



OFFICE | INVESTMENT | FOR SALE

# Merrell Campus

1514/1516/1518 E Palm Valley Blvd

Round Rock, Texas 78664





RECENT  
UPGRADES



FULLY  
LEASED

100%

DEVELOPMENT  
OPPORTUNITY



## PROPERTY OVERVIEW

Merrell Campus is a 6-building office park on over 5 acres of scenic, quiet open space conveniently located near the intersection of AW Grimes Blvd and HWY 79 (E Palm Valley Blvd) just 1.5 miles east of IH-35. This property offers a unique opportunity for a buyer to purchase a stable cash-flowing asset with plenty of upside from value-add to redevelopment opportunities.

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**DON  
QUICK**  
& Associates, Inc.

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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.





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## PROPERTY DETAILS

Merrell Campus is a 29,461 SF office campus made up of 6 buildings on 5.47 acres. The campus is located in a scenic open space set back from HWY 79 in the middle of Round Rock, less than two miles from Downtown Round Rock and only minutes from The Kalahari Resort and Convention Center and Dell Diamond. Among the scenic acreage of open space in the campus, there is potential for future redevelopment with options to add a +/- 4,900 SF building or removing one existing building and adding a 10,000 SF building in its place. Great investment opportunity to acquire a stable 100% leased cash-flowing property with tons of upside. Over five years remaining on the lease term for the largest tenant and no other set to expire until Q4 2025. While the current rents are below market, as leases expire there is the opportunity to bring the tenants up to a market rate. The TXDOT construction project to improve safety and traffic flow on HWY 79 between IH 35 and A.W. Grimes is set to begin in 2027.

## SALE PRICE

\$7,900,000.00

NOI: \$450,161.40\*

\*Seller will guaranty a 12-month lease back on the 3,300 SF at 1514 Palm Valley (Buyer responsible for remodel TI/lease commission).

Ability to build +/- 4,900 SF office on vacant pad.

# Sale Overview



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## TENANT BREAKDOWN

Childrens Autism Center - 16,233 SF

Provider of ABA services for children and adolescents with autism or developmental delays. Through their core belief that every child deserves a chance, they employ a staff of highly trained board-certified behavior analysts, master's level teachers and therapists, who help cultivate and develop the unique learning style of each child who enters the center. Tenant at Merrell since March 2011.



Touch of Class - 2,490 SF

Quality services for individuals with disabilities. Currently listed as a provider in the Community Living Assistance and Support Services (CLASS) Medicaid waiver program and Primary Home Care program. In business since 1996, Touch of Class is one of the largest Direct Service and CDS Financial Management Services Agencies in the area. Tenant at Merrell since October 2017.



Footsteps and Handprints Pediatric Therapy - 5,262 SF

Footsteps and Handprints provides speech, occupational, physical, aquatic, and feeding therapy along with concierge services that can be tailored to your unique family needs. Second anchor tenant for property. Tenant at Merrell since October 2024.



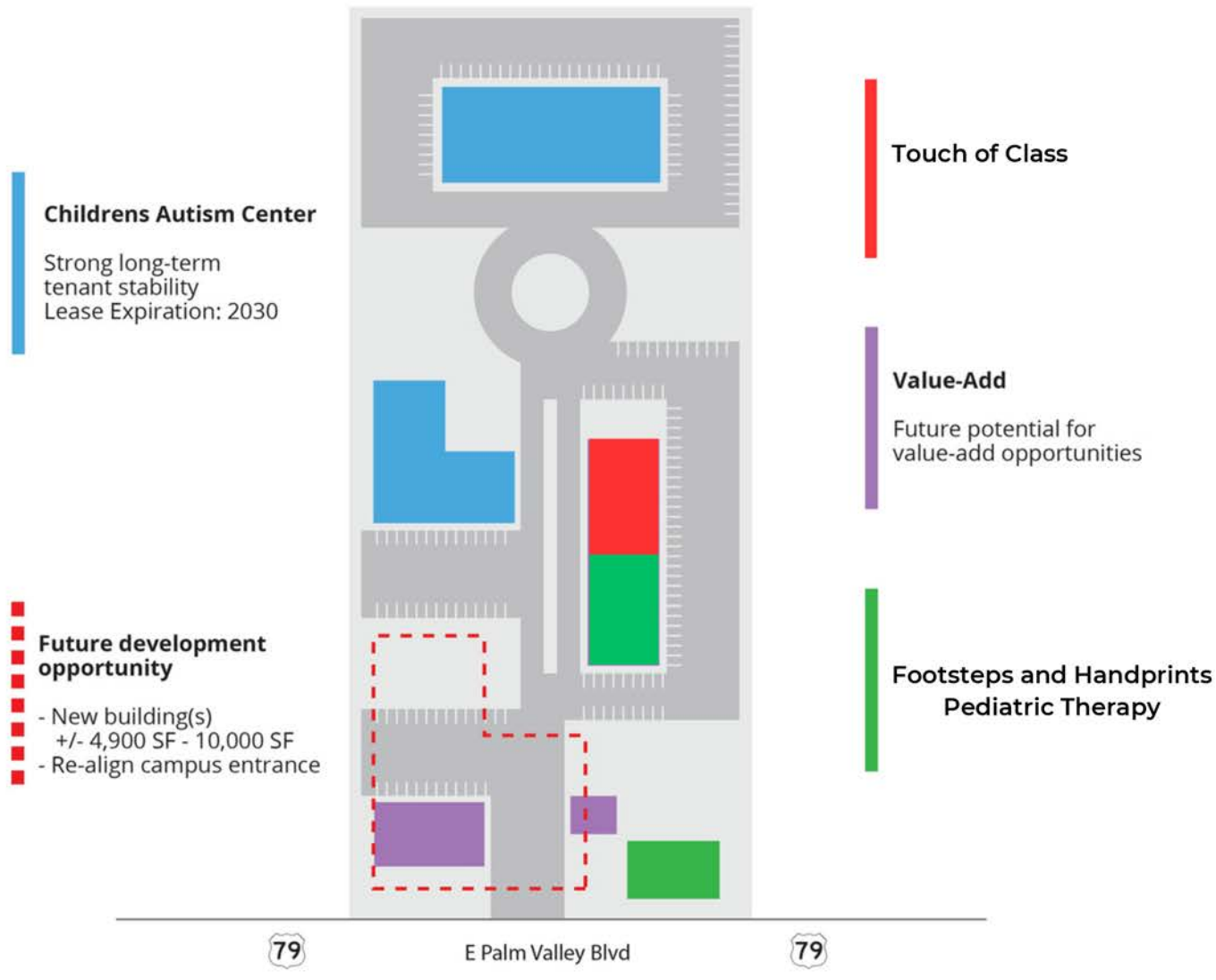
Better Health Counseling - 1,061 SF

Individual, couples, and family counseling provided both in-person and via tele-health. Leased until 2026. Tenant at Merrell since May 2023.

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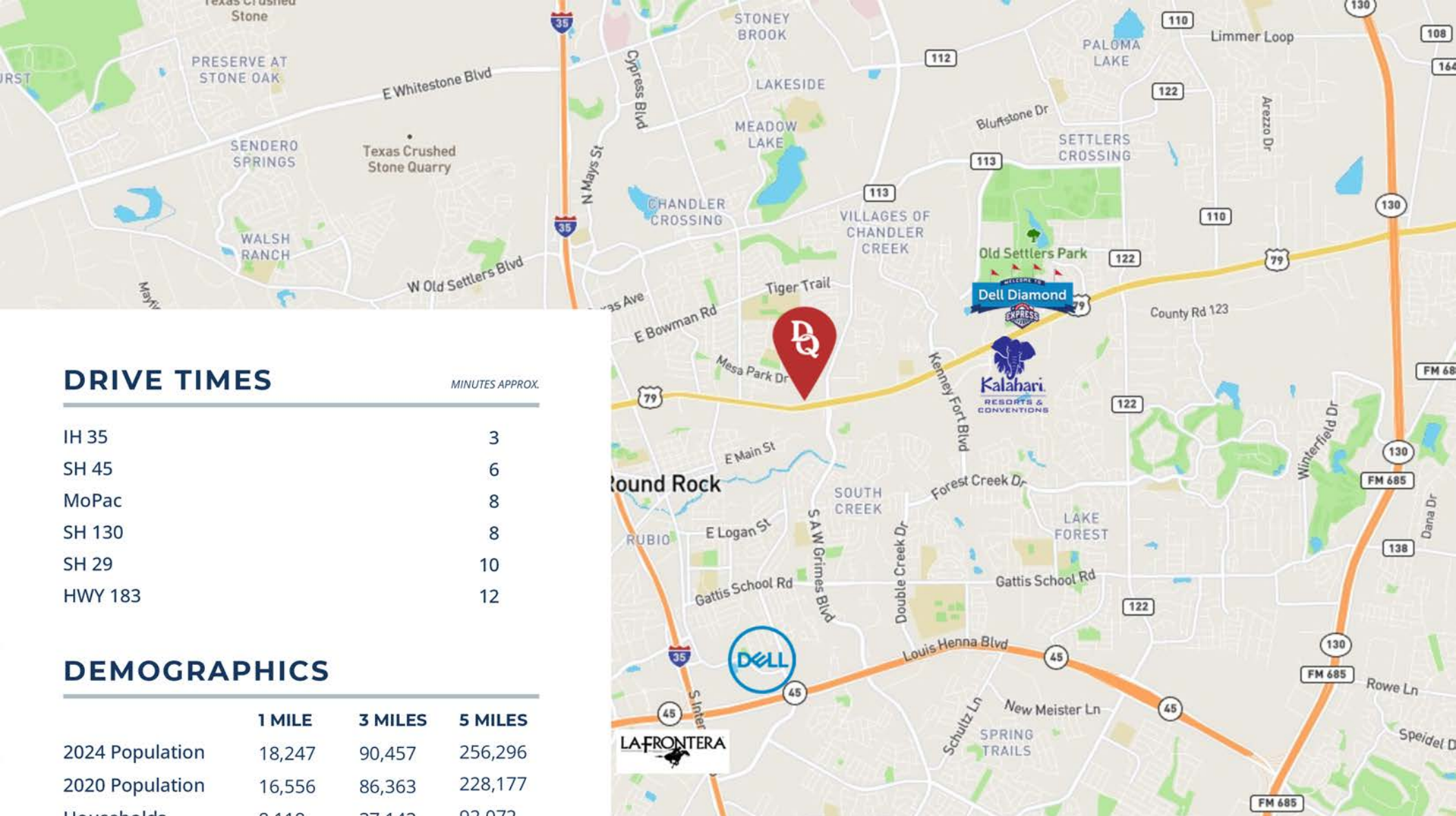


# Site Outlook

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## DRIVE TIMES

MINUTES APPROX.

IH 35	3
SH 45	6
MoPac	8
SH 130	8
SH 29	10
HWY 183	12

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	18,247	90,457	256,296
2020 Population	16,556	86,363	228,177
Households	8,118	37,143	92,072
Average HH Income	\$74,560	\$93,390	\$112,692
Median Age	33.0	32.7	34.6

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## ROUND ROCK



### LIFESTYLE

Austin-Round Rock: No. 1 Best Places to Live No. 4 safest city in the nation No. 2 best city in Texas to raise a family Top 10 "Best Place to Live the American Dream"



### SCHOOLS

The average test scores in Round Rock schools are 32% higher than the national average.



### AFFORDABILITY

No. 4 "Best Affordable Places to Live" in America No. 1 "Biggest Bang for your Buck" in Texas



### BUSINESS COMMUNITY

Austin-Round Rock MSA:  
No. 1 Best Cities to Start a Small Business

#### Notable Businesses in Round Rock:



niche.com - lendedu.com - smartasset.com - livablity.com - saveonenergy.com  
American City Business Journals - U.S. News and World Report





## 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 or 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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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	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date