

# 2100 DOUBLE CREEK DRIVE UNIT 120

## ROUND ROCK, TX 78664 - WORK/STORE/HOBBY

End Unit | 3 Parking | 1,125 SF + 335 SF Mezzanine | LIST PRICE \$435,000



**Reese Phillips**  
REALTOR®  
M: 512.639.0954  
[reese.phillips@compass.com](mailto:reese.phillips@compass.com)

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## LISTING DETAILS

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Sale Price: \$435,000

Property Type: Warehouse

Available SF: 1,125 + Mezzanine  
335 = 1,460

Zoning: Light Industrial

Parking: 3 + Visitor

Year Built: 2020

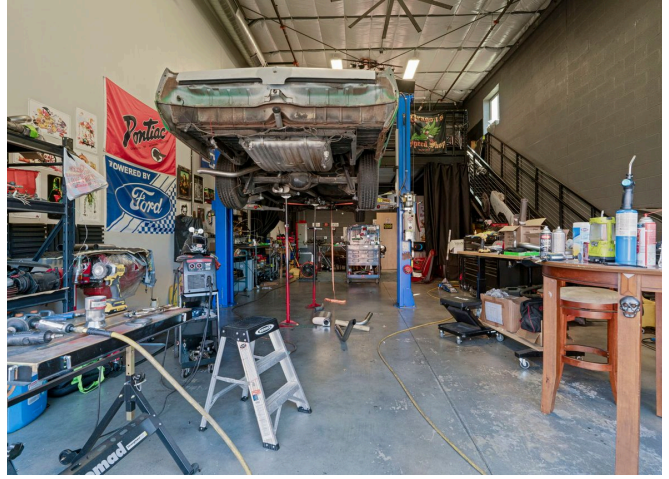
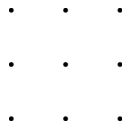
Prime Location: Round Rock -  
Minutes to I35 & HWY 45



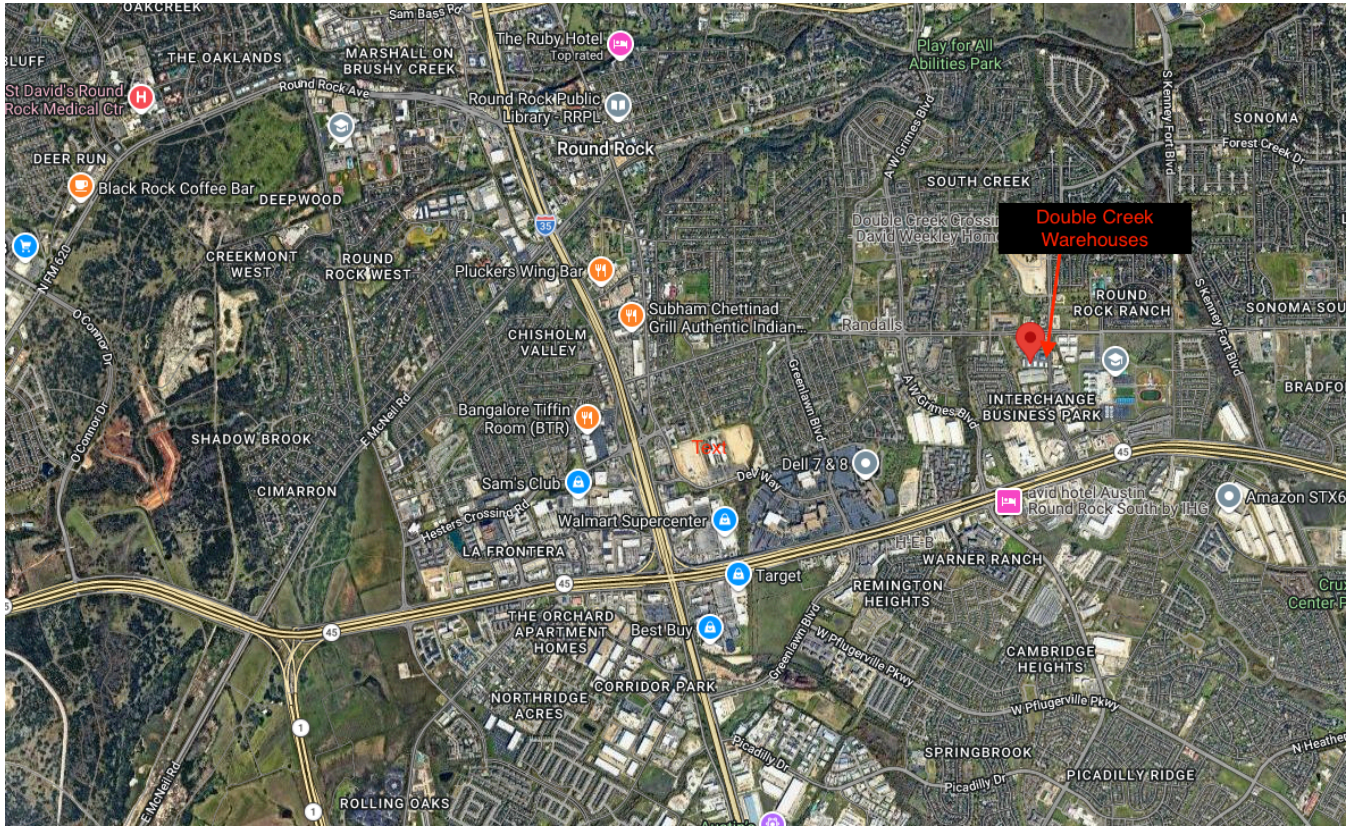
## Features

- Total Space: 1,125 + Mezzanine 335 SF = 1,460 Net Rentable Space
- End Unit offering more windows, space, and more ease with backing trailers into the bay
- Clear Height: Entry 19.4 feet - Rear 21.4 Feet
- 100% HVAC
- Garage door: Grade level 14x14 insulated with automatic opener aligned with drive aisle
- Car lift is negotiable
- Large shop fan
- LED Shop lights
- Restroom: Single restroom located on first floor in the unit
- Utilities: Electrical 3 Phase Power; Sewer/water (city)
- 60 Ft Drive Aisles + 24-hour access
- CAM Fee's: \$365 / Month - Includes water/sewer/landscaping/trash
- Property Taxes: \$6,971.96 Annually

# PHOTOS

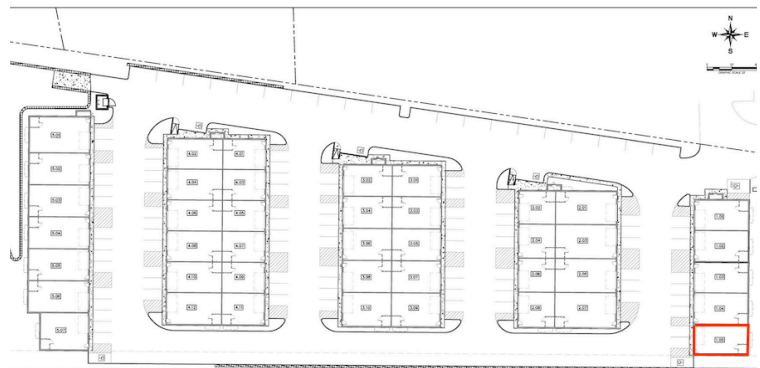


# AREA OVERVIEW



## WHY THIS LOCATION WORKS:

- High visibility and accessibility
- Positioned between IH-35 and SH-45
- Surrounded by dense rooftops + retail
- Strong growth corridor in Round Rock
- Fastest-growing submarkets in Central Texas
- Traffic count: 6,067 (2020)



## Economic Drivers:

Major employers nearby include:

- Dell Technologies
- Amazon
- Tesla (regional influence)
- Samsung (Taylor expansion nearby)
- Strong small business and contractor presence
- High demand for service-based and light industrial users

## INDUSTRIAL / FLEX MARKET TRENDS

- Limited supply of small-bay industrial units (under 2,000 SF)
- Increasing demand from:
  - Contractors
  - Car collectors
  - E-commerce users
  - Small business owners
- Rising lease rates + strong resale demand
- Ownership opportunities like this are becoming increasingly scarce.

## Investment Outlook

- Build equity versus renting
- Control rent costs with ownership
- Continued population growth in Williamson County
- Ongoing infrastructure improvements
- Expansion of nearby employment centers

## WHY FLEX SPACE IS IN DEMAND

- Hybrid use (storage + office + workspace)
- Lower cost alternative to larger industrial buildings
- Ability to own vs lease
- Strong rental potential
- Growth in trades, e-commerce, and small businesses is directly fueling demand for flex/warehouse units.

### CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 319 2nd Avenue, San Francisco (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information. The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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## 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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                      |             |                            |              |
|----------------------------------------------------------------------|-------------|----------------------------|--------------|
| Compass RE Texas, LLC                                                | 9006927     | keith.newman@compass.com   | 214-814-8100 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email                      | Phone        |
| Keith D. Newman                                                      | 484652      | keith.newman@compass.com   | 214-814-8100 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email                      | Phone        |
| Amanda Dudley                                                        | 639554      | amanda.dudley@compass.com  | 512.289.5150 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email                      | Phone        |
| Reese Phillips                                                       | 628054      | reese.phillips@compass.com | 512.639.0954 |
| Name of Sales Agent/Associate                                        | License No. | Email                      | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2