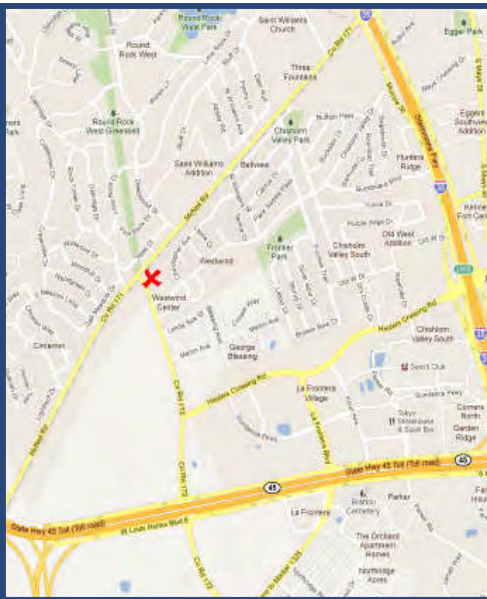


# FOR SALE



## 2255 CR 172 Lot 4 Round Rock | Texas | 78681

- Located 2 miles to the west of the IH-35 and McNeil Rd. intersection on the corner of CR 172 and McNeil Rd.
- 11,000 SF office/warehouse building to be built on 1.083 acres.
- Ten 1,088 SF office/warehouse condos.
  - Office space: 360 SF.
  - Breakroom with sink and kitchen type cabinets.
  - Store front glass entry door.
  - Weather eaves above all front entry doors.
  - Sealed concrete floors throughout.
- Building eave height 14'
- 10' x 12' overhead doors.
- All units can be purchased together for \$1,395,000.00.



**DON  
QUICK**  
& associates, inc.

Contact  
**Brent Campbell, Realtor®**  
**512.255.3000**  
**Brent@donquick.com**

**1000 N. IH-35, Suite A | Round Rock | TX | 78681**  
**Phone 512.255.3000**      **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

# FOR SALE



Picture is an example of future 11,000 SF building.

**2255 CR 172 Lot 4 | Round Rock | Texas | 78681**

- Concrete Block & Pre-engineered steel building with 100% masonry exterior.
- Building roof system fully insulated, including solar reflective foil; Galvalume standing seam roof.
- Interior walls decorative "CMU" concrete block and sheet metal (no sheet rock).
- Individual one and a half ton central heating and air conditioning.
- Each condo has Time Warner cable "Roadrunner" and AT&T DSL internet connections.

2010 Demographics	1 mile	3 miles	5 miles
Population Estimate	6,407	92,714	219,609
# of Households	2,230	33,613	79,723
Average Income	\$64,417	\$64,191	\$64,503



**1000 N. IH-35, Suite A | Round Rock | TX | 78681**

**Phone 512.255.3000**

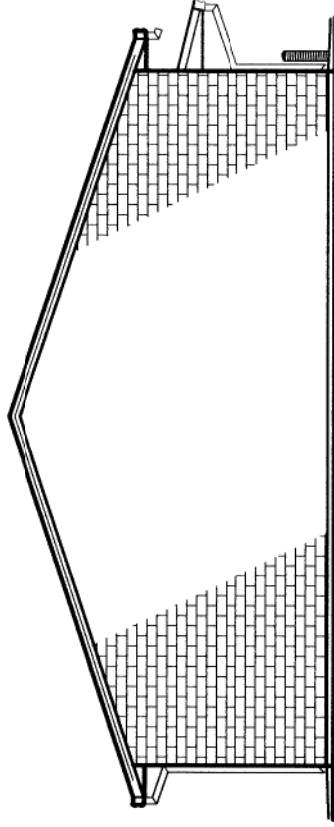
**www.DonQuick.com**

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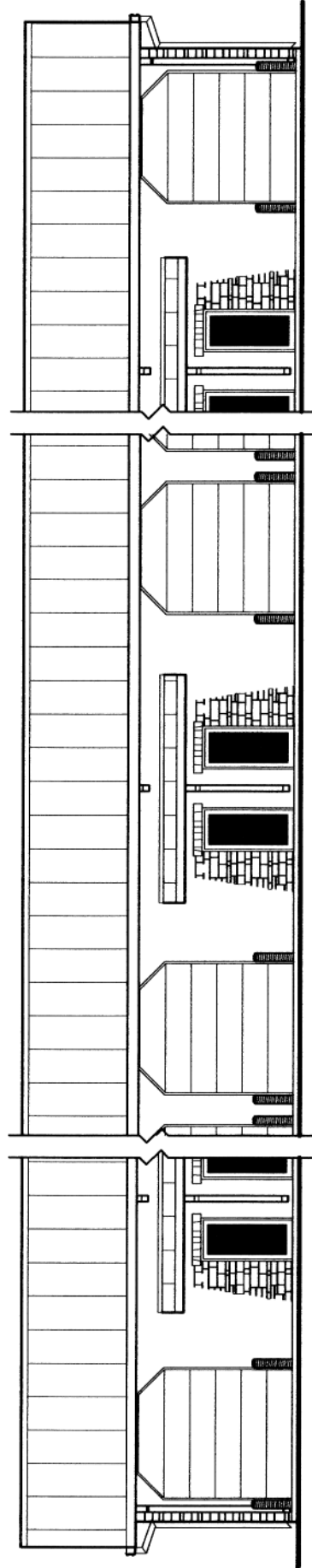
# MCNEIL CROSSING @ 172 CONDO BUSINESS CENTER

2255 F.M. 172      ROUND ROCK, TEXAS 78681

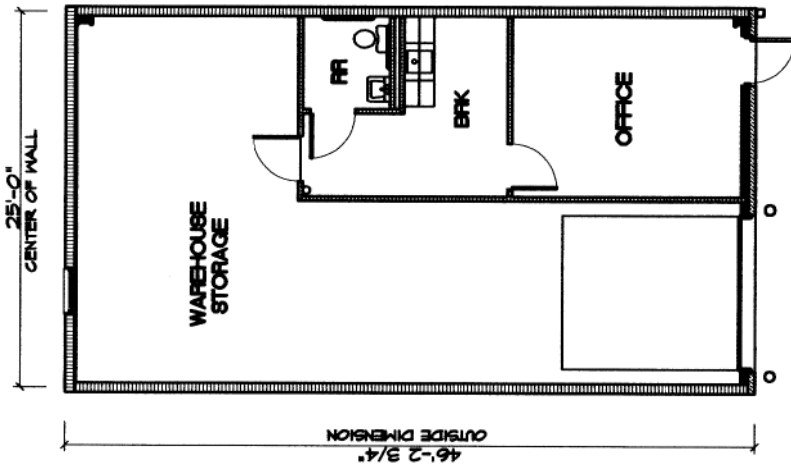
Texas Steel Frames, Inc.  
Developer, Lee R. Jensen  
Ph. 512-293-5475  
HIGHLAND LAKES ENGINEERING  
ENGINEER, BRAD SHAW  
PH. 325-388-3669



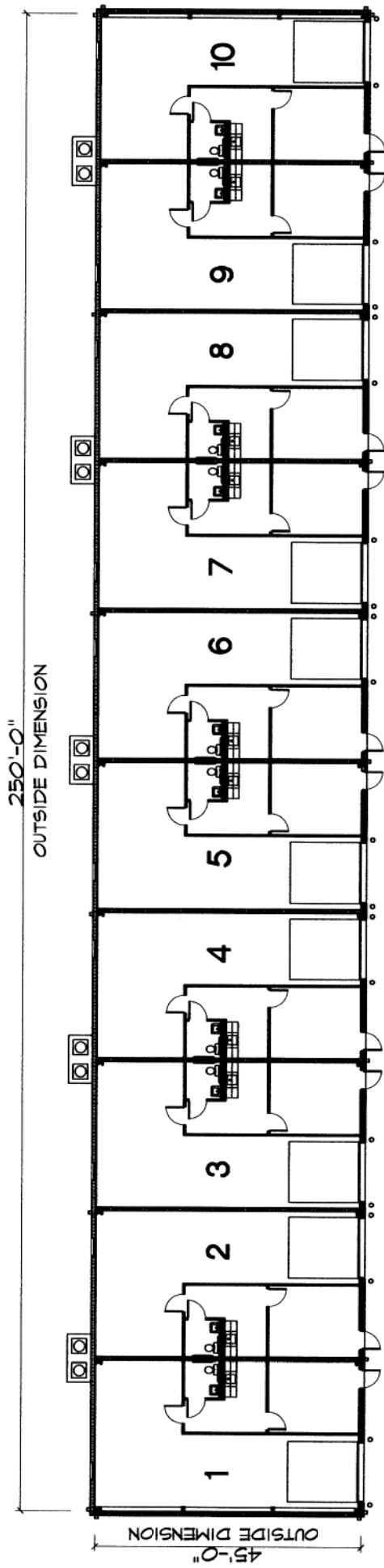
**END ELEVATION**  
NO SCALE



**FRONT ELEVATION**  
NO SCALE



**TYP. UNIT FLOOR PLAN**  
NO SCALE (1,066 SF)



**OVERALL FLOOR PLAN**

NO SCALE

**MCNEIL CROSSING @ 172**  
**CONDO BUSINESS CENTER**

2255 F.M. 172    ROUND ROCK, TEXAS 78681

Texas Steel Frames, Inc.  
 Developer, Lee R. Jensen  
 Ph. 512-293-5475

HIGHLAND LAKES ENGINEERING  
 BOX 1164, KINGSLAND, TEXAS 78639  
 (325) 388-3669



N.T.S.

CHISHOLM VALLEY DR.  
(60' R.O.W.)

LOT 4  
1.083 AC

LOT 5  
1.406 AC.

LOT 3  
1.565 AC.

LOT 1  
1.025 AC.

LOT 2  
SPECIAL  
PURPOSE LOT  
0.537 AC.

COUNTY ROAD 172  
(R.O.W. VARIES)

MISSOURI-PACIFIC (I & G.N.) RAILROAD 100' R.O.W.

MC NEIL ROAD

Drawn: BDM  
Checked: BRB  
Approved: BRB  
Date: Dec. 3, 2008



CIVIL ENGINEERS  
595 ROUND ROCK WEST DRIVE, STE. 101  
ROUND ROCK, TEXAS 78681  
(512) 248-1800 VOICE  
(512) 248-9903 FAX

# MCNEIL CROSSING LOTS & ACREAGE



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

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(TAR-2501) 1/1/96