



2191 CHISHOLM TRAIL ROAD | 2191 CHISHOLM TRAIL ROAD, ROUND ROCK, TX 78681

Features

- 1.07 AC pad site available in Round Rock
- SWQ of bustling intersection at I-35 and Old Settlers
- Perfect for medical or restaurant user
- Detention on site
- Nearby retailers: Cracker Barrel, Rudy's, Chuy's, Holiday Inn Express, Hilton Garden Inn

FOR SALE/FOR LEASE

TOTAL ACRES: 1.07
CONTACT FOR MORE INFORMATION

Traffic Counts

| | |
|---------------------|-------------|
| W Old Settlers Blvd | 29,626 VPD |
| IH 35 | 197,055 VPD |

Demographics YEAR: 2025

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Total Population | 8,416 | 89,590 | 207,636 |
| Total Households | 3,007 | 32,962 | 75,983 |
| Avg HH Income | \$151,909 | \$134,936 | \$148,703 |
| Daytime Population | 14,006 | 96,026 | 195,521 |

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 Director of Brokerage - Austin
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Area Retailers & Businesses

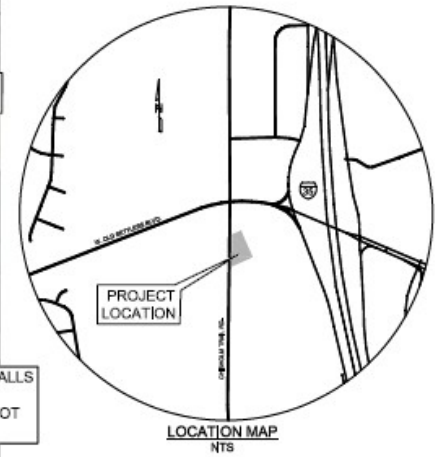
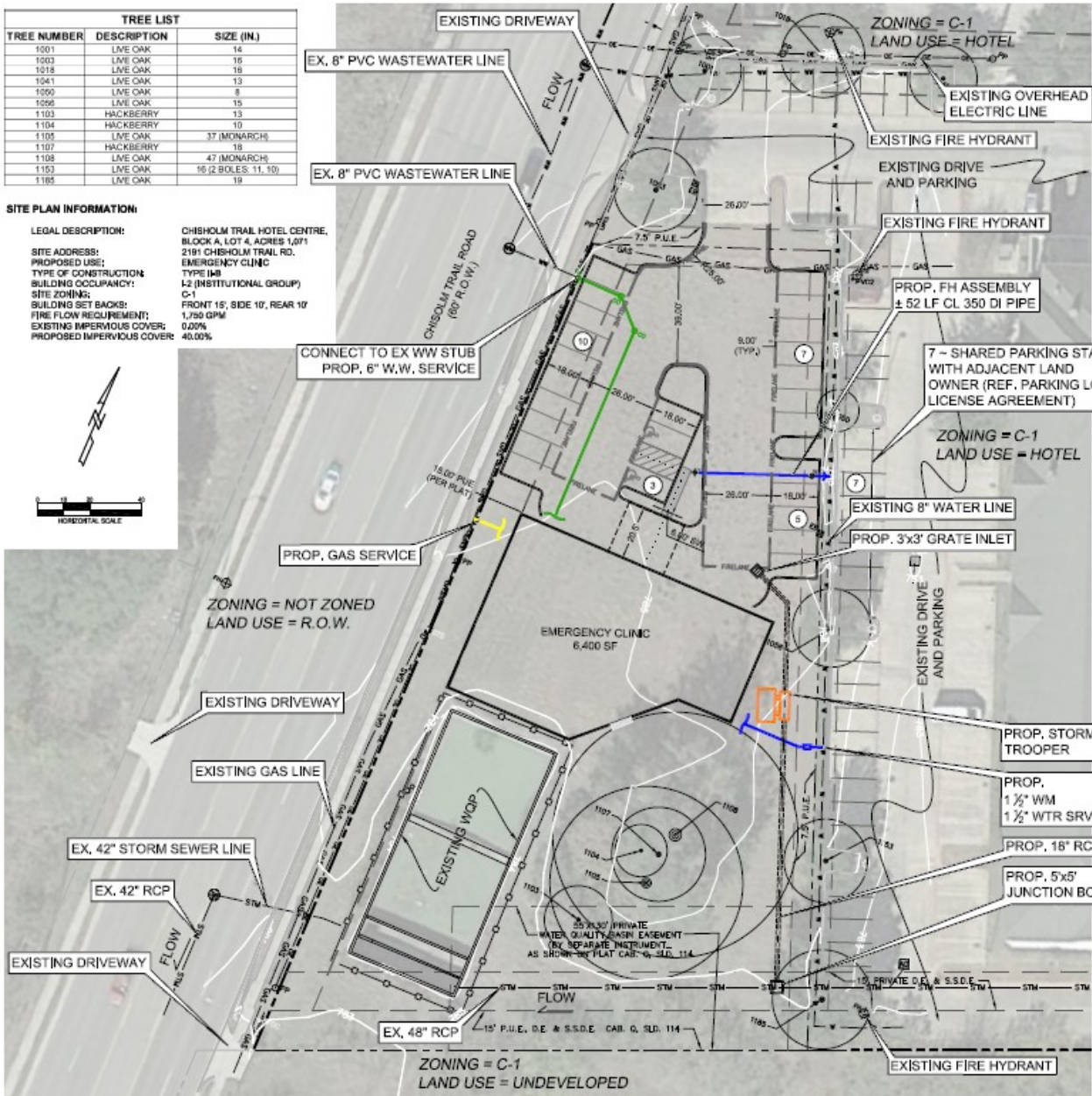


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| TREE LIST | | |
|-------------|-------------|----------------------|
| TREE NUMBER | DESCRIPTION | SIZE (IN.) |
| 1001 | LIVE OAK | 14 |
| 1003 | LIVE OAK | 16 |
| 1018 | LIVE OAK | 18 |
| 1041 | LIVE OAK | 13 |
| 1090 | LIVE OAK | 8 |
| 1096 | LIVE OAK | 15 |
| 1103 | HACKBERRY | 13 |
| 1104 | HACKBERRY | 10 |
| 1105 | LIVE OAK | 37 (MONARCH) |
| 1107 | HACKBERRY | 18 |
| 1108 | LIVE OAK | 47 (MONARCH) |
| 1103 | LIVE OAK | 16 (2 BOLES: 11, 10) |
| 1185 | LIVE OAK | 19 |

SITE PLAN INFORMATION:

LEGAL DESCRIPTION: CHISHOLM TRAIL HOTEL CENTRE, BLOCK A, LOT 4, ACRES 1.071
SITE ADDRESS: 2191 CHISHOLM TRAIL RD.
PROPOSED USE: EMERGENCY CLINIC
TYPE OF CONSTRUCTION: TYPE IAB
BUILDING OCCUPANCY: I-2 (INSTITUTIONAL GROUP)
SITE ZONING: C-1
BUILDING SET BACKS: FRONT 15', SIDE 10', REAR 10'
FIRE FLOW REQUIREMENT: 1,750 GPM
EXISTING IMPERVIOUS COVER: 0.00%
PROPOSED IMPERVIOUS COVER: 40.00%



PARKING REQUIREMENTS:

| | |
|--|-----------|
| 1 SPACE PER 200 SF (6,400 SF) | 32 |
| TOTAL PARKING REQUIRED: | 32 |
| PARKING PROVIDED (ONSITE) | |
| STANDARD PARKING | 23 |
| ACCESSIBLE PARKING (includes van accessible) | 2 |
| ONSITE PARKING PROVIDED: | 25 |
| PARKING PROVIDED: (OFFSITE SHARED) | |
| STANDARD PARKING | 7 |
| OFFSITE PARKING PROVIDED: | 7 |
| TOTAL SITE PARKING: | 32 |

- NOTES:**
1. WATER QUALITY TO BE PROVIDED FOR ON-SITE.
 2. THIS SITE IS REQUESTING TO PARTICIPATE IN THE CITY OF ROUND ROCK'S REGIONAL STORMWATER MANAGEMENT PROGRAM. CONVEYANCE STUDY WILL BE PROVIDED UNDER SEPARATE COVER.
 3. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN AS PER PANEL NUMBER 48451C0487F DATED DECEMBER 20, 2018.

W&P
Waeltz & Prete, Inc.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
 3000 JOE DIMAGGIO BLVD. #72
 ROUND ROCK, TX 78665
 PH: 512.505.9900
 FIRM TX. REG. #P-10308

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF RECORDATION UNDER THE AUTHORITY OF W. BRAD CHAMBERLAIN, P.E., COUNTY CLERK OF TARRANT COUNTY, TEXAS, FOR THE PURPOSE OF RECORDATION, RECORDING OR OTHERWISE, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. STATE BOARD OF PROFESSIONAL ENGINEERS, RULE 101.0002.

PROJECT:
 CHISHOLM TRAIL EMERGENCY CLINIC

CLIENT:
 MASRA, LLC

DESIGNER: [] **APPROVER:** []
DRAWING: [] **DATE:** []

2/10/2020
 100% SUBMITTAL
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

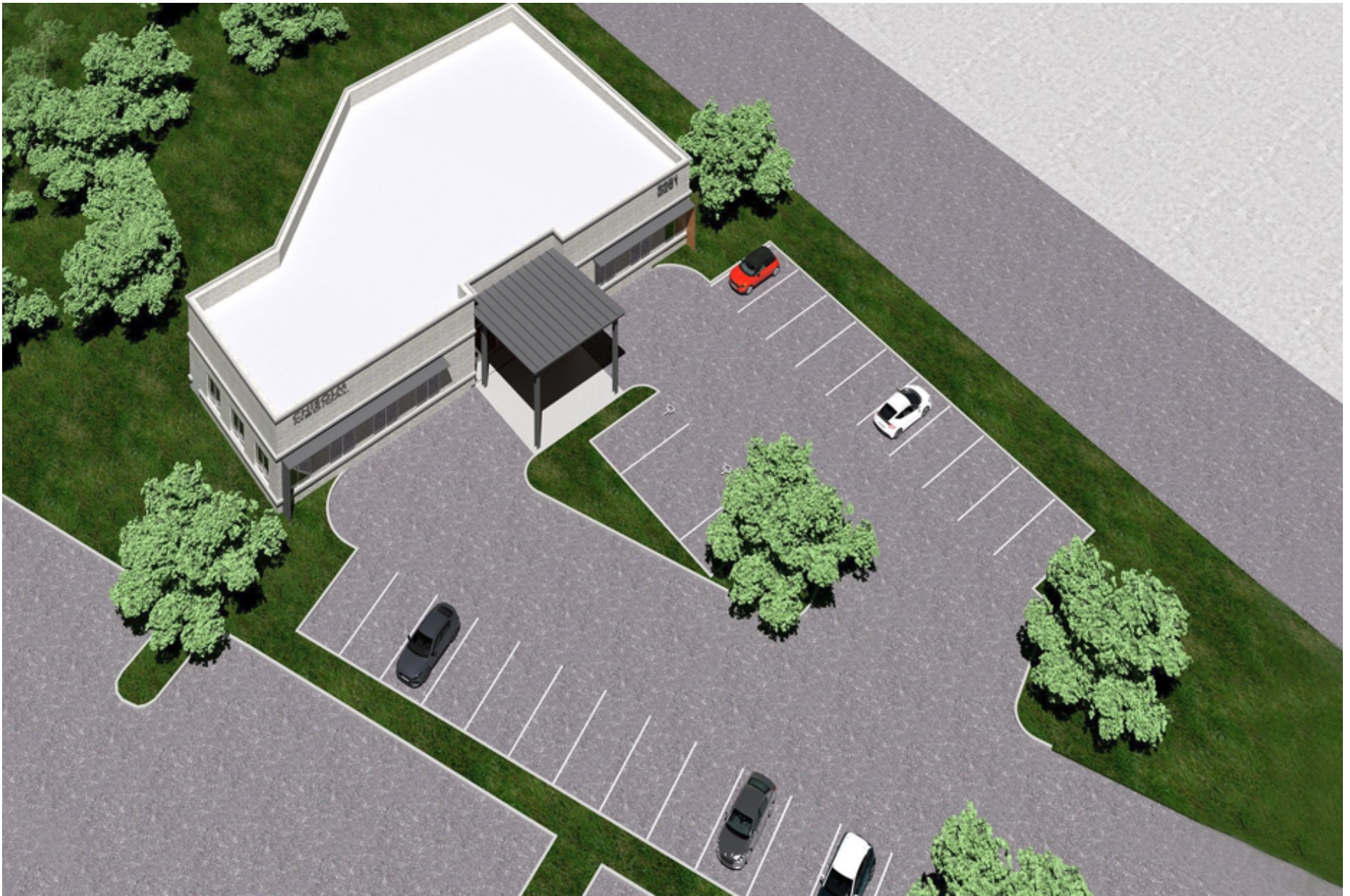
PRELIMINARY PLAN - SITE PLAN

WP PROJECT NO: 116-002
 CORR PROJECT NO: XXXXXXXX
 SHEET NO: C-1

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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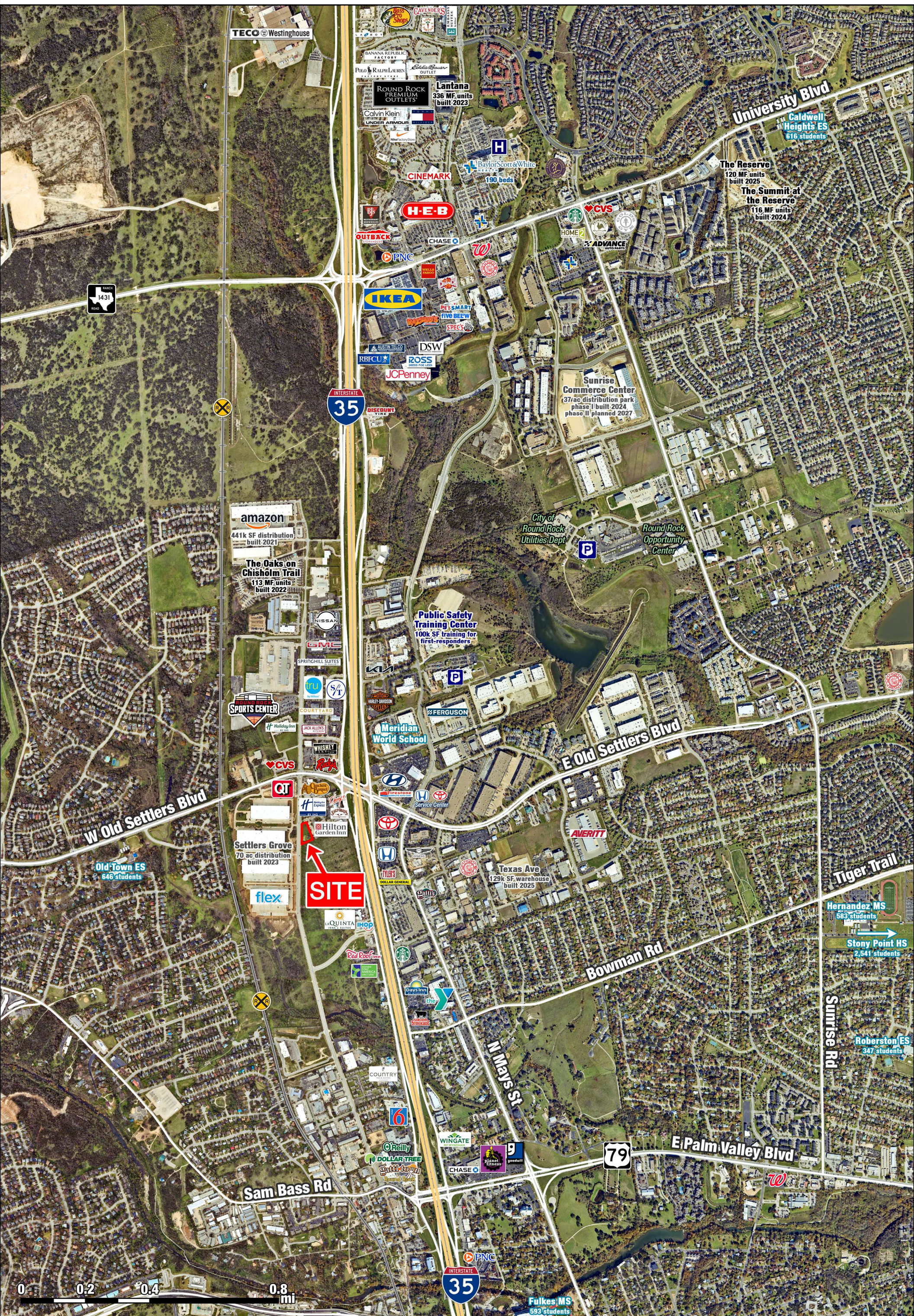
Settlers Grove
70 ac distribution
built 2023

← SITE

Chisholm Trail Rd



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October 2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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