

# Office Condo Round Rock, TX

**For Sale  
or  
For Lease**



Signage



2,500 sqft



Full Build Out

## 3001 JOE DIMAGGIO, UNIT #800

**Offering:**

\$873,000

**Lease Rate:**

\$6,875/Month

\$23/psf + \$10/psf NNN

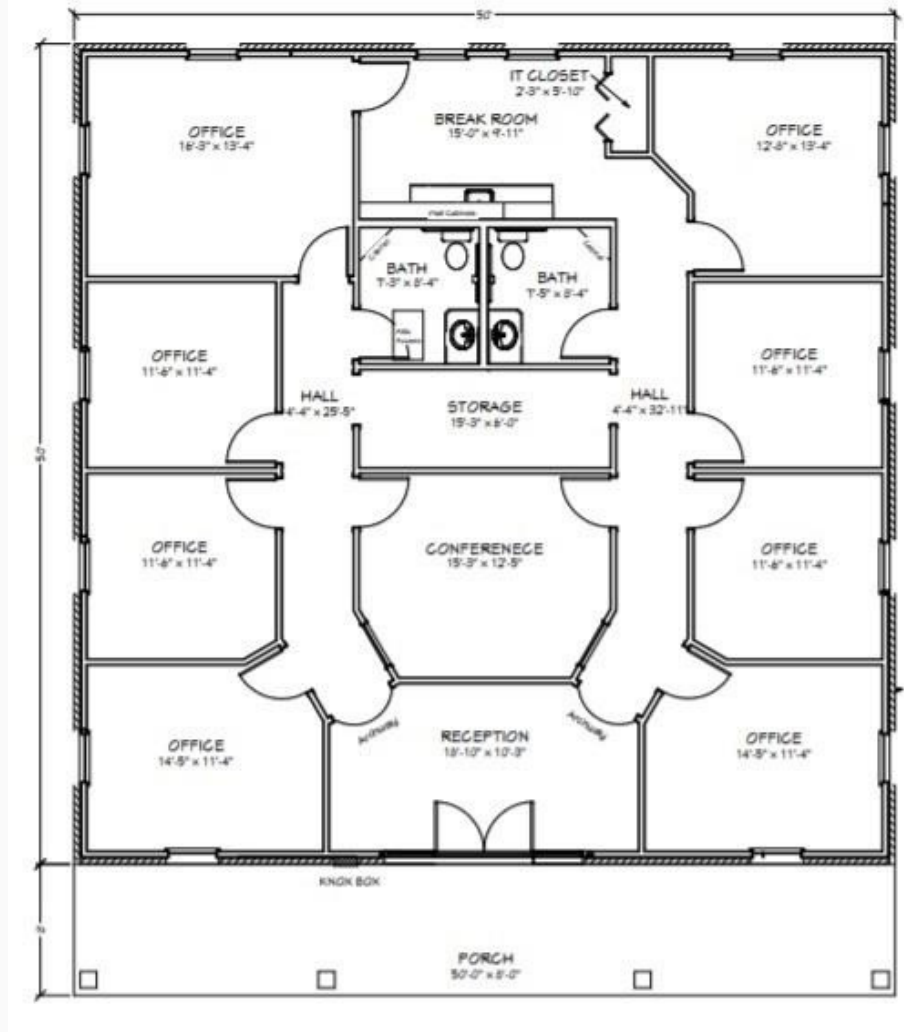


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# The Shops at Legends Village Round Rock, TX



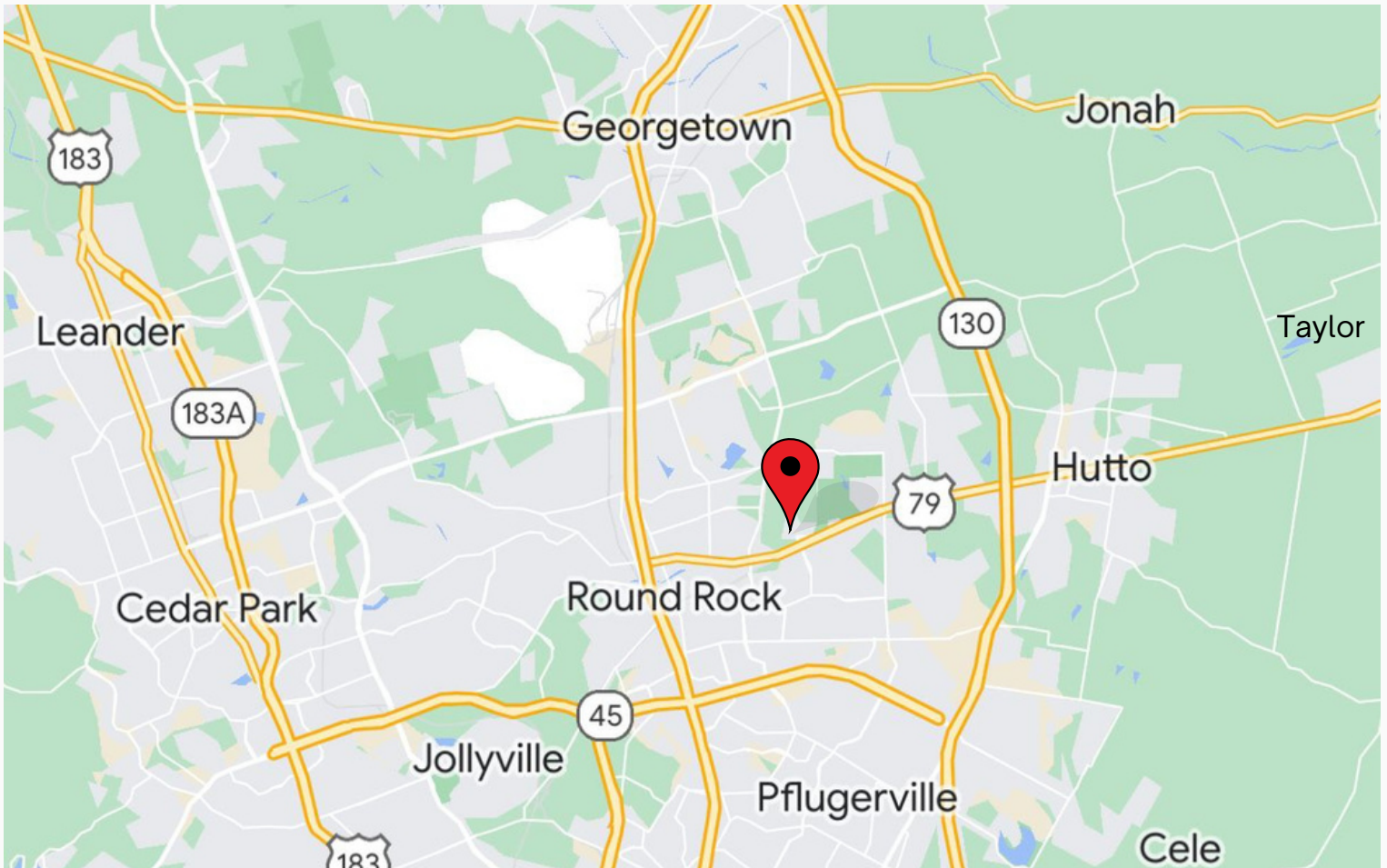
## PROFESSIONAL OFFICE CONDO

Welcome to Unit #800, the ultimate prime location for your business in Round Rock, Texas. Available for sale or lease, this stunning condo is situated off US HWY 79 across from the Kalahari Water Resort, offering unmatched visibility and exposure for your brand.

Offering 8 private and secured office spaces, a large conference room, a spacious reception area, a workroom, a kitchen, and 2 ADA-compliant bathrooms, this property provides ample room for your business operations. The building features plenty of parking, and is located in a gorgeous boutique retail and office development.

Enjoy an abundance of natural light with wall-to-wall front windows, complemented by recessed lighting and ceiling fans. The double glass door entrance adds a touch of elegance to the space.

Conveniently located within 4 miles of the toll road and IH 35, this property offers easy access to major employers, entertainment, and the central Round Rock sports hub. Don't miss out on the opportunity to establish your business in one of the most sought-after locations in the area. Call today to schedule a tour.



## 3001 JOE DIMAGGIO UNIT #800

### Location:

Situated in a high expansion area located right across from the Kalahari Water Resort on HWY 79. A prime entertainment and sports hub for Round Rock Texas. Located near the Dell Diamond baseball park, residential neighborhoods, and the famous Salt Lick BBQ. The Shops at Legends Village on Joe Dimaggio is a boutique office and retail park with neighboring restaurants, retail, and office spaces.

Conveniently located near HWY I-35, HWY 79, and RR 620 in the middle of Pflugerville, Hutto, Taylor, Cedar Park, and Georgetown. Within 15 minutes of Austin, and less than 30 minutes to the Austin Airport.

**Attachments:** Demographics, Traffic Counts

**The Shops at Legends Village, Round Rock Texas 78655**



Large Conference Room

8 offices with secured entry code doors



Lobby

Two reception windows  
with two doors to access each hallway



Reception

Unit #800 includes a work room and break room with kitchen

Condo documents are available allowing multiple different uses for this unit.



Ample Parking

Call to schedule your tour today.

# Office Condo Round Rock, TX

**For Sale  
or  
For Lease**



8 Offices



2 ADA Bathrooms



Reception and Lobby

## 3001 JOE DIMAGGIO UNIT #800

**Attachment:** Condominium Documents, CC&R's

# Office Condo Round Rock, TX

## Property Details:



**Built:** 2018

**Owned:** 4 Years

**Tax ID:** R563737

**Occupancy:** Vacant

**Zoning:** Commercial F-1

**Municipal City:** Round Rock

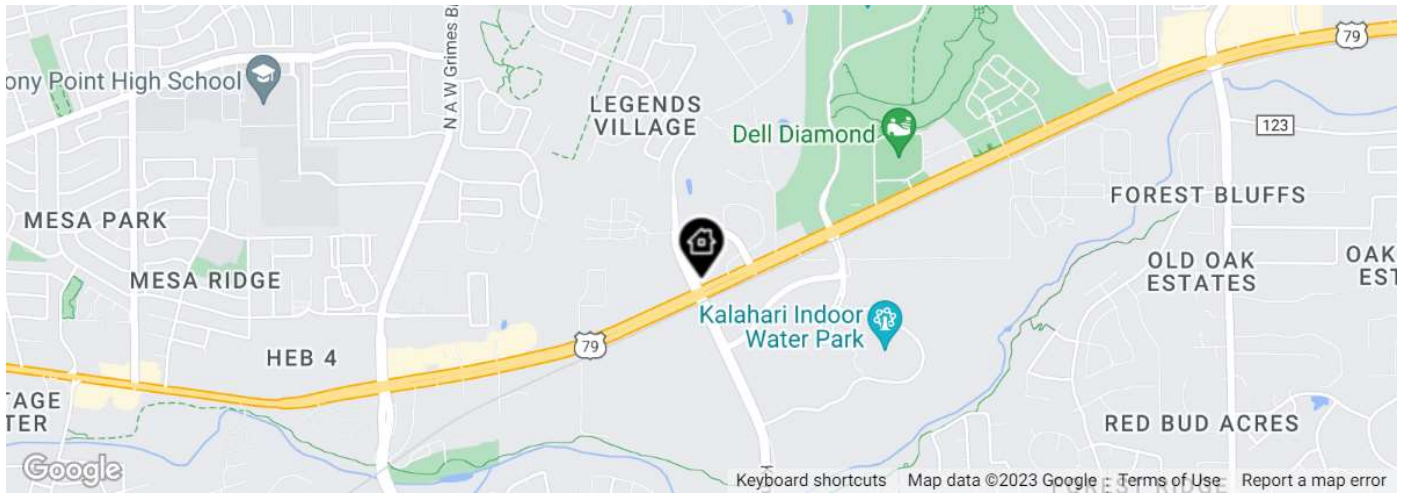
**Current Land Use:** Site-Office

**Legal Description:** CITY/MUNI/TWP:ROUND ROCK CITY S11562 - SHOPS AT LEGENDS VILLAGE  
CONDO BLDG 8 UNIT 800 5.3% COMMON INT MAP REF:MAP: MAR-37

# 3001 JOE DIMAGGIO UNIT #800

**Attachments:** Employment Count, Trade Area Analysis, Property Report

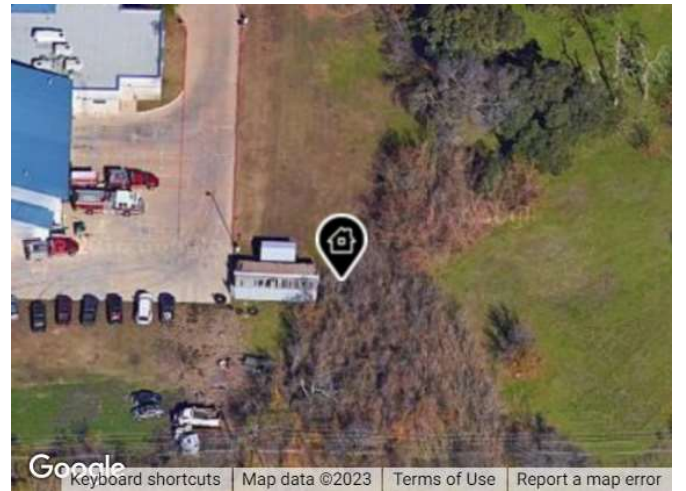
## Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property









## Historical Photos





## Criteria Used for Analysis

2022 Income (Esri):  
**Median Household  
Income**  
**\$104,210**

2022 Age: 5 Year  
Increments (Esri):  
**Median Age**  
**33.7**

2022 Key Demographic  
Indicators (Esri):  
**Total Population**  
**65,193**

2022 Tapestry Market Segmentation  
(Households):  
**1st Dominant Segment**  
**Up and Coming  
Families**

## Consumer Segmentation

Life Mode  
**What are the  
people like that  
live in this  
area?**

### Sprouting Explorers

Young homeowners  
with families

Urbanization  
**Where do  
people like this  
usually live?**

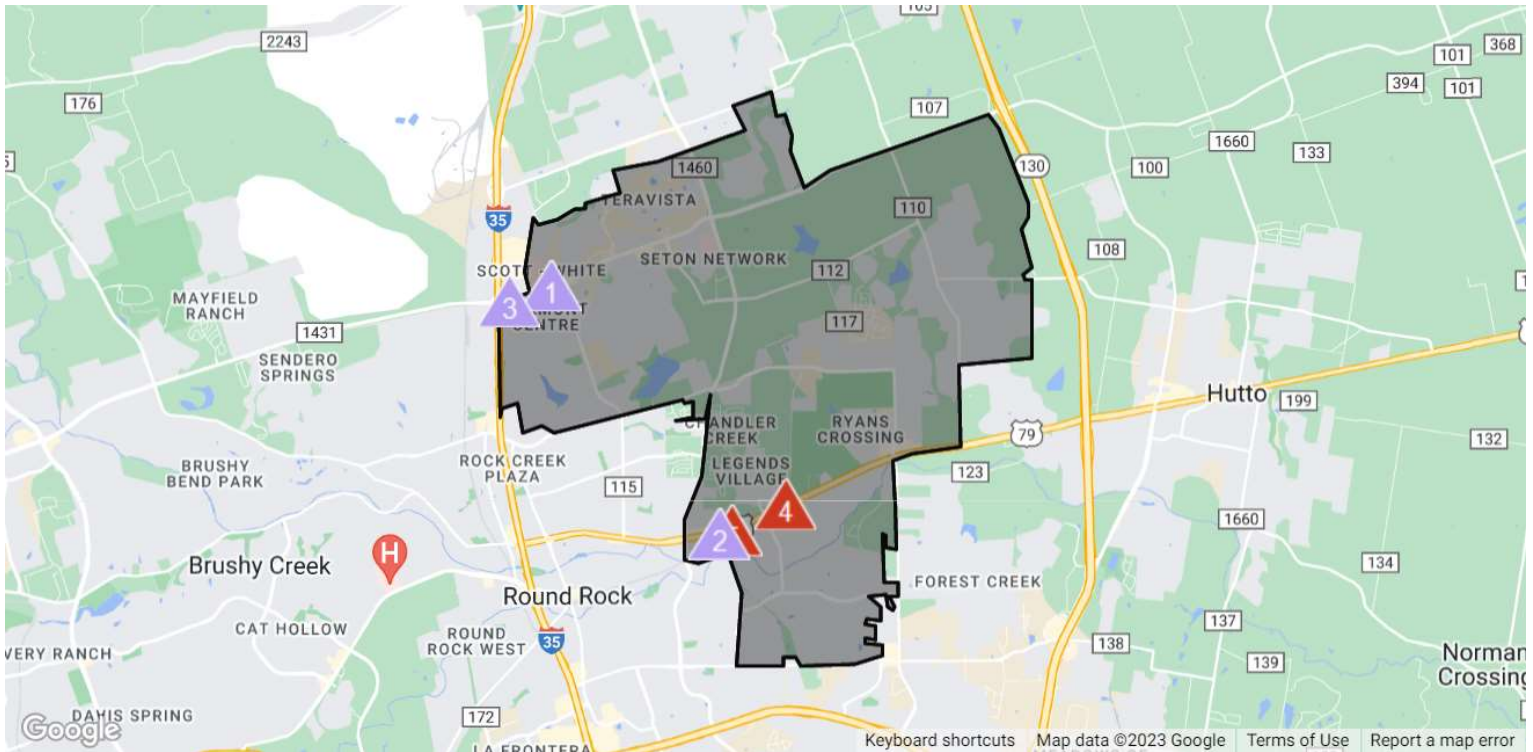
### Suburban Periphery

The most populous and fastest-growing among Urbanization groups,  
Suburban Periphery includes one-third of the nation's population

## Top Tapestry Segments

	Up and Coming Families	Boomburbs	Bright Young Professionals	Workday Drive	Southern Satellites
% of Households	10,940 (47.6%)	5,260 (22.9%)	4,357 (19.0%)	1,923 (8.4%)	499 (2.2%)
% of Round Rock	11,140 (24.6%)	8,267 (18.3%)	11,905 (26.3%)	990 (2.2%)	498 (1.1%)
Lifestyle Group	Sprouting Explorers	Affluent Estates	Middle Ground	Family Landscapes	Rustic Outposts
Urbanization Group	Suburban Periphery	Suburban Periphery	Urban Periphery	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Single Family	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.06	3.16	2.39	2.89	2.61
Median Age	32.1	34.3	33.9	37.4	41
Diversity Index	81.3	71.8	74.9	61.3	49.1
Median Household Income	\$89,500	\$136,000	\$67,400	\$108,300	\$60,200
Median Net Worth	\$190,100	\$522,700	\$72,800	\$360,800	\$162,000
Median Home Value	\$277,600	\$425,100	\$261,900	\$327,500	\$1,877,900
Homeownership	74.4 %	83.6 %	46.4 %	85.4 %	80.5 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Some College No Degree	Bachelor's Degree	Some College No Degree	Bachelor's Degree	High School Diploma
Preferred Activities	Busy with work and family . Shop around for the best deals.	Physical fitness is a priority . Own the latest devices.	Go to bars/clubs; attend concerts . Eat at fast food, family restaurants.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Go hunting, fishing . Own a pet dog.
Financial	Carry debt, but also maintain retirement plans	Highest rate of mortgages	Own retirement savings and student loans	Well insured, invest in a range of funds, high debt	More concerned about cost rather than brand
Media	Rely on the Internet for entertainment and information	Own, use latest devices	Get most of their information from the Internet	Connected, with a host of wireless devices	Obtain most of their information from TV devices
Vehicle	Own late model import SUVs or compacts	Prefer late model imports, primarily SUVs.	Own newer cars	Own 2+ vehicles (minivans, SUVs)	Own 1 or 2 vehicles likely a truck

## Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1  
**33,964**

2022 Est. daily traffic counts

Street: **University Blvd**  
Cross: **Cypress Blvd**  
Cross Dir: **W**  
Dist: **0.06 miles**

Historical counts

Year	Count	Type
2014	34,117	ADT

▲ 2  
**31,855**

2022 Est. daily traffic counts

Street: **Palm Valley Blvd**  
Cross: **Double Creek Cv**  
Cross Dir: **W**  
Dist: **0.16 miles**

Historical counts

Year	Count	Type
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▲ 3  
**31,205**

2022 Est. daily traffic counts

Street: **University Blvd**  
Cross: **I- 35 Svc Rd**  
Cross Dir: **W**  
Dist: **0.08 miles**

Historical counts

Year	Count	Type
2015	31,328	AADT

▲ 4  
**29,081**

2022 Est. daily traffic counts

Street: **E Palm Valley Blvd**  
Cross: **Palm Valley Blvd**  
Cross Dir: **SW**  
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2014	29,749	ADT

▲ 5  
**27,185**

2020 Est. daily traffic counts

Street: **Palm Valley Boulevard**  
Cross: **Double Creek Cv**  
Cross Dir: **W**  
Dist: **0.16 miles**

Historical counts

Year	Count	Type
2019	40,100	AADT
2018	31,615	AADT
2013	32,023	AADT
2010	33,000	AADT

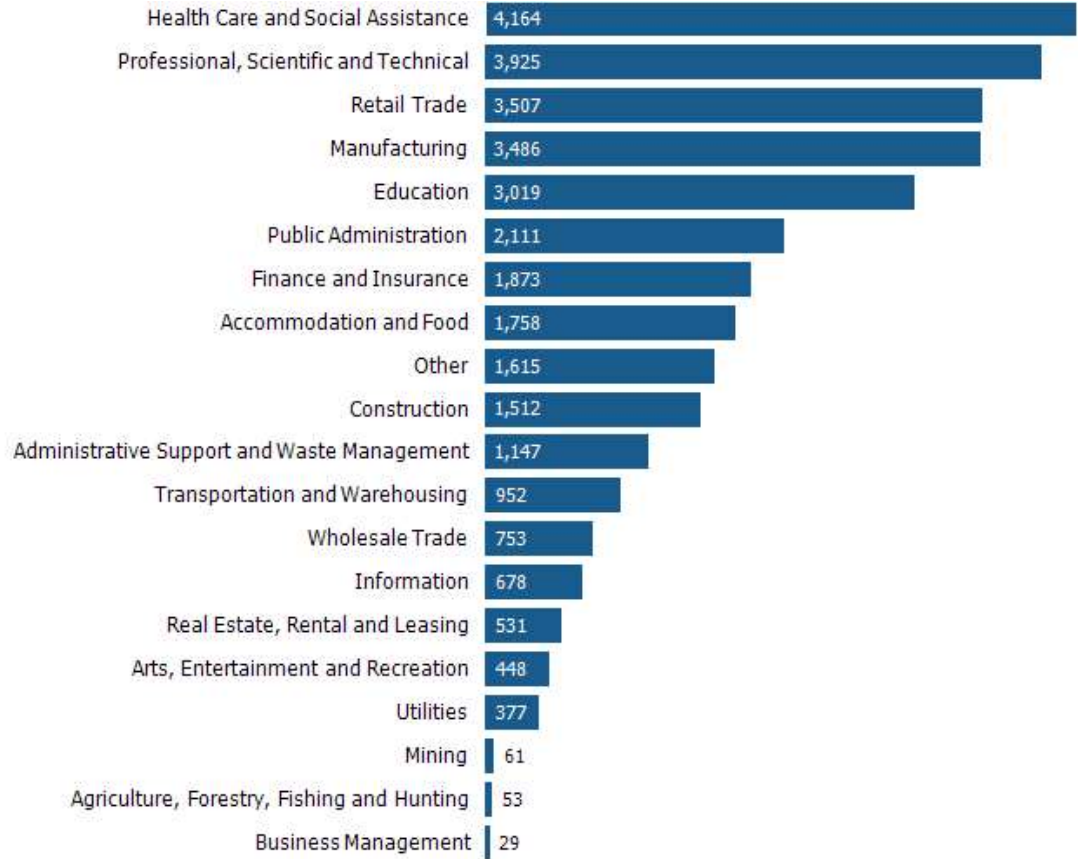
NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



## About RPR (Realtors Property Resource)

- Realtors Property Resource<sup>®</sup> is a wholly owned subsidiary of the National Association REALTORS<sup>®</sup>.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>







# 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 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.

<u>Team Price Real Estate</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9002770</u> License No.	<u>dan@teamprice.com</u> Email	<u>512-213-0213</u> Phone
<u>Daniel Staude Price</u> Designated Broker of Firm	<u>0525062</u> License No.	<u>dan@teamprice.com</u> Email	<u>512-963-3768</u> Phone
<u>Daniel Staude Price</u> Licensed Supervisor of Sales Agent/ Associate	<u>0525062</u> License No.	<u>dan@teamprice.com</u> Email	<u>512-963-3768</u> Phone
<u>Kelly Siegler</u> Sales Agent/Associate's Name	<u>0621910</u> License No.	<u>kelly@teamprice.com</u> Email	<u>512-667-4214</u> Phone

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

\_\_\_\_\_  
Date