

FOR LEASE

1,474 SF Office Space Move-In Ready

AVAILABLE



LOCATION

3401 Royal Vista Blvd
B102,
Round Rock
TX 78681

RATE

\$3200 +NNN

STEFANIA DELGADO

(737) 704 9058
Stefa.Realtor@gmail.com
Listing Agent


THREE DIAMONDS
REALTY GROUP
Powered by: All City Real Estate

**ALL
CITY**

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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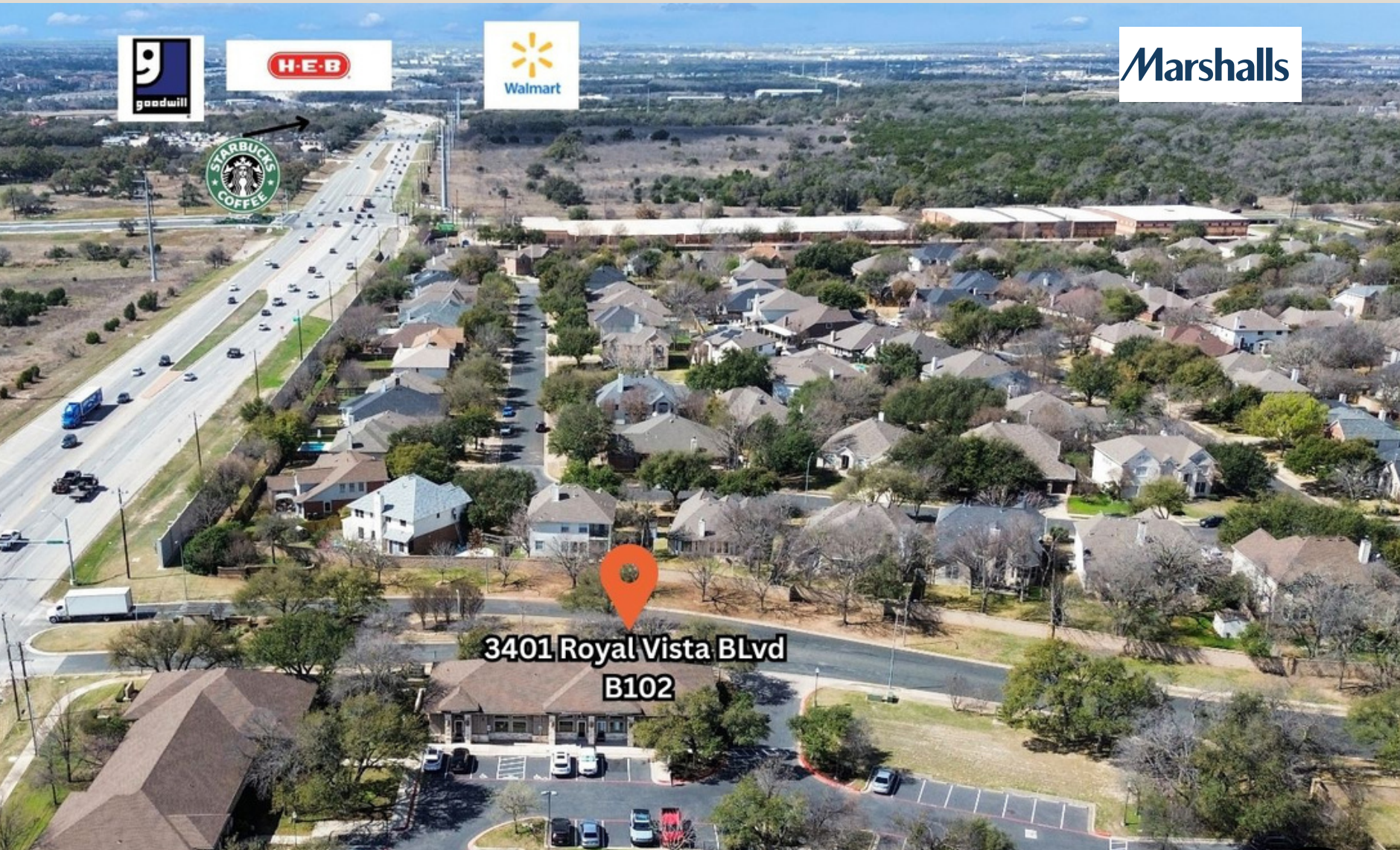
**ALL
CITY**



Fully furnished and ready
to start your business.

\$3200 +NNN

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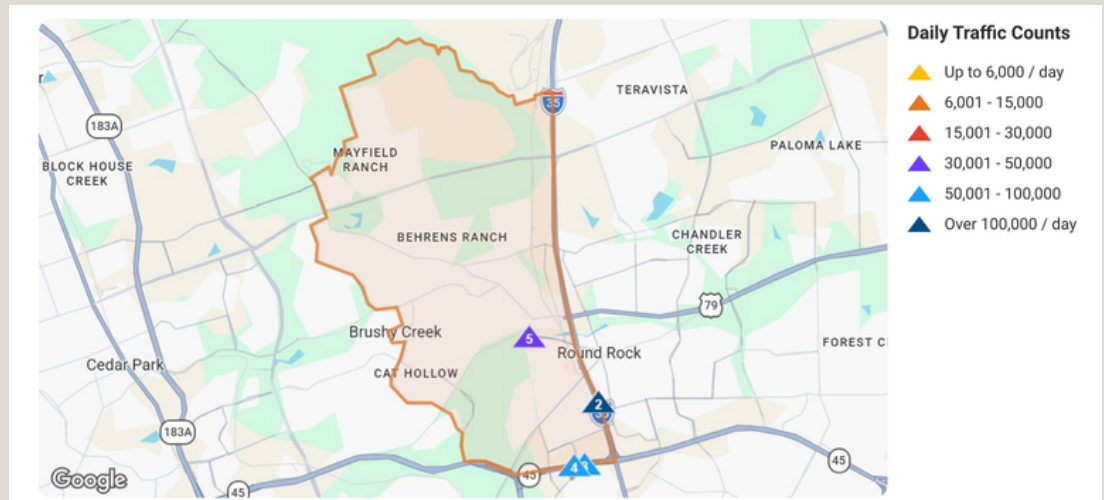
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**ALL
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Traffic Counts



Traffic Counts by Highest Traffic Count

1 197,590

I 35

2025 Est. daily traffic counts

Cross: Buckboard Blvd

Cross Dir: S

Distance: 0.08 miles

Historical counts

Year	▲	Count	Type
2022	▲	197,373	AADT

2 190,544

TX 121

2025 Est. daily traffic counts

Cross: Hesters Crossing Rd

Cross Dir: S

Distance: 0.29 miles

Historical counts

Year	▲	Count	Type
2020	▲	180,079	AADT
2019	▲	221,229	AADT
2018	▲	195,681	AADT
2013	▲	184,080	AADT
2010	▲	175,000	AADT

3 87,150

State Highway 45 North

2025 Est. daily traffic counts

Cross: Hwy 45 W

Cross Dir: E

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2022	▲	78,134	AADT
2021	▲	67,972	AADT
2020	▲	78,906	AADT
2019	▲	112,434	AADT
2018	▲	116,851	AADT

4 64,194

State Highway 45 North

2025 Est. daily traffic counts

Cross: la Frontera Blvd

Cross Dir: E

Distance: 0.24 miles

Historical counts

Year	▲	Count	Type
2022	▲	67,241	AADT
2021	▲	58,496	AADT
2013	▲	68,338	AADT

5 44,891

Round Rock Ave

2025 Est. daily traffic counts

Cross: Deep Wood Dr

Cross Dir: W

Distance: 0.11 miles

Historical counts

Year	▲	Count	Type
2013	▲	42,038	AADT
2003	▲	47,000	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic



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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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 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. 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.

All City Real Estate	9003633	admin@allcityagents.com	(866)277-6005
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Laura Gutierrez	748697	atxrealtorlmg@gmail.com	(512)767 0103
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Stefania Delgado	788384	Stefa.Realtor@gmail.com	(737) 704 9058
Name of Sales Agent/Associate	License No.	Email	Phone