



+/- 4 Acres Available
NE corner of Cypress Blvd. and
Oakmont Drive, Round Rock, TX

Property Features

Approximately 4 acres available for sale or build to suit, presenting a rare and unique opportunity in a dense, high-traffic area of rapidly growing Round Rock, Texas. Convenient, accessible location, ideal for a variety of office, healthcare, or similar uses located in the master-planned 150-acre Chandler Creek Business Park, centered among Round Rock's premier healthcare, education and retail services.

- Tract Size:** Two tracts, totaling approximately 4 acres, divisible into 2 separate, +/- 2 acre lots. Offered together or individually
- Pricing:** Contact broker
- Location:** Northeast corner of Cypress Blvd. and Oakmont Drive, Round Rock, Texas
- Notes:**
- Hard corner location
 - Ideal for healthcare, medical, life sciences, office and similar uses
 - Easy access to IH-35 and SH-130
 - Near key businesses, retailers and institutions, such as Baylor Scott & White, Seton, Round Rock Premium Outlets, IKEA, Bass Pro Shops, and HEB.
 - BJ's, Chick-fil-A, Fuzzy's Taco Shop, Chipotle, Mighty Fine Burgers, Freebirds World Burrito, Salata, and Zoe's Kitchen

Contact Information

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Affinity at
Round Rock
55+ Living

The Enclave at
Round Rock
Senior Living

Cypress Blvd.
Cypress Blvd.
Cypress Blvd.

Lot 4
+/- 1.99 ac

Lot 5
+/- 2.02 ac

Oakmont Dr.
Oakmont Dr.
Oakmont Dr.

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Summary

Chandler Oaks Professional Park is located in the city of Round Rock, Williamson County, Texas. It is in the epicenter of Round Rock's emerging center for healthcare, education and retail services. Developed by Burke Real Estate Group, the property can immediately benefit from three acute care hospitals, Seton, Scott & White and Cornerstone. The closer of the three, Scott and White Hospital is located on a 68-acre health-care campus with a primary-care clinic, multiple specialty clinics and a full-service, 110-bed hospital. Scott and White also operates a 135,000 sf clinic adjacent to Chandler Oaks.

Seton Medical Center Williamson sits on a 74 acre campus and is the largest hospital in Williamson County. It has 181 beds and plans to expand to more than 350 beds in the future. Seton's medical campus includes a 120,000 sf medical office building and an ambulatory surgery center.

Cornerstone Hospital of Round Rock is the newest addition to the area and operates a 60,000 sf Long-Term Acute Care Hospital, with 54 beds.

The area also includes the Round Rock Higher Education Center, which offers baccalaureate and advanced degrees through the schools of Texas State University, Temple College, Austin Community College and Texas A&M Health Sciences Center. This center has grown from a single building to several individual campuses surrounding the Seton Medical Center, offering a nursing school, medical school, dental school, graduate school of medical sciences, and research institute.



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Frontage & Access

Approximately 232' on Cypress Blvd. & estimated 420' on Oakmont Drive

Size

A total of approximately 4.01 acres available together or in two separate lots. Lot 4: 1.99 ac, Lot 5: 2.02 ac

Utilities

Water – City of Round Rock
Wastewater – City of Round Rock
Electric – Oncor
Natural Gas – Atmos Energy
Telecommunications – AT&T and Time Warner
Cable – Time Warner Cable

Zoning

Chandler Oaks Professional Park is located within Round Rock City Limits and is a Planned Unit Development (PUD # 86). Permitted uses allow for five (5) story buildings for medical, general office, specialty hospital, independent and senior living (assisted living, memory care and skilled nursing) and daycare.

Entitlements

Entitled for Water, Wastewater & Storm Drainage

Topography

Gently sloping

Detention

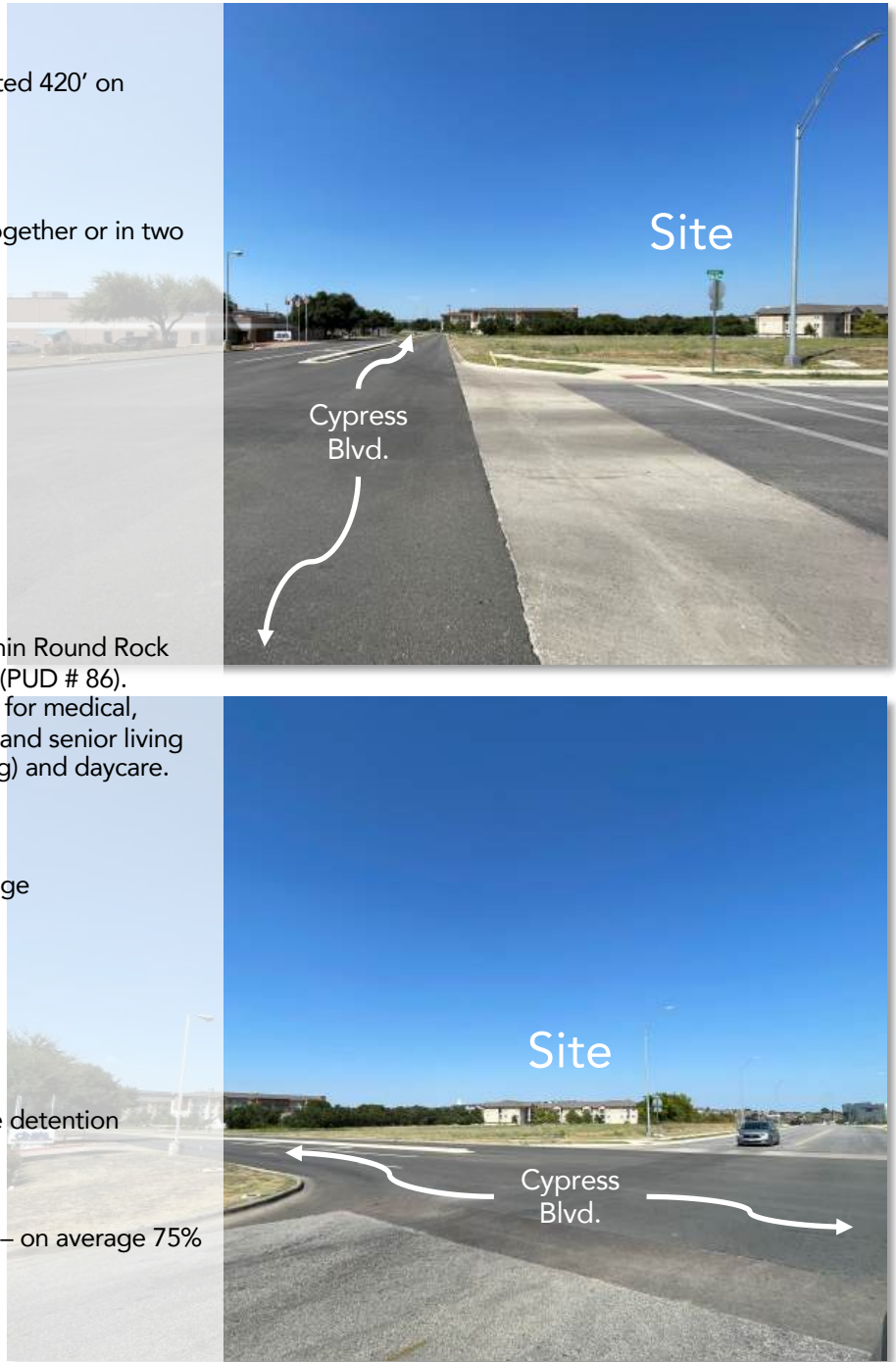
Regional without the need for additional onsite detention

Impervious Cover

City of Round Rock site dependent calculation – on average 75%

Jurisdiction

City of Round Rock



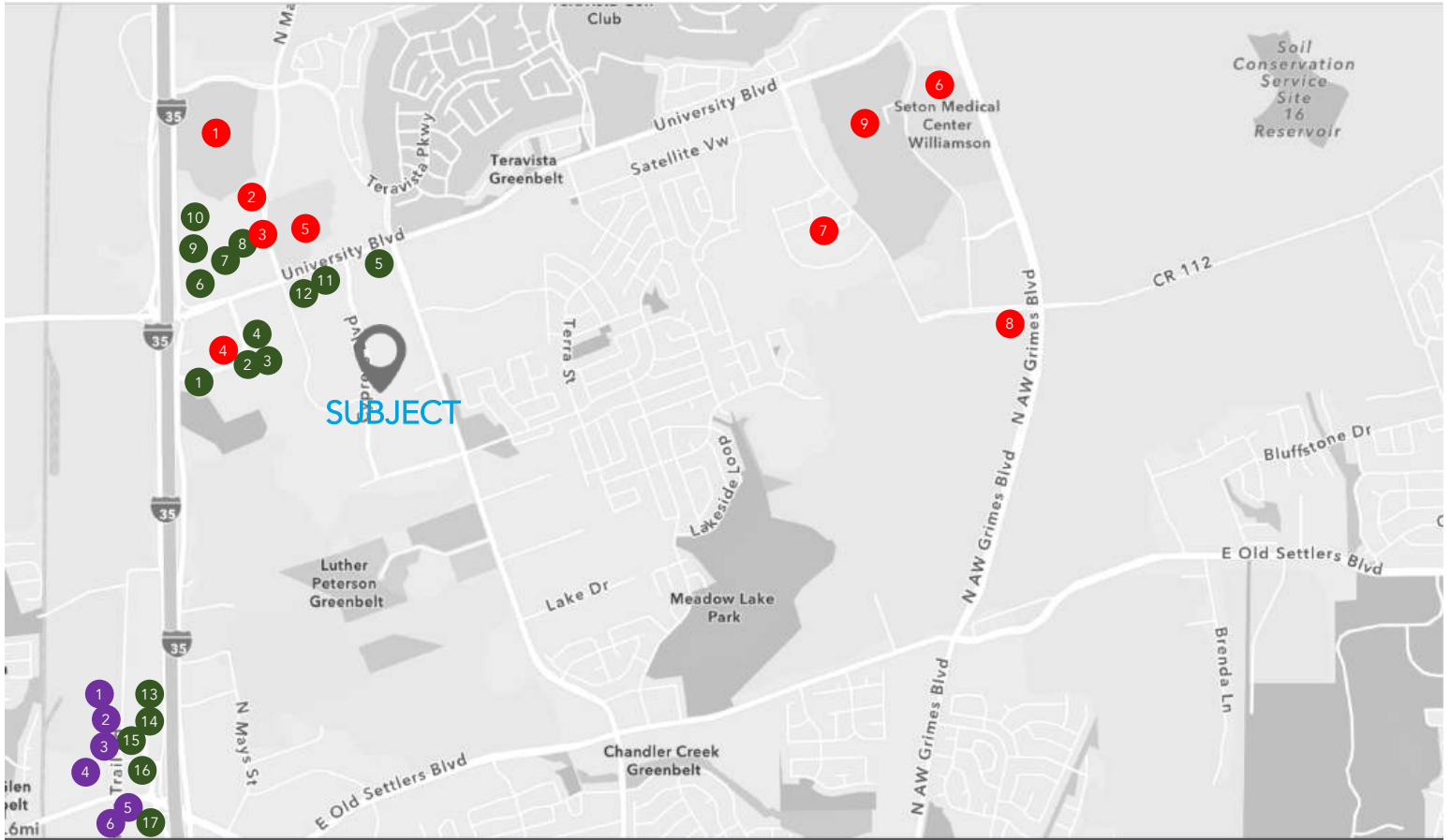
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Nearby Restaurants

1. Panda Express
2. Razoo's
3. Chipotle
4. Raisin Cane's
5. Starbucks
6. Mimi's Café
7. Mooyah Burgers
8. Zoe's Kitchen
9. BJ's Brewhouse
10. In-N-Out Burger
11. McDonald's
12. Chick-fil-A
13. Salt Trader's
14. Hopdoddy
15. Jack Allen's Kitchen
16. Rudy's
17. Chuy's

Points of Interest

1. Round Rock Premium Outlets
2. Cinemark Movie Theater
3. HEB Grocery
4. IKEA & University Oaks
5. Baylor Scott & White
6. Seton Medical Center
7. ACC-Round Rock
8. Texas A&M Health & Sciences
9. Texas State University-Round Rock

Hotels & Lodging

1. Springhill Suites
2. Tru by Hilton
3. Courtyard Austin
4. Holiday Inn
5. Holiday Inn Express
6. Hilton Garden Inn

Drive Times

IH 35:	3 Minutes
SH 130:	10 Minutes
SH 45:	10 Minutes
Austin Int. Airport:	28 Minutes
Austin CBD:	30 Minutes
San Antonio CBD:	1.75 Hours
Houston CBD:	2.75 Hours
Dallas CBD:	2.50 Hours

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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
_____	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date