ROUND ROCK PAD SITES

ROUND ROCK, TX | GATTIS SCHOOL ROAD AND AW GRIMES BOULEVARD

AVAILABILITY:
LOT 7 | 1.31-ACRE PARCEL

SALE PRICE: PLEASE CALL

AREA RETAILERS:

Randalls
TACO BELL
MedSpring urgent care
DUNKIN'
IBC BANK
CAFE' JAVA Your Neighborhood Bistro
CVS pharmacy
WELLS FARGO

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2020 Population	14,037	112,144	268,771
2020 Daytime Population	14,176	108,764	231,490
2020 Total Households	5,215	40,459	95,943
2020 Average HH Income	$78,255	$89,317	$96,151
2020 Median HH Income	$69,071	$76,045	$79,509

TRAFFIC COUNTS:
AW Grimes Boulevard: 22,167 VPD

THE retail CONNECTION

FOR MORE INFO, PLEASE CONTACT:

LANCE MORRIS
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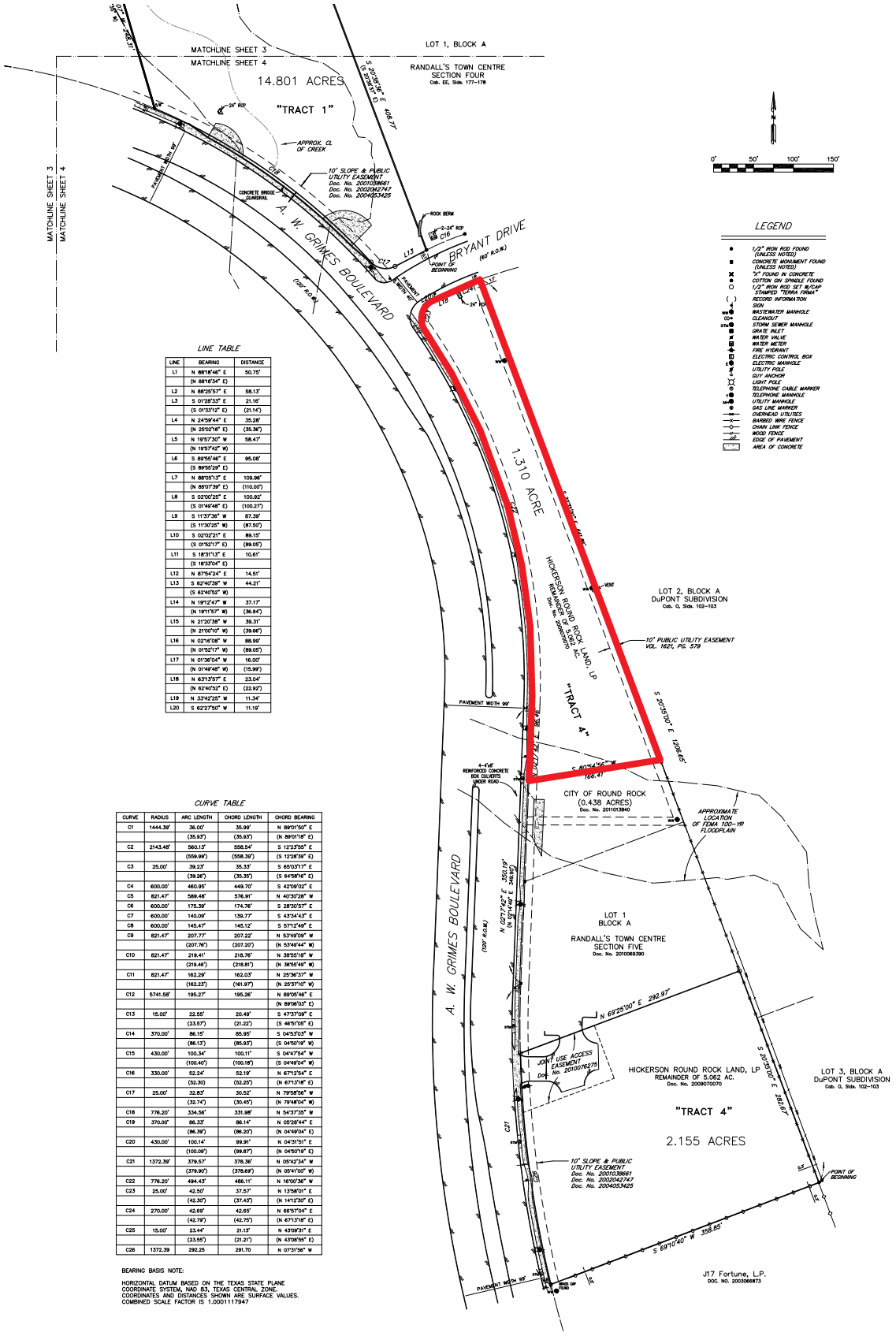

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°18'46" E	50.75'
	(N 88°18'34" E)	
L2	N 88°25'57" E	58.13'
L3	S 01°39'33" E	21.16'
	(S 01°33'12" E)	(21.14')
L4	N 24°59'44" E	35.28'
	(N 25°02'18" E)	(35.36')
L5	N 19°57'30" W	58.47'
	(N 19°57'42" W)	
L6	S 89°56'46" E	95.08'
	(S 89°55'29" E)	
L7	N 88°05'37" E	109.96'
	(N 88°07'39" E)	(110.00')
L8	S 02°00'25" E	100.92'
	(S 01°49'48" E)	(100.27')
L9	S 11°37'36" W	87.39'
	(S 11°30'25" W)	(87.50')
L10	S 02°02'21" E	89.15'
	(S 01°52'17" E)	(89.05')
L11	S 18°31'13" E	10.61'
	(S 18°33'04" E)	
L12	N 87°54'24" E	14.51'
L13	S 62°40'39" W	44.21'
	(S 62°40'52" W)	
L14	N 19°12'47" W	37.17'
	(N 19°11'57" W)	(36.94')
L15	N 21°20'28" W	39.31'
	(N 21°00'10" W)	(39.68')
L16	N 02°16'08" W	88.99'
	(N 01°52'17" W)	(89.05')
L17	N 01°36'04" W	16.00'
	(N 01°49'48" W)	(15.99')
L18	N 63°13'57" E	23.04'
	(N 62°40'52" E)	(22.92')
L19	N 33°42'25" W	11.34'
L20	S 62°27'50" W	11.19'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1444.39'	36.00'	35.99'	N 89°01'50" E
		(35.93')	(35.93')	(N 89°01'18" E)
C2	2143.48'	560.13'	558.54'	S 12°23'55" E
		(559.99')	(558.39')	(S 12°28'39" E)
C3	25.00'	39.23'	35.33'	S 65°03'17" E
		(39.28')	(35.35')	(S 64°58'16" E)
C4	600.00'	460.85'	449.70'	S 42°09'02" E
C5	821.47'	589.48'	576.91'	N 40°30'28" W
C6	600.00'	175.39'	174.76'	S 28°30'57" E
C7	600.00'	140.09'	139.77'	S 43°34'43" E
C8	600.00'	145.47'	145.12'	S 57°12'49" E
C9	821.47'	207.77'	207.22'	N 53°49'09" W
		(207.76')	(207.20')	(N 53°49'44" W)
C10	821.47'	219.41'	218.76'	N 39°55'18" W
		(219.46')	(218.81')	(N 39°55'49" W)
C11	821.47'	162.29'	162.03'	N 25°36'37" W
		(162.23')	(161.97')	(N 25°37'10" W)
C12	5741.58'	195.27'	195.26'	N 89°05'46" E
				(N 89°06'03" E)
C13	15.00'	22.55'	20.49'	S 47°37'09" E
		(23.57')	(21.22')	(S 46°51'05" E)
C14	370.00'	86.15'	85.95'	S 04°53'03" W
		(86.13')	(85.93')	(S 04°50'19" W)
C15	430.00'	100.34'	100.11'	S 04°47'54" W
		(100.40')	(100.18')	(S 04°48'04" W)
C16	330.00'	52.24'	52.19'	N 67°12'54" E
		(52.30)	(52.25')	(N 67°13'18" E)
C17	25.00'	32.83'	30.52'	N 79°58'56" W
		(32.74')	(30.45')	(N 79°48'04" W)
C18	776.20'	334.56'	331.98'	N 54°37'35" W
C19	370.00'	86.33'	86.14'	N 05°28'44" E
		(86.39')	(86.20')	(N 04°49'04" E)
C20	430.00'	100.14'	99.91'	N 04°31'51" E
		(100.09')	(99.87')	(N 04°50'19" E)
C21	1372.39'	379.57'	378.36'	N 05°42'34" W
		(379.90')	(378.69')	(N 05°41'00" W)
C22	776.20'	494.43'	486.11'	N 16°00'36" W
C23	25.00'	42.50'	37.57'	N 13°58'01" E
		(42.30')	(37.43')	(N 14°12'30" E)
C24	270.00'	42.69'	42.65'	N 66°57'04" E
		(42.79')	(42.75')	(N 67°13'18" E)
C25	15.00'	23.44'	21.13'	N 43°09'31" E
		(23.55')	(21.21')	(N 43°08'55" E)
C26	1372.39	292.25	291.70	N 07°31'56" W

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001117947

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 _____