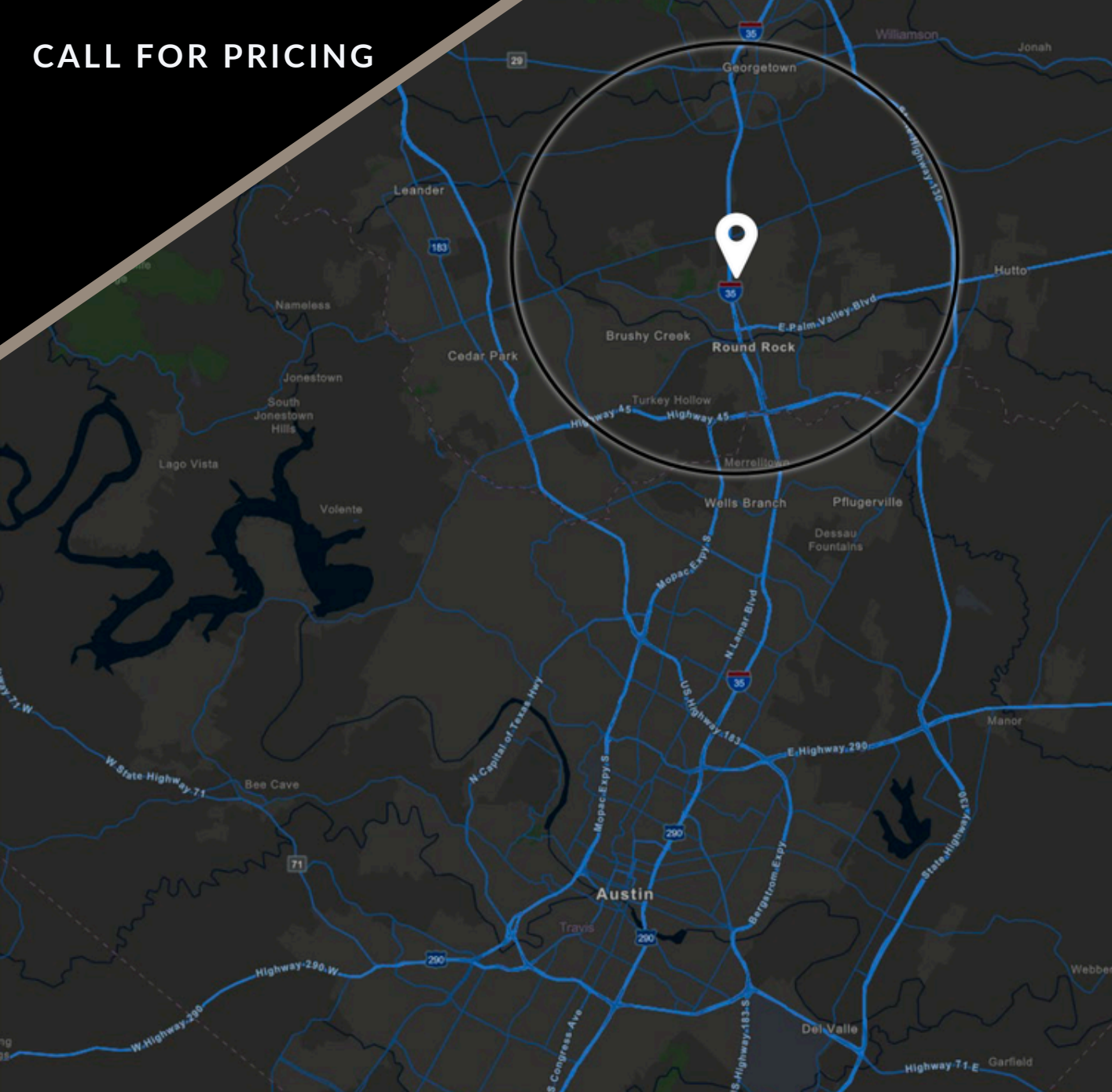


CALL FOR PRICING



3581 IH 35 N ROUND ROCK

HIGHLIGHTS

2.469 AC

C1 A ZONING

2 CONTIGUOUS LOTS

DIRECT ACCESS TO IH-35

SHARED ACCESS ROAD

TRAFFIC COUNT: 142,276

USES INCLUDE:

HOTEL, MEDICAL, RETAIL,

OFFICE DAYCARE, GYM &

RESTAURANT

seeker
COMMERCIAL

CONTACT:

✉ GRACIE@SEEKERCOMMERCIAL.COM 📞 512-769-6336

🌐 WWW.SEEKERCOMMERCIAL.COM

AERIAL

**DISCOUNT
TIRE**

DUTCH BROS
Coffee

94'

LOT 2A / 1.00 AC

210'

LOT 3 / 1.469 AC

EXXON

**SUDS
DELUXE
CAR WASH**

N Interstate 35

seeker
COMMERCIAL

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EASEMENT

SUBJECT
PROPERTY

IH 35

seeker
COMMERCIAL

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DEVELOPMENTS



H-E-B
CHASE

BaylorScott&White
HEALTH

Goodwill

Ascension Seton
TEXAS STATE
UNIVERSITY

IKEA

DISCOUNT TIRE
Dutch Bros

SUBJECT
PROPERTY

EXXON

INTERSTATE
35

SPRINGHILL SUITES
Marriott
GMC

KIA

Holiday Inn
Express

MOTOR HARLEY-DAVIDSON
CYCLES
HYUNDAI

CVS
pharmacy

TOYOTA
HONDA

OLD SETTLERS BLVD

SAM BASS ROAD

OLD SETTLERS BLVD

Old Country Store
Cracker Barrel
Chuy's

SHAKE SHACK
TORCHYS TACOS

INTERSTATE
35

CONTACT:

TOPOGRAPHY



CONTACT:

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FLOODPLAIN

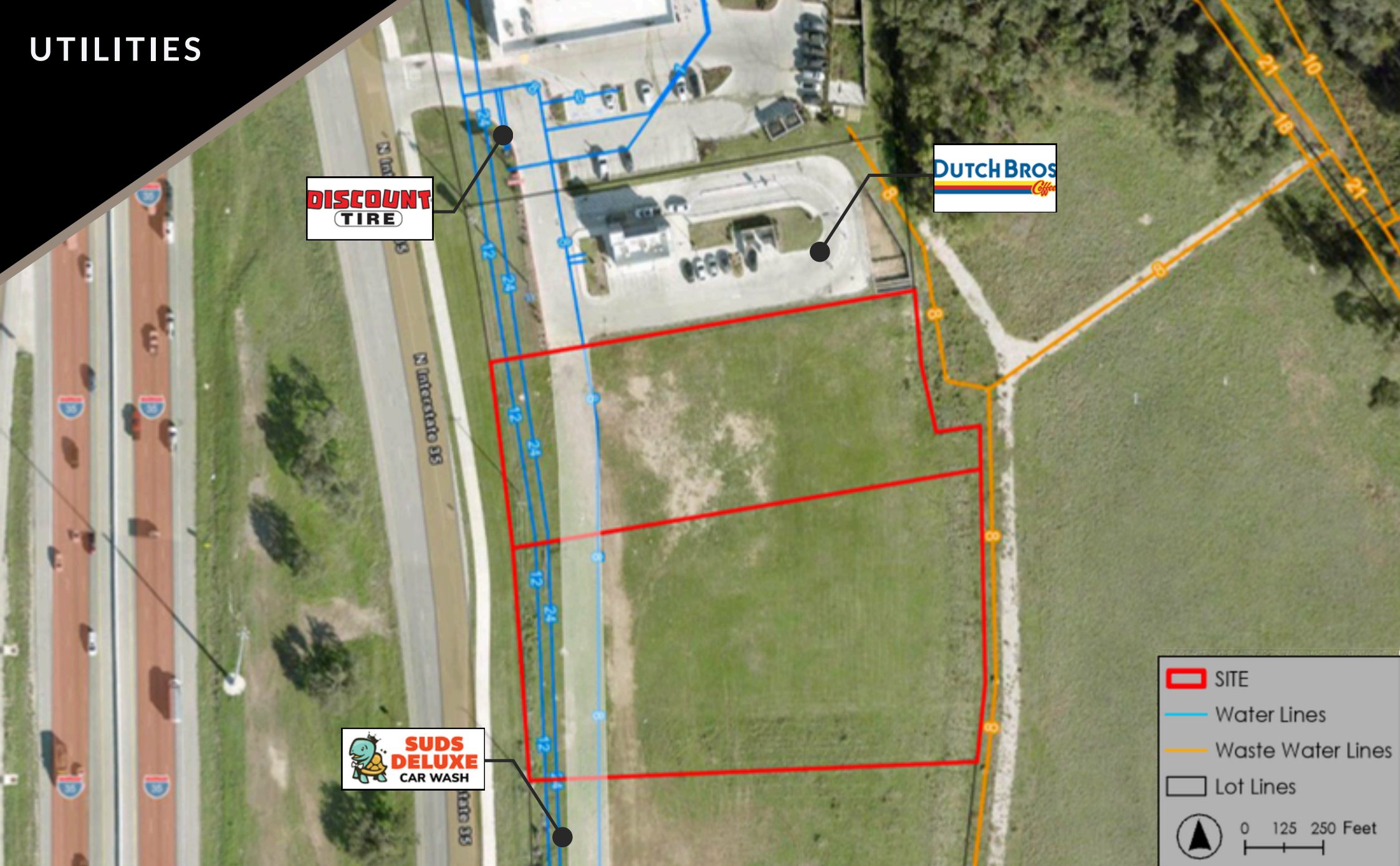


USA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

CONTACT:

UTILITIES



SITE

Water Lines

Waste Water Lines

Lot Lines

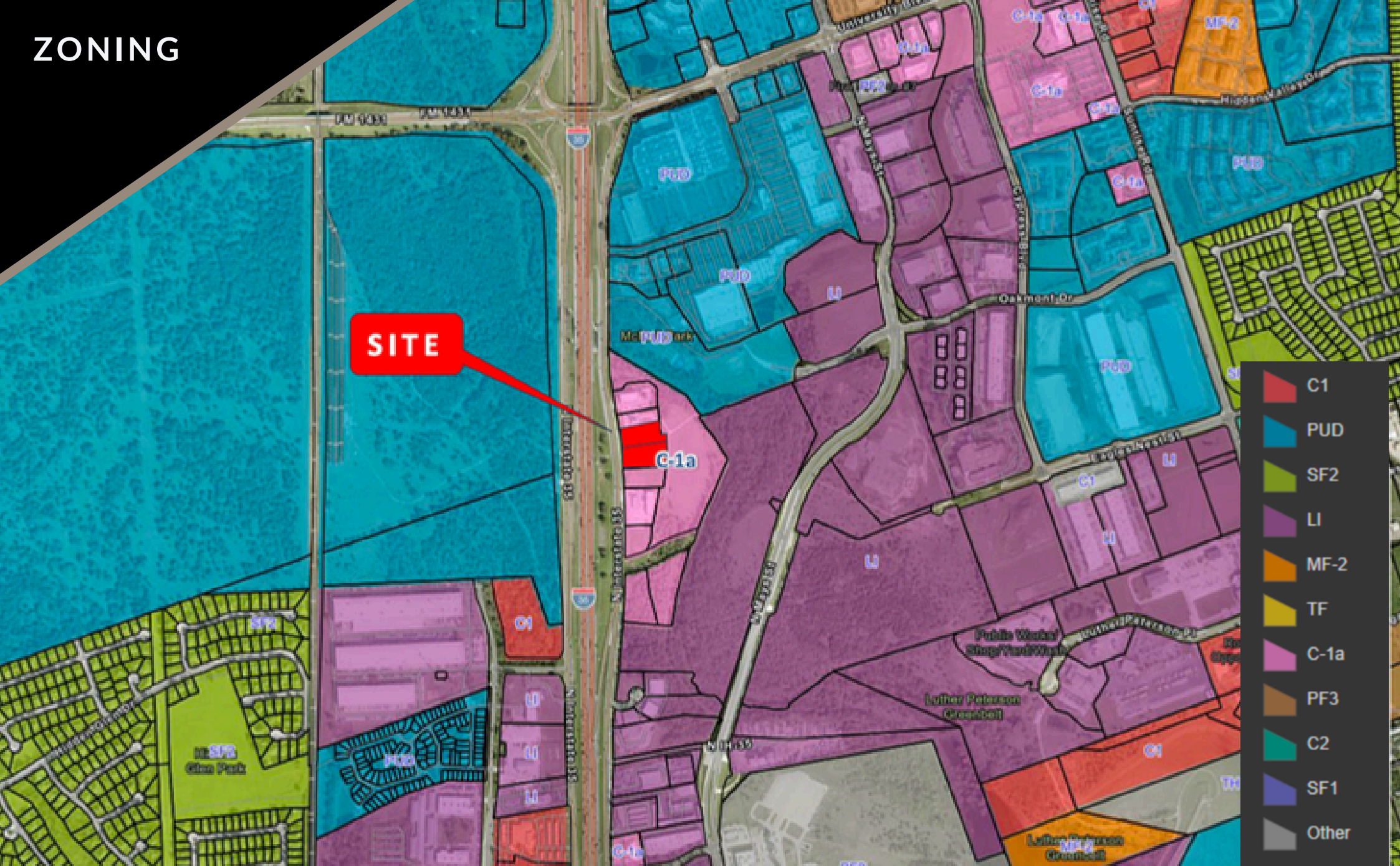
0 125 250 Feet

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🌐 WWW.SEEKERCOMMERCIAL.COM

ZONING



CONTACT:

✉ GRACIE@SEEKERCOMMERCIAL.COM 📞 512-769-6336

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Austin Home Seekers, LLC DBA, Seeker Commercial	9006286	chris@memorizemyemail.com	512.703.7416
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Designated Broker of Firm	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gracie Eunjin Matthews	762025	gracie@seekercommercial.com	512.769.6336
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONTACT:

✉ GRACIE@SEEKERCOMMERCIAL.COM ☎ 512-769-6336

🌐 WWW.SEEKERCOMMERCIAL.COM