

+/-10,380 SF FLEX OFFICE WAREHOUSE | FOR LEASE



204 Texas Avenue, Round Rock, TX 78664



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| AVAILABLE SF: | 10,380 SF |
| LEASE RATE: | \$0.85 SF/month (NNN) |
| BUILDING SIZE: | 20,000 SF |
| ZONING: | Light Industrial |

PROPERTY OVERVIEW

Flex Office Warehouse in the heart of Round Rock's industrial district. Conveniently located 1.5 miles from the new Amazon distribution center. Easy access to IH-35, Old Settlers Blvd, and Greenhill Drive. Available For Occupancy mid-July. Flexible Office and R&D use.

PROPERTY HIGHLIGHTS

- 6 Private Offices
- Spacious Conference Room
- Kitchen/Breakroom
- Separate Warehouses within building
- 3 Restrooms including one ADA
- Climate Control in one section of warehouse
- 1 Dock High Door (10' x 8')
- 5 Grade Level Doors (10' x 8')
- 13' Clear Height

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

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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 kwcommercial.com

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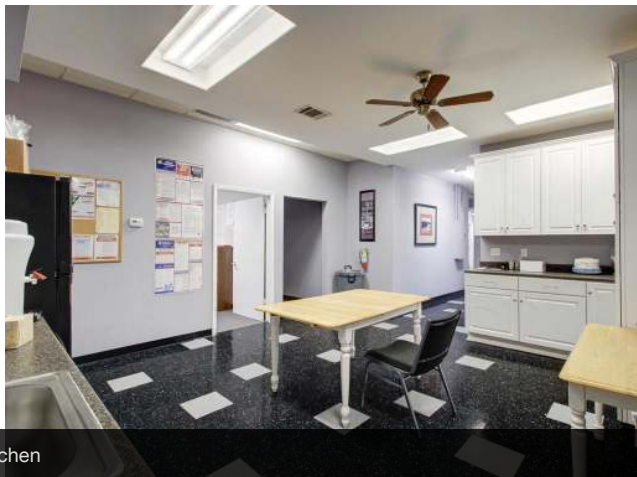
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Lobby



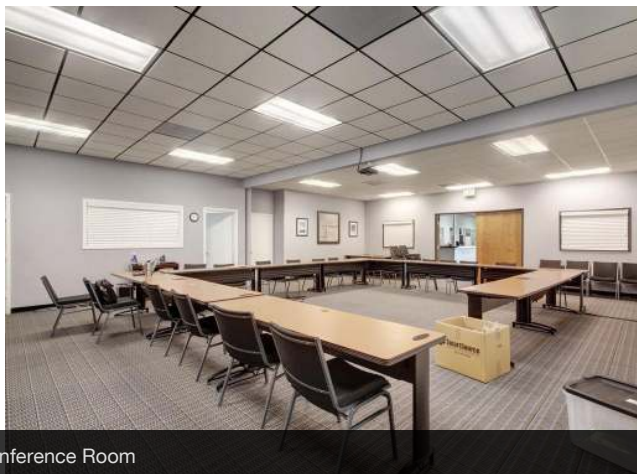
Office



Kitchen



Office



Conference Room



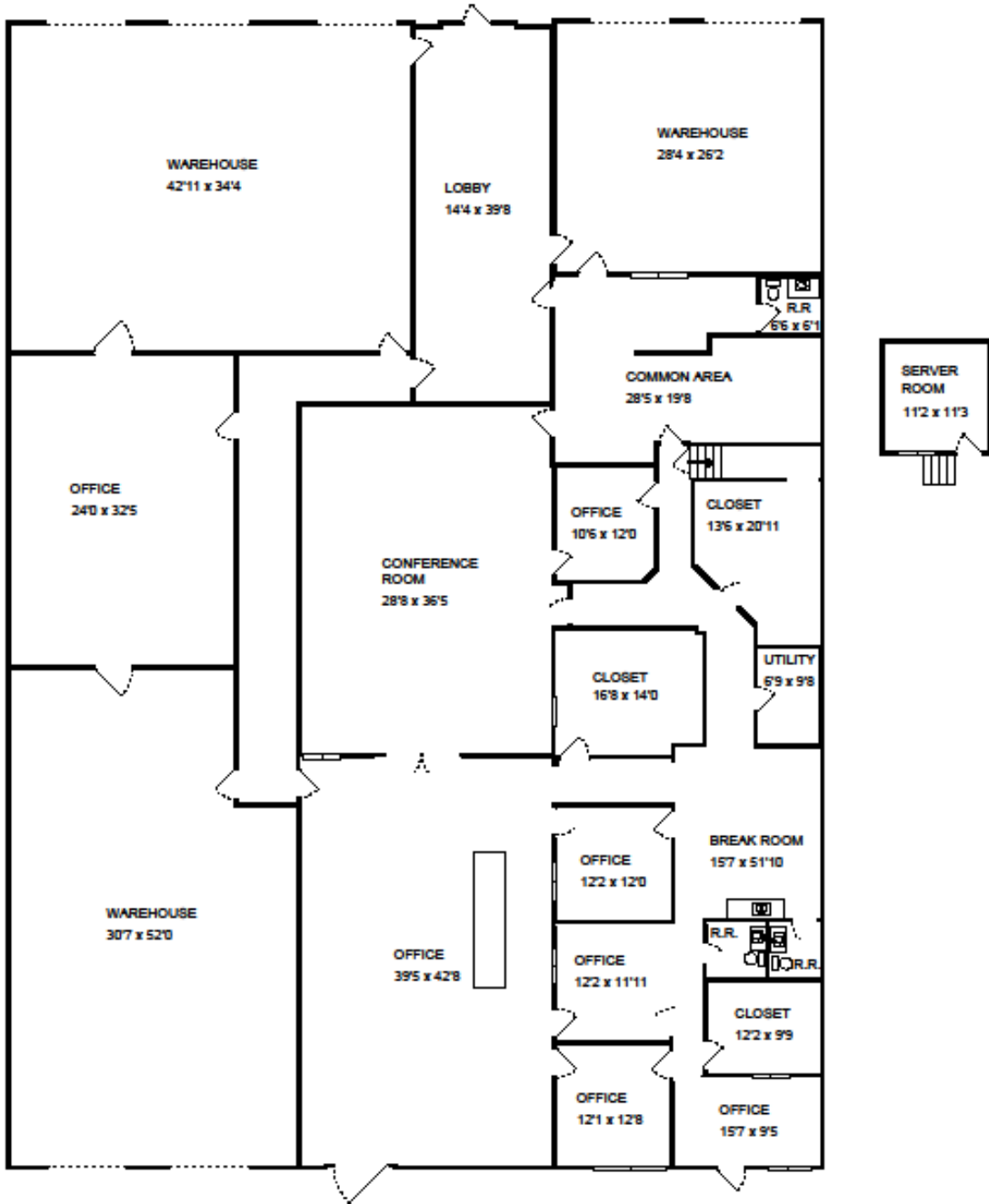
Warehouse

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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
Amazon

EDUCATION

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

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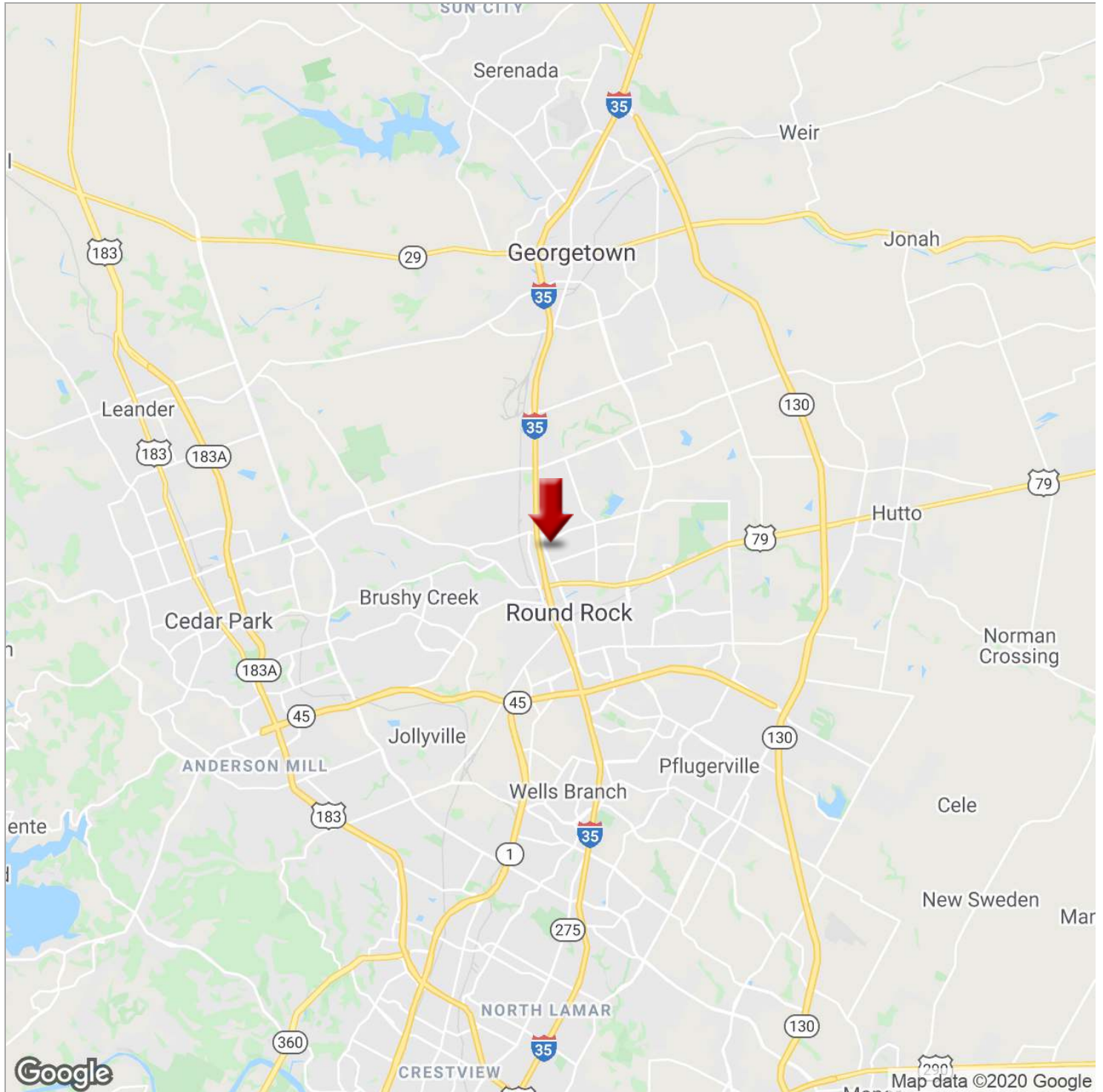
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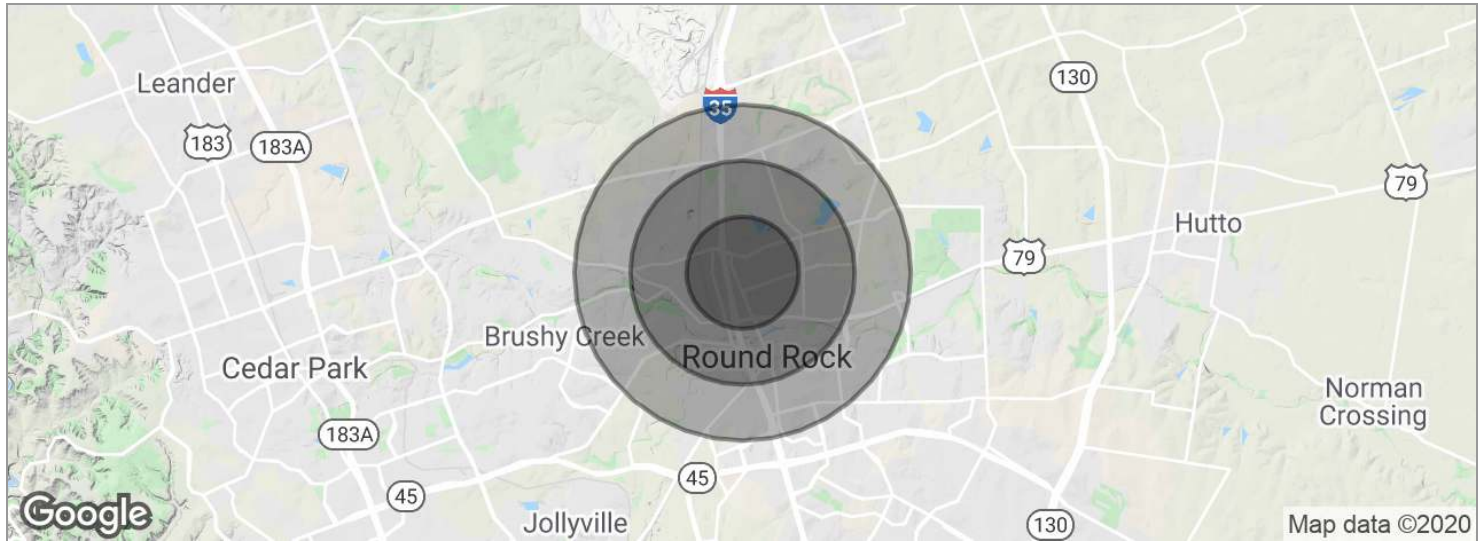
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OFFICE WITH WAREHOUSE FOR SALE & LEASE

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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 10,772 | 33,218 | 64,698 |
| Median age | 31.1 | 32.9 | 32.8 |
| Median age (male) | 31.7 | 32.8 | 32.2 |
| Median age (Female) | 31.0 | 33.2 | 33.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 3,779 | 11,683 | 23,056 |
| # of persons per HH | 2.9 | 2.8 | 2.8 |
| Average HH income | \$62,966 | \$74,825 | \$78,057 |
| Average house value | \$148,738 | \$202,075 | \$205,594 |

* Demographic data derived from 2010 US Census

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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 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date