

FOR SALE

3.31 ACRES in ROUND ROCK, TX

RETAIL / COMMERCIAL LAND

(DIVISIBLE TO 1 ACRE)



NEIGHBORS INCLUDE:

ROUND ROCK PREMIUM
OUTLET MALL

THE NEW BASS PRO
SHOPS

SCOTT & WHITE
HOSPITAL

H-E-B

IKEA

TERAVISTA (OVER 4,100
SINGLE/MULTI-FAMILY
HOMES)

MANY RESTAURANTS &
SMALLER RETAILERS

3201
OAKMONT
DRIVE

ROUND
ROCK, TX



**MATHIAS
PARTNERS**

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Austin, Texas 78701

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MATHIAS
PARTNERS

3201 OAKMONT DRIVE
ROUND ROCK, TX

ADDITIONAL AERIAL VIEW — FROM THE EAST



The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.



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**3201 OAKMONT DRIVE
ROUND ROCK, TX**

ADDITIONAL AERIAL VIEW — FROM THE WEST



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THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION

A 5.816 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



TERAVISTA PARKWAY
(100' R.O.W.)

LOT 3, BLOCK "A",
THE FINAL PLAT OF CPG PARTNERS
COMMERCIAL TRACT SECTION 2
CAB. BB, SLDs. 82-83

WILLIAMSON
COUNTY, TEXAS
DOC. NO.
2005039967

MEADOWSIDE
PATH
(TERAVISTA SECTION 27
CABINET Z, SLDs. 254-256)

MEADOWSIDE
LANE



LEGEND

- 1/2" R.O.W. R.O.D. (UNLESS NOTED)
- 1/2" R.O.W. R.O.D. WITH CAP SET

VICINITY MAP
N.T.S.

LOT 1, BLOCK "A",
THE FINAL PLAT OF CPG PARTNERS
COMMERCIAL TRACT SECTION 1
CAB. BB, SLDs. 11-12

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1+00.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+10.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+20.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+30.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+40.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+50.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+60.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+70.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+80.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
1+90.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E
2+00.00	S 89° 59' 59" E	100.00	S 89° 59' 59" E

LOT 2, BLOCK "A"
3.31 ACRES

LOT 1, BLOCK "A",
THE FINAL PLAT OF
TERAVISTA SECTION 32
SUBDIVISION PHASE ONE
CAB. CC, SLDs. 108-109

1/2" R.O.W. R.O.D.
CABINET CC, SLDs.
108-109

TERAVISTA PARKWAY
(R.O.W. YARDED)

APPROXIMATE LOCATION
OF SURVEY LINE

THE FINAL PLAT OF TERAVISTA SECTION 32 PHASE TWO SUBDIVISION

OWNER: AQUATANA AUSTIN, LP
ACREAGE: 5.816
SURVEY: EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212

NO. OF BLOCKS: 1
NO. OF LOTS: 1

NEW STREETS: 0 L.F.

SUBMITTAL DATE: FEBRUARY 14, 2007

DATE OF PLANNING AND ZONING COMMISSION MEETING: MARCH 14, 2007

ENGINEER: BURY+PARTNERS, INC.

BENCHMARK: ALUMINUM DISK SET ON THE NORTHWEST CORNER OF INLET ON THE NORTH SIDE OF TERAVISTA AND OAKMONT. ELEV=806.17

DATE: FEBRUARY, 2007
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS

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Drawn by: M. Approved by: J.B. Project No.: 1789-01-20 File: H.1789(01)1789(01).dgn



MATHIAS PARTNERS

3201 OAKMONT DRIVE
ROUND ROCK, TX

OTHER NOTABLE DEVELOPMENT IN THE AREA

UNIVERSITY OAKS SHOPPING CENTER

- ◆ 625,000 SQ. FT. RETAIL POWER CENTER DEVELOPMENT FEATURING TENANTS SUCH AS IKEA, JCPENNY, ROSS, OFFICE MAX, REI, PETSMART, JO-ANN AND FAMOUS FOOTWARE

SCOTT & WHITE UNIVERSITY MEDICAL CAMPUS

- ◆ 68 ACRE HEALTH CARE FACILITY INCLUDING A SPECIALTY CLINIC AND A NEWLY COMPLETED 72-BED FULL-SERVICE HOSPITAL

SETON MEDICAL CENTER

- ◆ 365,000 SQ. FT., 181-BED HOSPITAL WITH ADDITIONAL 120,000 SQ. FT. OF MEDICAL OFFICE SPACE

ROUND ROCK HIGHER EDUCATION CENTER

- ◆ A PARTNERSHIP BETWEEN TEXAS STATE UNIVERSITY—SAN MARCOS AND AUSTIN COMMUNITY COLLEGE
- ◆ OFFERING BACHELOR'S & MASTER'S DEGREE PROGRAMS AND HOSPITAL TRAINING/NURSING DEGREE PROGRAMS
- ◆ FUTURE NURSING SCHOOL
- ◆ HEALTH PROFESSIONAL PROGRAMS AND ON-CAMPUS HOUSING PLANNED FOR FUTURE DEVELOPMENT
- ◆ ESTIMATED TO SERVE UP TO 11,000 STUDENTS

THE TEXAS A&M HEALTH SCIENCE CENTER COLLEGE OF MEDICINE

- ◆ A COMMUNITY-BASED MEDICAL SCHOOL PROVIDING THIRD- AND FOURTH-YEAR CLINICAL TRAINING AT REGIONAL CLINICAL CAMPUSES AROUND THE STATE THROUGH AFFILIATIONS THROUGH LOCAL PHYSICIANS, CLINICS AND HOSPITALS
- ◆ THE FACILITY ALSO HOUSES ADMINISTRATIVE OFFICES, CLASSROOMS AND THE 33,000 SQ. FT. LONE STAR CIRCLE OF CARE CLINIC, WHERE HEALTH CARE STUDENTS ARE TRAINED
- ◆ A SEPARATE, DEDICATED NURSING SCHOOL, OPENED IN 2010, WITHIN THE TEXAS STATE UNIVERSITY ROUND ROCK CAMPUS



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ROUND ROCK, TX

11-2-2015



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:
 - 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.

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