JPAR REAL ESTATE
COMMERCIAL DIVISION
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ROLLING OAKS COMMERCIAL PARK

15819 FM 1325, Austin, TX. 78728

FOR SALE OR LEASE

Retail & Office Warehouse Condos

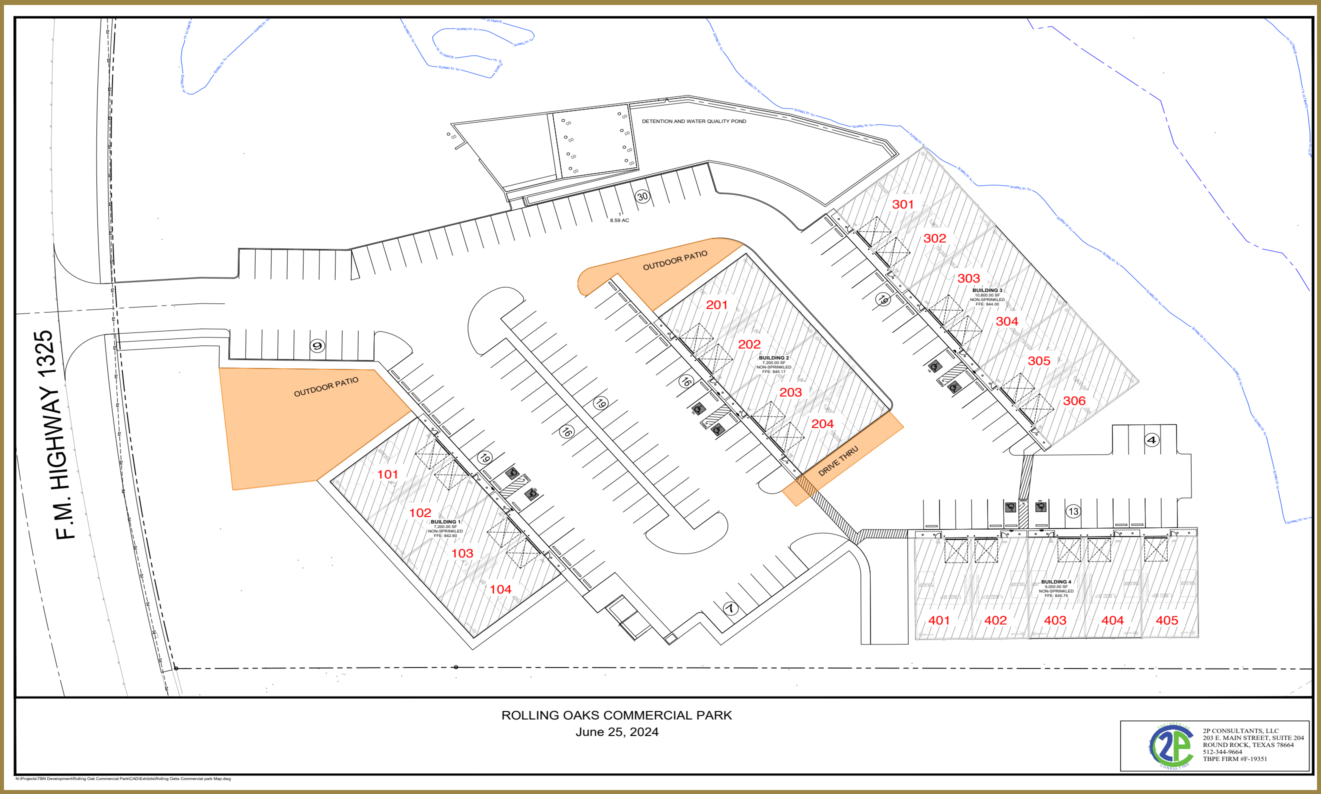
PROJECT HIGHLIGHTS

- Project Completion Fall 2025
- Fantastic Accessibility to Austin, Round Rock, Pflugerville, Cedar Park
- 4 Buildings With up to 19 units
- Unit Sizes 1,800 – 10,800 s.f. +/-
- Option to Buy Patio Space
- Option to Buy Drive Through
- 4.68 Parking Spaces per 1000 S.F. (Retail Parking)
- Community Loading Zone
- Large 14′x12′ Grade Level Glass Rollup Doors on Some Units
- High Speed Fiber Internet Access
- 3 Phase Power Available
- Expansive 24 ft. Tall Buildings

Rolling Oaks Commercial Park's modern designed shell buildings offer owners tremendous flexibility to customize their space and meet their specific needs like showroom, retail space, restaurant, warehouse, and more. The expansive front roof overhang is elevated 24′ above the ground and gently slopes to the back with a roof height of 21′. The design allows for the option to add a mezzanine 2nd level which can result in 33% additional space. The dramatic window line makes quite the impression offering the ability to showcase your business products and services. The buildings are energy efficient with perimeter wall insulation, gather lots of natural light from the large windows/doors, and the interior allows for almost any custom configuration for your business.

For Additional Information:
Call: 512-993-0071 • Email: rocpark24@gmail.com

ROLLING OAKS COMMERCIAL PARK CONDO MAP



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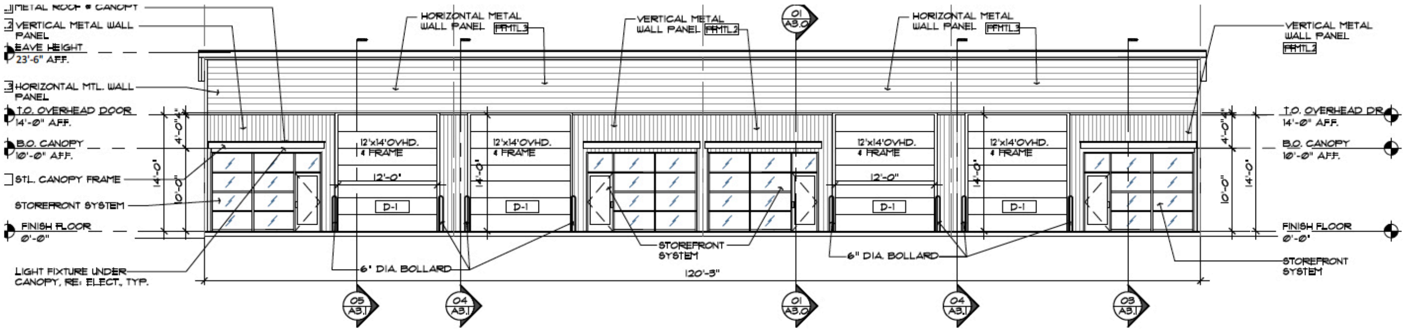
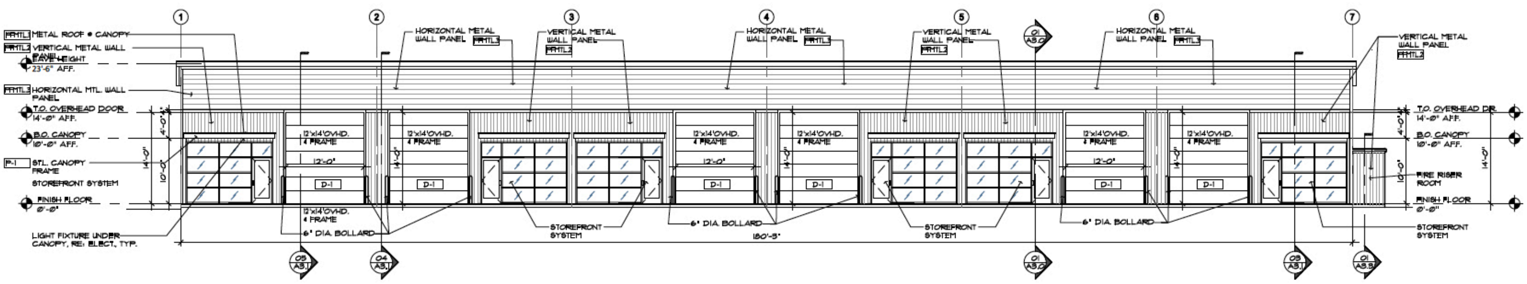
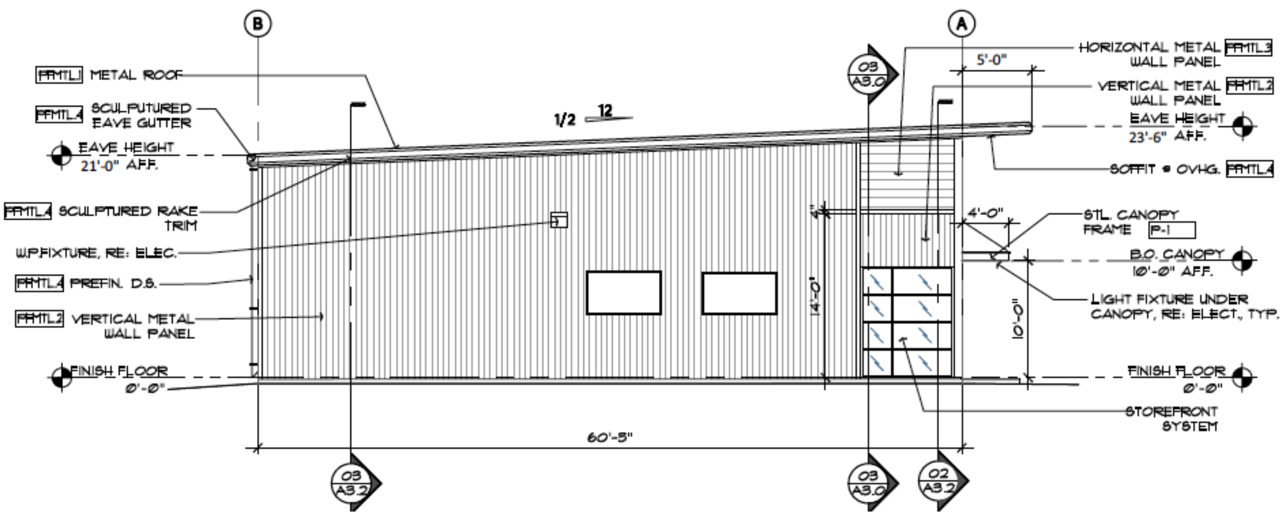
BUILDING LAYOUTS

Buildings 1 & 2 +/- 7,200 sf dividable up to four suites - 1,800 sf each



Building 3 +/- 10,800 sf dividable up to 6 suites - 1,800 sf each
Building 4 +/- 9,000 sf dividable up to 5 suites - 1,800 sf each





Typical Side Elevation

Over 20' of clearance

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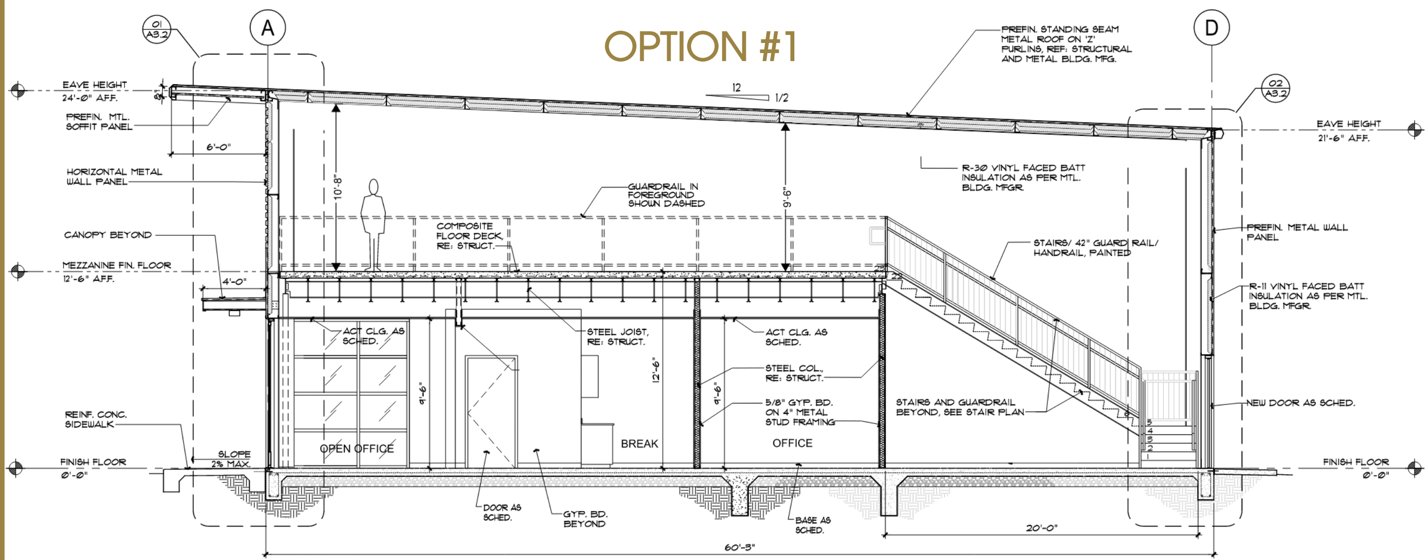
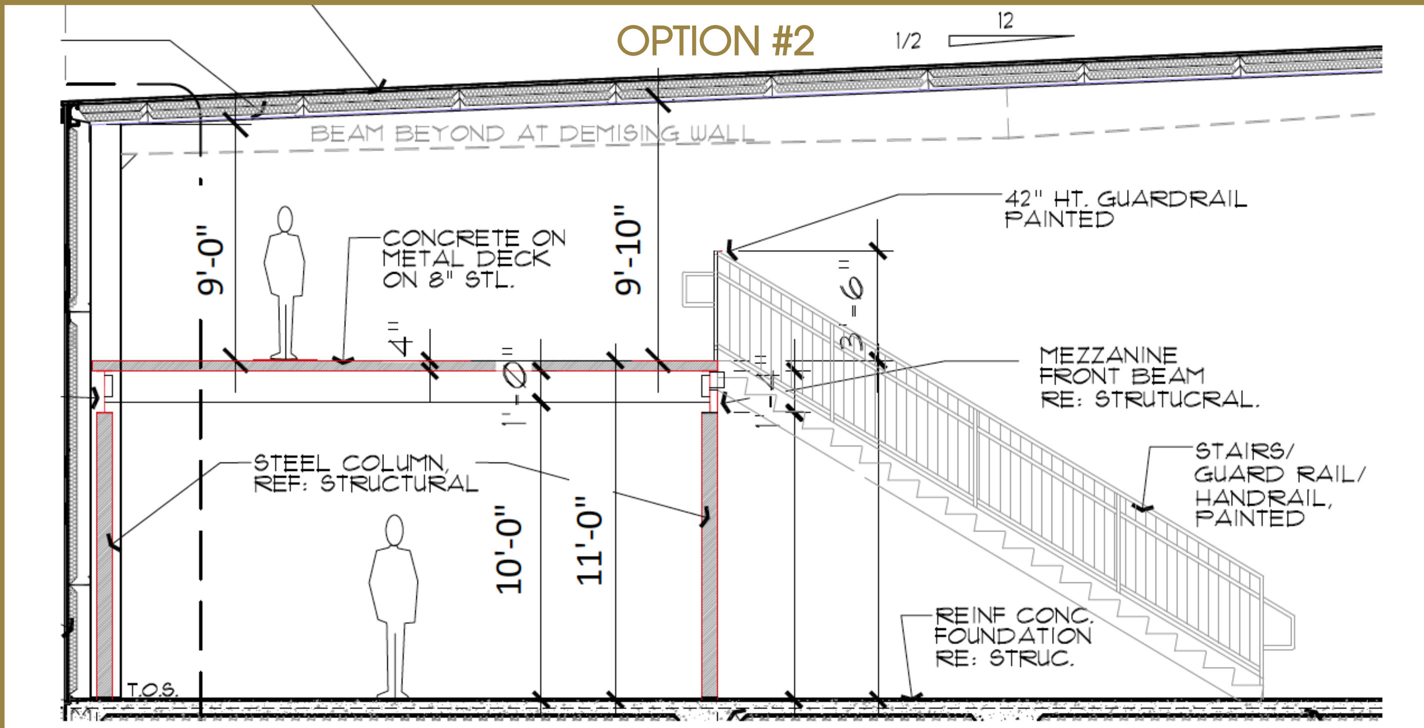
TYPICAL (OPTIONAL) MEZZANINE LEVEL

OPTION #1



OPTION #2



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SHELL CONDOMINIUM UNIT FEATURES INCLUDE:

- **Single Pitch Sloping Roof** - 24′+/- feet in the front of the building & 21′ +/- feet in the back
- **Insulated Exterior Walls** - Ability to climatize the entire building.
- **Three Phase Electrical** - Delivered to site with the capacity to add 4-12 meters per building.
- **Mezzanine Level** - An optional 2nd level metal frame and concrete floor mezzanine in the back of the unit can increase the condo usable square footage by 33%. Mezzanine includes staircase access.
- **Front Window System & Signage** 9′6″ height by 13′4″ wide topped with a canopy. End unit side window system has panel 9′6″ height by 8′ wide. Condominium signage area over the window system.
- **Roughed in Plumbing** To building ready for your customization with foundation leave out for future expansion.
- **Grade Level Roll Up Doors** - Each unit includes a 14′Hx12′W frosted glass roll up door.
- **Buildings 1 & 2** have the option to buy additional patio space on some units

All buildings are in shell condition with no demising walls. Each condo unit can be purchased separately or in any configuration of 1800 sqft units based on the site plan.

Call for Questions on Pricing, Design, and Size for Addititonal Mezzanine and Office Build Out.

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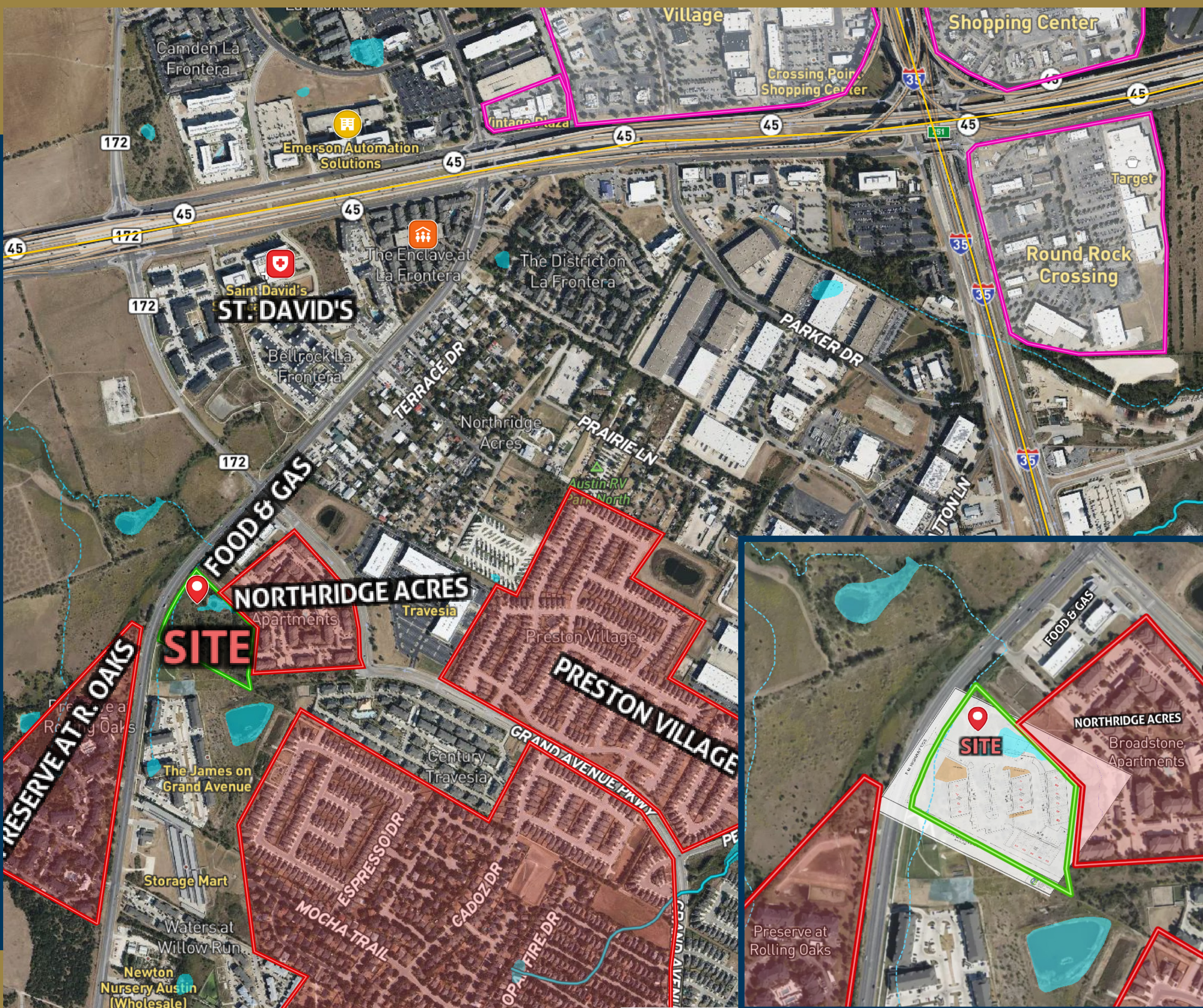
MAJOR COMPANIES SURROUNDING ROLLING OAKS COMMERCIAL PARK

Retail/Flex Development with Fantastic Access to N Austin, Round Rock, Cedar Park, and Pflugerville



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MASTER VIEW OF ROLLING OAKS COMMERCIAL PARK

Watch Fly Through HERE

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BUILDOUT OPTIONS

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RENTING vs OWNING

A commercial space is a real estate investment that should be appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

If your space is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering the amount you pay on your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

After the initial down payment, the cost of ownership can be less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.

Other Benefits of Owning Rather Than Rending Include:

- Rental rates should only continue to rise, so now you can enjoy no annual rent increases!
- Reap the tax advantages of owning versus leasing.
- Realize property appreciation, build equity and ultimately profit!
- Hedge against inflation with low, fixed monthly payments.
- Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- Individual control of your space and its design.
- Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.

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Get In Touch

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