



# For Sale - Historic Property - "Sellstrom House"

14 CHISHOLM TRAIL RD, ROUND ROCK, TX



## SPECIAL PURPOSE PROPERTY FOR SALE

*PRESENTED BY:*

**CROSSLEY COMMERCIAL RE  
GROUP**

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

**FRANCES CROSSLEY**

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frances@crossleycommercial.com  
TX #624525



**FOR SALE: 3,198 SF SPECIAL PURPOSE**



# HISTORIC PROPERTY

14 Chisholm Trail Road, Round Rock, TX 78681



Before....



After....

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|                  |                                 |
|------------------|---------------------------------|
| Building Name    | Sellstorm House "1 Poker Alley" |
| Property Type    | FOR SALE Special Purpose        |
| Property Subtype | School                          |
| Building Size    | 3,198 SF                        |
| Lot Size         | .544 AC                         |
| Number of Floors | 2                               |

For Sale: Historic Property in Prime Location – 14 Chisholm Trail, Round Rock, TX.

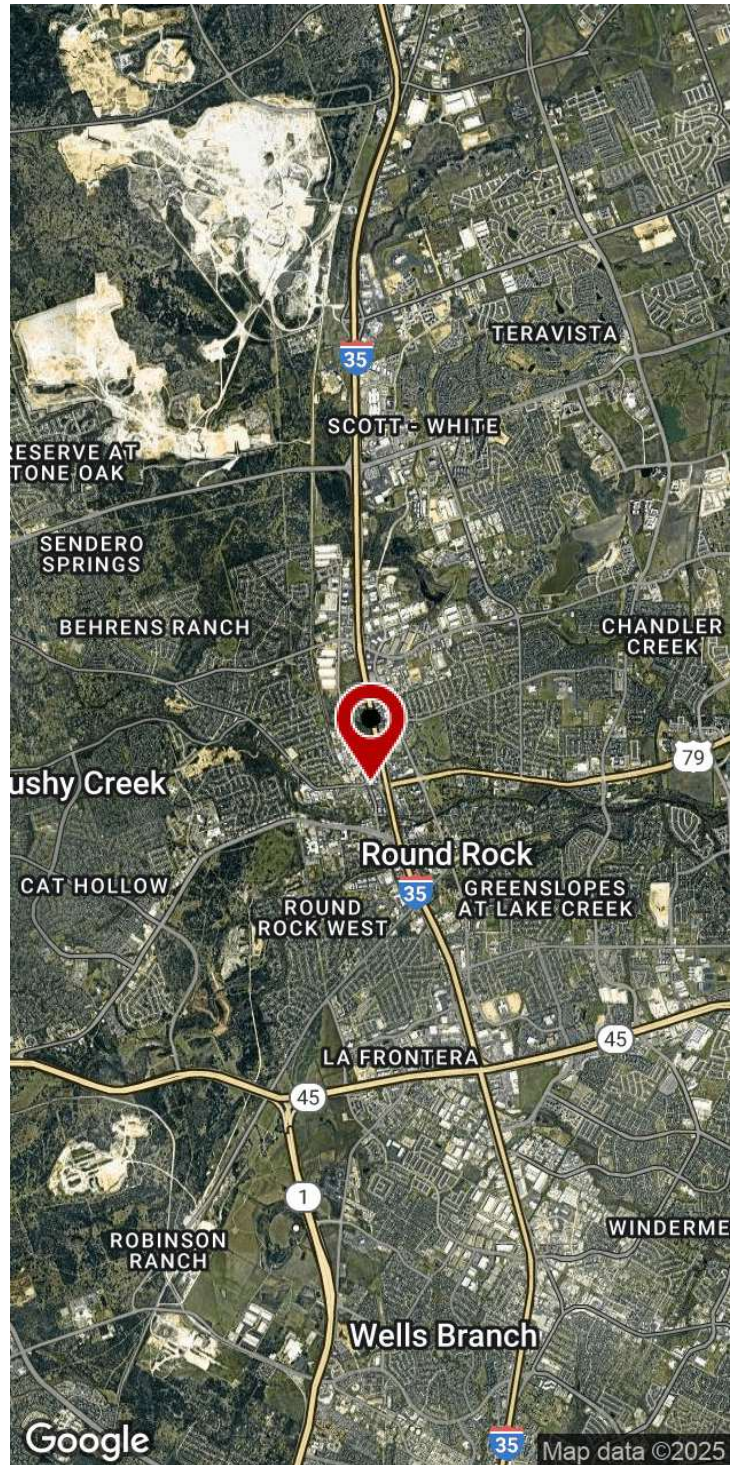
Discover the unique charm and versatility of this historic property located in the heart of Round Rock. Zoned C-1 (General Commercial), 14 Chisholm Trail offers a rare opportunity to own the former "sell storm House: 3,198 SF of character-rich space, ideal for a variety of commercial uses including office, retail, medical, or community-focused operations.

This well-situated property combines classic architectural appeal with practical functionality, featuring generous interior space, flexible floor plan options, and ample on-site parking. Its prominent location near downtown Round Rock provides excellent visibility, accessibility, and proximity to area amenities, making it a strategic choice for both investors and owner-users.

Whether you're looking to repurpose a historic gem or establish a presence in one of Round Rock's most established areas, 14 Chisholm Trail presents endless potential.

Don't miss the chance to own a piece of Round Rock history with commercial appeal and future potential.

\*Please confirm historic property preservation with the City of Round Rock, official historic web.\*



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## KEY HIGHLIGHTS:

# HISTORIC PROPERTY

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## PROPERTY HIGHLIGHTS

- Key Highlights:
- Approximately 3,940 SF building
- Zoned C-1 General Commercial
- 7+ Offices
- Kitchen Breakroom
- 6 Restrooms
- Outdoor area
- 2 floor open area
- Access to Galloping Road
- Do Not Disturb School - Tours by appointment only after 4:00 p.m.

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## INTERIOR PHOTOS:

# HISTORIC PROPERTY

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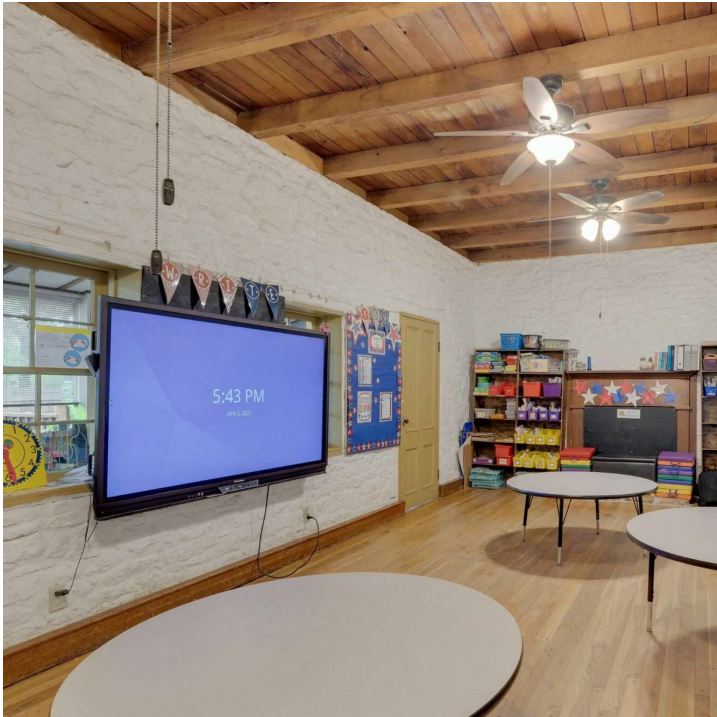
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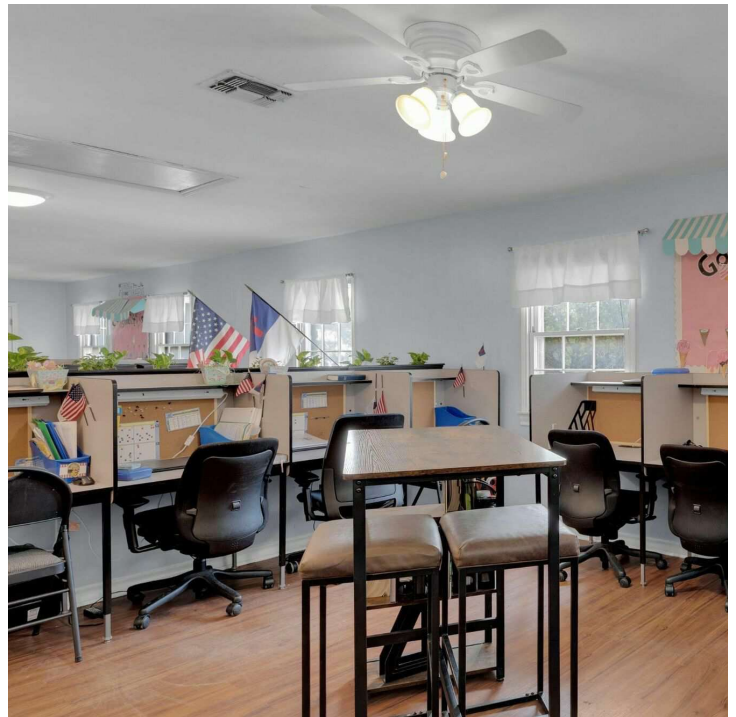
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## FLOOR PLAN 1ST & 2ND FLOOR

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FLOOR 1



FLOOR 2

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EXHIBIT "A"





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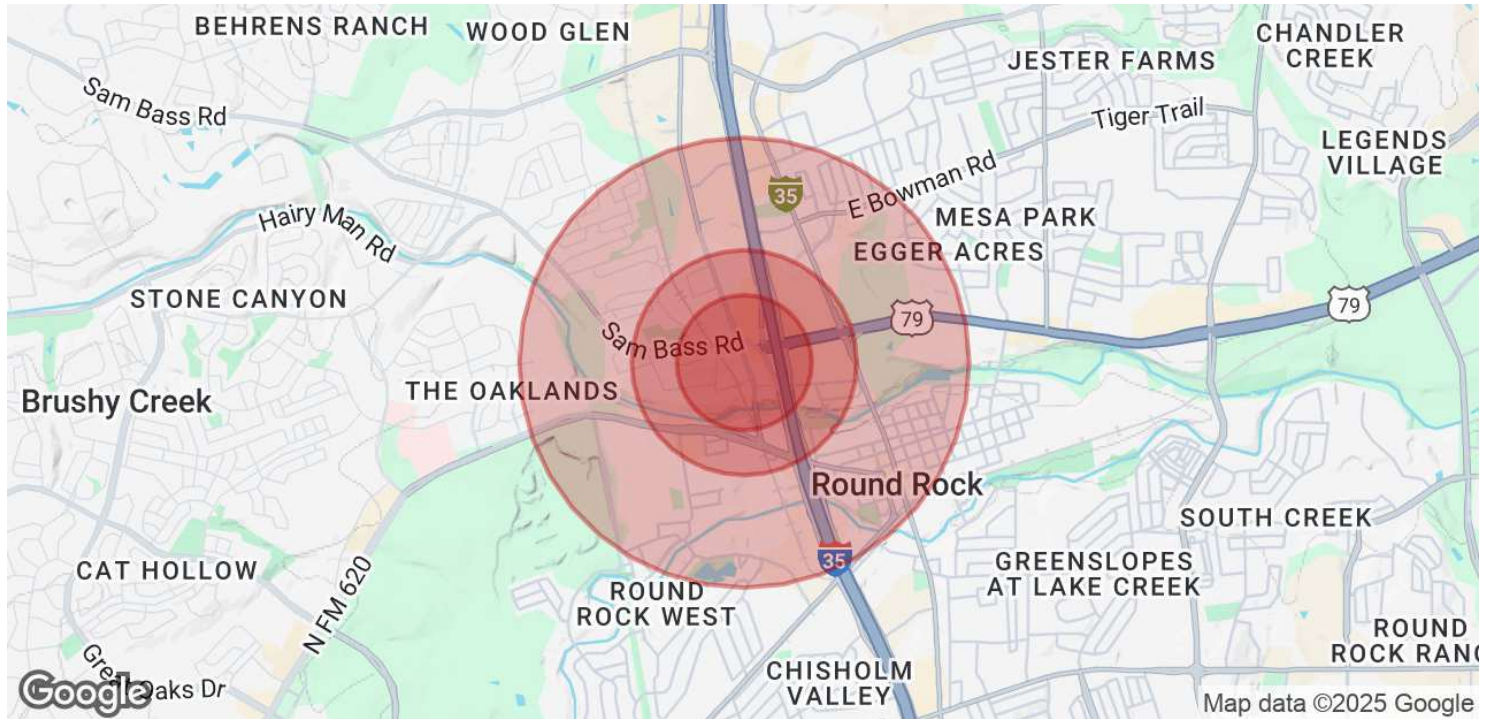
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 302       | 1,498     | 7,781  |
| Average Age          | 34        | 37        | 37     |
| Average Age (Male)   | 33        | 36        | 36     |
| Average Age (Female) | 34        | 38        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 111       | 557       | 2,790     |
| # of Persons per HH | 2.7       | 2.7       | 2.8       |
| Average HH Income   | \$99,835  | \$101,770 | \$107,593 |
| Average House Value | \$536,412 | \$467,831 | \$419,957 |

*Demographics data derived from AlphaMap*

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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.*



### 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. **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.

**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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| 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        |
| Nevada Titworth  | 704668      | nevada@worthwhilerealtors.com  | 918-902-2614 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                          | Phone        |
| Frances Crossley   | 624525      | frances@crossleycommercial.com | 512-751-0004 |
| Sales Agent/Associate's Name                                       | License No. | Email                          | Phone        |

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

\_\_\_\_\_  
Date