

FOR SALE

**1,125 SF Flex Office/
Warehouse Space**

**1308 Chisholm Trail
Rd, Ste 102 Round
Rock, TX 78681**



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Associate

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 **ASTERRA™**

Executive Summary

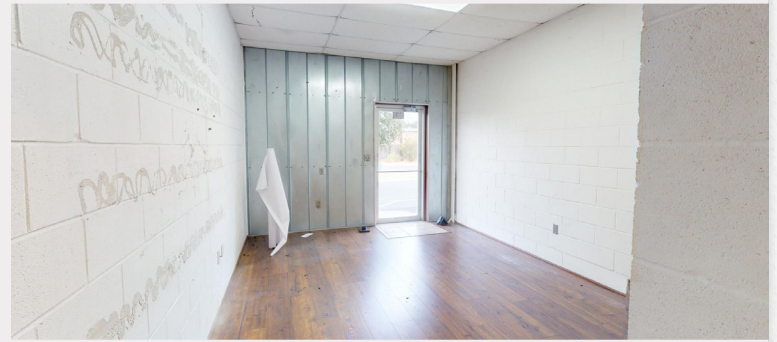
This 1,125 SF flex office/warehouse condo in Round Rock, TX offers a versatile space with a well-balanced 360 SF office area, a 765 SF warehouse, and an additional 360 SF mezzanine. Designed with a sloped ceiling ranging from 13 to 23 feet at the center, the unit accommodates various operational needs, and the 12' H x 10' W grade-level roll-up door ensures easy loading access. The space is fully climate-controlled (100% HVAC) and equipped with natural gas, 3-phase 4-wire electric power, as well as city sewer and water connections, making it ideal for businesses needing adaptable, fully serviced workspace in a prime location.

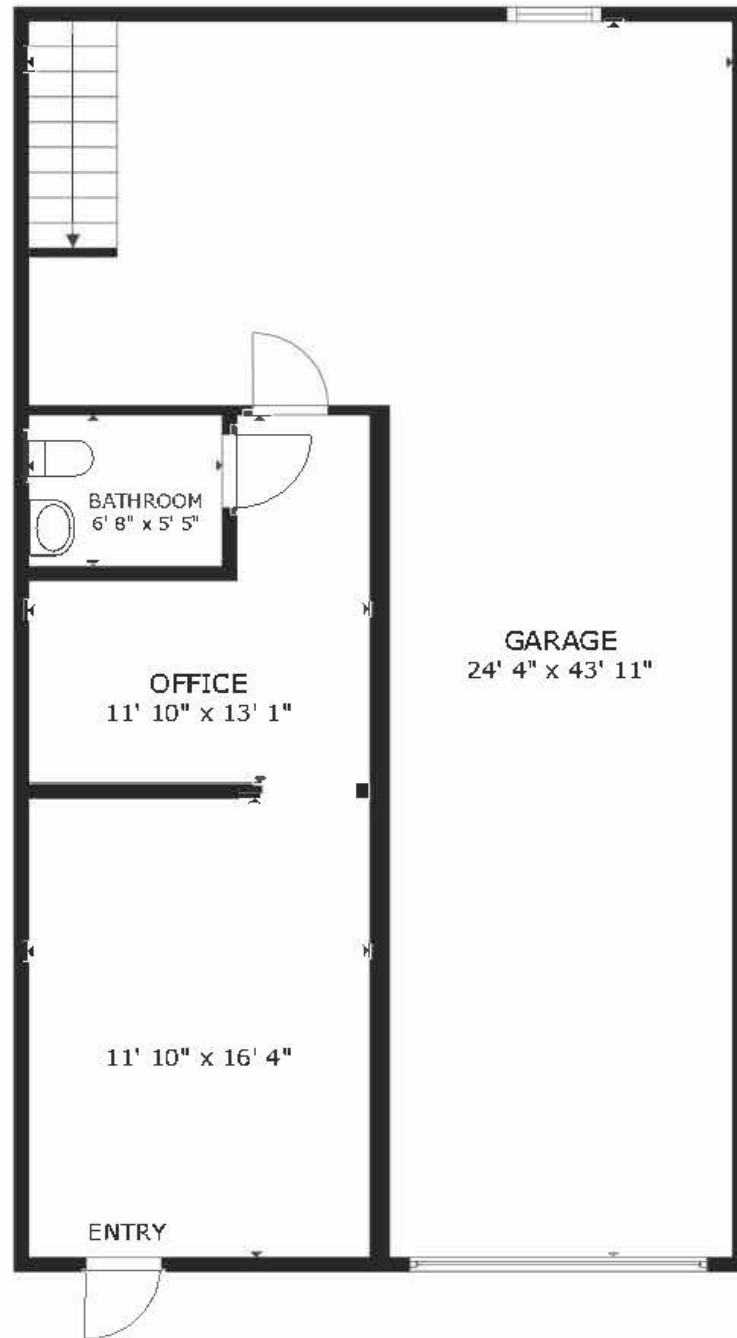
Highlights

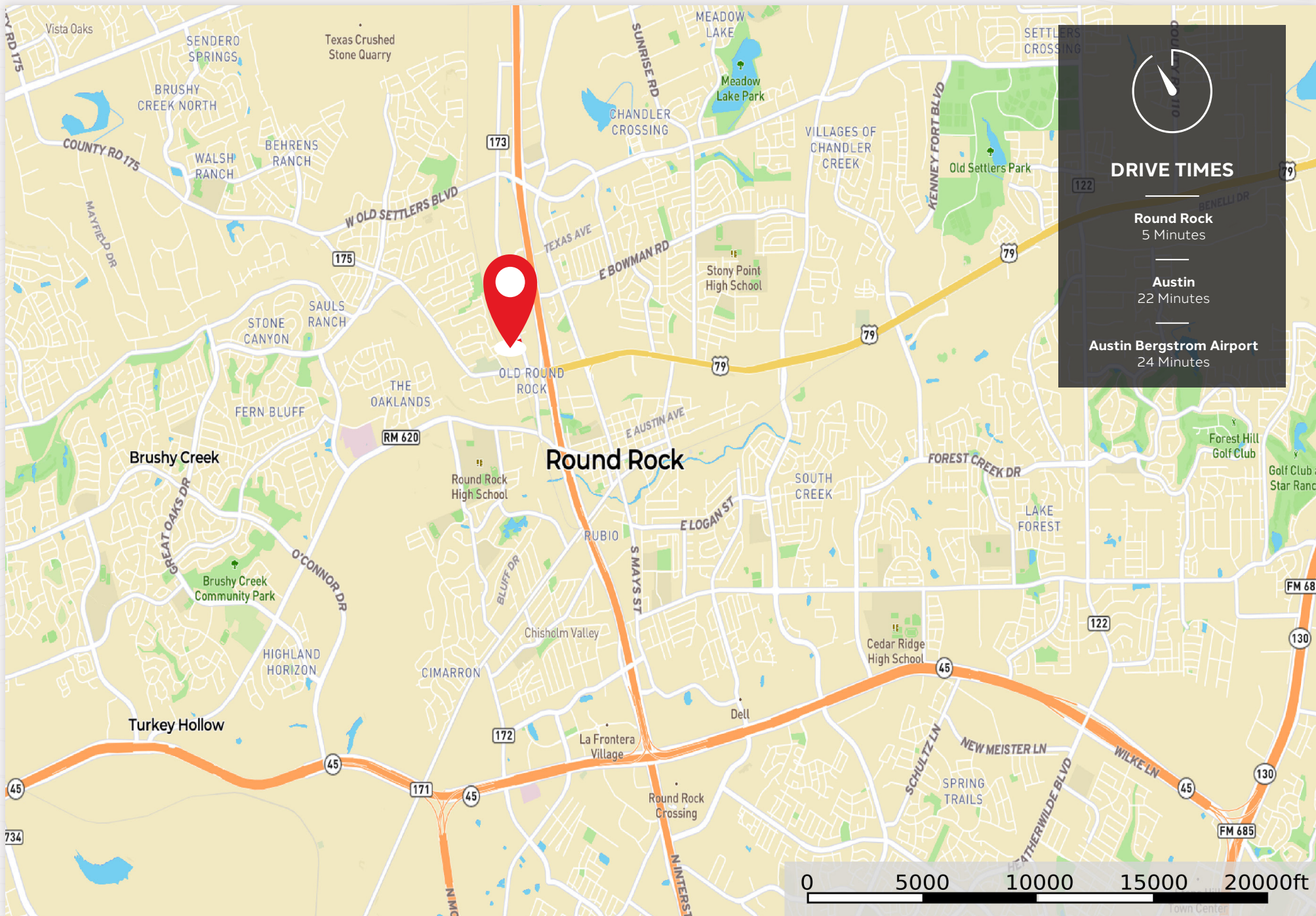
- Suite 102 = 1,125 SF
- 100% HVAC
- One grade level roll up door. 12 FT H X 10 FT W
- Trench Drain located in the warehouse

Listing Details

<u>Sale Price:</u>	<u>\$375,000</u>
<u>Estimated Operating Exps:</u>	<u>Contact for OPEX</u>
<u>Property Type:</u>	<u>Flex Office/Warehouse</u>
<u>Total Condo SF:</u>	<u>1,125 SF</u>
<u>SF Breakdown:</u>	<u>360 SF office, 765 SF warehouse, 360 SF Mezzanine</u>
<u>Available:</u>	<u>Immediately</u>
<u>Zoning:</u>	<u>LI</u>
<u>Parking:</u>	<u>1 car per 375 SF</u>
<u>Year Built:</u>	<u>2004</u>
<u>City:</u>	<u>Round Rock</u>







AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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Market Overview

Round Rock

Round Rock, Texas, situated just north of Austin, has become one of the region's most dynamic suburban markets, appealing to both residents and businesses with its high quality of life, strategic location, and robust infrastructure. Known for its thriving tech sector, proximity to major transportation routes, and strong community appeal, Round Rock is drawing increasing attention from businesses seeking alternatives to the increasingly congested Austin market. This growth-friendly environment, combined with a supportive local government, has cemented Round Rock as an attractive destination for both commercial and residential development.

Economy

Round Rock's economy is diverse and resilient, with a strong presence in technology, healthcare, and advanced manufacturing. Major employers like Dell Technologies, which has its headquarters here, play a central role in shaping the local job market and attracting a highly skilled workforce. The city benefits from its proximity to Austin, drawing talent and investment from the broader metro area while maintaining its own economic identity. Additionally, Round Rock has cultivated a favorable business environment with competitive tax rates, pro-business incentives, and ongoing investment in infrastructure and education, making it an appealing location for startups and established companies alike.

Real Estate

The real estate market in Round Rock reflects the city's growth trajectory, with high demand for both commercial and residential spaces. Flex office/warehouse spaces are particularly popular, driven by the needs of small to mid-sized companies seeking adaptable workspaces outside of Austin's pricier core. The industrial sector has seen significant interest, with properties that offer loading docks, HVAC systems, and upgraded utilities, catering to businesses in distribution, manufacturing, and logistics. Residential real estate also remains strong, supported by steady population growth and rising demand for suburban housing. Round Rock's real estate market, with its competitive prices and modern developments, continues to attract investors and businesses looking for sustainable, long-term opportunities.

Contact



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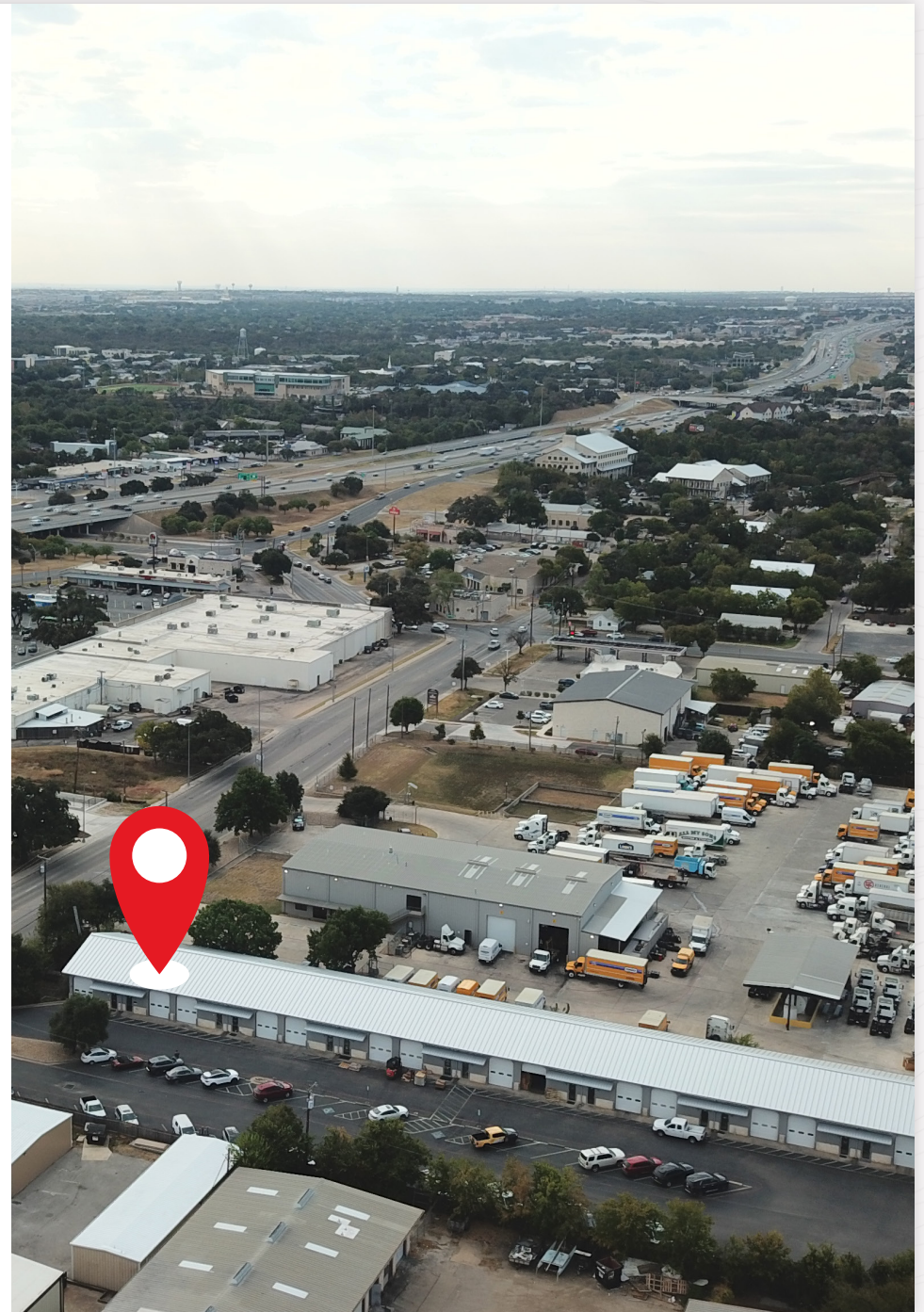


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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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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' 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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Sales Agent/Associate's Name	License No.	Email	Phone
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