



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	11,148	113,534	247,446
2019 Average HH Income	\$79,809	\$85,121	\$93,007
2019 Daytime Population	5,468	85,243	152,955

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FOR SALE GROUND LEASE OR BUILD TO SUIT

Call For Pricing

LAND BREAKDOWN

- Lot 3 - 1.411 AC Under Contract
- Lot 7A - 2.757 AC Under Contract
- Lot 9 - 0.612 AC AVAILABLE

PROPERTY HIGHLIGHTS

- At the southeast corner of A.W. Grimes and SH 45 toll (Louis Henna)
- Zoned general commercial, final platted, and water detention provided
- Internal drives completed
- Owner will consider sale, land lease, and/or build-to-suit proposals
- Electricity, irrigation, water, telephone, cable and gas /propane ready

TRAFFIC COUNT

- SH 45 E: 48,271 VPD
- Louis Henna: 22,821 VPD
- A.W. Grimes Blvd: 22,176 VPD (Costar 2018)

AREA TRAFFIC GENERATORS



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45 Plaza

SEC OF SH 45 AND A.W. GRIMES BLVD
45 AND AW GRIMES BLVD
ROUND ROCK, TX 78661



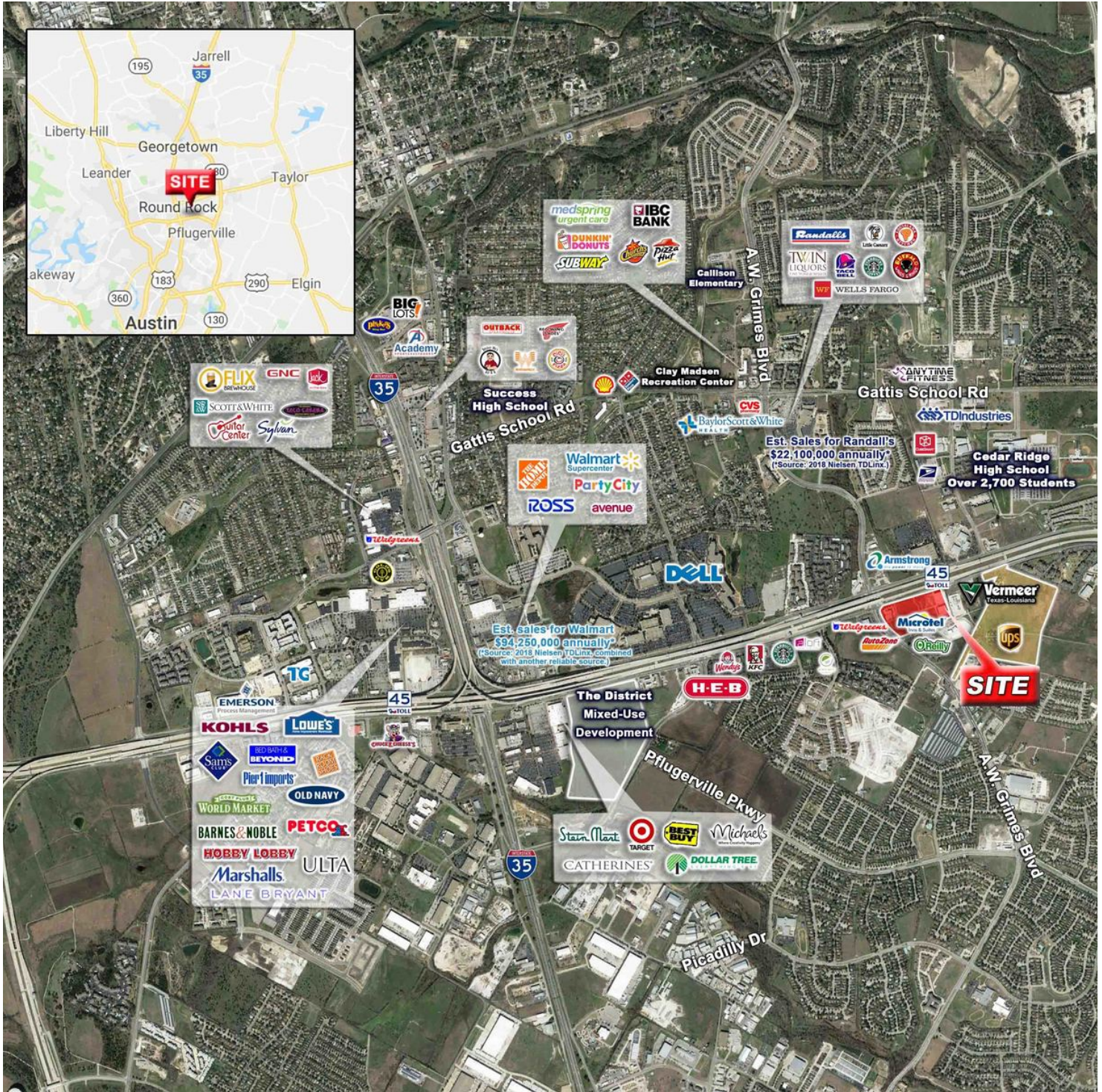
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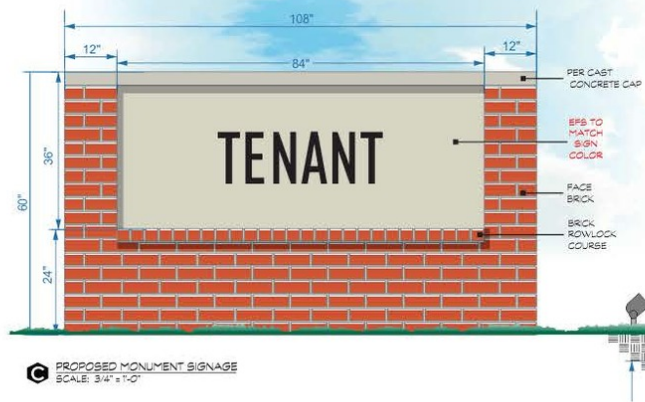
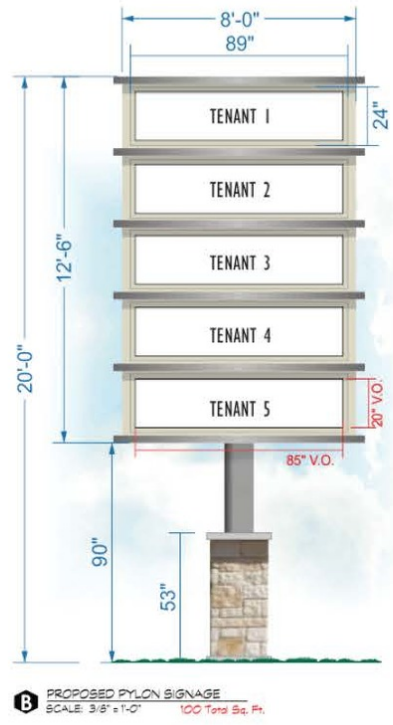
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\$200M mixed-use project gains momentum in Round Rock

Shops, offices, more to rise near Dell HQ

Feb 15, 2019, 7:51am CST

A mixed-use project slated for southern Round Rock has taken its first major step forward in more than a year. Round Rock City Council on Thursday approved a development agreement for the District, a project on about 65 acres near the southeast corner of State Highway 45 and I-35. It promises to plop restaurants, shops and high-end offices about a mile away from Dell Technologies Inc.'s headquarters.



The project first gained public attention in November 2017, when the Williamson County suburb approved a memorandum of understanding with Mark IV Capital, the California-based developer of the \$200 million project.

"We look forward to breaking ground on this unique project, and we are proud to be involved in what will soon be a landmark in Round Rock," said Mark IV Capital Regional Vice President Justin Basie in a Thursday statement.

Mark IV expects to build 1 million square feet of offices, stores, hospitality space, residential units and parking.

In return, the city and the Round Rock Transportation and Economic Development Corp. would pay back \$12.56 million to the developer for public infrastructure reimbursements.

Expect more details about Mark IV's timeline and development team in the coming weeks and months.

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The property still needs to be rezoned into a planned unit development. Round Rock Communications Director Will Hampton said that type of rezoning typically takes three to six months, although the two sides have agreed "fast-track" process in the development agreement.

Mark IV expects The District to create 5,000 primary and secondary jobs when it is fully developed. Mark IV has until 2039 to build the 1 million square feet under the agreement.

City leaders think The District will give them a competitive advantage in the ability to offer class A office space to corporate tenants.

"The District will transform the southern area of Round Rock and will be an ideal location for the types of companies looking for high-end office space in Round Rock," said Nichole Vance, the Round Rock Chamber of Commerce's director of business attraction.

The District will look to cash in on swelling population and employment in northern Travis County and southern Williamson County. Not too far away, Apple Inc. has pledged to invest \$1 billion and bring up to 15,000 jobs to a new corporate campus.

"There is growing demand for this type of mixed-use development in this part of the region, and this project is well situated on a major transportation corridor", Round Rock Assistant City Manager Brooks Bennett said.

Elsewhere in Round Rock, Mark IV manages the Summit office projects in La Frontera.

Daniel Salazar
Staff Writer
Austin Business Journal

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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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date