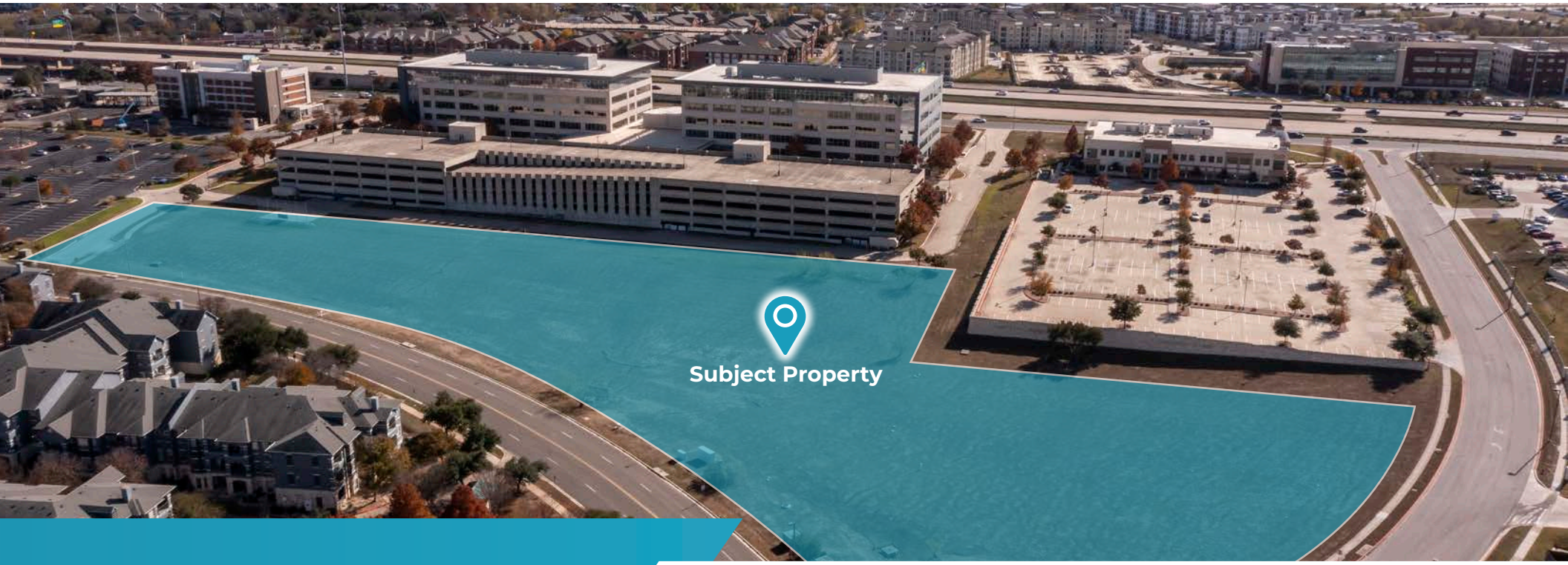
FOR SALE ±5.37 ACRES

# 1100 W. Louis Henna Blvd.

## Round Rock (Austin MSA), Texas

MATHIAS PARTNERS




**MATHIASPARTNERS.COM**

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

**A ±5.37-acre Development Site with Flexible Multifamily/ Commercial PUD Zoning within the La Frontera Mixed-Use District**

**Matt Mathias, Broker**
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matt@mathiaspartners.com

**Michael Levy, Broker Associate**
512.417.2919
mlevy@mathiaspartners.com

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. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes. Interested parties should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.

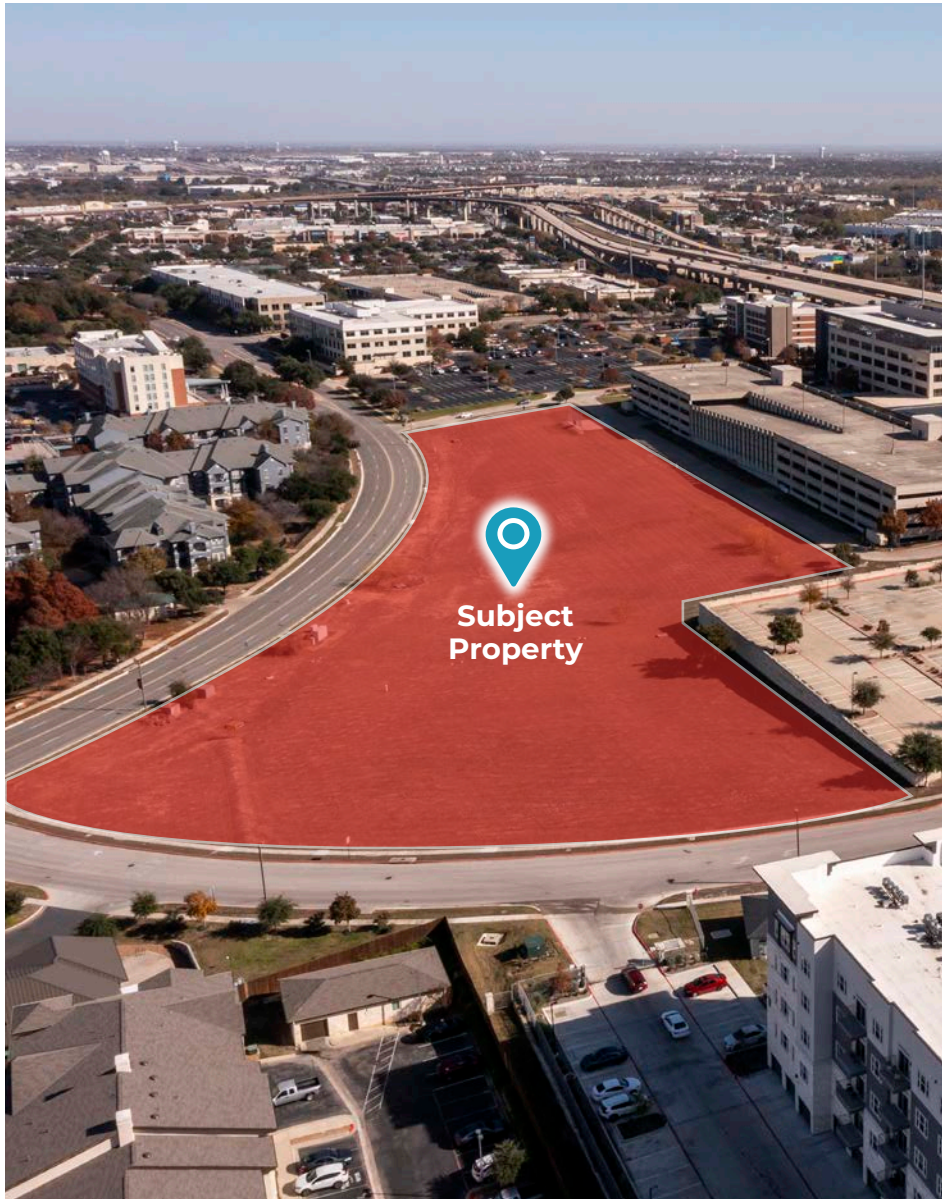
## Property Overview

| | |
|---|---|
| **Total Site Area** | 5.366 acres |
| **Total Site SF** | 233,743 SF |
| **City** | Round Rock |
| **County** | Williamson |
| **Zoning** | PUD 157 |
| **Utilities** | Water/Wastewater, Electricity & Gas Available to Site |
| **Max Height** | Five (5) stories |
| **Permitted Uses** | **Multifamily residential** use in accordance with MF-3 (Multifamily – Urban) zoning standards with a maximum of 375 units allowed.<br>**Commercial** uses in accordance with C1-a (General Commercial – Limited) zoning standards including:<br>• Hotel<br>• Research & Development<br>• Office/Medical Office<br>• Restaurant without drive-through<br>• Retail Sales and Services<br>• Cosmetic Services<br>• Daycare<br>• Colleges and Universities<br>• Schools: Business and Trade<br>• Activity Centers, children's<br>• Indoor Entertainment Activities<br>• Sports Training Facilities / Specialty Gyms<br>• Urgent Care Facility<br>• Veterinary Clinics, Small Animals, excluding outdoor kennels |

## Demographics

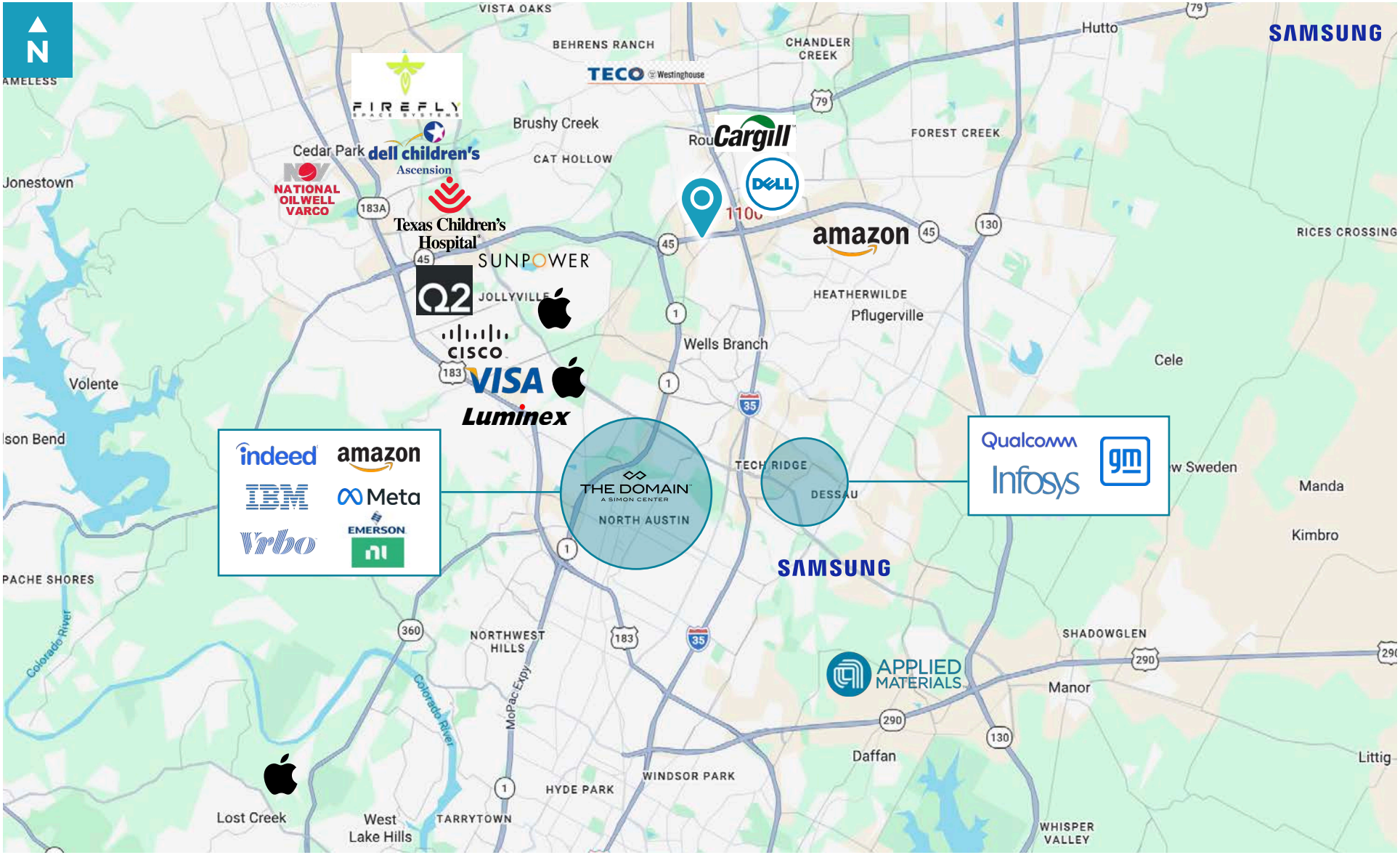
(Source: CoStar)

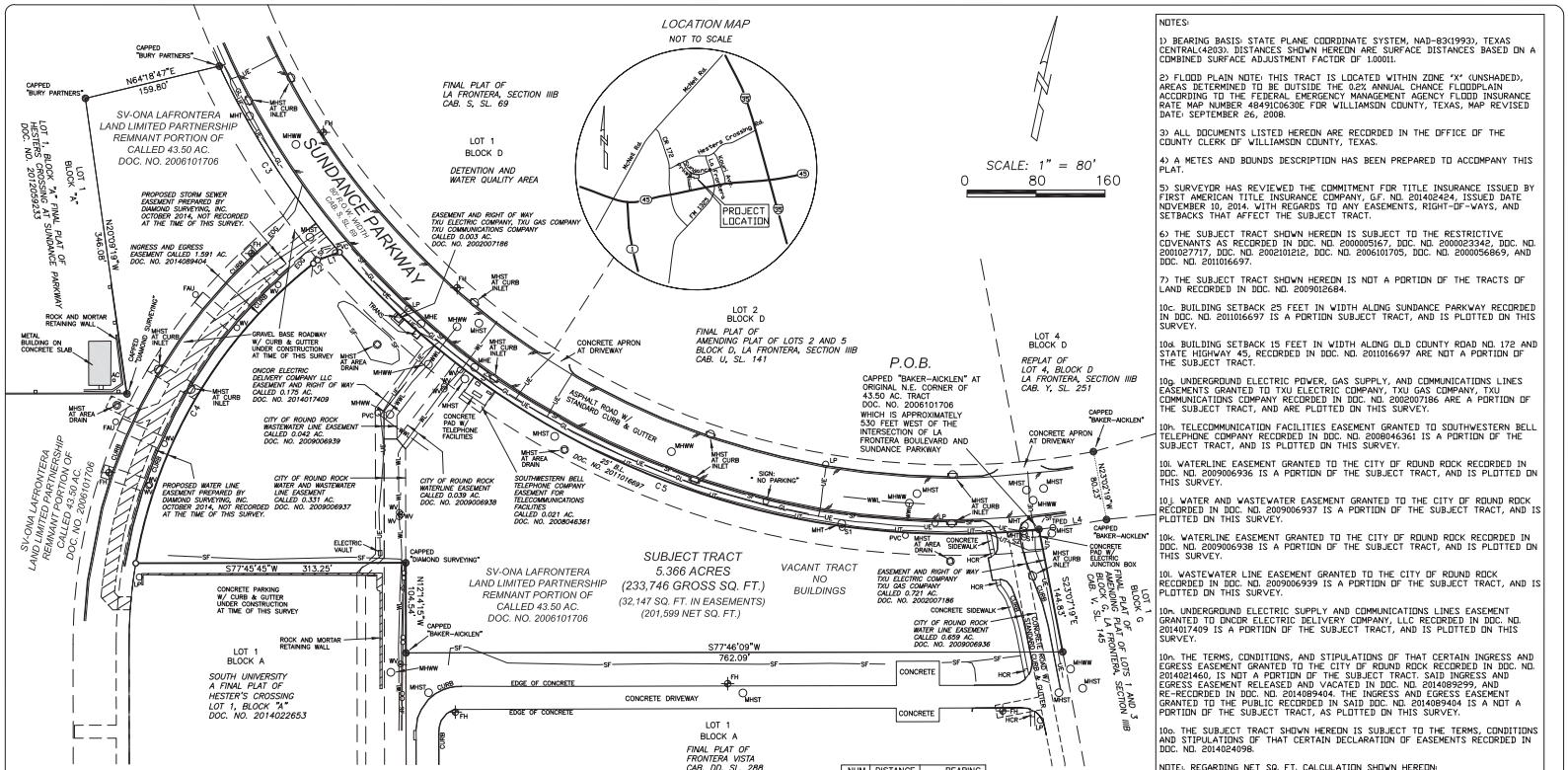
| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| **2024 Population** | **12,392** | **84,116** | **283,294** |
| **Avg. HH Income** | **$78,088** | **$92,183** | **$108,523** |



MATHIAS PARTNERS

# 1100 W. Louis Henna Blvd., Round Rock, TX






| NUM | DISTANCE | BEARING |
|---|---|---|
| L1 | 27.15' | N57°59'26"E |
| L2 | 6.16' | N39°37'38"E |
| L4 | 79.20' | N69°39'03"E |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C3 | 15°42'50" | 257.81' | 940.00' | N45°01'07"W | 257.00' |
| C4 | 42°13'34" | 413.45' | 561.00' | N18°30'51"E | 404.15' |
| C5 | 55°19'27" | 907.66' | 940.00' | S80°32'17"E | 872.80' |

## LEGEND

- ● = 1/2" IRON ROD FOUND (UNLESS SIZE OTHERWISE STATED)
- ○ = 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- P.O.B. = POINT OF BEGINNING
- FH = FIRE HYDRANT
- MHWW = MANHOLE WASTEWATER
- WV = WATER VALVE
- FAU = WATER FAUCET
- MHST = MANHOLE STORM SEWER
- MHE = MANHOLE ELECTRIC
- MHT = MANHOLE TELEPHONE
- PVC = PVC PIPE (RISER, VERTICAL)
- AC = AIR CONDITIONER ON CONCRETE PAD
- TRANS = ELECTRIC TRANSFORMER ON CONCRETE PAD
- TPED = TELEPHONE PEDESTAL
- —SF— = SILT FENCE
- LP = LIGHT POLE
- = EDGE OF PAVEMENT
- —o—o— = WOOD FENCE
- —OO— = CHAIN LINK FENCE
- —UE— = UNDERGROUND ELECTRIC LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "BURIED ELECTRIC CABLE, USIC" AND RED PAINT STRIPES
- —GL— = UNDERGROUND GAS LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "ATMOS ENERGY, WARNING BURIED GAS LINE" AND YELLOW PAINT STRIPES
- —UT— = UNDERGROUND TELEPHONE LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "AT&T FIBER OPTIC CABLE, 800-778-9140" AND ORANGE PAINT STRIPES
- —WWL— = UNDERGROUND WASTEWATER LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "CITY OF ROUND ROCK, WARNING BURIED WASTEWATER LINE, 512-218-5555", AND DARK GREEN PAINT STRIPES
- —WL— = UNDERGROUND WATER LINE AS MARKED ON THE GROUND WITH PIN FLAGS LABELED "CITY OF ROUND ROCK, WARNING BURIED WATERLINE, 512-218-5555", AND BLUE PAINT STRIPES
- B.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT-OF-WAY
- HCR = HANDI-CAP RAMP
- EOG = EDGE OF GRAVEL
- S1 = SIGN "WARNING UNDERGROUND CABLE, TELEPHONE"
- S2 = SIGN "STOP"

CERTIFICATION TO: FRONTERA RIDGE LAND, LP, A TEXAS LIMITED PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY, AND HERITAGE TITLE COMPANY OF AUSTIN, INC., EXCLUSIVELY:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements For ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a, 13, 16, 18, 21 of Table A thereof. The field work was completed on December 12, 2014. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR AND DIAMOND SURVEYING INC. IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

DECEMBER 15, 2014
DATE

SHANE SHAFER, R.P.L.S. NO. 5281

STATE OF TEXAS REGISTERED SHANE SHAFER 5281 PROFESSIONAL LAND SURVEYOR

NOTES:

1) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83(1993), TEXAS CENTRAL(4203). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

2) FLOOD PLAIN NOTE: THIS TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0630E FOR WILLIAMSON COUNTY, TEXAS, MAP REVISED DATE: SEPTEMBER 26, 2008.

3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

4) A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS PLAT.

5) SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 2014024241, ISSUED DATE NOVEMBER 10, 2014. WITH REGARDS TO ANY EASEMENTS, RIGHT-OF-WAYS, AND SETBACKS THAT AFFECT THE SUBJECT TRACT.

6) THE SUBJECT TRACT SHOWN HEREON IS SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN DOC. NO. 2000005167, DOC. NO. 2000023342, DOC. NO. 2001027717, DOC. NO. 2002101212, DOC. NO. 2006101705, DOC. NO. 2000056869, AND DOC. NO. 2011016697.

7) THE SUBJECT TRACT SHOWN HEREON IS NOT A PORTION OF THE TRACTS OF LAND RECORDED IN DOC. NO. 2009012684.

10c. BUILDING SETBACK 25 FEET IN WIDTH ALONG SUNDANCE PARKWAY RECORDED IN DOC. NO. 2011016697 IS A PORTION SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10d. BUILDING SETBACK 15 FEET IN WIDTH ALONG OLD COUNTY ROAD NO. 172 AND STATE HIGHWAY 45, RECORDED IN DOC. NO. 2011016697 ARE NOT A PORTION OF THE SUBJECT TRACT.

10g. UNDERGROUND ELECTRIC POWER, GAS SUPPLY, AND COMMUNICATIONS LINES EASEMENTS GRANTED TO TXU ELECTRIC COMPANY, TXU GAS COMPANY, TXU COMMUNICATIONS COMPANY RECORDED IN DOC. NO. 2002007186 ARE A PORTION OF THE SUBJECT TRACT, AND ARE PLOTTED ON THIS SURVEY.

10h. TELECOMMUNICATION FACILITIES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN DOC. NO. 2008046361 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10i. WATERLINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOC. NO. 2009006936 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10j. WATER AND WASTEWATER EASEMENT GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOC. NO. 2009006937 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10k. WATERLINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOC. NO. 2009006938 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10l. WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOC. NO. 2009006939 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10m. UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC RECORDED IN DOC. NO. 2014017409 IS A PORTION OF THE SUBJECT TRACT, AND IS PLOTTED ON THIS SURVEY.

10n. THE TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN INGRESS AND EGRESS EASEMENT GRANTED TO THE CITY OF ROUND ROCK RECORDED IN DOC. NO. 2014021460, IS NOT A PORTION OF THE SUBJECT TRACT. SAID INGRESS AND EGRESS EASEMENT WAS RELEASED AND VACATED IN DOC. NO. 2014089299, AND RE-RECORDED IN DOC. NO. 2014089404. THE INGRESS AND EGRESS EASEMENT GRANTED TO THE PUBLIC RECORDED IN SAID DOC. NO. 2014089404 IS A NOT A PORTION OF THE SUBJECT TRACT, AS PLOTTED ON THIS SURVEY.

10o. THE SUBJECT TRACT SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN DOC. NO. 2014024098.

NOTE: REGARDING NET SQ. FT. CALCULATION SHOWN HEREON:
THE NET SQUARE FEET CALCULATION SHOWN HEREON IS BASED ON THE GROSS SQ. FT. MINUS THE SQ. FT. WITHIN EASEMENTS. A QUALIFIED ATTORNEY AT LAW SHOULD BE CONSULTED TO DETERMINE WHETHER OR NOT IMPROVEMENTS CAN OR CAN NOT BE CONSTRUCTED IN THE EASEMENT AREAS SHOWN HEREON. THE NET SQUARE FEET DOES NOT INCLUDE SUBTRACTING ANY SQUARE FEET THAT LIES INSIDE THE CONCRETE ROAD ALONG THE EAST BOUNDARY LINE. AT THE TIME OF THIS SURVEY THE SURVEYOR HAD NO KNOWLEDGE OF THE RIGHT OF ACCESS FOR THE CONCRETE ROAD ALONG THE EAST BOUNDARY LINE OF THE SUBJECT TRACT.

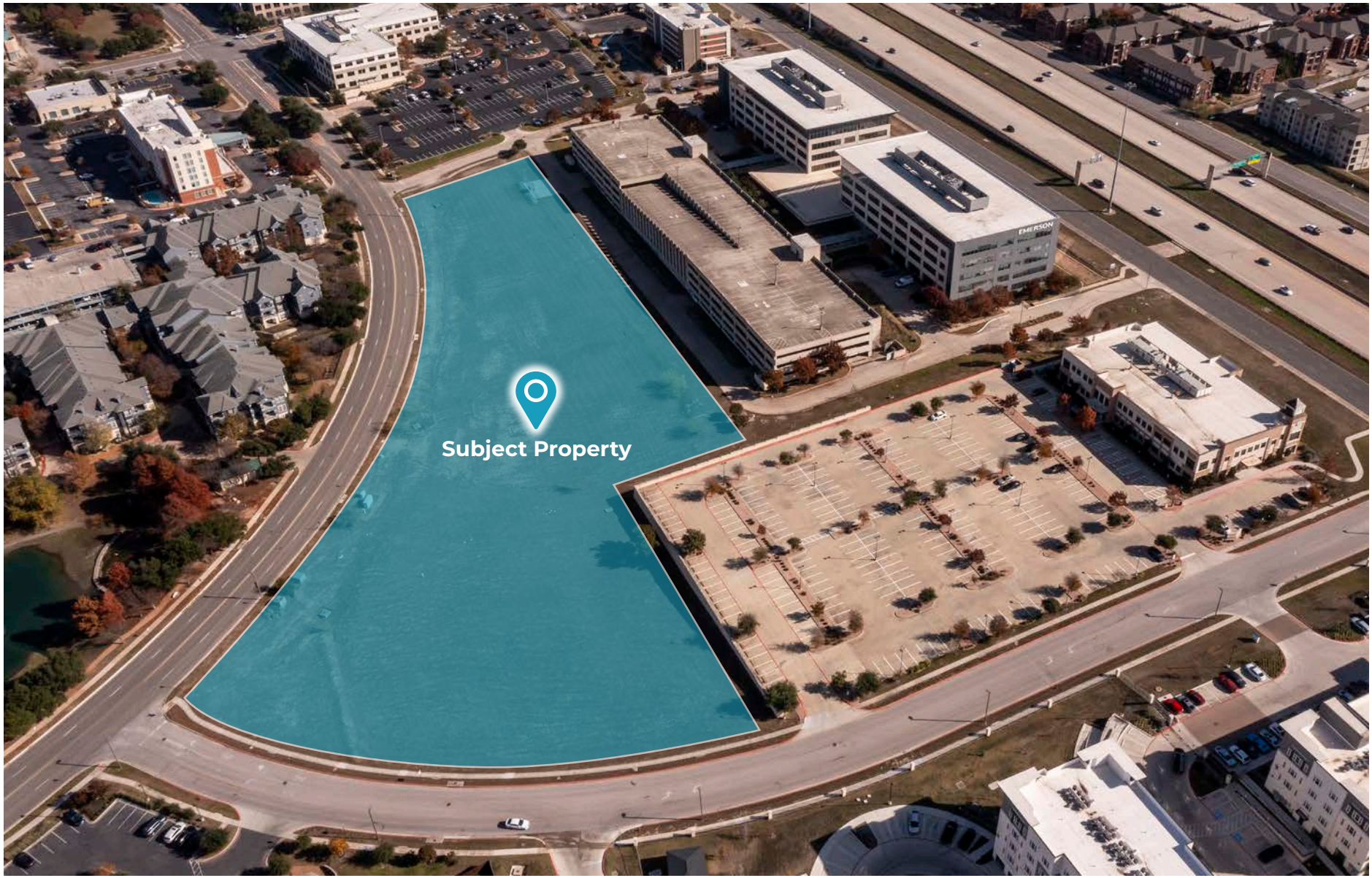
ORIGINAL SUBMITTAL DATE: DECEMBER 15, 2014

*ALTA/ACSM LAND TITLE SURVEY*

*FOR A 5.366 ACRE (233,746 SQ. FT.) TRACT OF LAND SITUATED IN THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMNANT PORTION OF A CALLED 43.50 ACRE TRACT OF LAND CONVEYED TO SV-ONA LAFRONTERA LAND LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006101706 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.*

*SHEET 1 OF 1*

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100


Subject Property
EMERSON

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:
  - 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.

| | | | |
|---|---|---|---|
| Mathias Partners | 602940 | matt@mathiaspartners.com | (512)330-9111 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Matt Mathias | 265888 | matt@mathiaspartners.com | (512)330-9111 |
| Designated Broker of Firm | License No. | Email | Phone |
| Matt Mathias | 265888 | matt@mathiaspartners.com | (512)330-9111 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Michael Levy | 551310 | mlevy@mathiaspartners.com | (512)330-9111 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____