

# WESTVIEW MIXED-USE DEVELOPMENT

14 WESTVIEW DR, ROUND ROCK, TX 78664



**JARED VINCENT**

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# FOR SALE

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### PROPERTY DESCRIPTION

Westview Mixed-Use Development is a 19.14-acre site, located in Round Rock, Texas. This development site has an approved PUD in place through the city of Round Rock with allowed uses to include Hospitality, Retail, Office, Multifamily, General Commercial, and SFR components.

### PROPERTY HIGHLIGHTS

- All Utilities to site
- Approved PUD by Round Rock
- Approved Zoning for Hospitality, Retail, MF, Commercial, and SFR
- Major Highway Frontage exposure
- Multiple points of Access

### OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	19.14 Acres

### LOCATION DESCRIPTION

Located with highway frontage access to Highway 45 and Kenny Fort Boulevard, Westview Development is 2 miles south of from Kalahari Resort and Dell Diamond Stadium. This mixed-use development project is centralized 10 miles north of The Domain, 20 miles north of downtown Austin, and 15 miles from Samsung in Taylor, TX. The ground surface of this development site opens up to an elevated flat surface area with high exposure to highway 45. Additionally, IH35 and Hwy 130 are located within 2 miles on each side this development site for quick access to all major highways.

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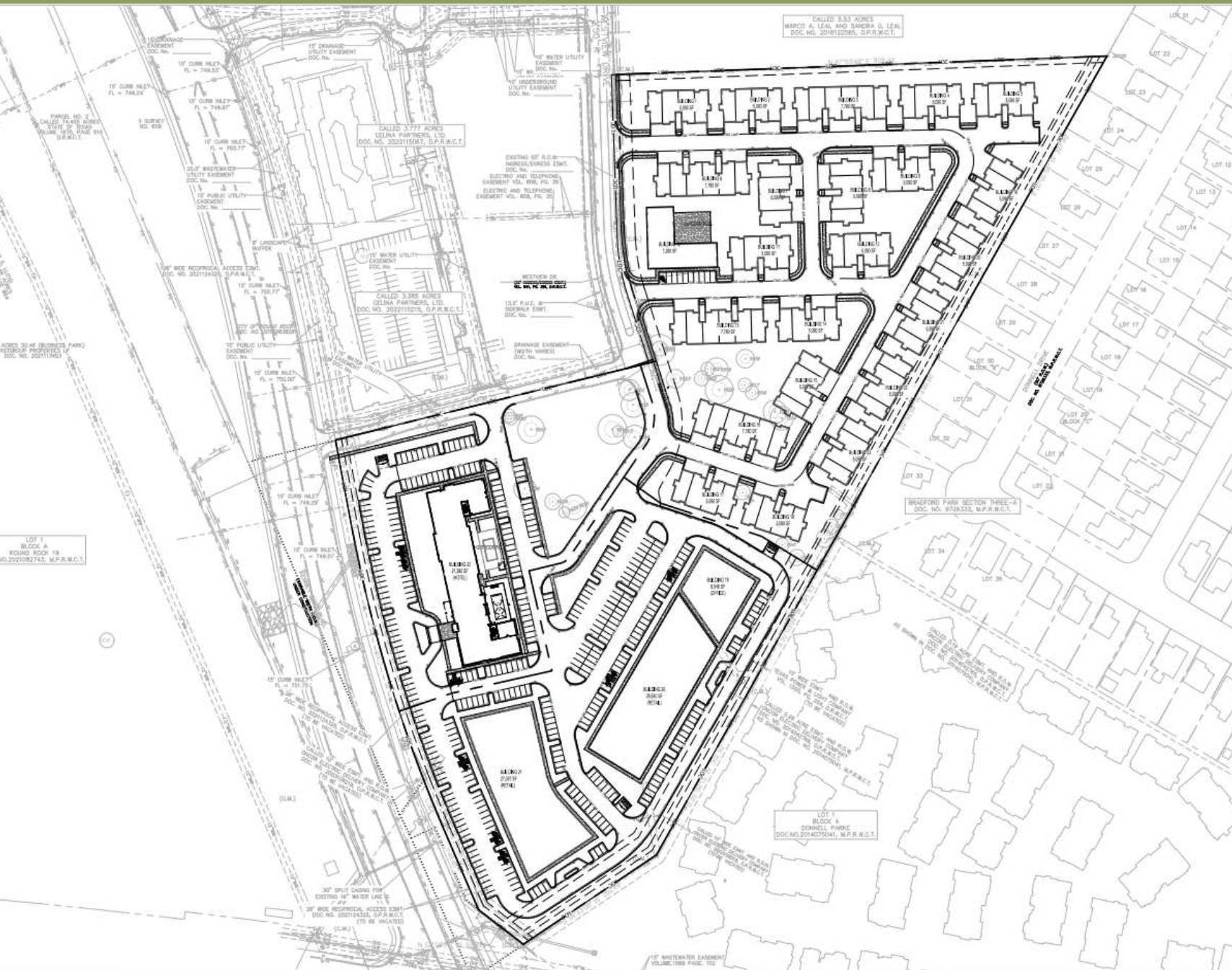




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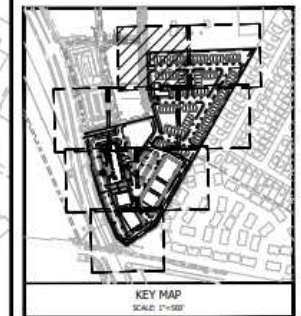
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### SITE PLAN KEY NOTES

- 1 SITE PLAN KEY NOTE
- 2 SITE PLAN KEY NOTE
- 3 SITE PLAN KEY NOTE



NOT AUTHORIZED  
CONSTRUCTION PRI

**WVW**

PRELIMINARY

NOT FOR CONSTRUCTION  
BIDDING, OR FOR  
PURPOSE  
PREPARED UNDER  
SUPERVISOR  
WVW, INC.  
ON 2024-01-11  
INITIAL SHEET  
NOVEMBER 22

**WESTVIEW PARK VILLAGE**  
11 WESTVIEW DRIVE  
ROUND ROCK, TEXAS 78664

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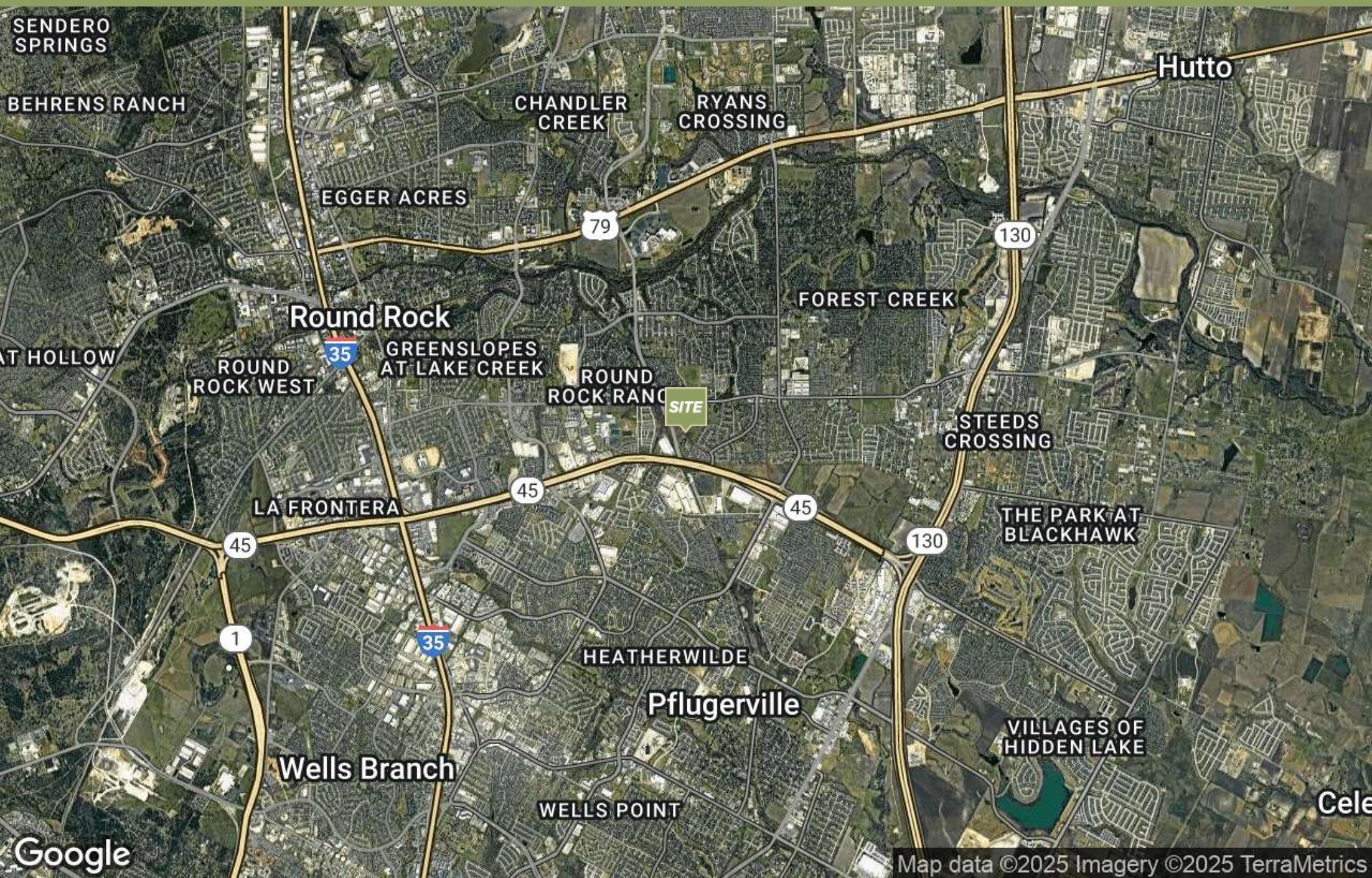




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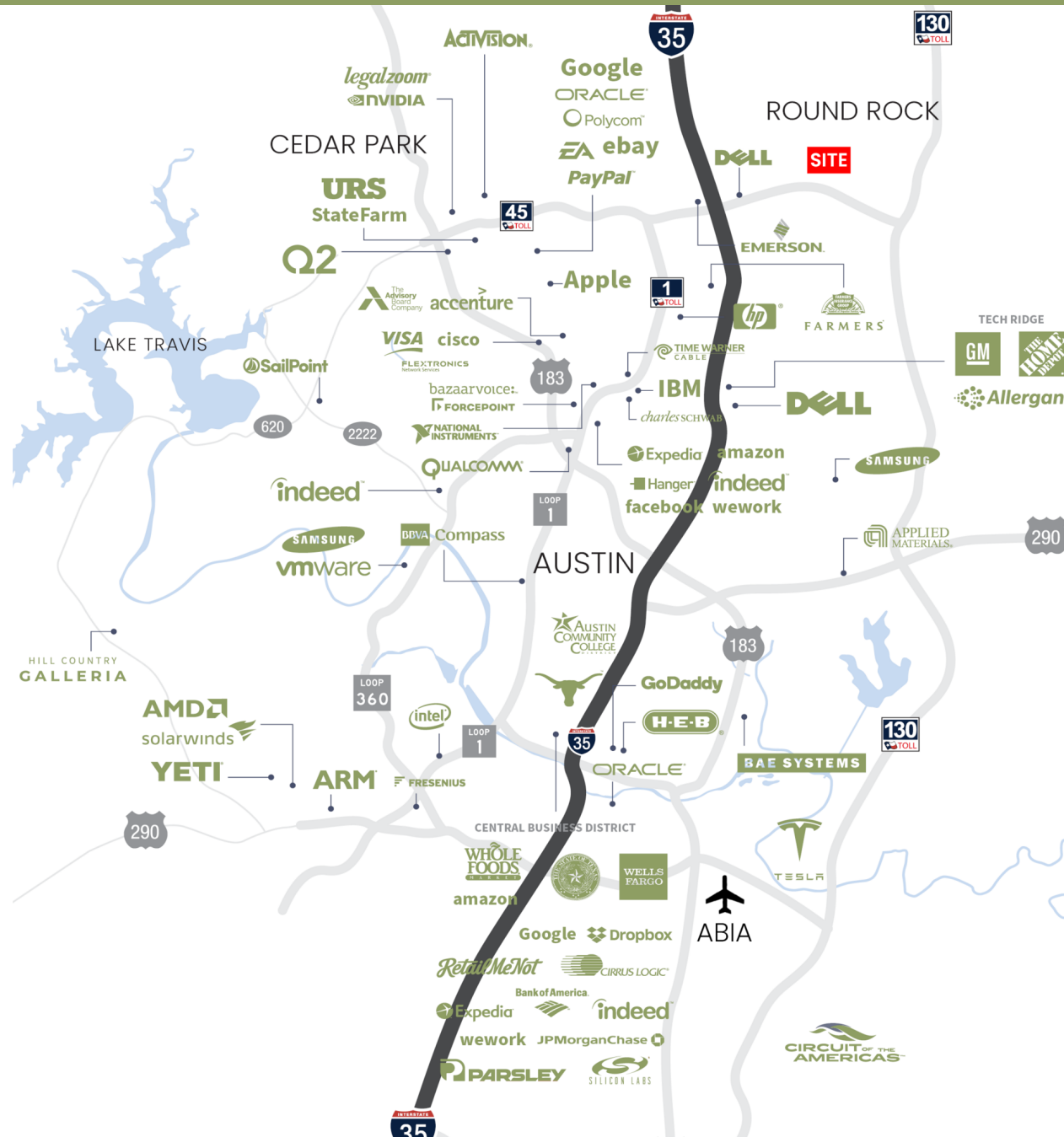




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### AUSTIN ACCOLADES

Austin is the 11<sup>th</sup> largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020.  
[Bankrate]
- Best State Capital to Live In.  
[WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020.  
[ULI/PwC]
- 2<sup>nd</sup> Hottest City for Commercial Real Estate Investing in 2020.  
[Forbes]
- No. 2 Best Metro for Millennials.  
[Commercial Café]
- Fastest Growing Large City in Ranking based on Population and Economic Variables.  
[WalletHub]
- Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010.  
[U.S. Census Bureau]
- In the Top 5 Among Metros for Net Gain from Other Metros.  
[Commercial Café]
- No. 1 Hottest Job Market.  
[Wall Street Journal]
- Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services.  
[Fiverr]
- No. 4 Best Place to Find a Job.  
[WalletHub]
- No. 5 Metro with Most Durable Jobs.  
[GlobeSt]

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### #1 BEST PLACE TO LIVE - AUSTIN, TEXAS

COMPANY	# OF EMPLOYEES
Apple	15,000
Ascension Seton	13,807
Austin Independent School District	11,101
City of Austin	13,531
Dell Technologies	14,030
HEB	24,161
IBM Corp.	6,000
Round Rock Independent School District	6,311
Samsung Austin Semiconductor	8,935
St. David's HealthCare Partnership	12,191
State of Texas	63,900
University of Texas at Austin	23,925



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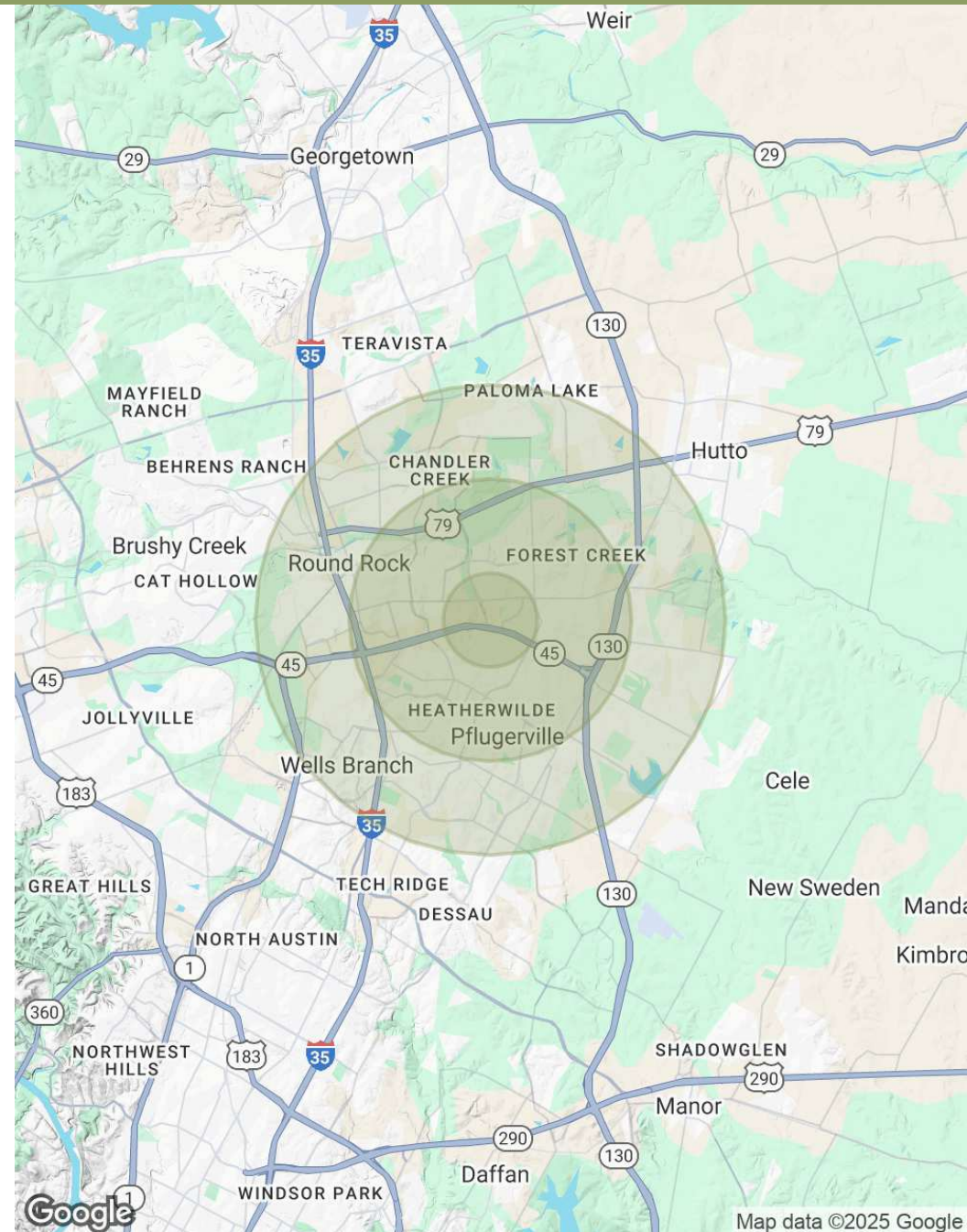
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,017	103,549	261,037
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,386	37,579	94,169
# of Persons per HH	3	2.8	2.8
Average HH Income	\$131,767	\$129,073	\$127,488
Average House Value	\$436,429	\$447,734	\$434,036



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## 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:

- 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:
  - 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.

**St. Croix Capital Realty Advisors, LLC**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**9003153**

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Phone

**John W. Collins IV**

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

**Jared B Vincent**

Sales Agent/Associate's Name

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

St Croix Capital Realty Advisors, 901 S Mopac Expressway Austin, TX 78746  
Jared Vincent

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

IABS Form

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