



For Sale: Downtown Round Rock Office Building

211 S BROWN ST. ROUND ROCK, TX 78664



OFFICE BUILDING FOR SALE

CROSSLEY COMMERCIAL RE GROUP
512.439.3785
2300 Greenhill Drive, #200
Round Rock, TX 78664

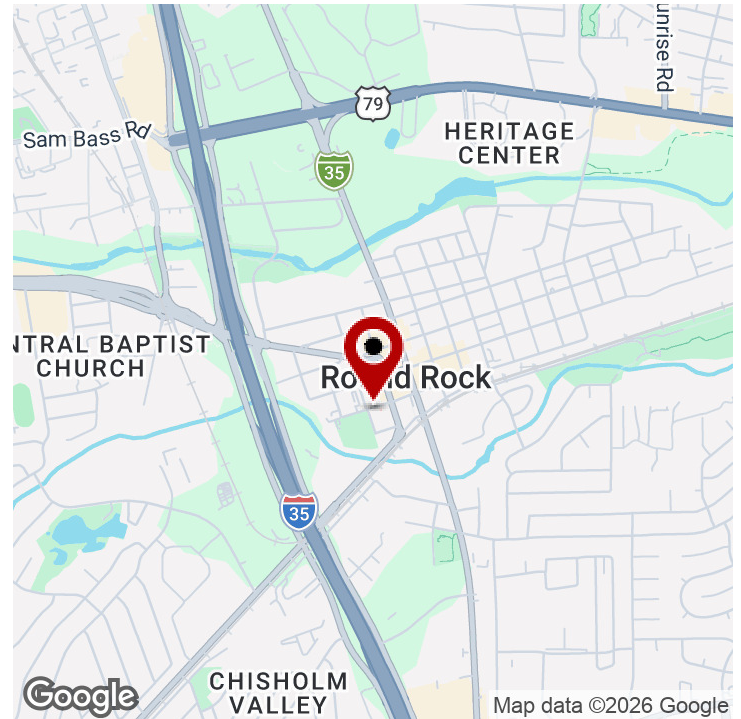
PRESENTED BY:

FRANCES CROSSLEY
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9,888 SF OFFICE BUILDING FOR SALE

211 S BROWN ST

Round Rock, TX 78664



PROPERTY DESCRIPTION

Presenting an exceptional opportunity to own this modern 3-story Office Building close to downtown Round Rock. This impressive property at 211 S Brown St, Round Rock, TX offers modern style finishes throughout the 9,888 SF building with a single, thoughtfully designed concept. Built in 2021, the property embodies contemporary standards of efficiency and quality of a 3-story building. This prime asset epitomizes the ideal investment for those seeking a prestigious and forward-looking office building in a key location in Round Rock. First floor (Suite #100) is Tenant-Occupied by Gypsy Rose Hair Salon. The second and third floors are vacant, creating a great Owner-User investment opportunity.

PROPERTY HIGHLIGHTS

- Prime Location in Downtown Round Rock
- Directly across the street from Centennial Plaza
- 9,888 SF Modern Office Building
- Panoramic views throughout the building
- Zoned for retail, office, medical offices
- Quick Access to IH-35

OFFERING SUMMARY

Sale Price:	\$3,950,000
Zoning:	MU-2
Lot Size:	0.24 Acres
Building Size:	9,888 SF
Suite #100:	2,745 SF Retail (Salon)
Suite #200:	2,971 SF Office For Lease
Suite #300:	2,984 SF Office For Lease

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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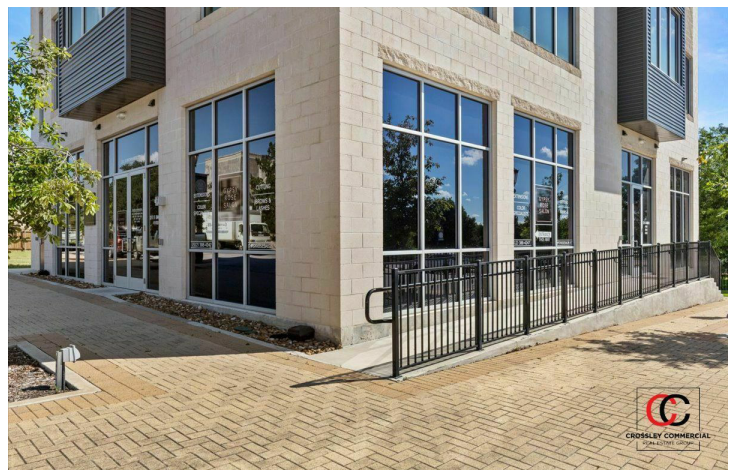
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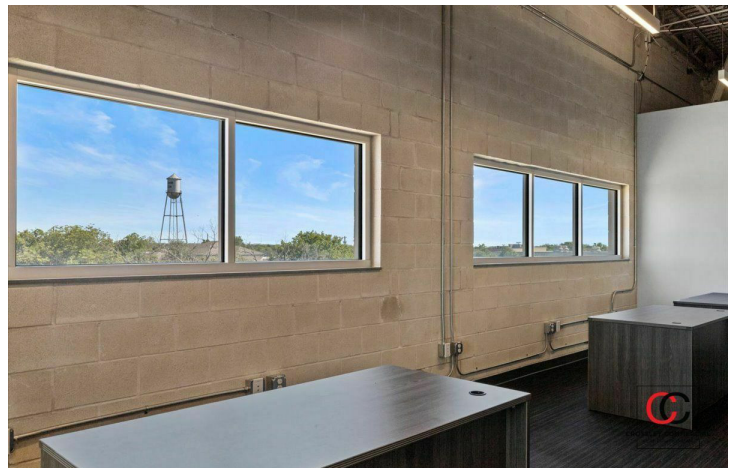
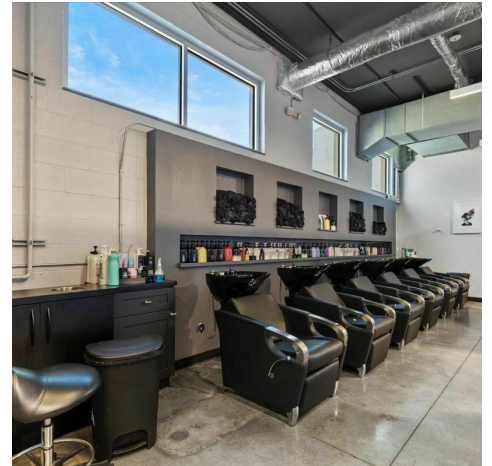
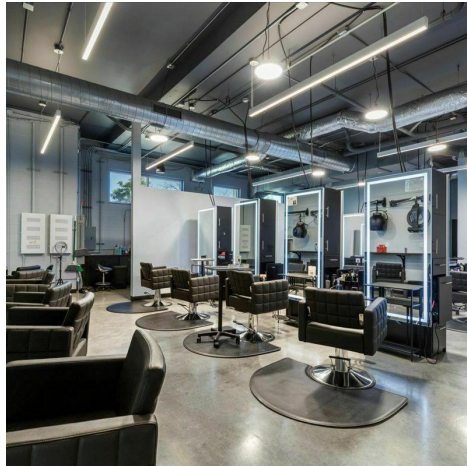
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OFFICE FOR SALE

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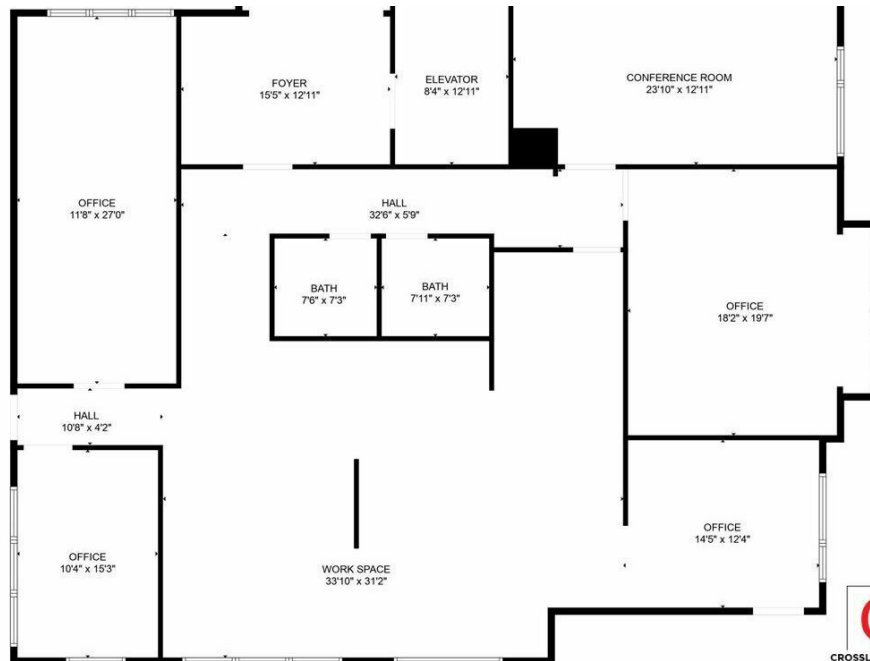
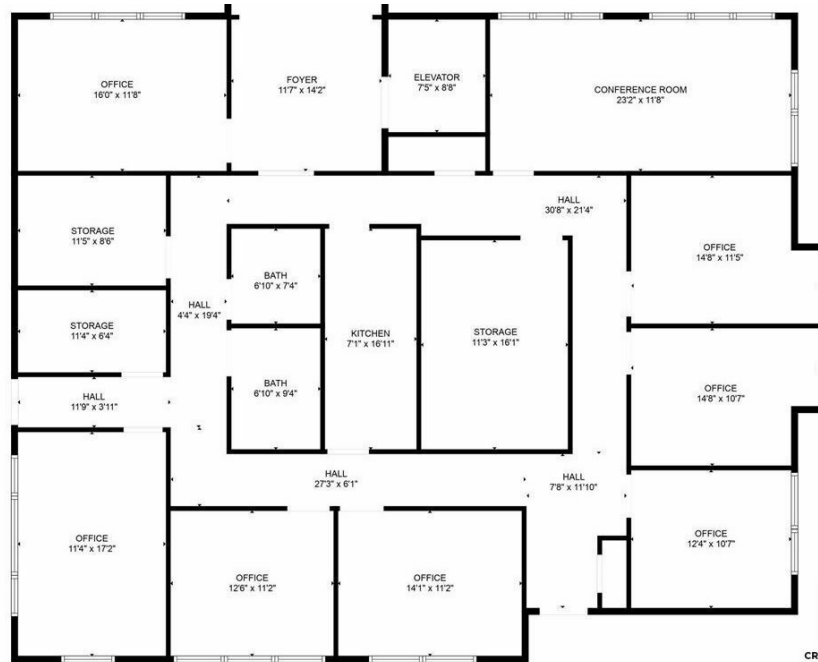
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OFFICE FOR SALE & LEASE

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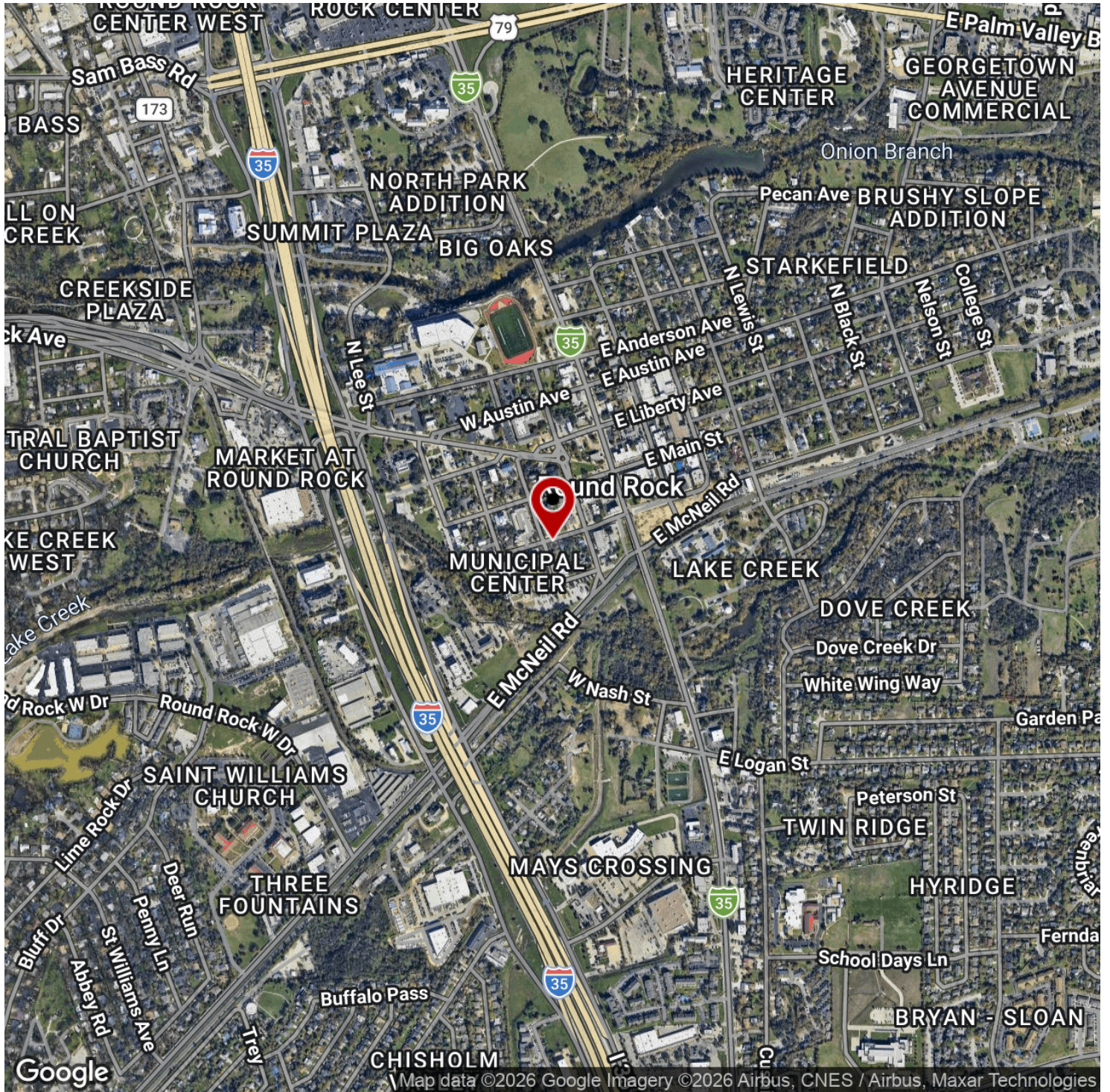
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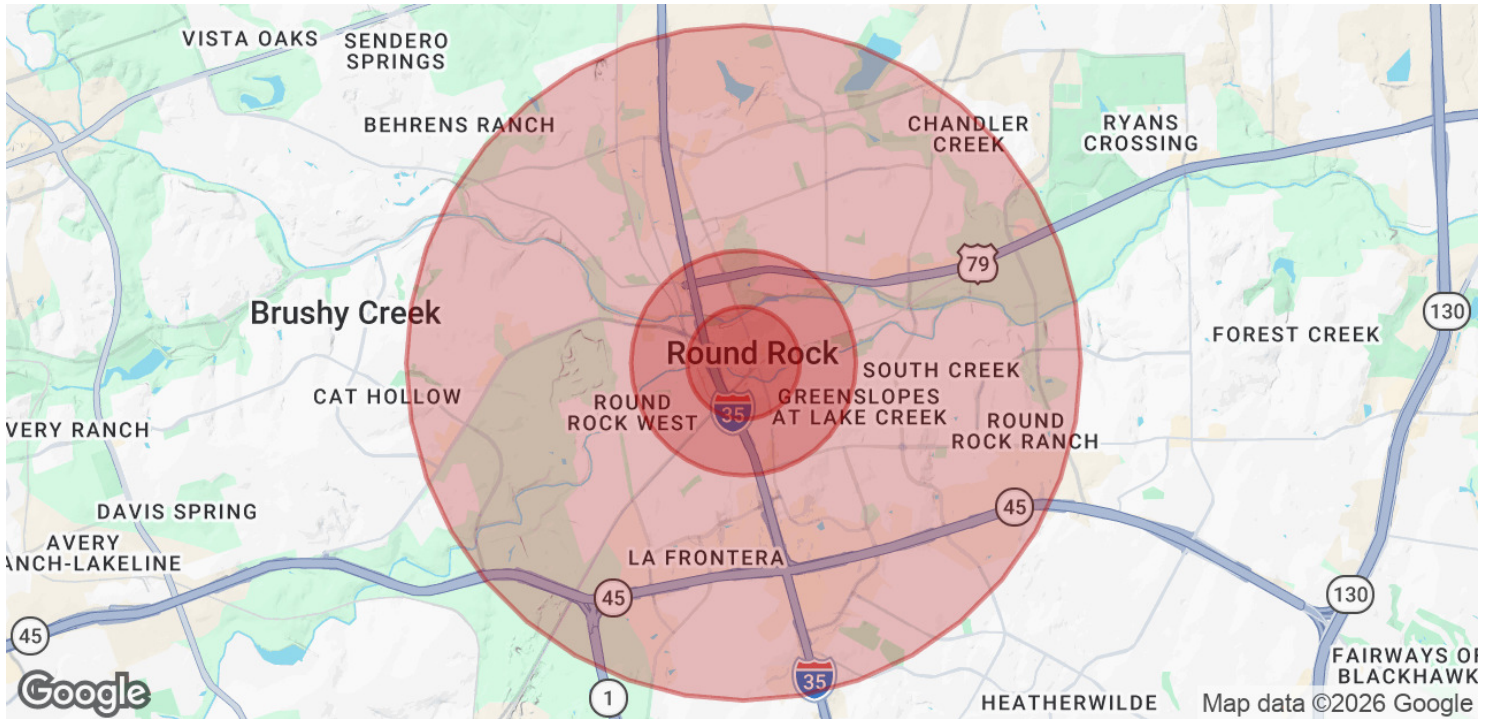
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,187	10,203	102,667
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	40	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	469	4,073	39,303
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$85,032	\$85,767	\$115,037
Average House Value	\$388,208	\$320,642	\$401,332

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.

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
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