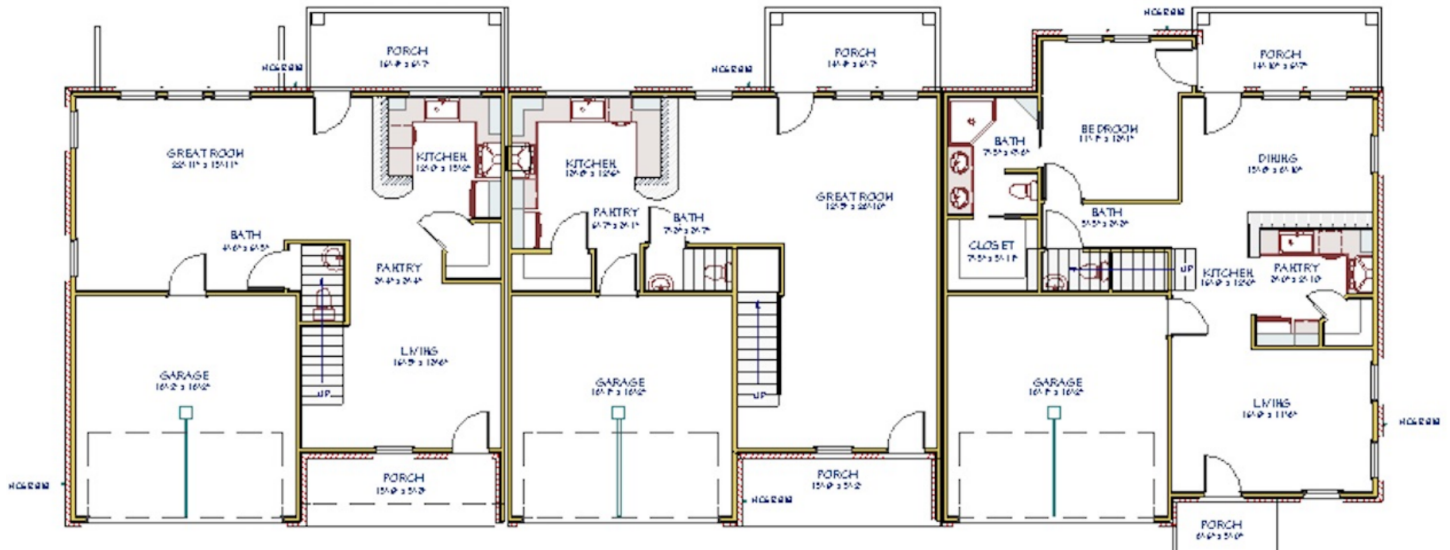
THE VILLAS AT CHANDLER CREEK



**101**

**102**

**103**

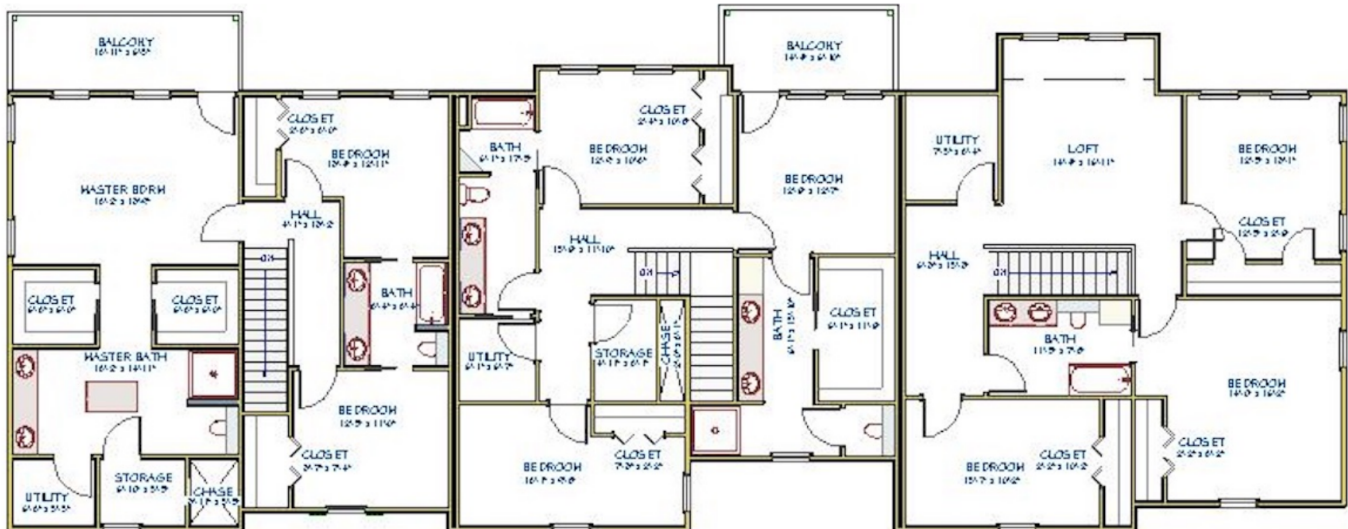


**FIRST FLOOR**

**101**

**102**

**103**



**SECOND FLOOR**

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# TOWNHOMES FOR SALE

Property for sale

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## PROPERTY FEATURE

Each Villa includes Stainless Steel Appliances, Granite Countertops, Hard Wood Flooring, Gated Backyards and exceptional Lighting.

### 1ST FLOOR

- Patio
- Family room
- Kitchen
- Restroom
- Living Room
- Garage

### 2ND FLOOR

- 3 Bedrooms
- 3 Walk-in Closet
- 2 Bathroom
- Laundry room
- Deck

A fantastic 3 bedrooms beautiful townhomes with private parking on a quiet residential road. Only 23 minutes away from Samsung Future Site.

## CONTACT US

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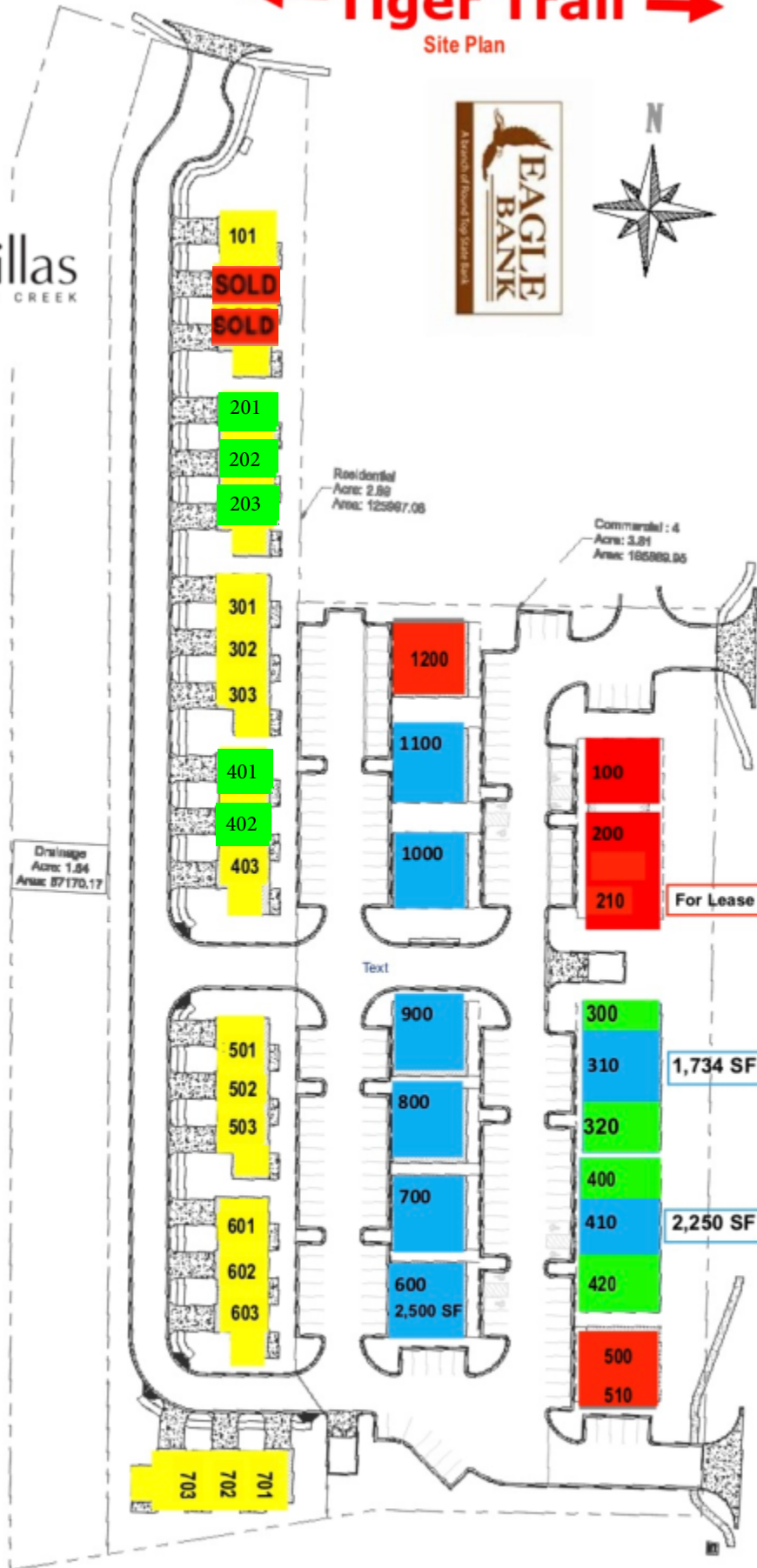




# ← Tiger Trail →

Site Plan

 **The Villas**  
AT CHANDLER CREEK



**BUILDING 4,5,6**  
under construction

**BUILDING 7**  
July 2022 delivery date

**SOLD**  
**UNDER CONTRACT**  
**AVAILABLE**  
**RESIDENTIAL**



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## ROUND ROCK

In terms of square mileage, Round Rock isn't very big, but you'll find that Round Rock has everything you need to succeed. Round Rock offers top talent, superior real estate, unparalleled quality of life, and is home to world-class businesses.

Ideally situated along Interstate 35, just north of the state capitol in Austin and Austin-Bergstrom International Airport, Round Rock offers easy access to hospitals, colleges, world-class shopping, hotels, museums, and more. Round Rock is one of the nation's most economically vibrant cities, and we are committed to supporting, encouraging, and fostering success in our community.

Round Rock is ranked one of the fastest growing cities in the United States and one of the coolest burbs in America, showing that people not only want to work here, but want to live here as well.

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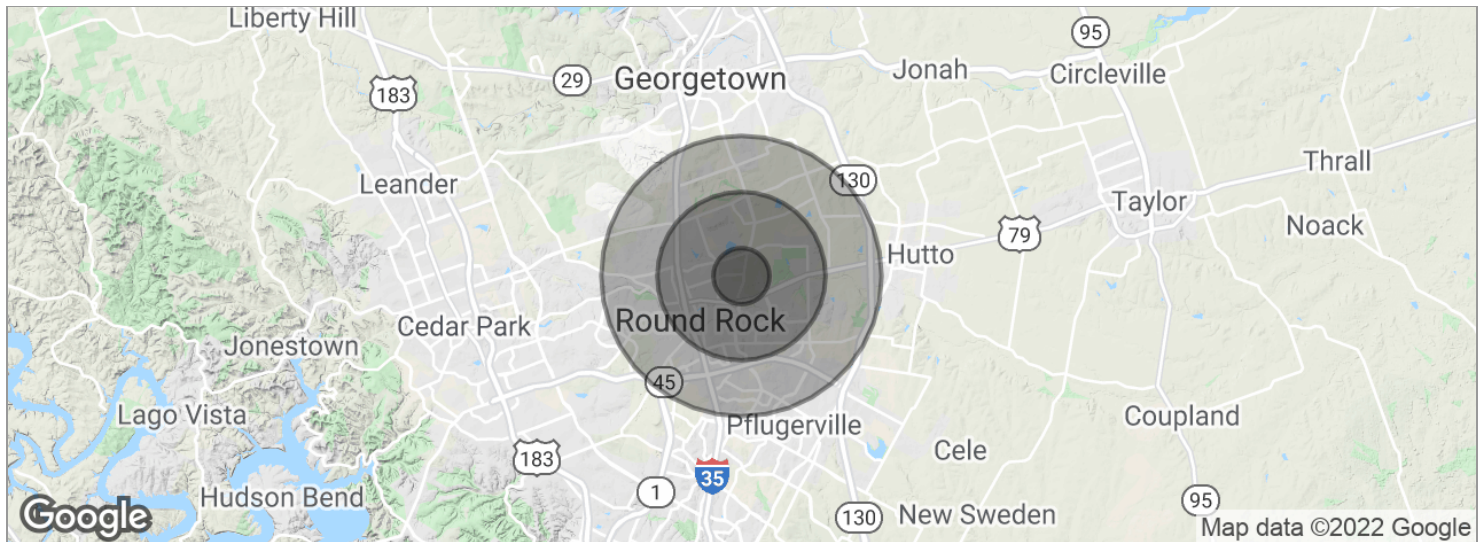
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,366	66,208	133,607
Median age	31.2	31.5	32.2
Median age (male)	31.3	31.1	31.8
Median age (Female)	31.2	32.0	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,082	23,766	46,710
# of persons per HH	2.7	2.8	2.9
Average HH income	\$72,475	\$73,641	\$81,795
Average house value	\$169,099	\$173,741	\$217,889

\* Demographic data derived from 2010 US Census

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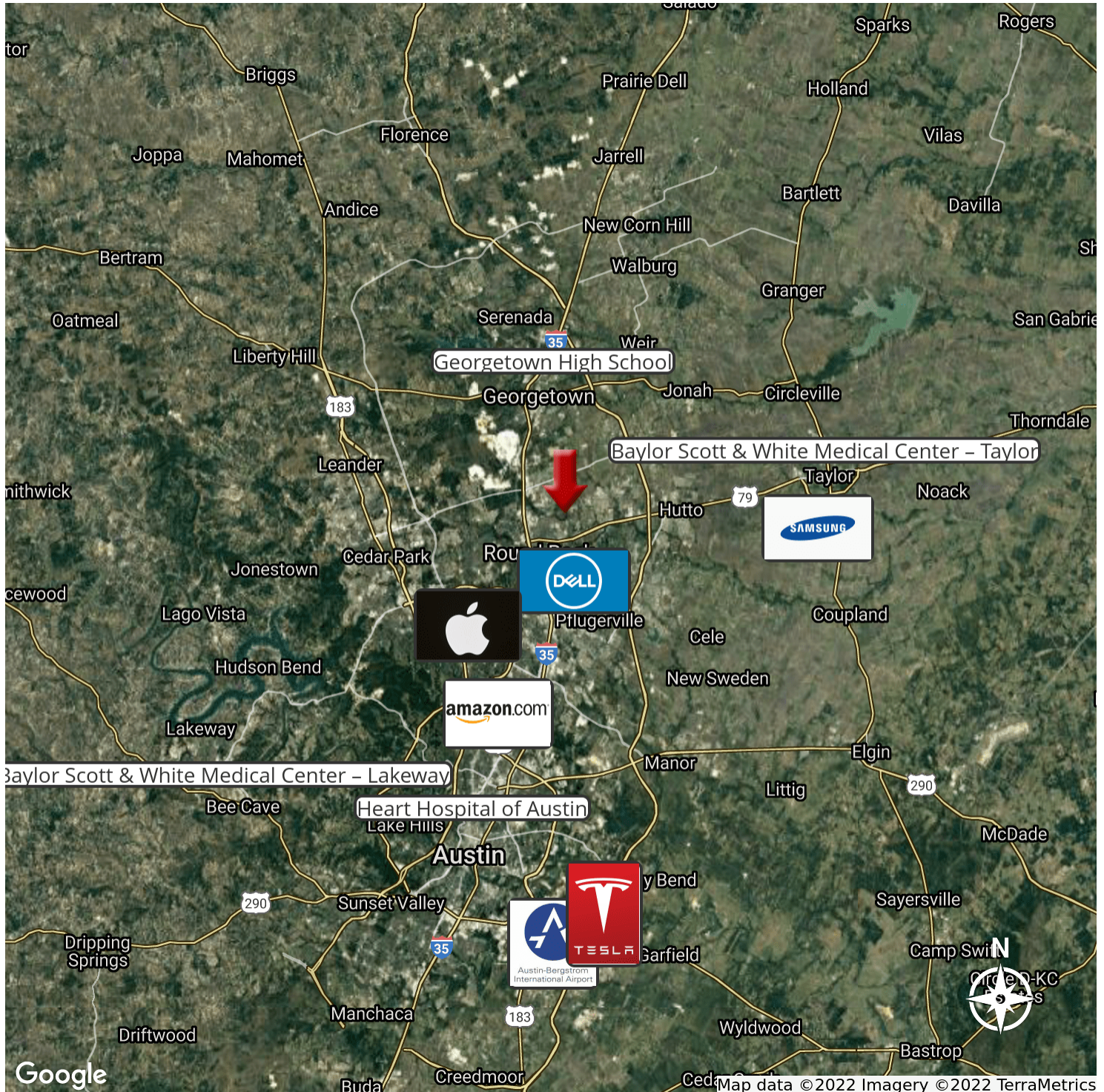
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## 14 TOWNHOMES FOR SALE

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## 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)751-0004</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Frances Crossley</b>	<b>624525</b>	<b>frances@kwcommercial.com</b>	<b>(512)751-0004</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Aimee Coleman</b>	<b>704638</b>	<b>aimeecoleman@kw.com</b>	<b>(214)354-8949</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