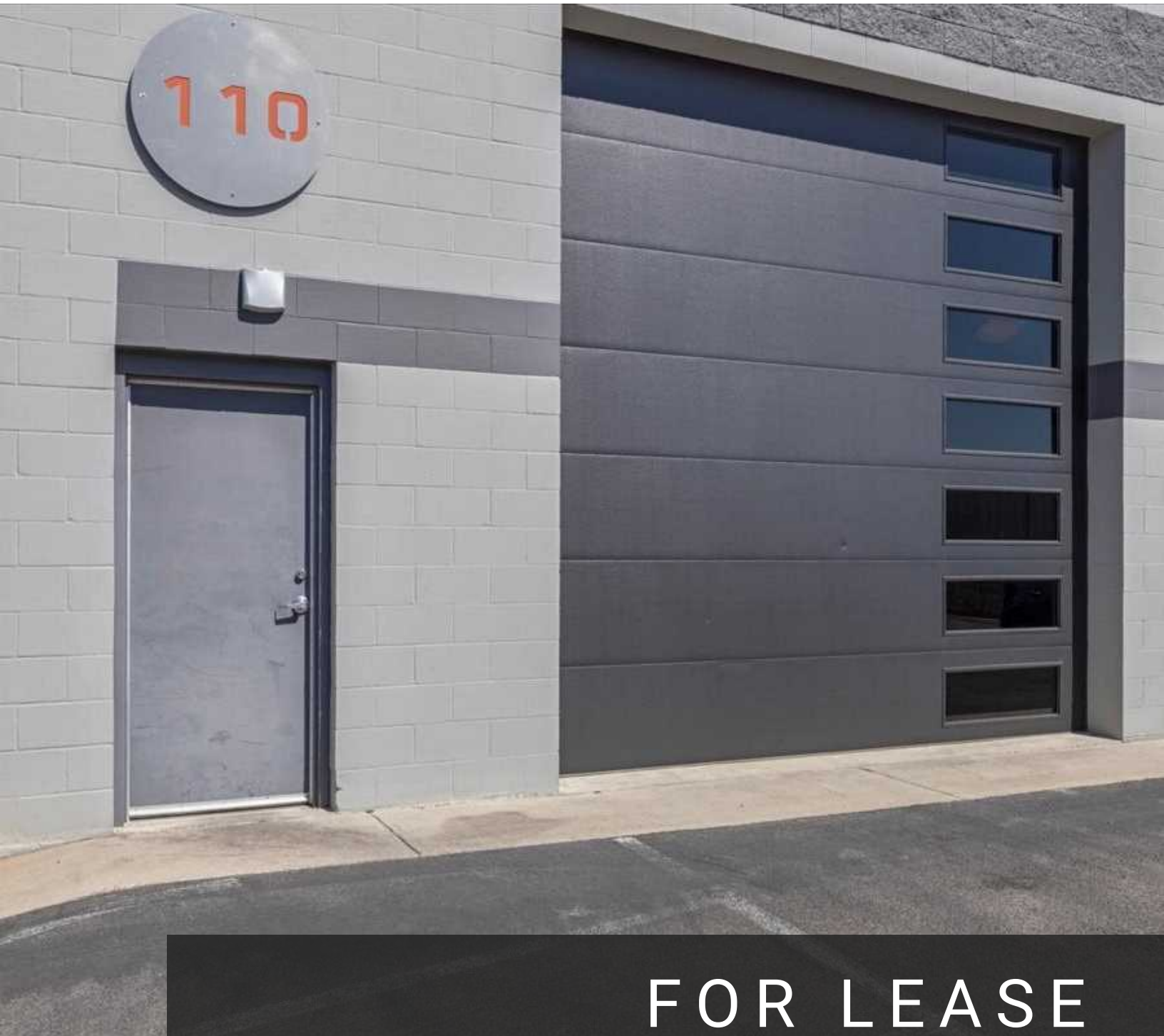


OFFERING MEMORANDUM



2100 DOUBLE CREEK DR UNIT 110

ROUND ROCK, TX 78664



KW COMMERCIAL AUSTIN SOUTHWEST

1801 S. Mo-Pac Expressway Ste. 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

MEGAN FLAKE

Director of Commercial at Papasan Commercial

O: (512) 364-0949

C: (512) 364-0949

meganflake@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROFESSIONAL BIO

2100 DOUBLE CREEK DRIVE



MEGAN FLAKE

Director of Commercial at Papasan Commercial

meganflake@kw.com

Direct: (512) 364-0949 | Cell: (512) 364-0949

Megan Flake is a dedicated commercial real estate agent specializing in the Austin, TX metro market. With 17 years of experience in investing and operations, she brings a proven track record and a passion for helping clients achieve their financial goals.

She is the senior partner of the Commercial Division at Papasan Properties Group with KW Commercial. Since 2009, the group has closed nearly \$750 million in real estate transactions. In 2024, Megan earned Top Commercial Sales Award across Austin—a testament to her expertise and results-driven approach.

Megan focuses on investment sales of income-producing assets including industrial, flex, data centers, land, and office properties in Central Texas. Her background in operations management and procurement at GE—where she earned her Six Sigma Greenbelt—equips her with a strategic and analytical mindset.

By staying ahead of market trends and offering tailored strategies, Megan has built a reputation as a trusted advisor to investors seeking to maximize returns in the evolving commercial real estate landscape.

EXECUTIVE SUMMARY

2100 DOUBLE CREEK DRIVE



OFFERING SUMMARY

LEASE RATE:	\$20 / SF / YR
NNN:	\$7.94 / SF / YR
LEASE TERM:	Negotiable
AVAILABLE SF:	1,500 SF (Mezzanine - 375 SF)
CLEAR HEIGHT:	22'
GARAGE DOORS:	14' X 14' Grade level insulated automatic garage door
PARKING:	Surface
POWER:	3 Phase, 150A electrical system
OTHER UTILITIES	City Water City Sewer
OTHER FEATURES	-Private Restroom (Property also have community bathroom) -Extra window/door
YEAR BUILT:	2019

PROPERTY OVERVIEW

This 1,500-square-foot warehouse unit in Round Rock delivers a modern, efficient layout ideal for a wide range of commercial and light industrial uses. The space includes 1,125 square feet of ground-level floor area plus a 375-square-foot mezzanine for office or storage. With a 22-foot clear height, three-phase 150A power, and a 14x14-foot insulated automatic grade-level door, the unit is well-suited for businesses requiring flexible workspace and equipment capacity. Built in 2019, the property features 100% HVAC, LED lighting, city water and sewer service, and a private restroom with access to an additional shared facility within the complex. Conveniently located just minutes from I-35 and Hwy 45, this property offers excellent accessibility and positions tenants within a thriving Round Rock business corridor.



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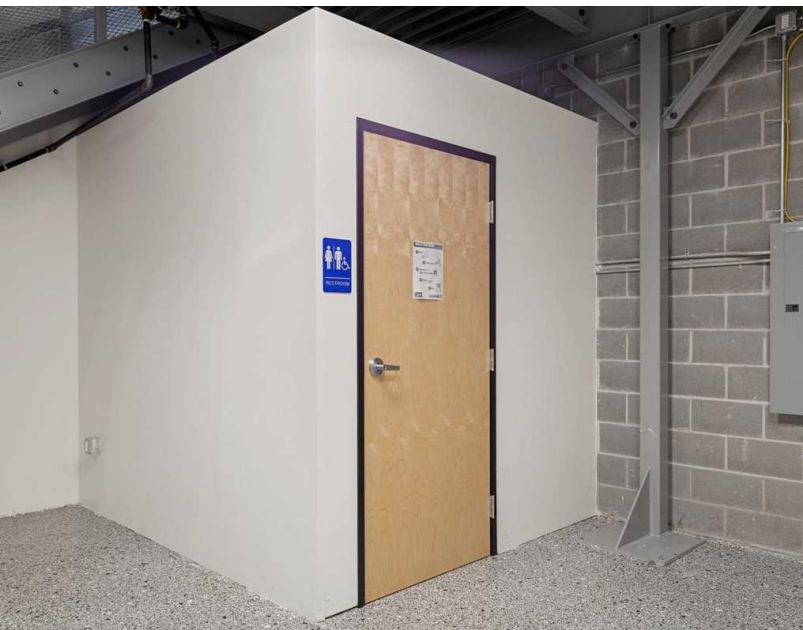
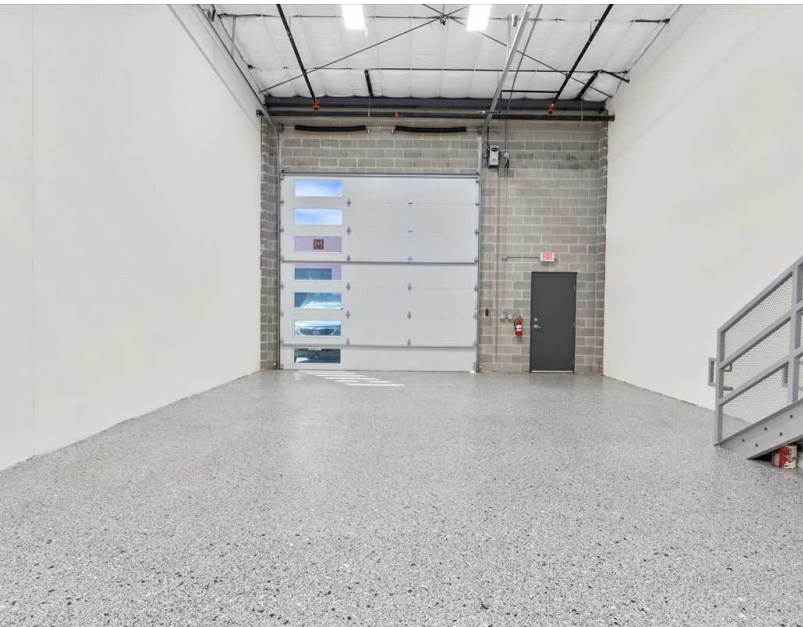
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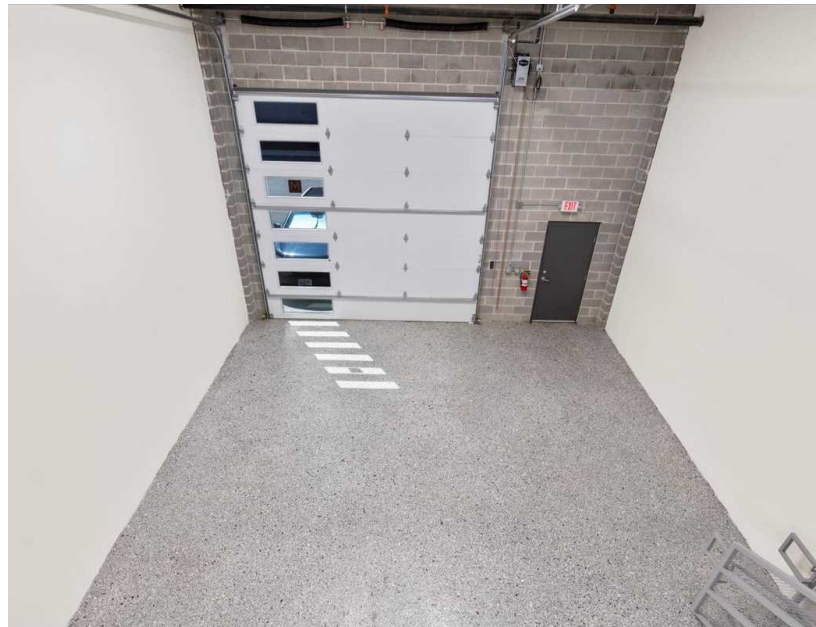
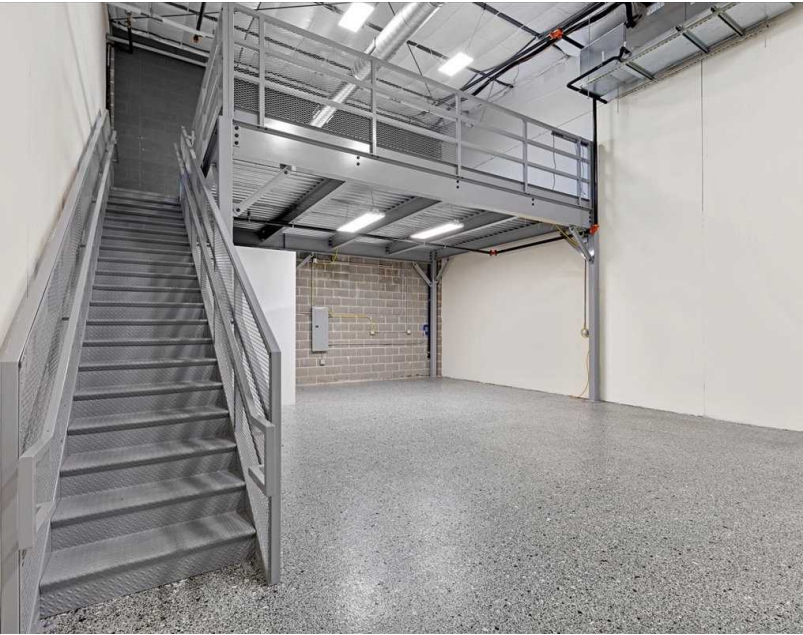
PROPERTY PHOTOS

2100 DOUBLE CREEK DRIVE



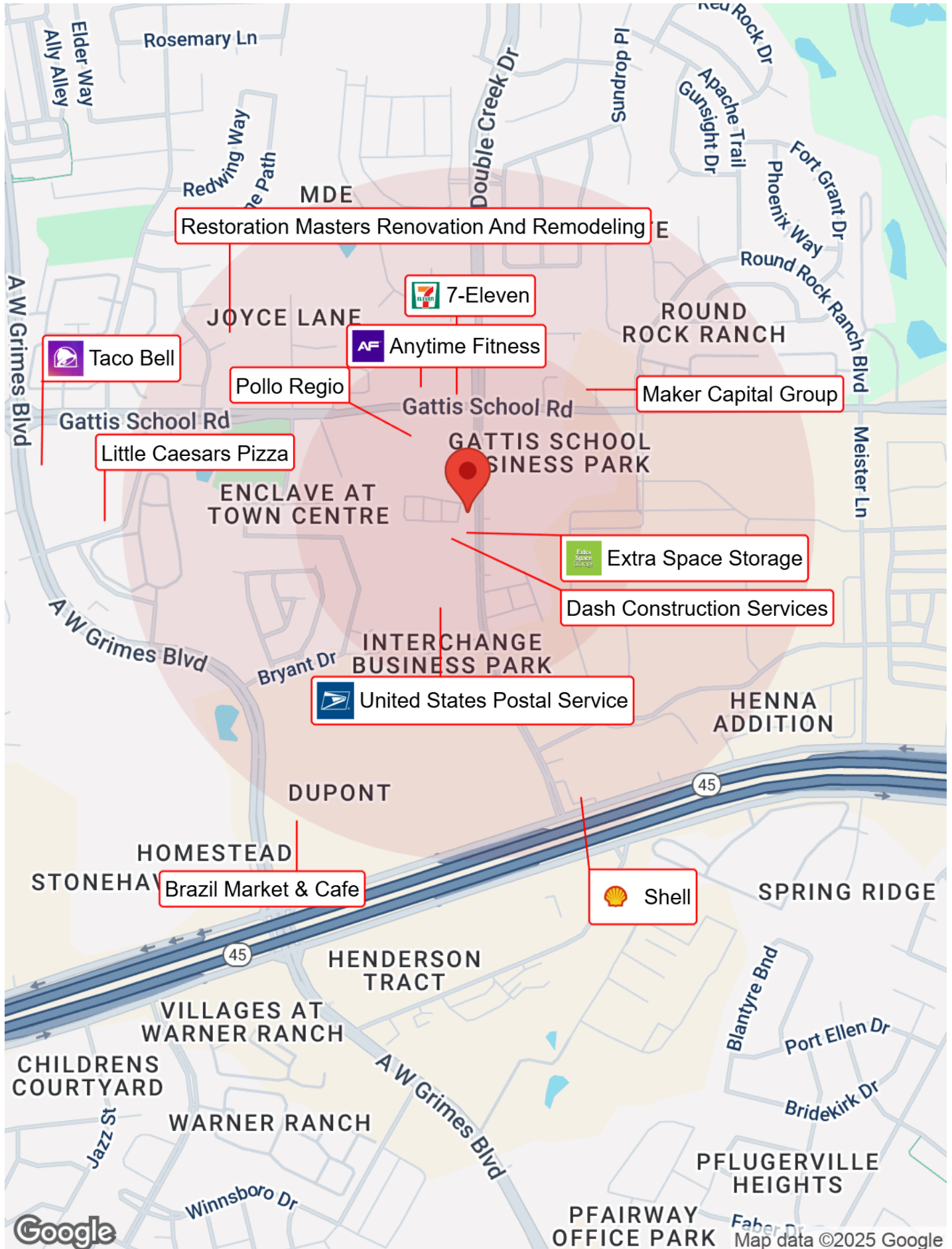
PROPERTY PHOTOS

2100 DOUBLE CREEK DRIVE



BUSINESS MAP

2100 DOUBLE CREEK DRIVE





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	9010968	kwatxbroker@kw.com	512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-448-4111
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lramsey@kwaustin.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Megan Flake	767786	megan@papasanproperties.com	512-364-0949
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000