



SITE

Commerce Blvd.

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VALUE ADD INVESTMENT OPPORTUNITY

210 COMMERCE BLVD. ROUND ROCK, TX 78664

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ROUND ROCK, TX 78664

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price PSF:	\$240.74
Building Size:	5,400 SF
Lot Size:	19,847 SF
Number of Units:	1-3
Year Built:	1989
Zoning:	LI

PROPERTY OVERVIEW

Introducing 210 Commerce Blvd, an exceptional investment opportunity in Round Rock, TX. This 5,400 SF office building, built in 1989, represents a great value-add investment opportunity in a strong commercial market. The building is split into three office suites that are currently combined for a single tenant. The layout is mostly comprised of private office space, and also features 3 restrooms, a break room, lab rooms, multiple storage rooms, and a conference room. The existing tenant has an under market lease in place through December 31, 2026, with three 3-Year renewals at market rate. There is a 10% rental increase on January 1, 2026. This property offers great value-add potential with current cash flows in place.

PROPERTY HIGHLIGHTS

- Value Add Investment Opportunity
- 100% Occupied
- Under market lease in place through December 31, 2025 with three 3-year renewals at MARKET RATE
- 10% Rental increase on January 1, 2026.
- 5,400 SF Building on .439 Acres
- Ample parking with 25 spaces.
- Easily demised into three suites

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AERIAL SITE MAP



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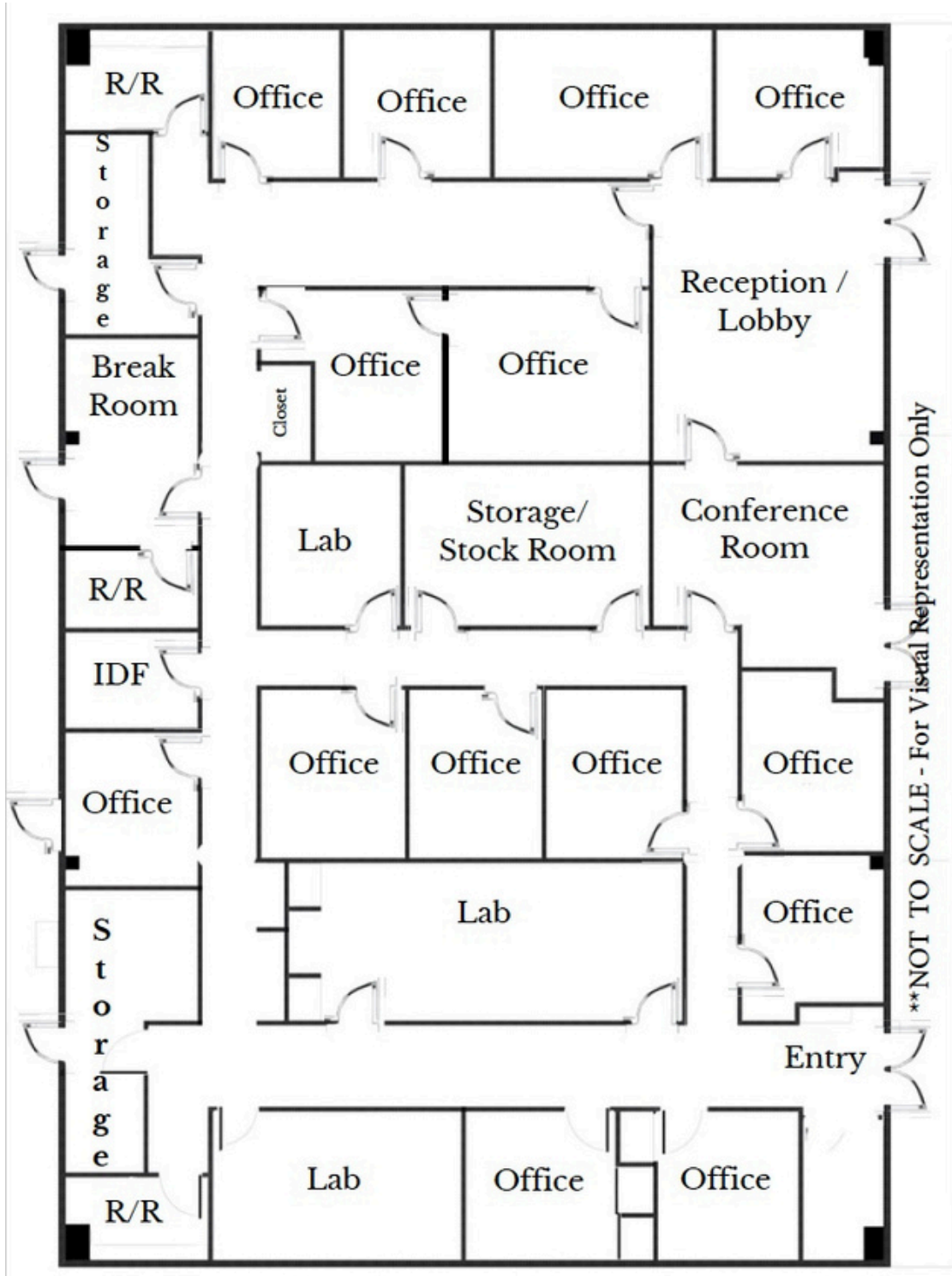
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613// CMEATX.COM



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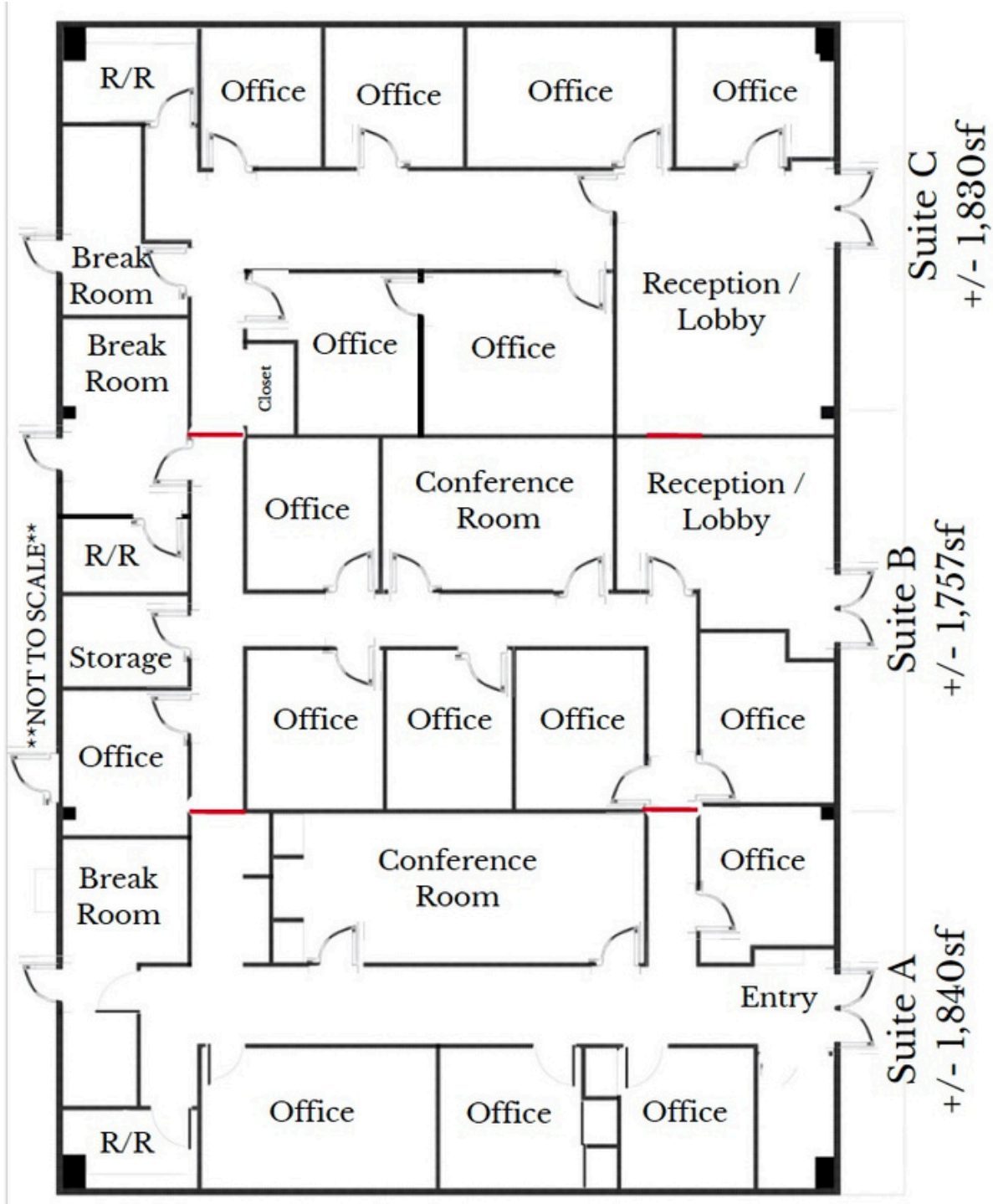
EXISTING LAYOUT PLAN - NOT TO SCALE



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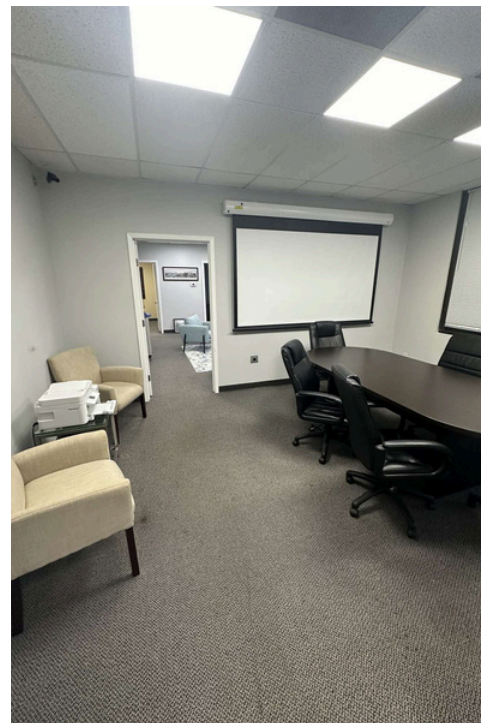
POTENTIAL MULTI-TENANT LAYOUT PLAN - NOT TO SCALE



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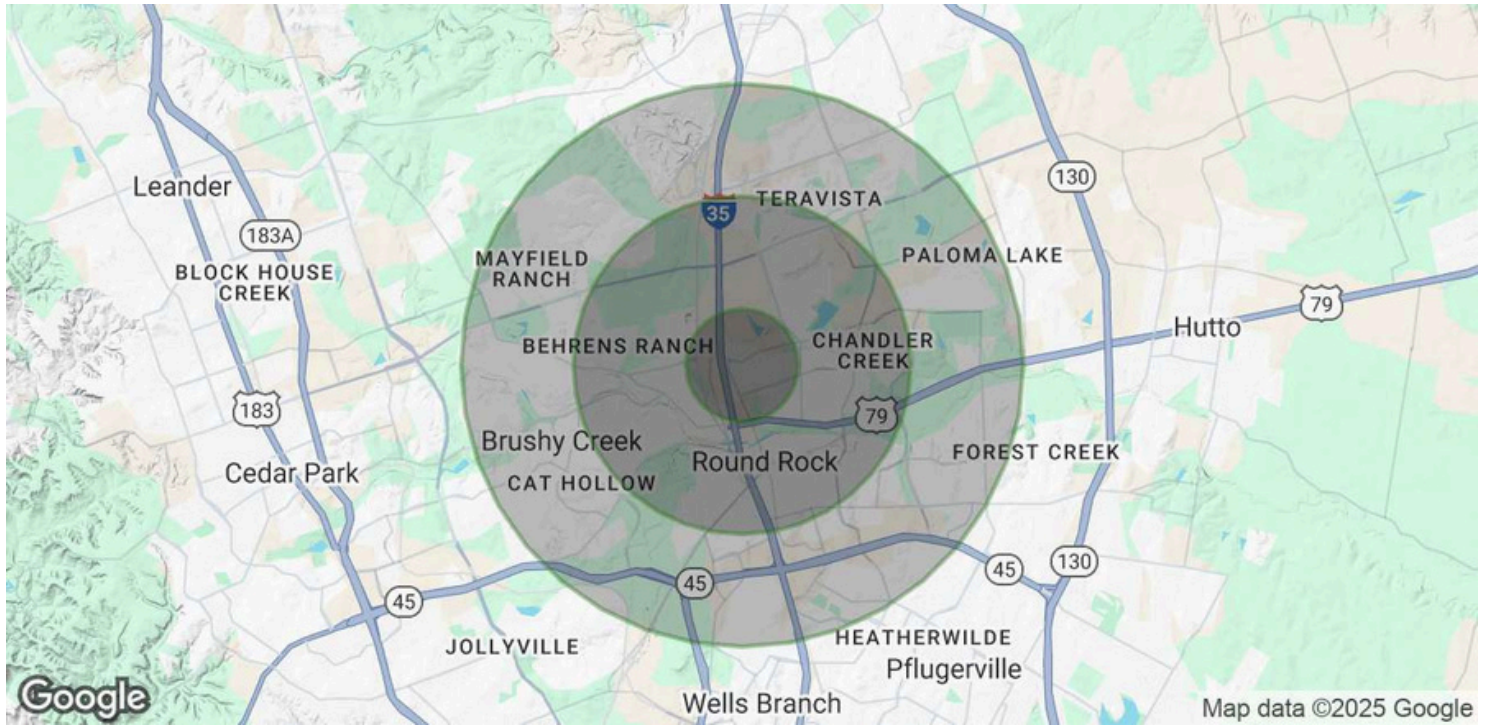
PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,309	92,775	235,185
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per	4,036	34,080	83,217
HH Average HH Income Average	2.6	2.7	2.8
House Value	\$81,992	\$130,007	\$148,319
Demographics data derived from AlphaMap	\$408,260	\$443,592	\$482,393



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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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Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date