

# THE SEASONS AT CHANDLER CREEK - MIXED USE DEVELOPMENT

PROFESSIONAL OFFICE CONDOS FOR SALE  
2200 N AW Grimes, Round Rock, TX 78665



<b>OFFICE CONDO SALE PRICE:</b>	Finished - Call For Pricing Shell - \$300 PSF
<b>RETAIL SALE PRICE:</b>	Shell - \$300 PSF
<b>RETAIL LEASE RATES:</b>	\$30-\$32 PSF + NNN (\$8.95 PSF)
<b>OFFICE LEASE RATES:</b>	\$22-\$24 PSF + NNN
<b>RETAIL BUILDING:</b>	Bldg 300 & 400: 1,600 SF - 4,000 SF
<b>OFFICE CONDOS:</b>	Bldgs 400 - 1100: 1,250 SF Bldgs 1200 - 1800: 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, 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 FEATURES

- Design to Build Professional Office Condos
- Retail ideal for Restaurants, Nail Salon, & neighborhood
- 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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frances@kwcommercial.com  
TX #624525

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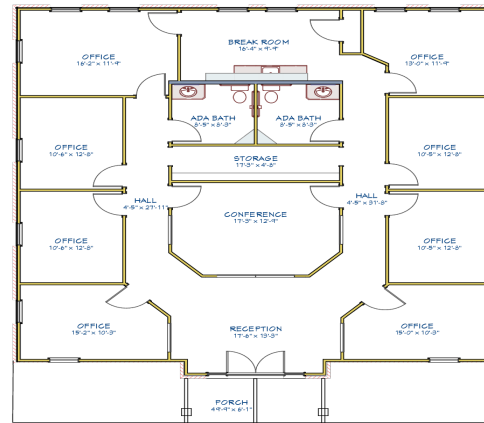
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PROFESSIONAL OFFICE CONDO



REVISIONS 06/22/2019 2nd Floor Drawn
This document is intended for informational purposes only. It is not to be used for construction or other purposes without the written consent of Connam Homes.
Connam Homes 3000 Ave D/Malaga Blvd., Unit 58 Round Rock, TX 78665 (512) 341-5274 FAX (512) 341-5274
Project: Office Connam Homes
BLDG 1500 CONCEPT
SCALE: 1/4" = 1'

ONE ENTRY FLOOR PLAN 2,500 SF

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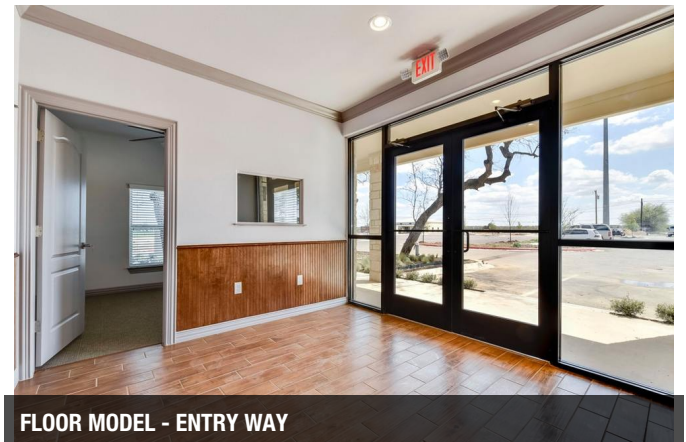
FLOOR MODEL - CONFERENCE ROOM



FRONT OF BUILDING



FLOOR MODEL - OFFICE



FLOOR MODEL - ENTRY WAY



FLOOR MODEL - OFFICE



FLOOR MODEL - KITCHENETTE

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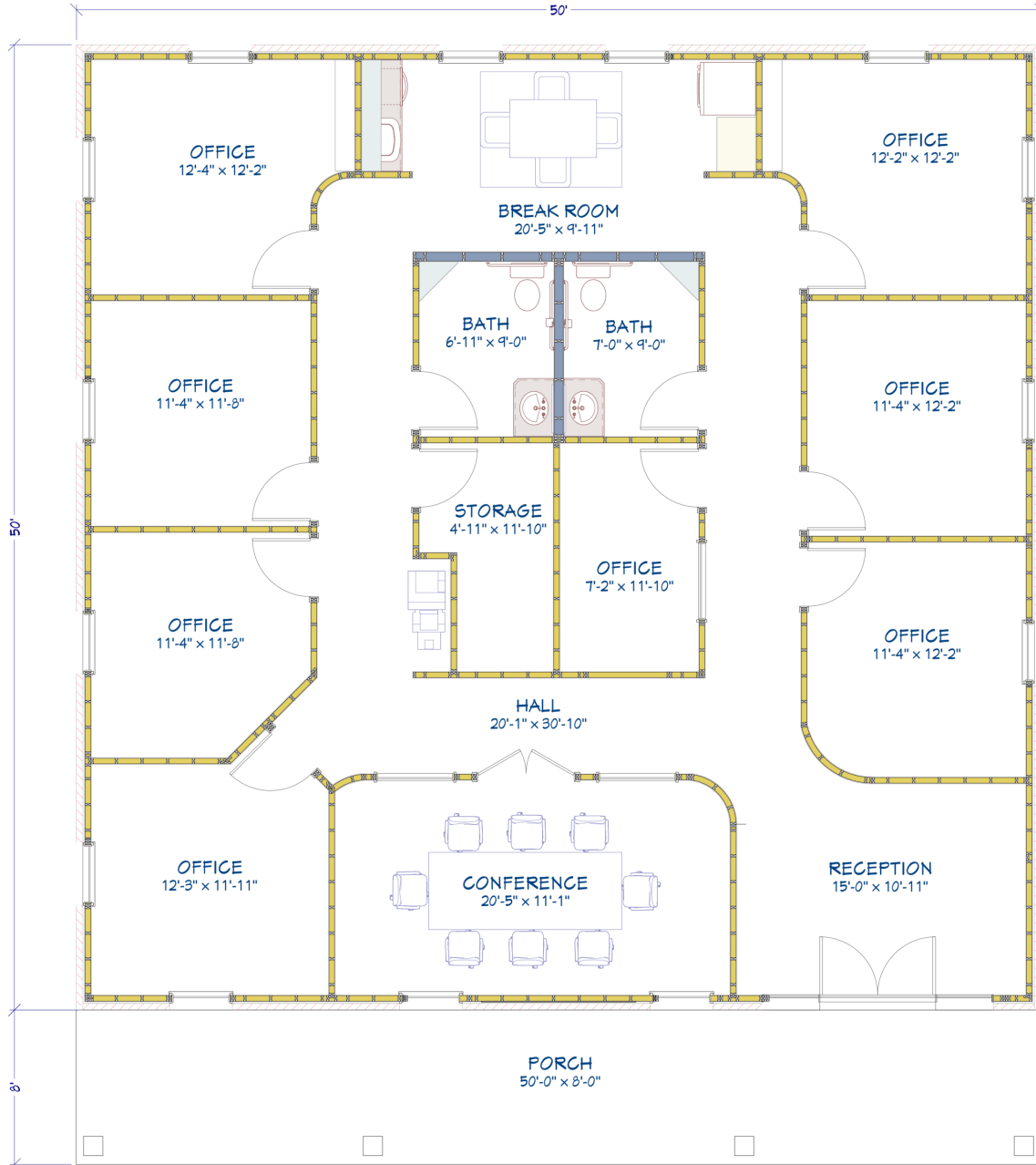
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## PROPOSED FLOOR PLAN

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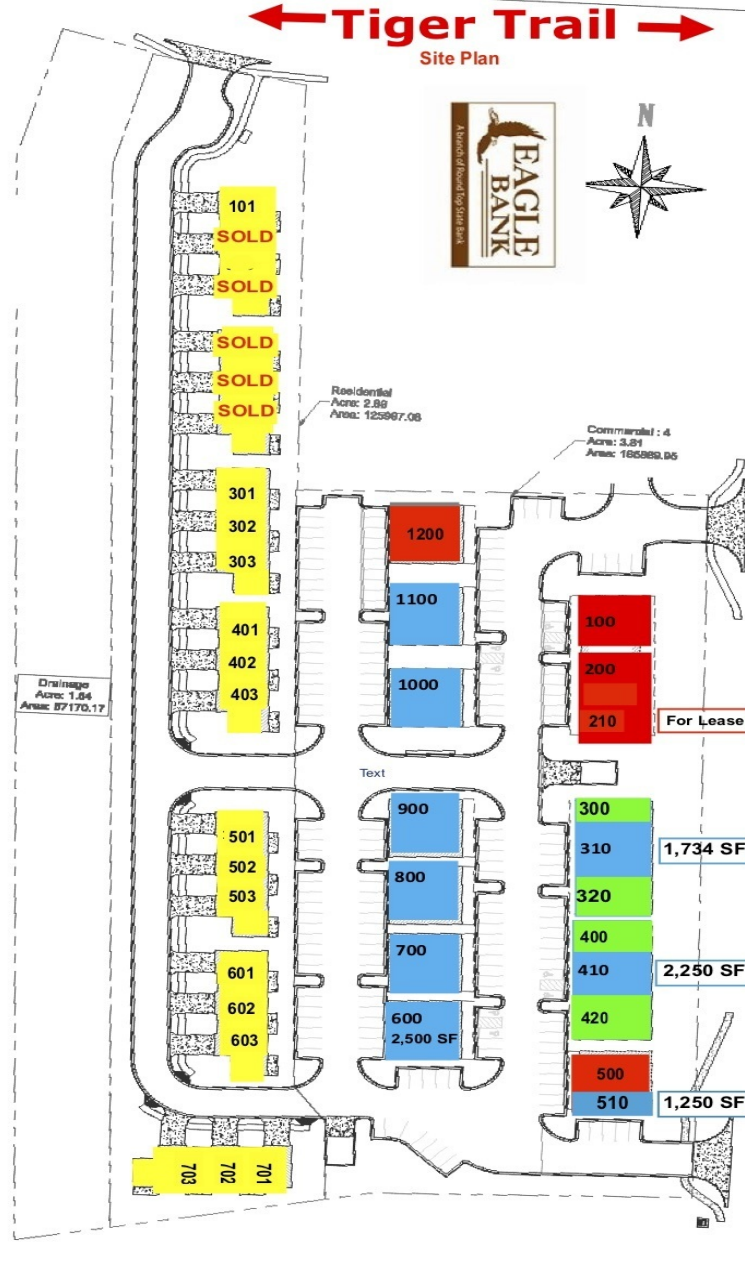
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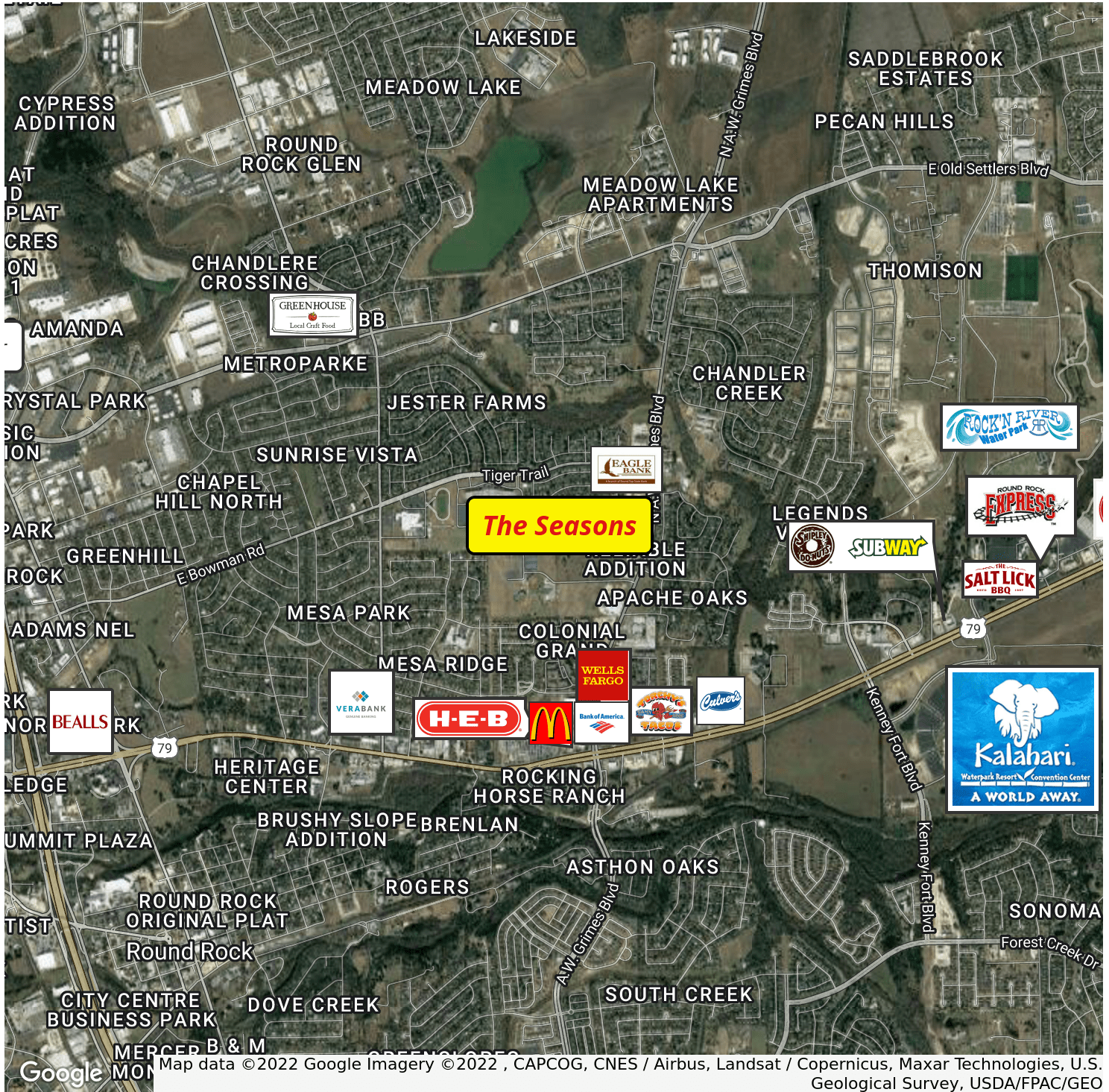
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	1 MILE	3 MILES	5 MILES
Total households	1,647	22,653	48,381
Total persons per hh	2.7	2.8	2.9
Average hh income	\$79,022	\$77,808	\$80,385
Average house value	\$215,526	\$193,668	\$212,314

	1 MILE	3 MILES	5 MILES
Total population	4,437	64,304	138,441
Median age	32.0	31.4	31.9
Median age (male)	31.7	31.2	31.5
Median age (female)	32.4	31.6	32.1

*\* Demographic data derived from 2010 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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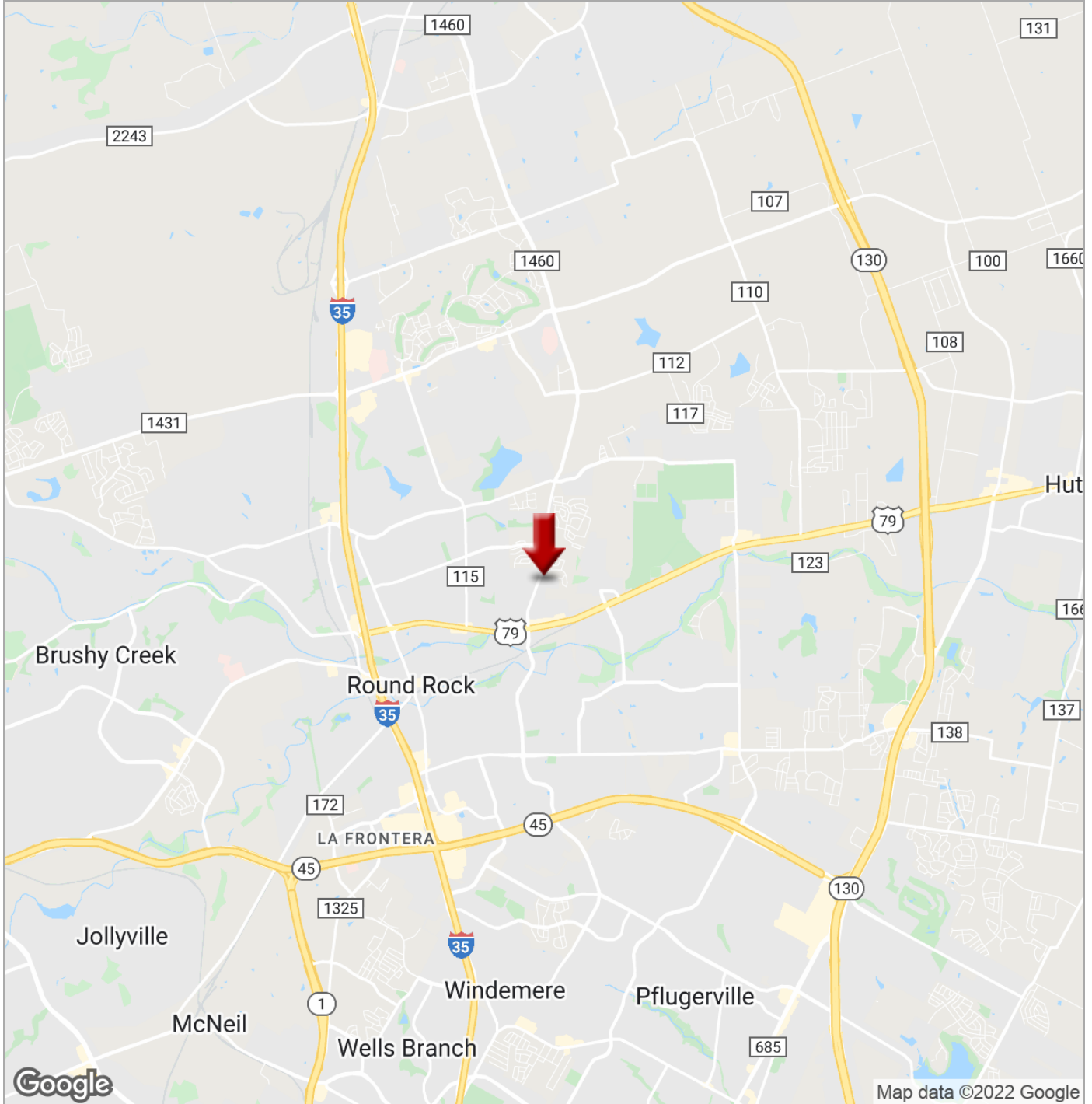
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# Kalahari Resort & Convention's **Round Rock** location is scheduled to open in **2020**.

**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.

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