



# FOR SALE 0.8 AC COMMERCIAL USE

508 N LEE STREET, ROUND ROCK, TX 78644



0.8 ACRES FOR SALE

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

*PRESENTED BY:*

**FRANCES CROSSLEY**  
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TX #624525

## TRANSITIONAL PROPERTY FOR SALE

# 508 N LEE STREET

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### PROPERTY DESCRIPTION

For Sale 2,008 SF improvement located close to Round Rock Downtown District. Rare find on the east side of IH 35, ideal for a redevelopment opportunity within Round Rock's Downtown Master Plan. This attractive transitional structure offers an ideal upside for office end users and or investor. Site is within Round Rocks pedestrian-oriented radius. Close to Claude Berkman Elementary School, CD Fulkes Middle School, Major employers include Dell, Round Rock Premium Outlets, Kalahari Resorts, Ascension Seton Williamson, Baylor Scott & White Healthcare, Emerson, Amazon and UPS. 30 Min to Tesla's Gigafactory and 25 min to the future Samsung site.

### OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	0.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,821	26,882	62,214
Total Population	7,573	74,070	172,731
Average HH Income	\$66,829	\$74,277	\$82,271

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.

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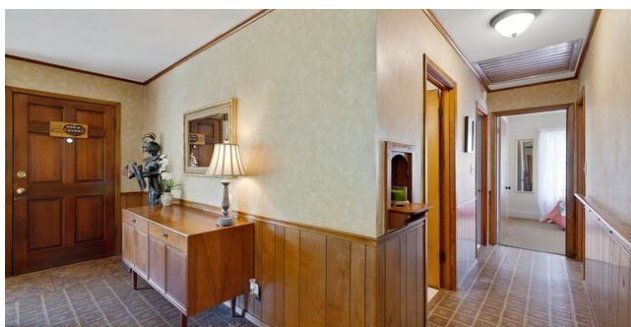
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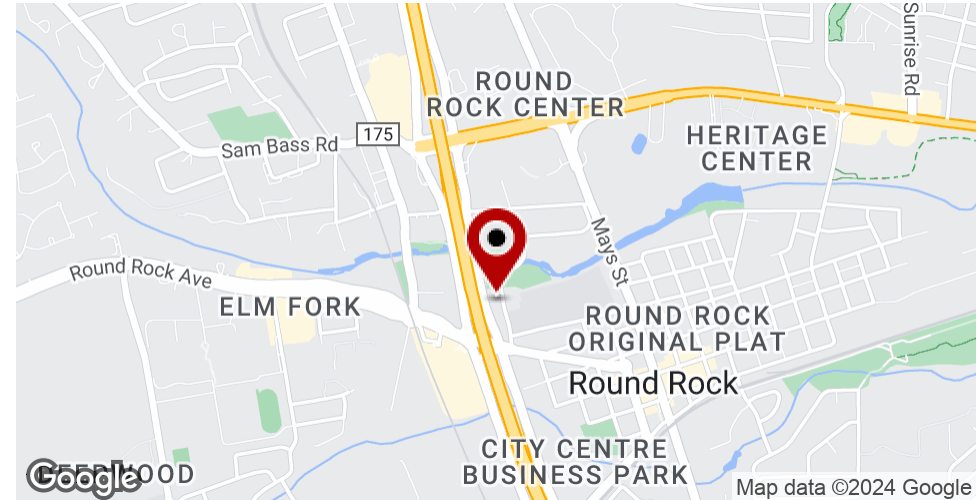
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### OFFERING SUMMARY

Sale Price:	Call for Pricing
Available SF:	31,668.12
Lot Size:	0.8 Acres
Zoning:	OF-1, SF-2
Zoning:	Office/Retail/Medical
Market:	Austin
Submarket:	Round Rock

### PROPERTY OVERVIEW

Come and view this transitional property opportunity! The subject property is zoned for both SF-2 Single-Family Standard Lot District as well as for OF-1 General Office District. There are four bedrooms for potential offices along with a breakfast area, separate dining area living room/reception area upon front entry, and a common area surrounding the fireplace. From the breakfast nook you are able to make your way to the back deck and enjoy the large, fenced-in yard space with coverage from various trees and landscaping.

### PROPERTY HIGHLIGHTS

- 0.727 AC FOR RESIDENTIAL/COMMERCIAL USE
- 2,008 SF STRUCTURE
- YARD SPACE FOR USE OR EXPANSION
- SIGNAGE VISIBILITY FROM IH-35
- NEAR ROUND ROCK DOWNTOWN DISTRICT
- EXISTING FAIRLY OPEN CONCEPT

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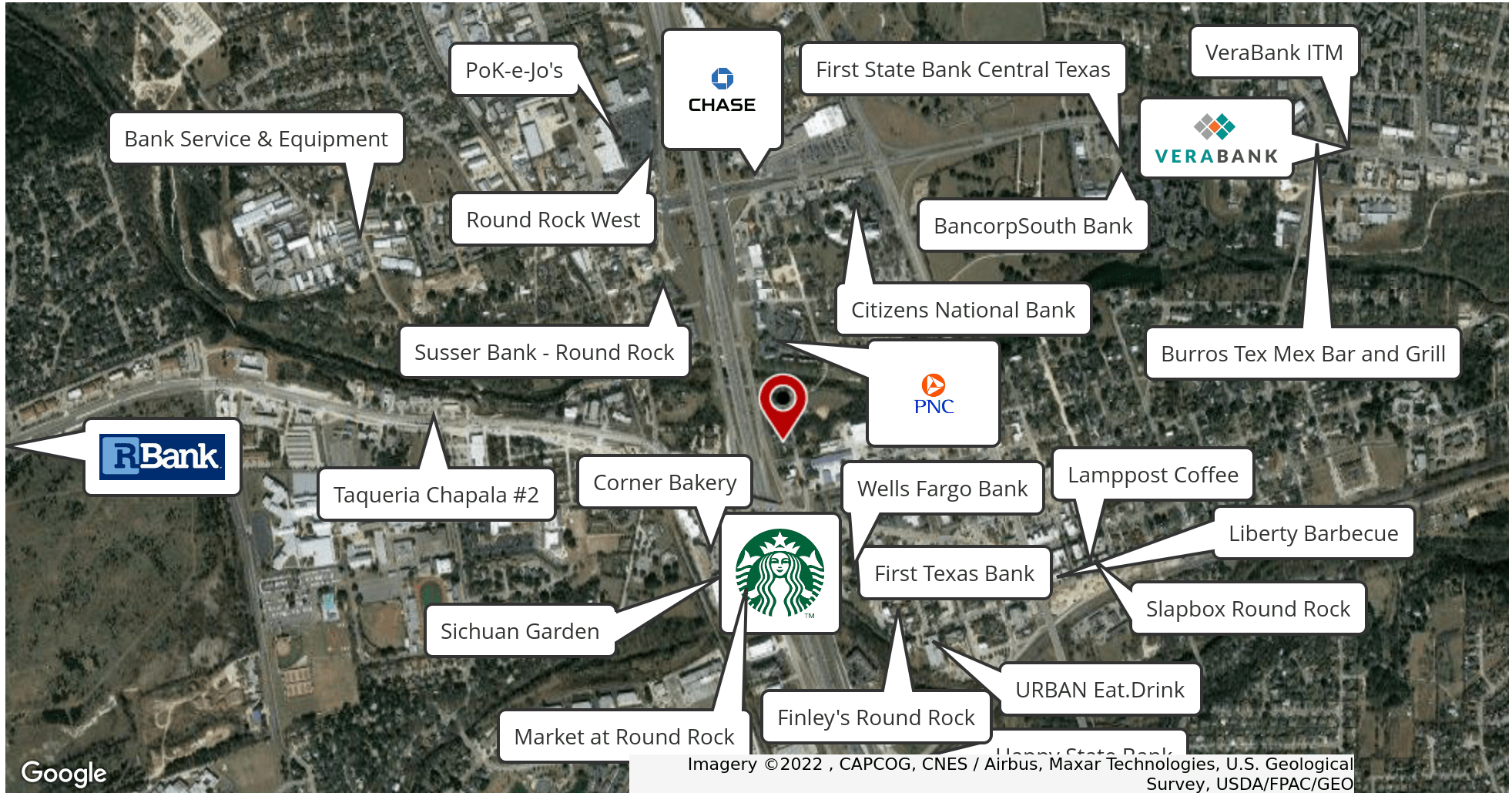
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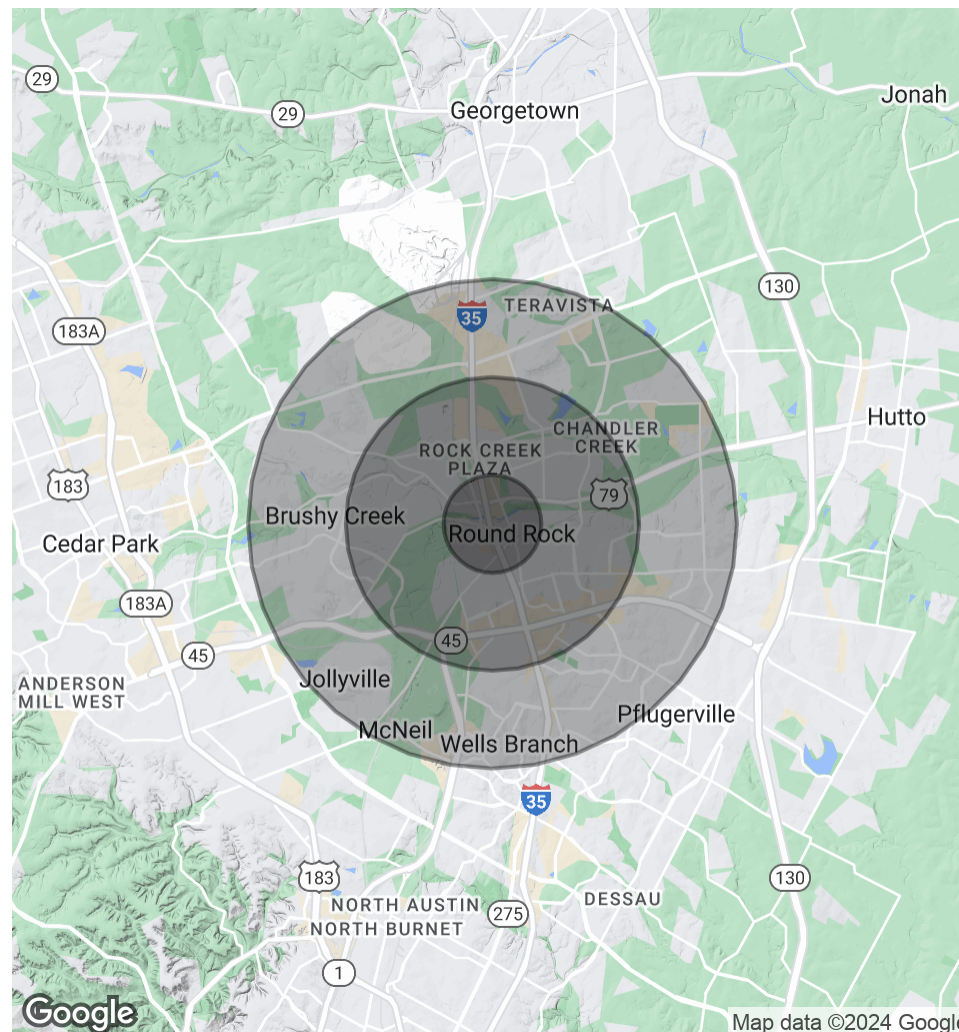
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,573	74,070	172,731
Average Age	34.8	32.4	32.4
Average Age (Male)	33.0	31.8	31.9
Average Age (Female)	36.1	32.8	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,821	26,882	62,214
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$66,829	\$74,277	\$82,271
Average House Value	\$158,978	\$194,187	\$221,222

\* Demographic data derived from 2020 ACS - US Census



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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.

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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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
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)

KW Commercial W/C's Division-Keller Williams Realty-RR, 2300 Greenhill Dr. #200 Round Rock TX 78664

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Frances Crossley

Produced with Lone Wolf Transactions (JpForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201

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### Disclaimer:

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Brokers/Agents are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine

compliance with zoning, governmental regulations, or laws. Buyer should seek

experts to perform such services.

Buyer should review local building codes, ordinances, and other applicable

laws to determine their effect on the property. Selection of experts, inspectors, and repairmen is the responsibility of buyer and not the brokers. Brokers/Agents are

not qualified to determine the credit worthiness of the parties. Buyer is

responsible for verifying utility presence, flows, and actual locations.

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