

**1212 ROUND ROCK AVE**

ROUND ROCK, TX 78681

**\$1,890,000**

OFFERING MEMORANDUM



**ALICE DUFFY**

LIC# 681288  
aliceduffy@kw.com  
512-784-2345

**MAIN OFFICE**

KW Lake Travis  
1921 Lohmans Crossing  
Austin, TX 78734



**COMMERCIAL<sup>SM</sup>**



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LIC# 681288

aliceduffy@kw.com

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# **CONFIDENTIALITY AGREEMENT**

This document, including the attached LISTING PRESENTATION, contains confidential information and trade secrets belonging to [Your Company Name] ("Disclosing Party"). The recipient of this information ("Recipient") acknowledges and agrees to the following:

### **1. Confidentiality Obligation:**

Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.

### **2. Purpose of Use:**

Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the LISTING PRESENTATION.

### **3. Non-Disclosure Agreement:**

This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.

### **4. Return or Destruction:**

Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.

### **5. No Rights Granted:**

This notice does not grant any license or rights to the recipient with respect to the confidential information.

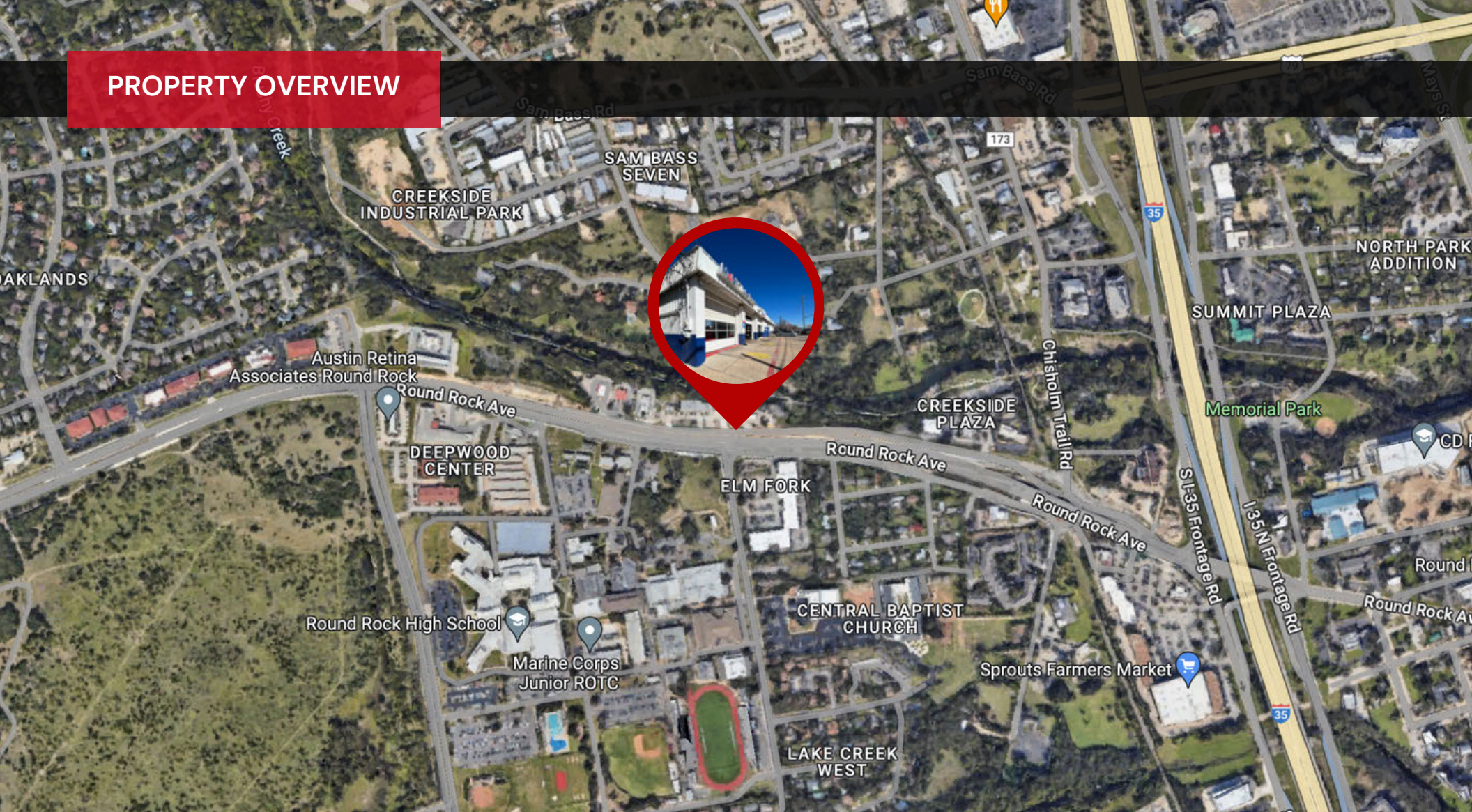
By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.

An aerial photograph of a city street corner, overlaid with a semi-transparent red filter. The central focus is a multi-story building that is under renovation, with its facade completely covered in a dense network of red metal scaffolding. The building's roof is flat and appears to be under construction. To the left, a street with a few cars and pedestrians is visible. In the background, several other multi-story buildings with many windows are visible, suggesting a dense urban environment. The overall lighting is somewhat dim, and the red overlay is a prominent visual element.

# EXECUTIVE SUMMARY

1212 ROUND ROCK AVE ROUND ROCK, TX 78681

## PROPERTY OVERVIEW



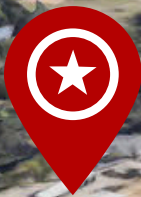
Introducing an exceptional owner/operator or investment opportunity nestled in Round Rock, TX. This distinctive property spans 0.86 acres and hosts a thriving car servicing business. Boasting a spacious 2,756 sq ft building, this site features approximately 192 feet of prime road frontage, strategically positioned off Round Rock Ave, just west of Interstate 35. A current lease for an ice machine is in place, adding to the property's income stream. With six bays and nearly 470 sq ft of dedicated office space, this property promises versatility and potential for lucrative returns.

SURROUNDING BUSINESSES



Interstate 35

Round Rock Avenue



## EXECUTIVE SUMMARY

### Property Address

1212 Round Rock Ave Round Rock, TX 78681

### Property Type:

Commercial Retail

### Building Size:

2,756 sq ft

### Lot Size:

0.86 acres

### Building Details:

6 bays

468 sq ft office space

### Current Use:

Automobile Shop

### Other Info:

Ice Machine with  
current lease  
located on property

### Average Daily Traffic Count:

33,474



An aerial photograph of a city street intersection. A semi-transparent red overlay covers the central portion of the image, highlighting a multi-story building. The building has a sign on its upper corner that reads "DISTRICT". Below the main text, there is a smaller line of text providing the address. The surrounding area shows other buildings, streets, and some greenery.

# PROPERTY PHOTOS

1212 ROUND ROCK AVE ROUND ROCK, TX 78681

# PROPERTY PHOTOS

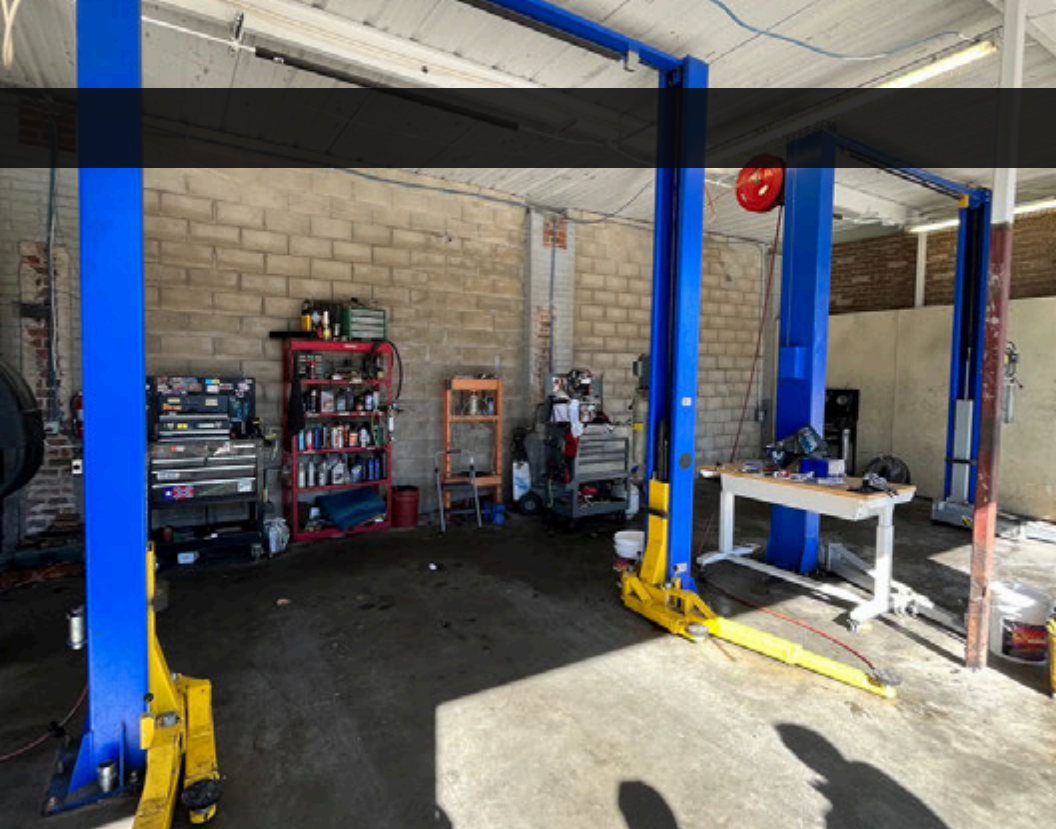




PROPERTY PHOTOS



# INTERIOR PHOTOS



An aerial photograph of a city street corner, overlaid with a semi-transparent red band. The red band contains the text 'FINANCIALS' and the address '1212 ROUND ROCK AVE ROUND ROCK, TX 78681'. The background shows a multi-story building under construction with a red metal frame, surrounded by other city buildings and streets.

# FINANCIALS

1212 ROUND ROCK AVE ROUND ROCK, TX 78681

# FINANCIAL SUMMARY 2022

## Fully Paid Date

Jan 1, 2022 – Dec 31, 2022

Sales Summary	
Total Estimates	160
Total Invoices	4135
Total Orders	4295
Unpaid/Partial Invoices	45
Fully Paid Invoices	4090
Estimated Hours	242.3
Invoiced Hours	3776.3
Close Rate	96.27%

Performance Summary	
Avg. Sales	\$259.67
Avg. Order Profit	\$148.32
Avg. Order Profit Margin	57.12%
Gross Sales	\$284.33/hr
Gross Profit	\$162.41/hr
Total Labor Cost	\$186,545.54
Effective Labor Rate	\$132.75

Order Summary	
Line Item Total	\$1,033,022.10
Fees	\$4,272.24
Discounts	(\$51,611.84)
EPA	\$0.00
Shop Supplies	\$45,077.45
Taxes	\$42,962.47
<b>Total</b>	<b>\$1,073,722.42</b>

Line Item Summary							
	Taxable	Non-Taxable	Tax-Exempt	Subtotal	Discount	Total Price	Total Cost
Parts	\$476,498.77	\$1,630.31	\$1,367.96	\$479,497.04	\$30,486.66	\$484,191.08	\$235,058.11
Labors	\$0.00	\$494,683.50	\$1,371.64	\$496,055.14	\$20,696.48	\$499,255.09	\$135,273.50
Tires	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fees	\$0.00	\$4,272.24	\$0.00	\$4,272.24	\$0.00	\$4,272.24	\$0.00
Subcontracts	\$0.00	\$5,768.08	\$90.00	\$5,858.08	\$428.70	\$5,884.98	\$5,694.71
<b>Total</b>	<b>\$476,498.77</b>	<b>\$506,354.13</b>	<b>\$2,829.60</b>	<b>\$985,682.50</b>	<b>\$51,611.84</b>	<b>\$993,603.39</b>	<b>\$376,026.51</b>

# FINANCIAL SUMMARY 2023

## Fully Paid Date

Jan 1, 2023 – Dec 31, 2023

Sales Summary	
Total Estimates	224
Total Invoices	3139
Total Orders	3363
Unpaid/Partial Invoices	54
Fully Paid Invoices	3085
Estimated Hours	373.2
Invoiced Hours	3105.7
Close Rate	93.34%

Performance Summary	
Avg. Sales	\$261.12
Avg. Order Profit	\$175.97
Avg. Order Profit Margin	67.39%
Gross Sales	\$263.92/hr
Gross Profit	\$177.86/hr
Total Labor Cost	\$20,467.84
Effective Labor Rate	\$131.51

Order Summary	
Line Item Total	\$834,964.20
Fees	\$8,802.86
Discounts	(\$87,324.76)
EPA	\$0.00
Shop Supplies	\$31,670.62
Taxes	\$31,551.87
<b>Total</b>	<b>\$819,664.79</b>

Line Item Summary							
	Taxable	Non-Taxable	Tax-Exempt	Subtotal	Discount	Total Price	Total Cost
Parts	\$343,142.13	\$1,904.72	\$512.52	\$345,559.37	\$52,024.75	\$361,512.84	\$198,777.71
Labors	\$0.00	\$394,025.53	\$248.85	\$394,274.38	\$34,936.16	\$407,322.24	\$18,527.11
Tires	\$995.19	\$0.00	\$0.00	\$995.19	\$56.25	\$1,006.44	\$1,051.44
Fees	\$0.00	\$8,793.72	\$0.00	\$8,793.72	\$0.00	\$8,793.72	\$0.00
Subcontracts	\$0.00	\$6,090.50	\$720.00	\$6,810.50	\$307.60	\$6,911.00	\$6,022.61
<b>Total</b>	<b>\$344,137.32</b>	<b>\$410,814.47</b>	<b>\$1,481.37</b>	<b>\$756,433.16</b>	<b>\$87,324.76</b>	<b>\$785,546.24</b>	<b>\$224,378.83</b>



## 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.

**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.

<u>Keller Williams Realty</u>	<u>9010968</u>	<u>k1rw199@kw.com</u>	<u>512-263-9090</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>M. E. Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>512-263-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u>M. E. Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>512-263-9090</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alice Duffy</u>	<u>681288</u>	<u>ALICEDUFFY@KW.COM</u>	<u>512-784-2345</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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