

2,250 SF PROFESSIONAL OFFICE CONDO FOR SALE & FOR LEASE

THE SEASON AT CHANDLER CREEK

2200 N AW Grimes, Unit 410, Round Rock, TX 78665



SALE PRICE: \$888,750

LEASE RATES: \$21.50 PSF/Yr + NNN
(Approx. \$8.95 PSF/Yr)

UNIT AVAILABLE: UNIT 410

AVAILABLE SF: 2,250 SF

PROPERTY OVERVIEW

Office Condo for sale or lease with AW Grimes frontage! The Season's at Chandler Creek is a Professional Mixed-Use Development off of A.W. Grimes and Tiger Trail. Ideally situated in the booming east side of Round Rock, these design-to-build office condos and retail buildings have excellent frontage on A.W. Grimes. Ideal for office professionals, medical and retail tenants.

PROPERTY FEATURES

- 9 Private Offices
- Open Conference Room
- 1 ADA Restroom, 1 Staff Restroom
- Reception Area
- Kitchenette/Breakroom
- Frontage off A.W. Grimes Blvd
- Traffic Counts Palm Valley Blvd at Hwy 79: 37,000 VPD
- A.W. Grimes Blvd 12,806 VPD, Sunrise Rd 15,050 VPD
- Close to Kalahari, Texas A&M Medical Science Center, Seton, Seton Hospital, Austin Community College, & Texas State University
- 35 minutes to Tesla's Gigafactory and 25 minutes to the future Samsung site

ROUND ROCK, TX
512.439.3785
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
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TX #624525



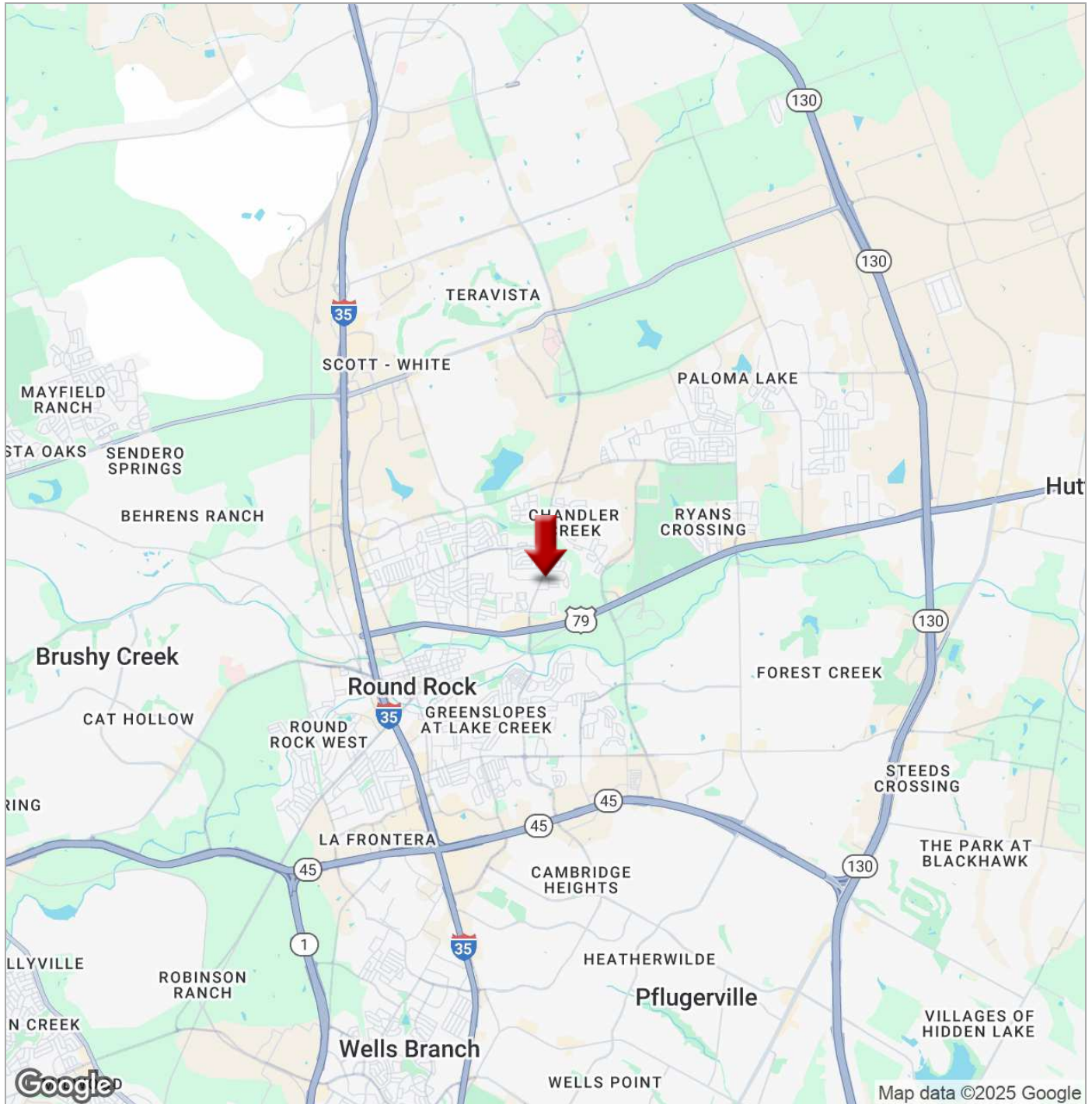
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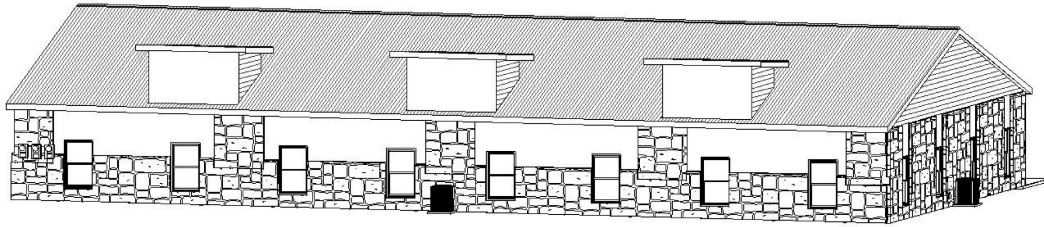
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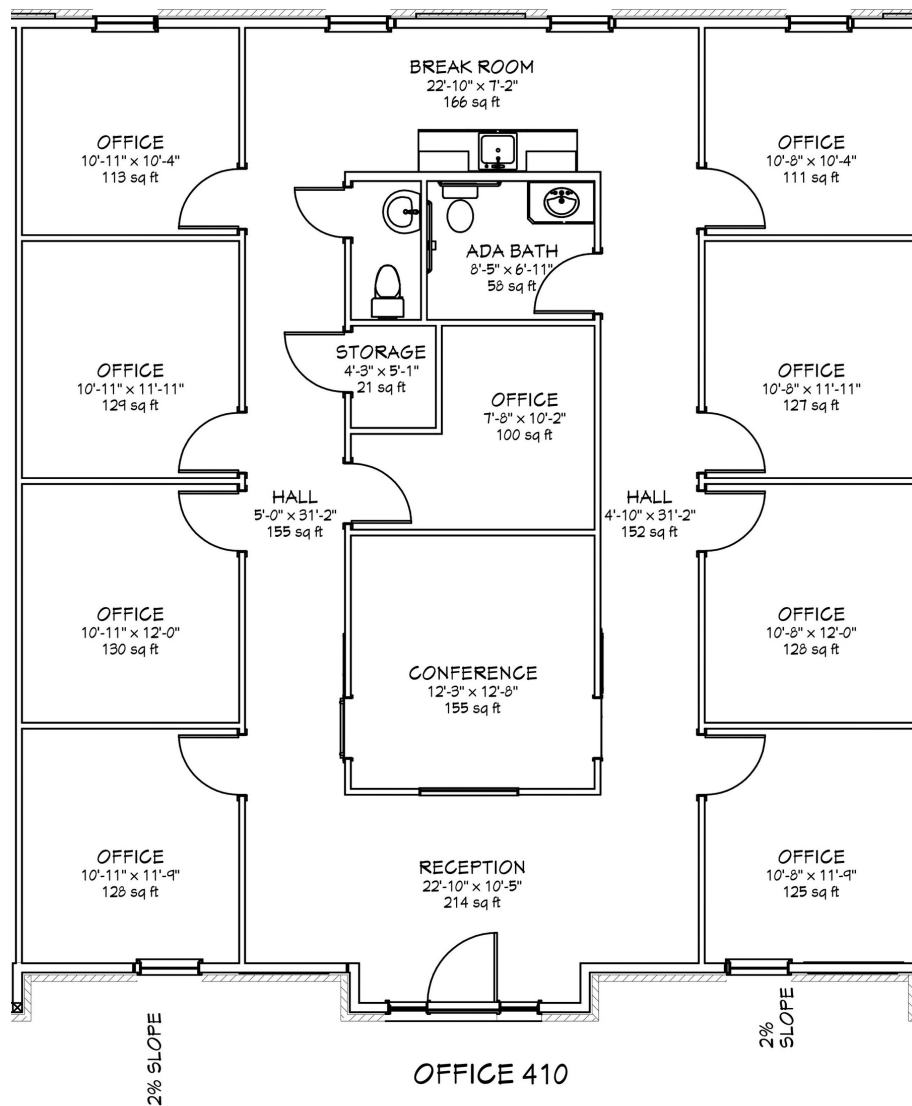


REAR PERSPECTIVE



FRONT PERSPECTIVE

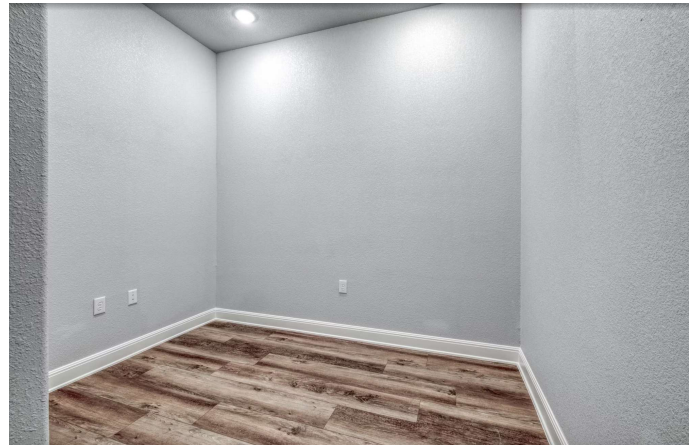
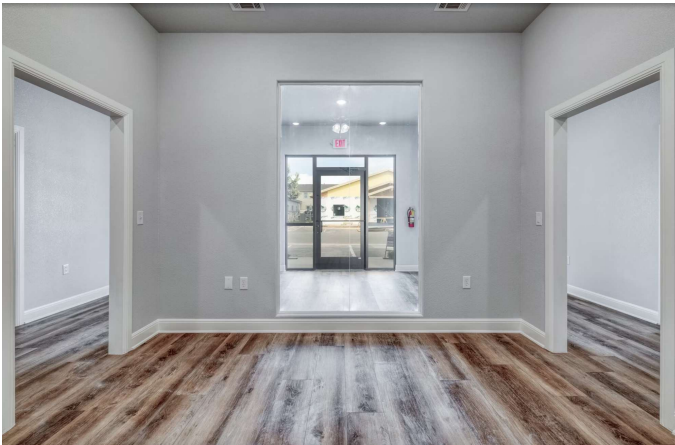
Unit 410 - 2,250 SF



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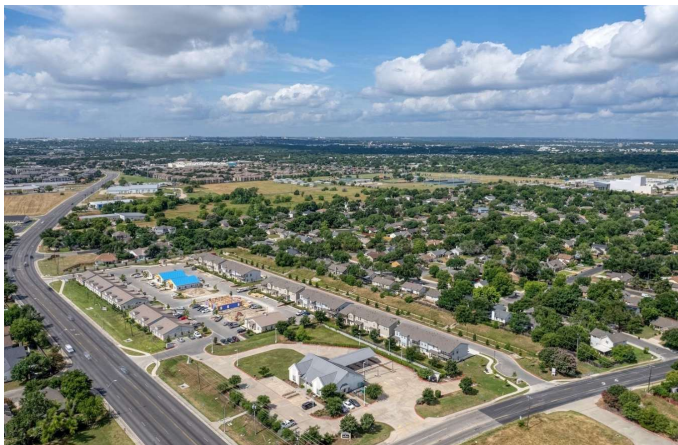
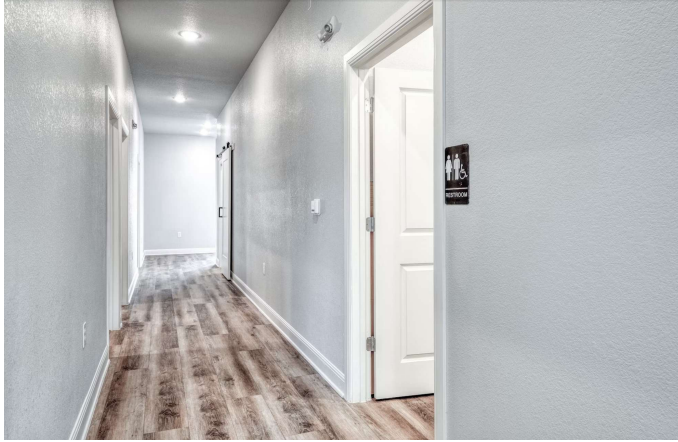
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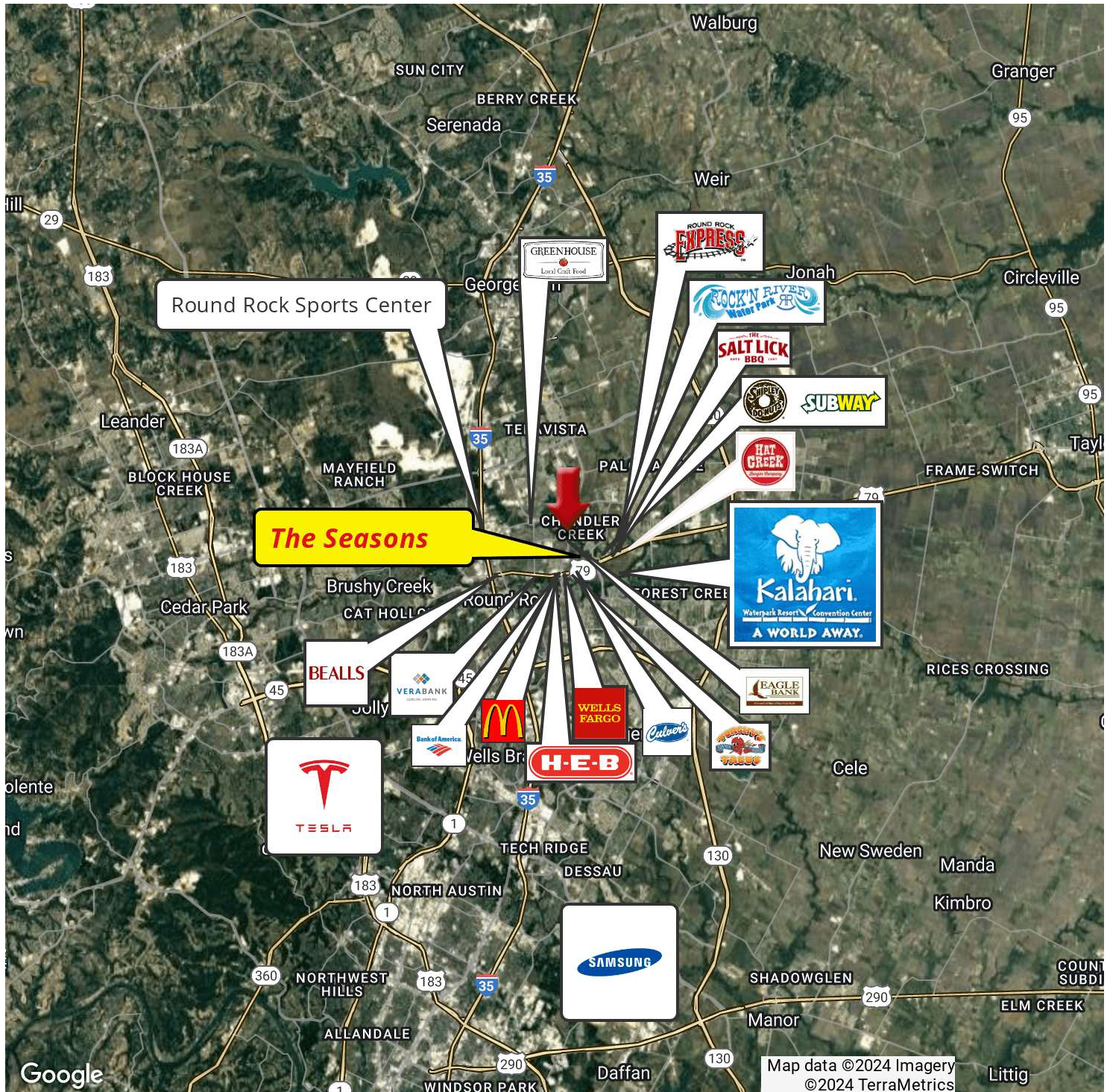
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	1 MILE	3 MILES	5 MILES
Total households	1,647	22,653	48,381
Total persons per hh	2.7	2.8	2.9
Average hh income	\$79,022	\$77,808	\$80,385
Average house value	\$215,526	\$193,668	\$212,314

	1 MILE	3 MILES	5 MILES
Total population	4,437	64,304	138,441
Median age	32.0	31.4	31.9
Median age (male)	31.7	31.2	31.5
Median age (female)	32.4	31.6	32.1

** Demographic data derived from 2020 ACS - US Census*

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Why Own an Office Condo?

Costs Security

When a business owner leases office space, there is no guarantee of what the costs will be once the current lease expires. On the other hand, when a business owner purchases office space, the amount of the monthly mortgage will be set. That means that as the business grows, the profit can grow more easily as well. It may be easier to determine long term budgetary needs as one of the major costs of doing business will be steady.

Income Tax Benefits

The associated costs of owning and running a Commercial space may provide expense deductions that you would not receive as a Renter.

Low Borrowing Costs

The cost of debt to acquire real estate is at historical lows particularly for the owner occupant. Access to cheap funds available to financially sound corporate users makes ownership look very enticing. The difference between an owner occupant's cost to borrow compared to real estate investor's cost to borrow is significant.

Appreciation / Retirement Fund

The prospect of owning commercial space and having the property appreciate over time, allows the owner to sell out and fund their retirement.

Build Equity

Owning office space allows the business owner to build equity in the business. This is valuable not only for the obvious reasons, but owning office space may also help grow the business in the future.

The greater work of the business, the better chance that business has of securing funding for future growth. Having an office building in their portfolio, and the equity that comes with it, could potentially be the difference between a and yes or a no when it comes to securing a business loan in the future.

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WHAT IS KALAHARI?

Kalahari Resort & Conventions are full-service vacation destinations including meeting & convention facilities that combine America's largest indoor Waterparks with the magic of Africa. Located in Pocono Mountains, Pennsylvania, Sandusky, Ohio, Wisconsin Dells, Wisconsin and Round Rock, Texas, Kalahari Resorts & Conventions' innovative Waterparks, family entertainment centers, luxury spas, adventurous restaurants, and convention centers deliver beyond expectations, all under one roof. Whether you're 3, 83 or anything in-between, we pride ourselves on having something for everyone!



The new Kalahari Resorts and Conventions is America's Largest Indoor Waterpark Resort in Round Rock, Texas with 1.5 million square feet of space to play and something fun for every age, all under one roof.





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' 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.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date