

Modern Office Condo with Easy Access to IH-35 and Growing Local Amenities

ROUND ROCK, TX 78681

PRICE: \$325,000

1311 Chisholm Trail, Ste 202

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Property Summary

Price:	\$325,000
Zoning:	CS
Area Available:	836 SF
Year Built:	2008
Building Status:	Existing
Total No.of Floor:	1
Bldg. Condition	Class B
Parcel ID:	R489960

Property Overview

This 836 SF office space located at 1311 Chisholm Trail, Round Rock, TX 78681 offers a fantastic opportunity for owner-users looking to establish a presence in a rapidly growing area. Built in 2008, this Class B office condo is part of the Chisholm Trail Office Park, featuring a professional setting with 4.762% common area interest. Zoned CS, this property provides flexibility for various commercial uses including legal, medical, insurance, or accounting services. The space is designed for functionality with features such as three private offices, a conference room, a reception area, and a kitchenette/break room.

Location Overview

Situated just minutes from IH-35, this office is perfectly positioned between Sam Bass Road and Old Settlers Boulevard, making it easily accessible from surrounding areas in Round Rock and the greater Austin region. Round Rock is a thriving hub known for its blend of suburban charm and business-friendly environment, contributing to its high desirability for both investors and small businesses. The proximity to major highways, such as State Highway 45 and Loop 1, further enhances connectivity to Austin's business district and other key areas in the region.

Investment Highlights:

- Prime Location:

Located in a rapidly developing area with proximity to local highways and retail establishments.

- Strong Local Economy:

Round Rock is home to major employers like Dell Technologies and serves as a business-friendly environment with a growing tech and healthcare presence.

- Modern, Move-In Ready Space:

Recently built office with modern amenities that require minimal additional investment.

- Versatile Zoning (CS):

Zoning allows a wide variety of uses, catering to professionals and small business owners.

- Attractive Return Potential:

With Round Rock's growing population and economic development, this space is positioned for both business operations and long-term investment growth.

Investing in the 1311 Chisholm Trail office space presents a smart opportunity due to several factors. First, its location in Round Rock, TX, places it in a growing economic hub, home to major employers like Dell Technologies and the nearby Baylor Scott & White Medical Center. Round Rock is known for its pro-business environment and has seen strong growth in sectors like tech and healthcare. The office's proximity to IH-35 and other key highways enhances accessibility, making it ideal for professionals and small businesses.

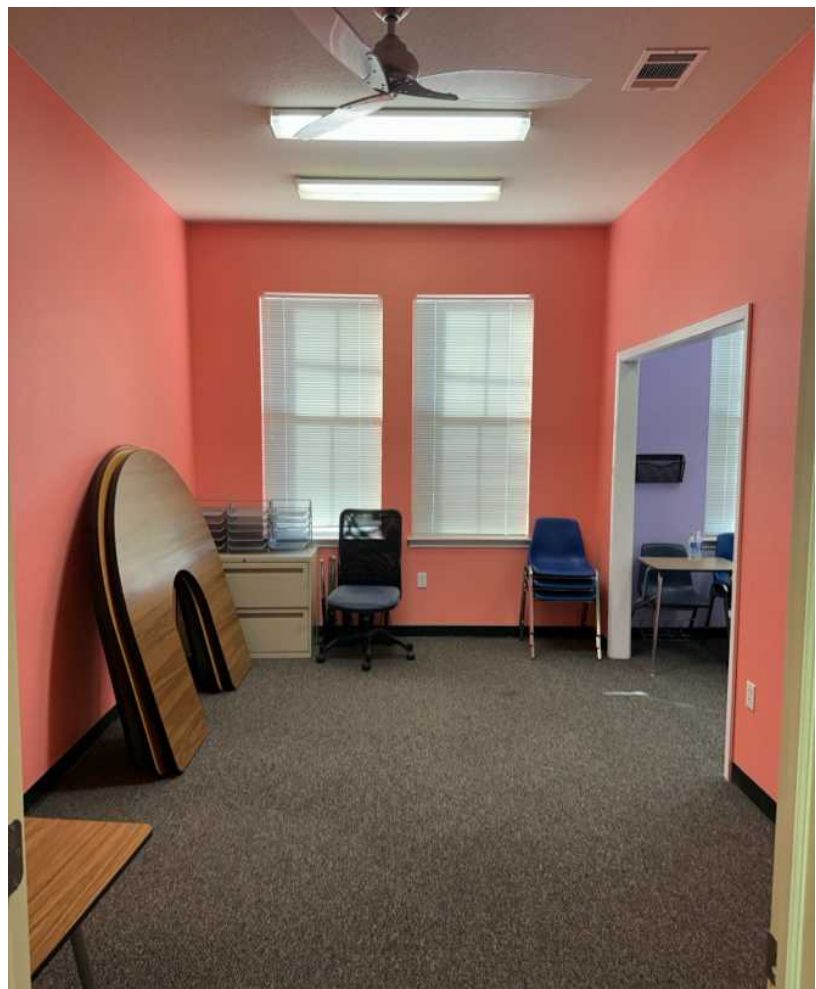
Additionally, the Class B office space offers modern amenities in a professional setting, appealing to a range of industries. Future area developments, such as the Kalahari Resort & Convention Center, will bring additional foot traffic and business activity to the region, increasing the value of nearby commercial properties like this one .

Establishments and Future Developments:

Round Rock is home to numerous established businesses, including Dell Technologies, Baylor Scott & White Medical Center, and a range of educational institutions. Nearby retail centers like Round Rock Premium Outlets and dining hotspots such as The Domain add to the attractiveness for employees and clients alike. Future developments in the area include the Kalahari Resort & Convention Center, which is set to further increase business activity and traffic, making this property an appealing investment opportunity in an already bustling market

PROPERTY PHOTOS

Office Space (CS zoning)
1311 Chisholm Trail Road | Round Rock, TX 78681



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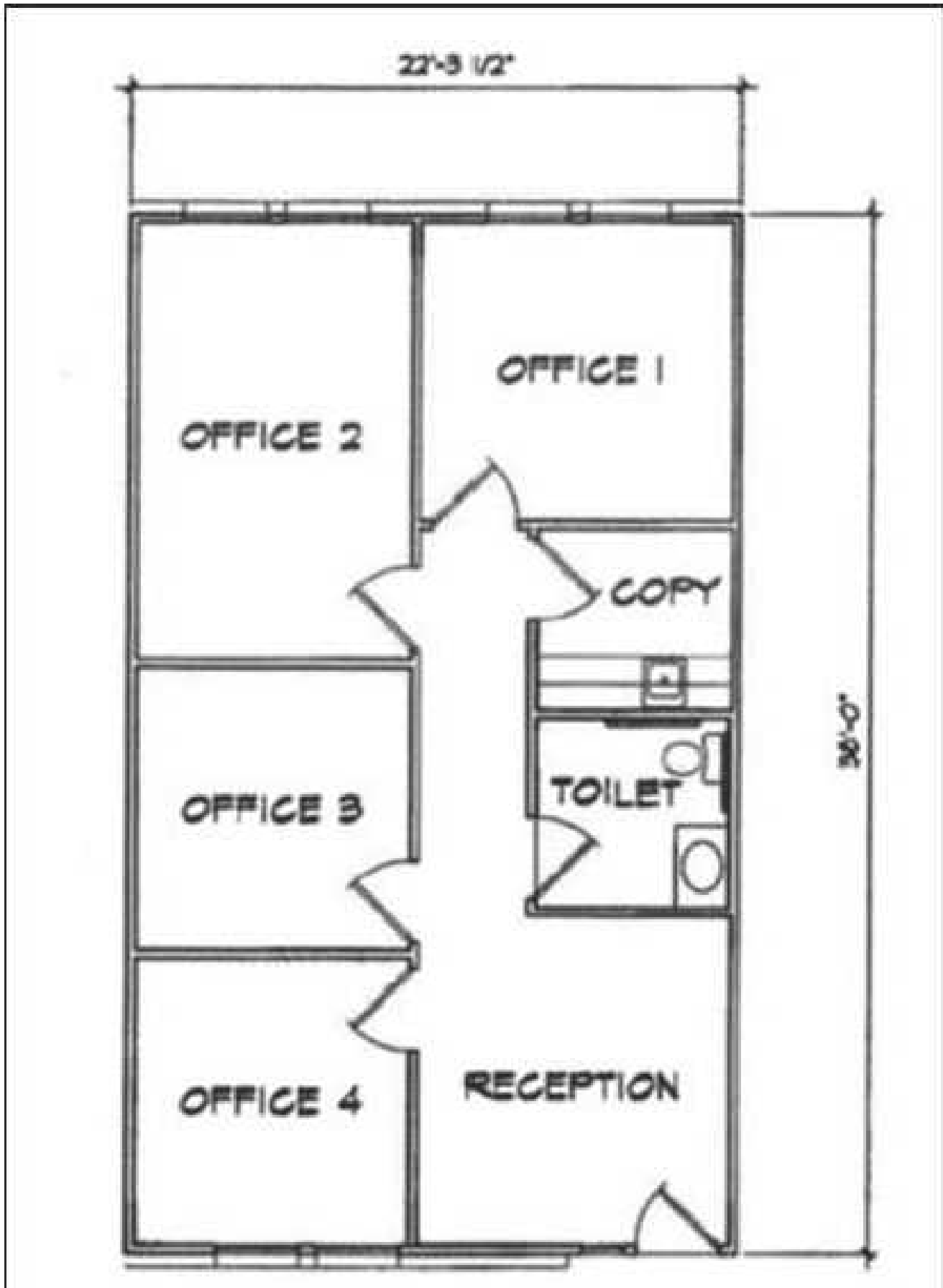
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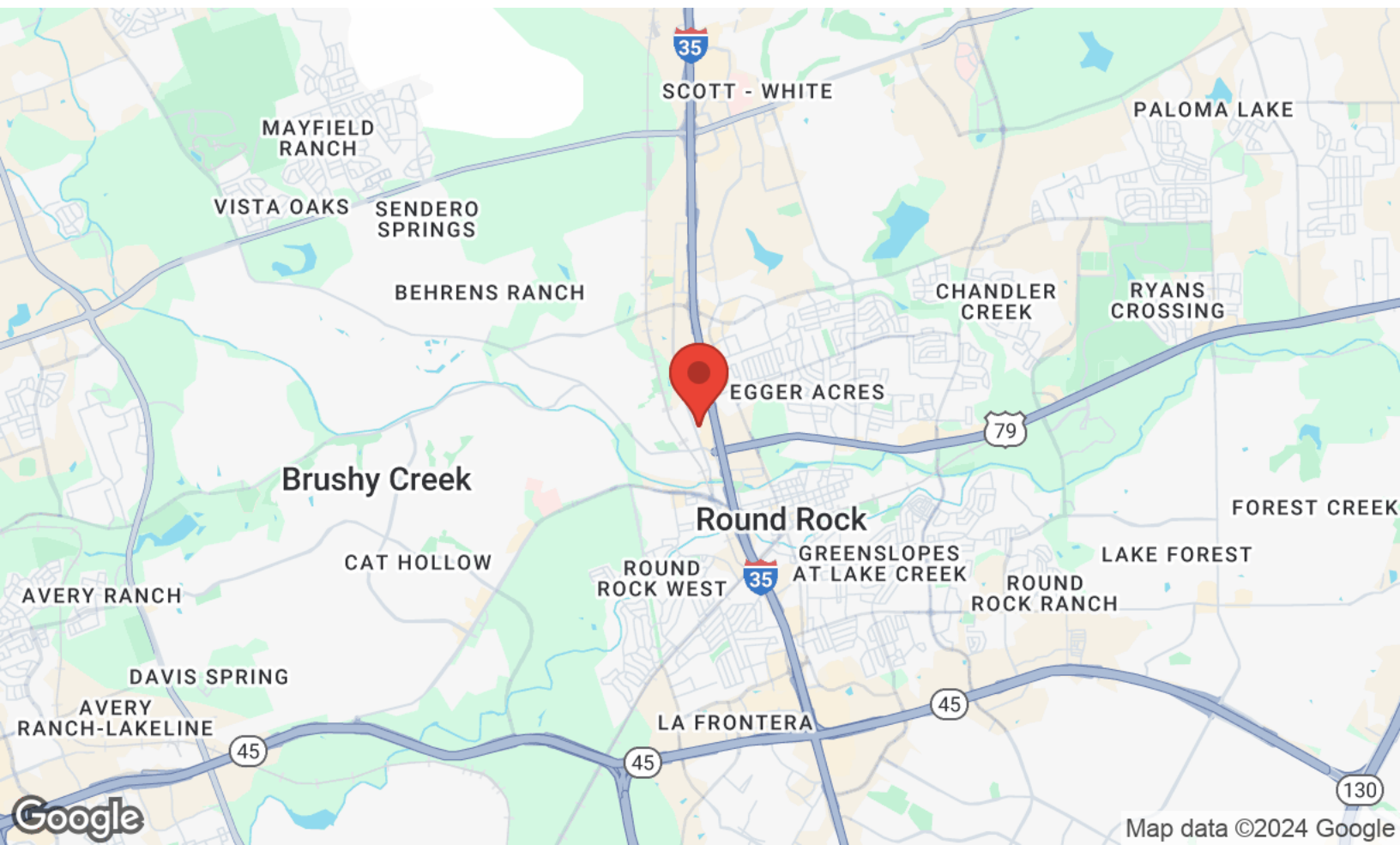
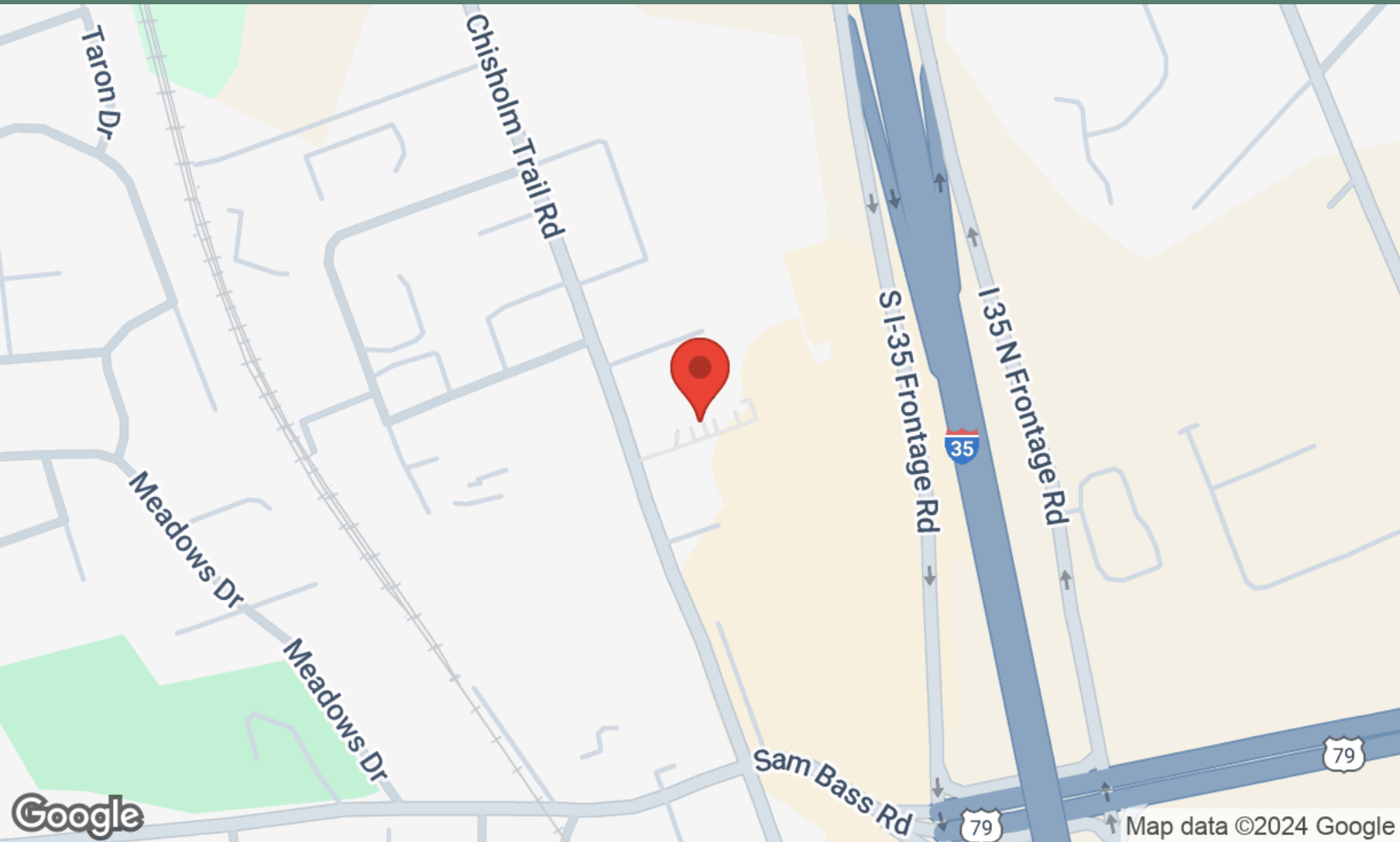
FLOORPLAN

Office Space (CS zoning)
1311 Chisholm Trail Road | Round Rock, TX 78681



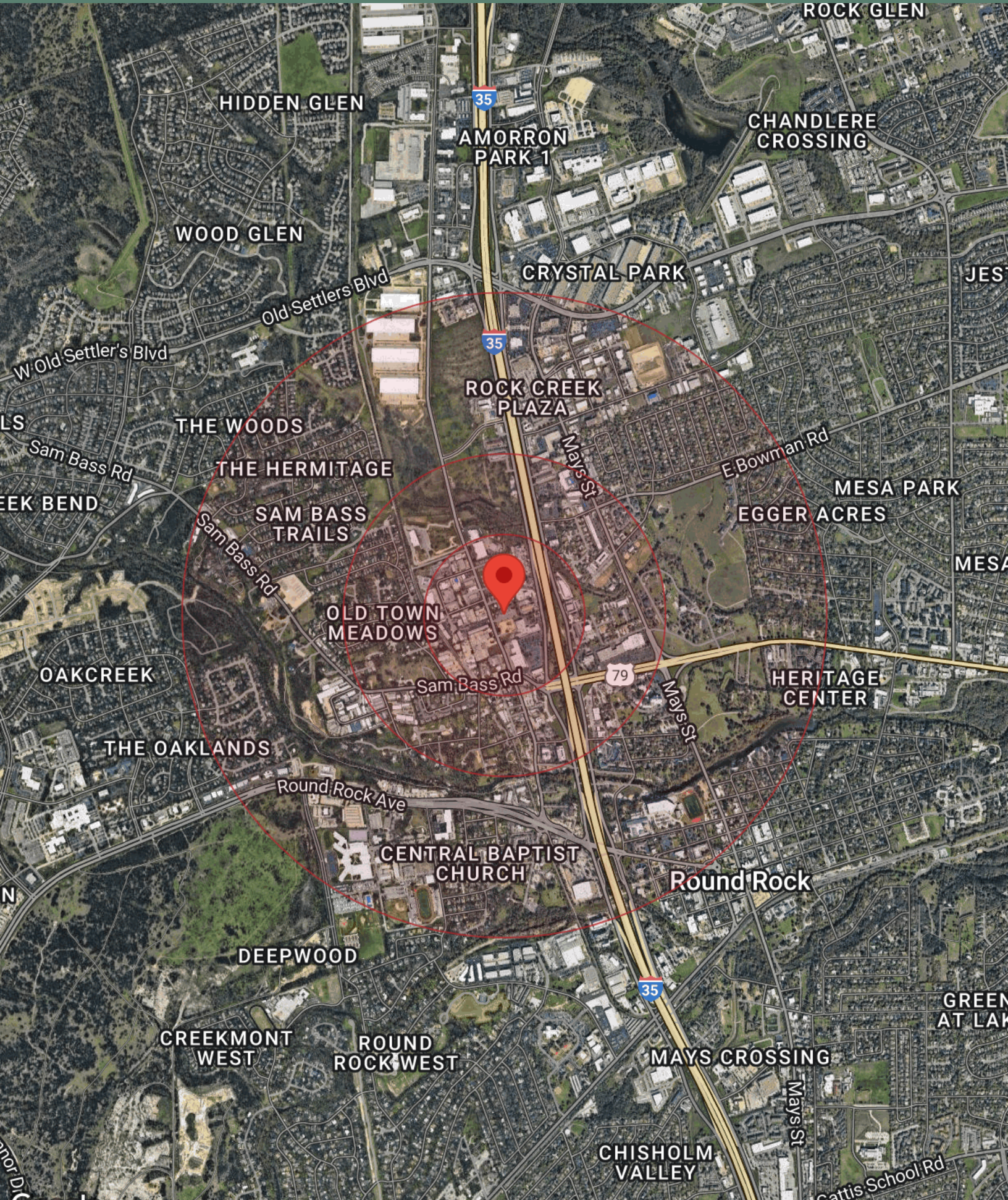
LOCATION MAPS

Office Space (CS zoning)
1311 Chisholm Trail Road | Round Rock, TX 78681



BUSINESS MAP

Office Space (CS zoning)
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

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