

**Land for Sale**  
**2.55 Acres**  
**2111 A W Grimes Blvd**  
**Round Rock, TX 78664**



**Exclusive Listing of Linsalata Realty**  
**Joe Linsalata, Broker (512) 327-5000**

*The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from sources believed to be reliable; however, Linsalata Realty Services its Brokers, Agents and Employees make no representations, guarantees or warranties (express or implied) as to the accuracy of the information contained herein. All information submitted is subject to change without notice as relates to price, terms and or availability. The Broker has not conducted an environmental investigation of the property(s) and makes no representations regarding the environmental status of the property(s). The Broker STRONGLY encourages that an independent examination and an environmental examination be conducted, by the buyer and or representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment; and the Broker urges the buyer to consult his/her business, tax, and legal advisors before making a final determination. **As a condition of reviewing this information the Reader hereby represents, covenants and warrants it will not rely on any information supplied by Broker in deciding whether or not to make an offer to purchase or to purchase the property** THIS PROPERTY IS BEING MARKETED WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.*

***Lot Line Dimensions are approximate, survey available-ask Broker for more information.***

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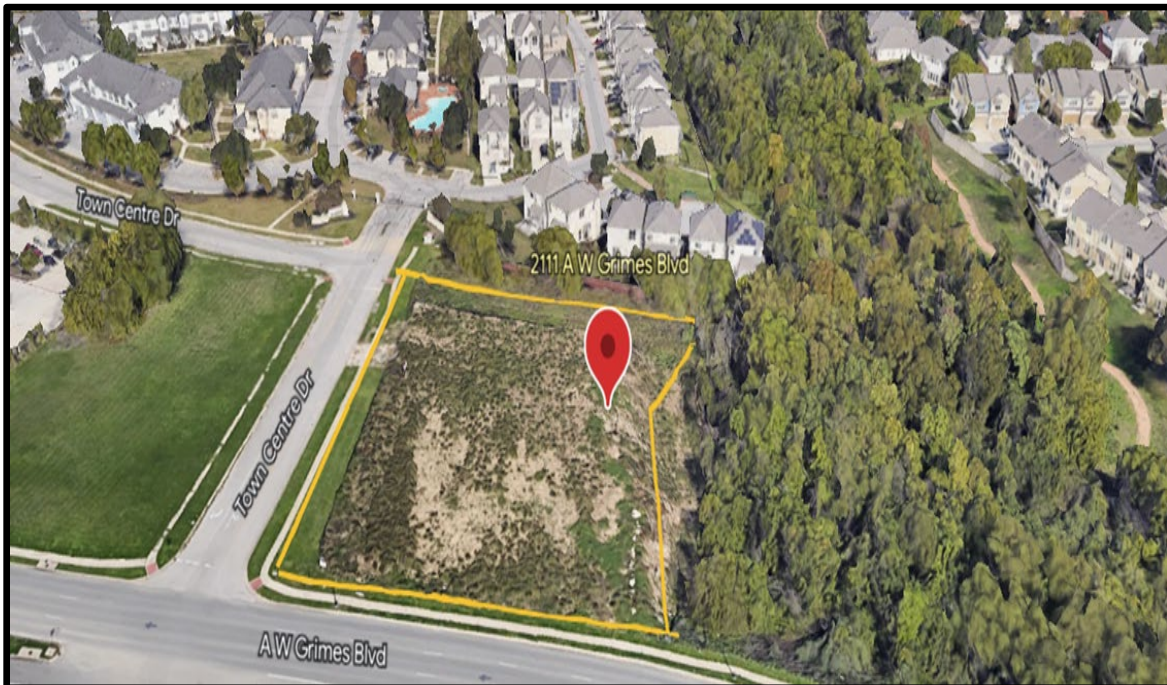
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BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.**

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***2.55 Acres***  
**2111 A W Grimes Blvd**  
**Round Rock, TX 78664**



**Land for Sale**

**2.55 Acres**

**2111 A W Grimes Blvd  
Round Rock, Texas 78664**

**Purchase Price:** \$1,450,000      **Price per SF:** \$13.05

**Financing:** Cash at Closing or Third-Party Financing

**Location:** Prime location directly off Toll Road 45 and Interstate 35 in city of Round Rock, Texas. Cleared corner lot at the NE corner of AW Grimes & Town Centre Dr

**Property Description:**

- 2.55 Acre (111,078 SF) Parcel on A W Grimes Blvd in Round Rock, Texas.
- Great commercial land development opportunity located in a strong retail area.
- Site offers Excellent Drive-by Visibility at the corner of A.W. Grimes & Town Centre Dr
- Round Rock's population has grown 33.3 percent in the last decade.
- High Traffic Counts: Average per Day counts are 22,790 @ AW Grimes, 26,751 @ Gattis School Rd intersection & 56,112 along nearby 45 Toll Road.
- Close to 3 Dell locations: RR 3 East, Dell 7 & 8 and Dell Round Rock 2.
- Per the City of Round Rock, Infrastructure is in place for utilities:  
Water:12" Main runs along left side of lot. Wastewater: 8" line at back left corner.
- Electric service available on-site with Oncore per City of Round Rock.
- Gas service available on-site with Atmos Energy per City of Round Rock.
- Detention Pond in place with the Hickerson POA for use by property owners.

**Permitted & Suggested Uses:**

Auto Sales/Rental/Leasing, Auto Service, Convenience Store, Carwash, Community Services, Day Care Center, Hotel/Motel/Lodging, Office or Medical Office, Restaurant/Bar, Retail Sales & Service

**Zoning:** \*Zoned C-1 General Commercial use located in City of Round Rock Under PUD #56.  
**Contact at City of Round Rock-Planning & Zoning: Matt Johnson (512) 341-3175**

**Permitted & Suggested Uses:**

Auto Sales/Rental/Leasing, Auto Service, Convenience Store, Carwash, Community Services, Day Care Center, Hotel/Motel/Lodging, Office or Medical Office, Restaurant/Bar, Retail Sales & Service

\*Verification of permitted uses should be obtained from the City of Round Rock to confirm, as designations vary as follows: P = Permitted needed, P/S = Permitted with supplementary use standard or SE = Special Exception

- **Fastest-growing large county-U.S. Census Bureau**
- **120,000 residents within a Three-Mile radius**
- **\$110,000 Average Household Income-in 3-Mile Radius**

**Legal Description:** S9007 - RANDALLS TOWN CENTRE SEC 2, BLOCK A, Lot 6, ACRES 2.55, City of Round Rock, TX, Williamson County

**Notes: 2111 AW Grimes 2.56 Acre Parcel, Round Rock, Tx 78664**

12/1/23-Call with City of Round Rock-talked to Matt Johnson

**Note:** All of the below information would be subject to review & Final Approval through the City of Round Rock's Site Development Process.

1) Is use of C-Store (with gas & carwash) allowed on the parcel?

**Permitted use of a C-Store with gas & carwash should be okay. It is not listed in the Prohibited Uses.**

2) What are the curb cuts & ingress/egress for driveways?

**Per this particular property 2.55 Acres, the primary ingress, egress access/curb cut should be via Town Center Drive, but there is potential for access from AW Grimes Blvd. Any access via AW Grimes would be for Right Turn In/Out Only as no break in Median to turn Southbound due to traffic flow control and would need approval from the City.**

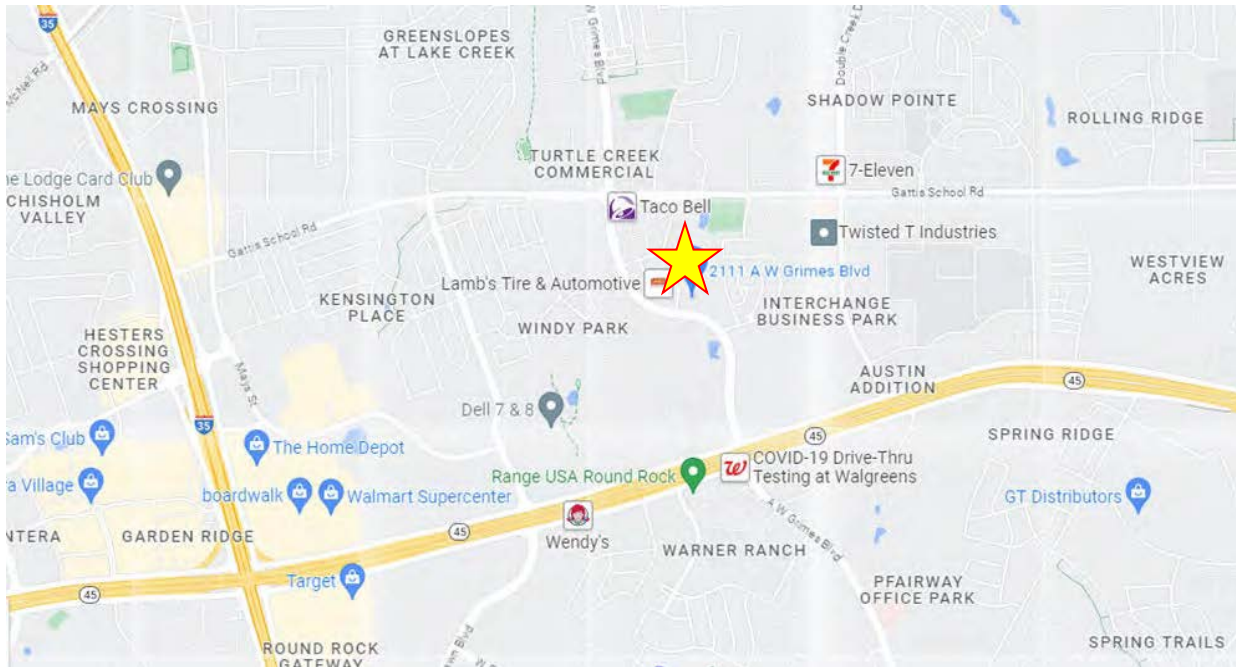
3) Detention Pond-can u give us more information?

**Storm sewer lines run through the property, so recommends below:**

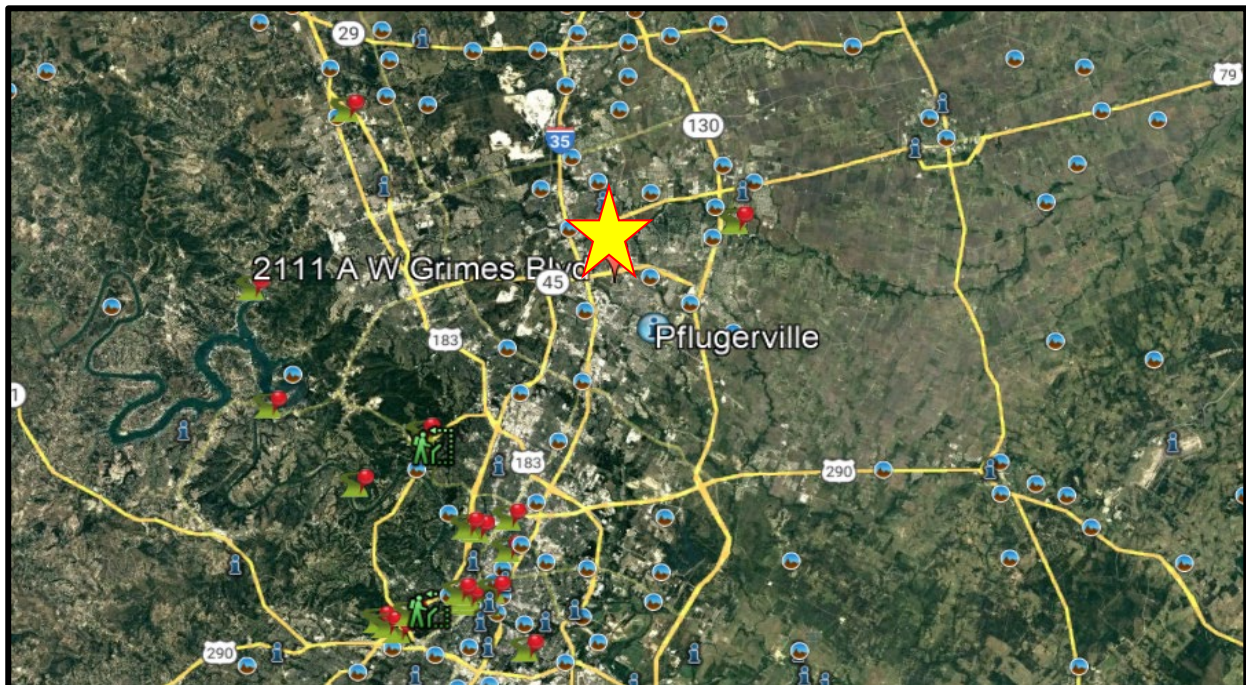
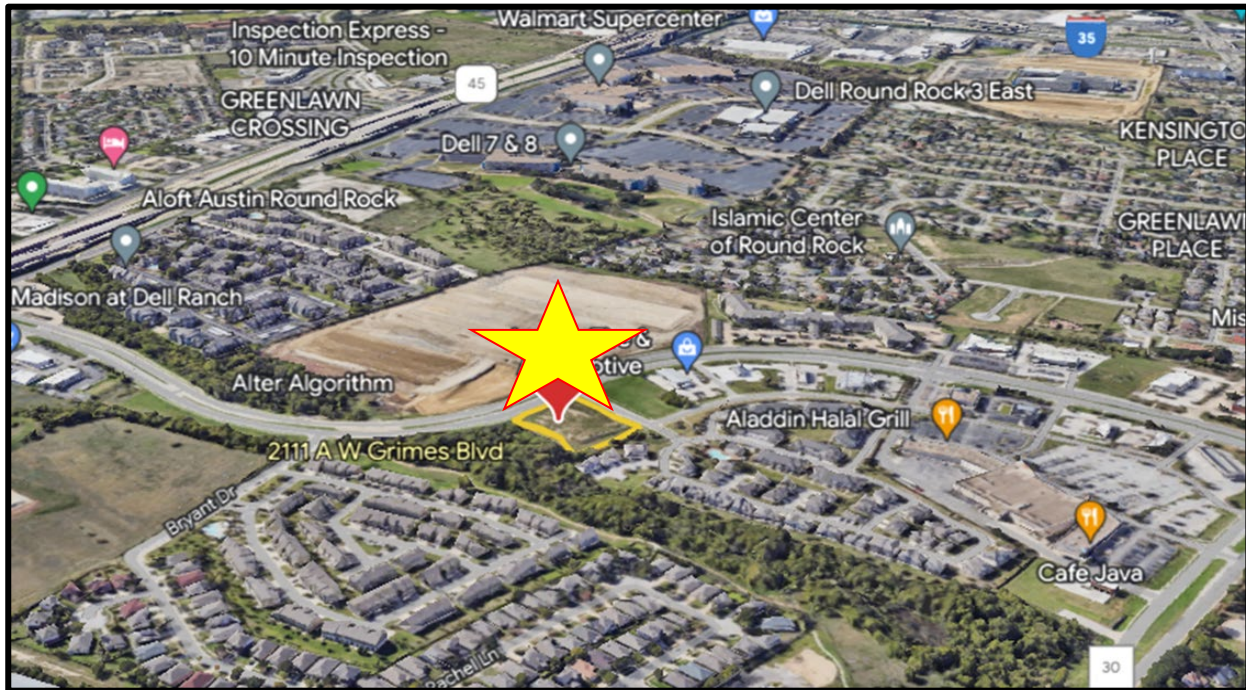
1) **The Ideal option per Matt would be to participate in the Regional Storm Water Management Program & pay a fee which varies depending on the property & use.**

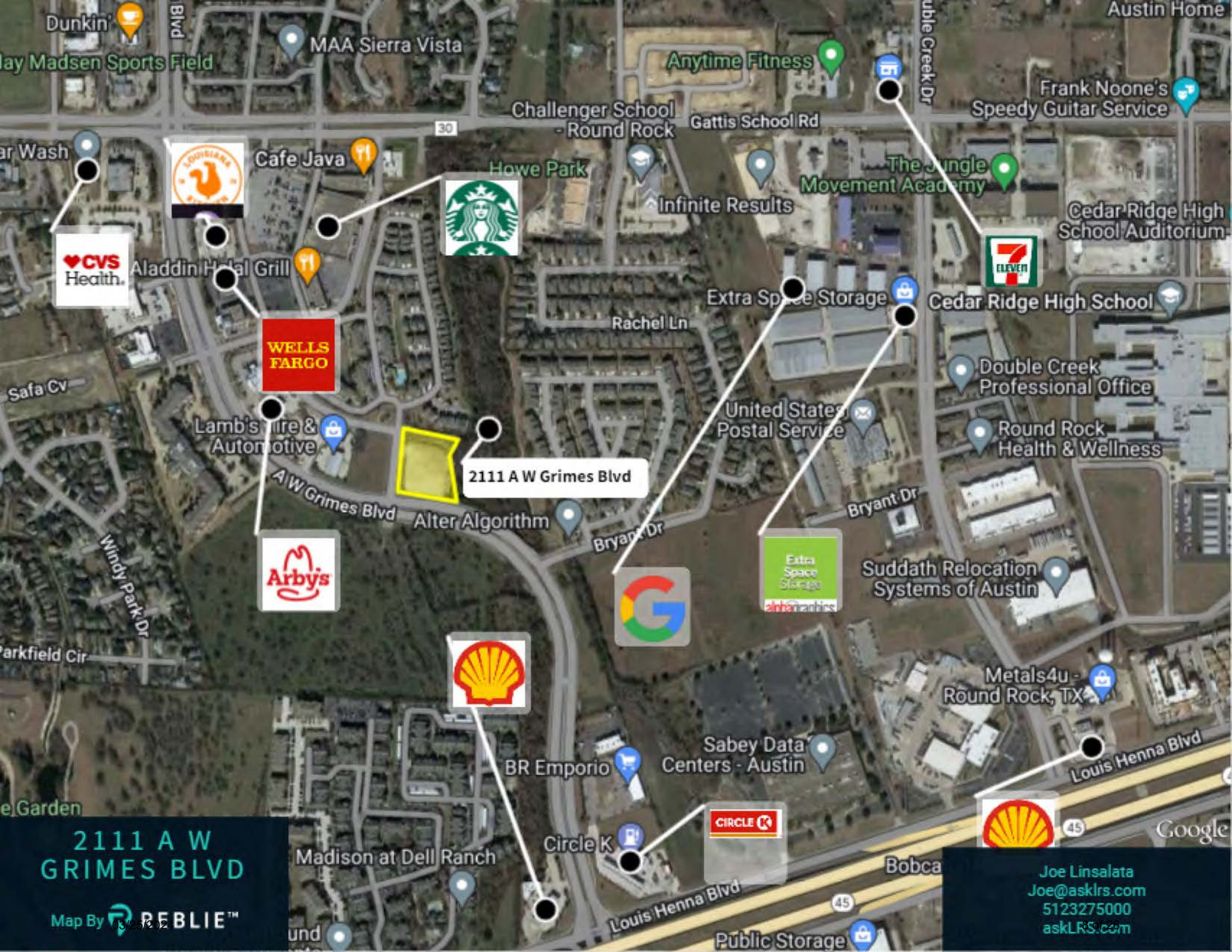
2) **He did not see a shared detention pond. So 2<sup>nd</sup> option would be to provide/build Detention On-Site & maintain it yourself. Would be subject to drainage volume not to change from before development.**

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2111 A W Grimes Blvd



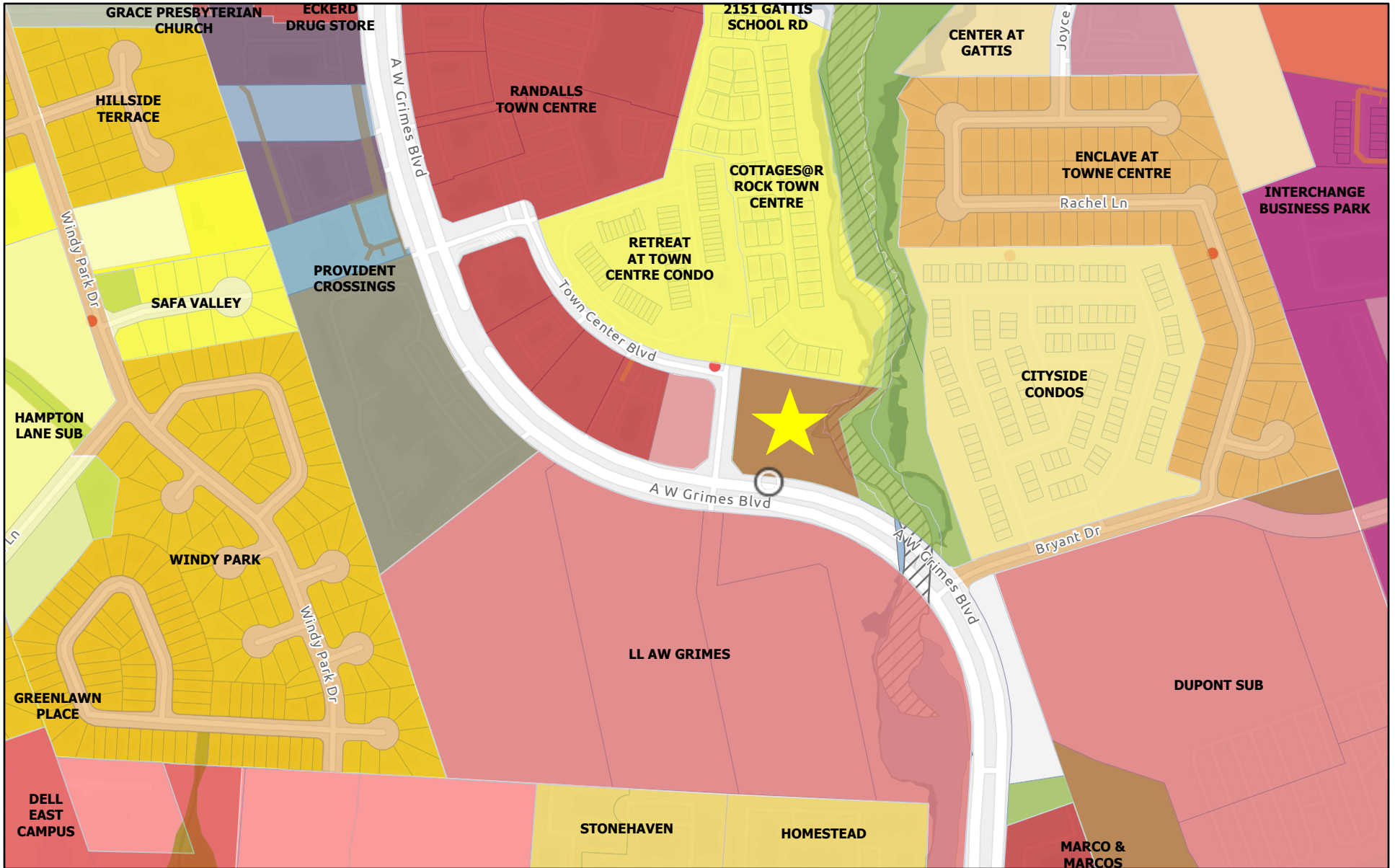
2111 A W GRIMES BLVD

Map By REBLIE™

Joe Linsalata  
Joe@asklrs.com  
5123275000  
askLRS.com



# Letter ANSI A Landscape

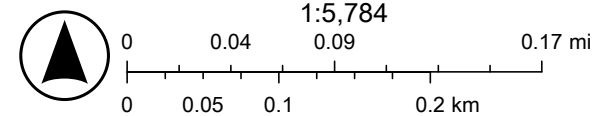


8/23/2023

Subdivisions

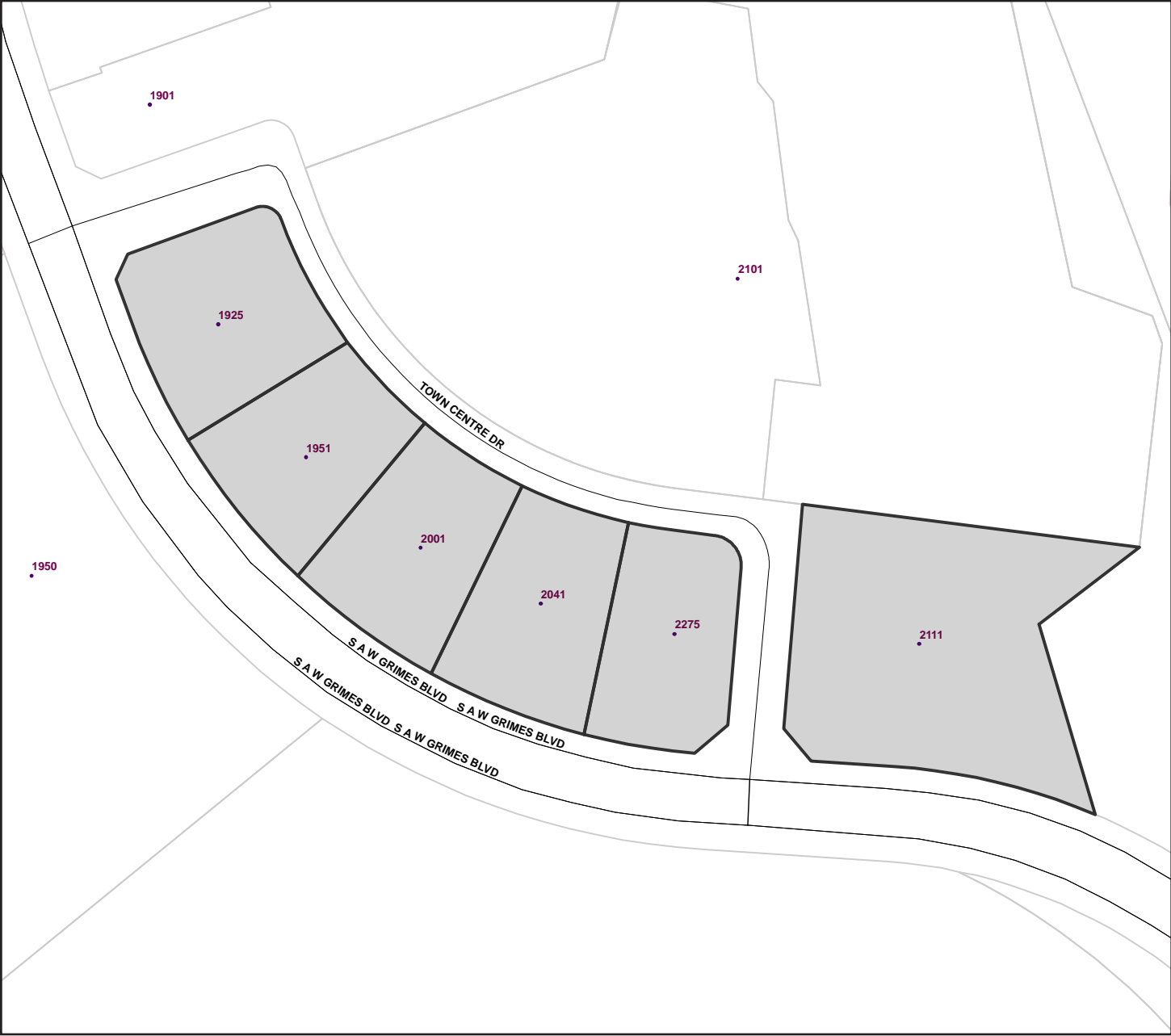
- Commercial
- Mixed
- Neighborhood
- Residential

03/25/2024

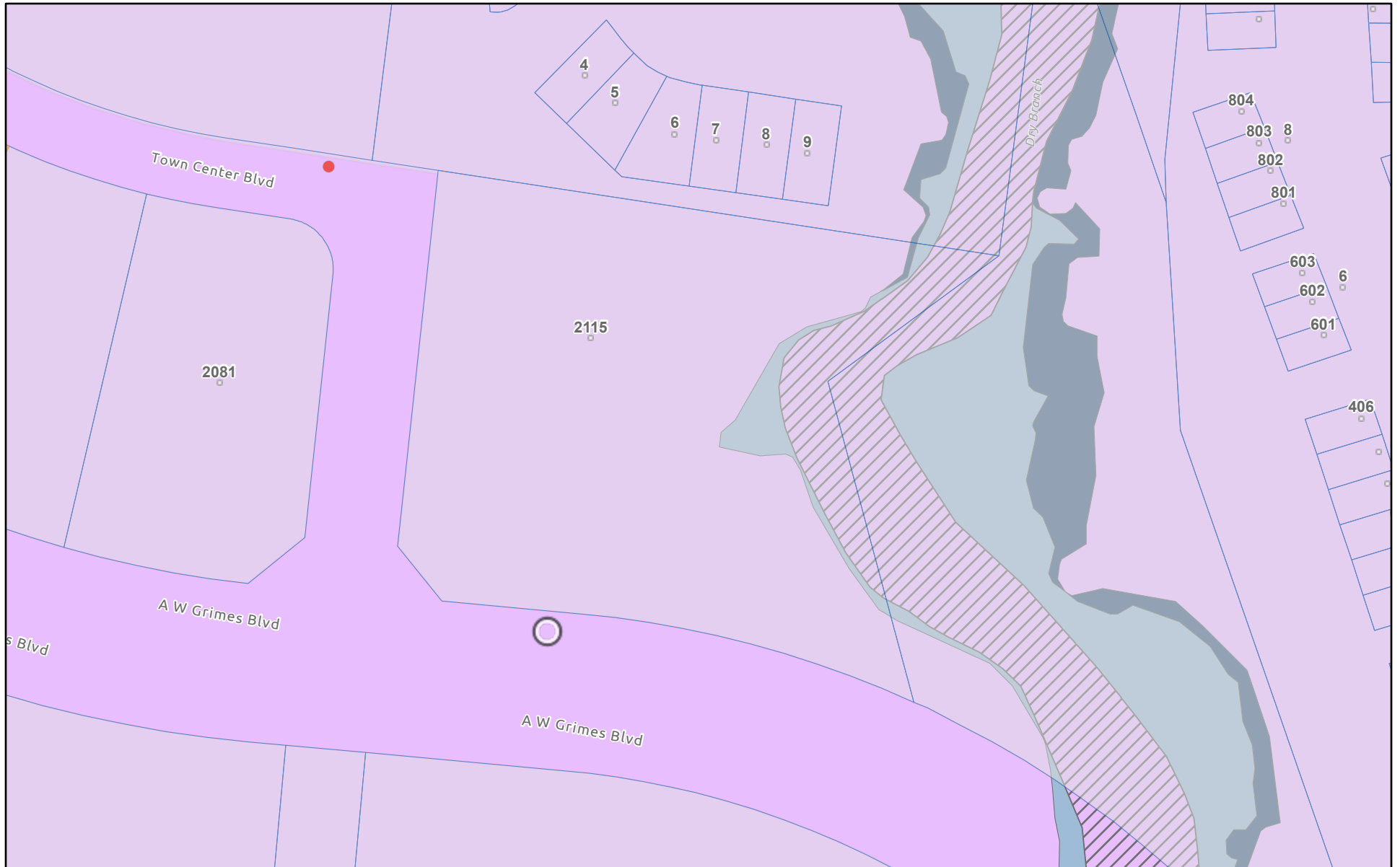


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# Town Center Drive portion of PUD #56



# Letter ANSI A Landscape



8/23/2023

- ◻ Address
- ▭ Easements
- ▭ Parcels
- Zoning Districts
- ▭ Planned Unit Development - PUD

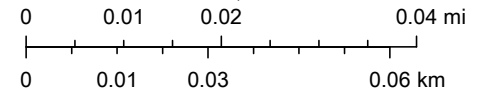
- Survey Control Points and Benchmarks
- Benchmark
- FEMA Floodzone
- ▨ .A
- ▭ 1% Annual Chance (100yr)

- ▭ .AO
- Roadway Impact Fee (RIF) 78664
- ▭ C
- ▭ City Limits
- ▭ ETJ

Zip Codes

78664

1:1,446



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03/25/2024

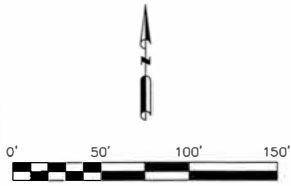
11 of 26

# SURVEY PLAT

Address A.W. Grimes Boulevard, Reference Aristocrat Fund 46, L.P.,  
 Lot No(s) 4 & 5, Block(s) "A", Final Plat of Randall's Town Centre Section Three  
 a subdivision in City of Round Rock, Williamson County, Texas, of record in Cabinet BB,  
 Slide(s) 78-79, of the Plat Records of Williamson, County, Texas.

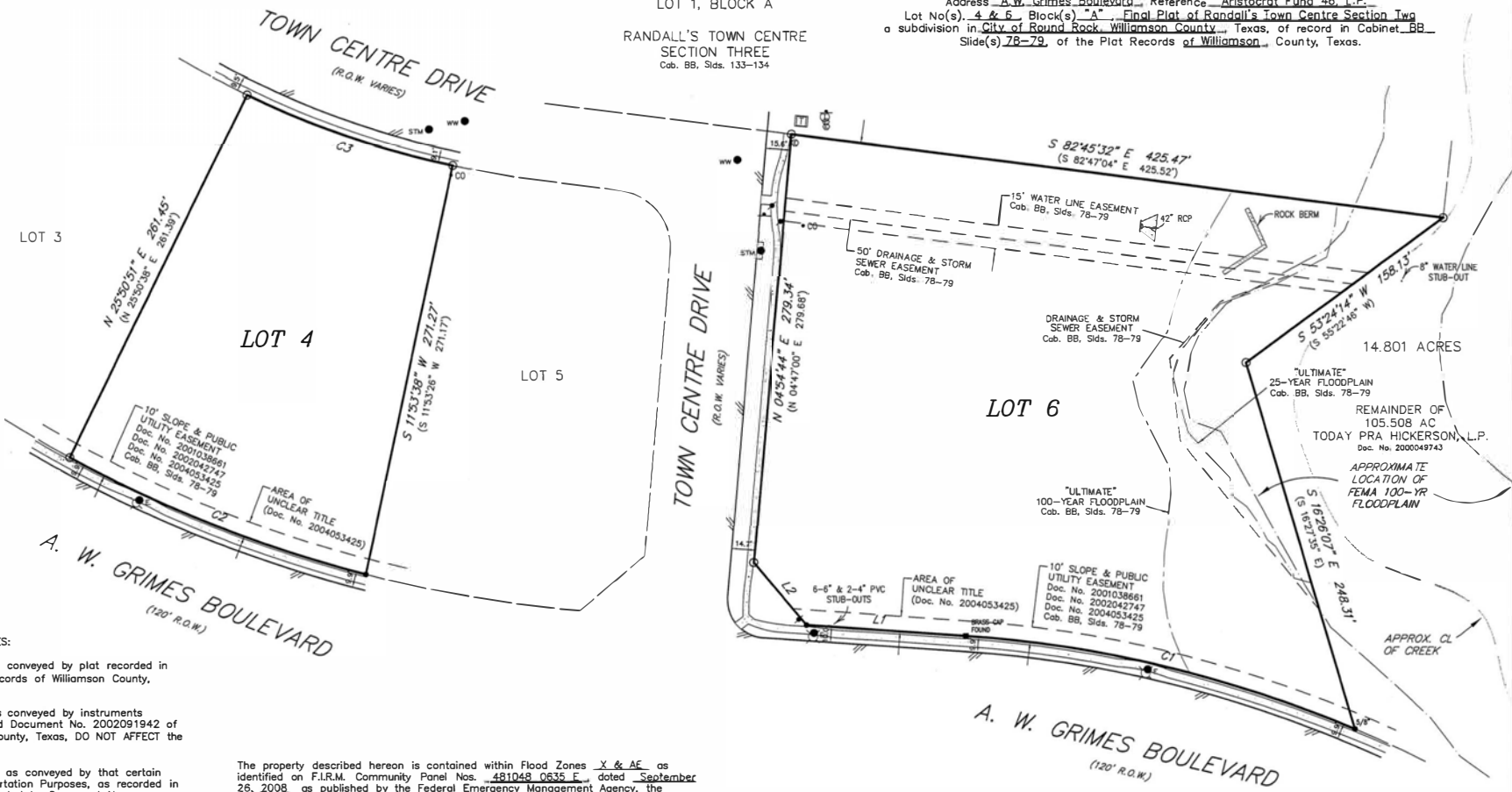
LOT 1, BLOCK A

RANDALL'S TOWN CENTRE  
 SECTION THREE  
 Cab. BB, Sids. 133-134



## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CONCRETE MONUMENT FOUND
- ◐ 1/2" IRON ROD SET W/CAP
- STAMPED "TERRA FIRMA"
- ( ) RECORD INFORMATION
- SIGN
- ww WASTE/WATER MANHOLE
- CO CLEANOUT
- STM STORM SEWER MANHOLE
- WATER VALVE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER PAD
- LIGHT POLE
- HIGH VOLTAGE CABLE LINE MARKER
- TELEPHONE PEDESTAL
- EDGE OF PAVEMENT
- AREA OF CONCRETE



### RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. Restrictive covenants and easements, as conveyed by plat recorded in Cabinet BB, Slide(s) 78-79 of the Plat Records of Williamson County, Texas, DO AFFECT the subject lots.
2. Restrictive covenants and easements, as conveyed by instruments recorded in Document No. 2002073319 and Document No. 2002091942 of the Official Public Records of Williamson County, Texas, DO NOT AFFECT the subject lots.
3. (10a) Terms, conditions and stipulations as conveyed by that certain Possession and use Agreement for Transportation Purposes, as recorded in Document No. 2001038661, as further affected by Document No. 2002042747 and as additionally granted by Document No. 2004053425 all of the Official Public Records of Williamson County, Texas, DO AFFECT the subject lots.
4. (10b) Terms, conditions and stipulations as conveyed by instrument recorded in Document No. 2005054082 of the Official Public Records of Williamson County, Texas, DO NOT AFFECT the subject lots.
5. (10a) Terms, conditions and stipulations as conveyed by instruments recorded in Document No. 2002035296, and amended by Document Nos. 2002053541, 2005077702, and 2005085691, all of the Official Public Records of Williamson County, Texas, DO AFFECT the subject lots.
6. (10e) Terms, conditions and stipulations as conveyed by that certain Drainage Easement and Detention Pond Maintenance Agreement, recorded in Document No. 2003124267 of the Official Public Records of Williamson County, Texas, DO AFFECT the subject lots.
7. (10f) Terms, conditions and stipulations as conveyed by that certain Drainage Easement and Detention Pond Maintenance Agreement, recorded in Document No. 2005045959 of the Official Public Records of Williamson County, Texas, DO AFFECT the subject lots.
8. (10h) Terms, conditions and stipulations as conveyed by that certain Drainage Construction/Maintenance Agreement, as recorded in Document No. 2002091945 of the Official Public Records of Williamson County, Texas, DO AFFECT the subject lots.

The property described hereon is contained within Flood Zones X & AE as identified on F.I.R.M. Community Panel Nos. 481048 0635 E, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Specifically, each of the subject lots are contained within Flood Zones as noted below:

LOT 4: Zone X      LOT 6: Zones X & AE

All easements of which I have knowledge and those recorded easements furnished by Heritage Title Company of Austin, Inc. according to File No. 09165502 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

To Aristocrat Fund 46, L.P., Today PRA Hickerson, L.P., a Texas limited partnership, Heritage Title Company of Austin, Inc. and First American Title Insurance Company:

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown; that said property has access to and from a private roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*Jonathan O. Nobles*  
 Jonathan O. Nobles  
 Registered Professional Land Surveyor No. 5777  
 Date: July 24, 2009



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

### 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

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°03'39" W (N 86°11'23" W)	103.50' (104.12')
L2	N 40°05'16" W (N 40°13'00" W)	52.85'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	776.20'	260.32' (260.17')	259.10' (258.95')	N 76°33'46" W (N 76°35'14" W)
C2	821.47'	206.59' (206.39')	206.04' (205.85')	N 68°16'10" W (N 68°16'18" W)
C3	600.00'	141.41'	141.08'	S 70°54'40" E

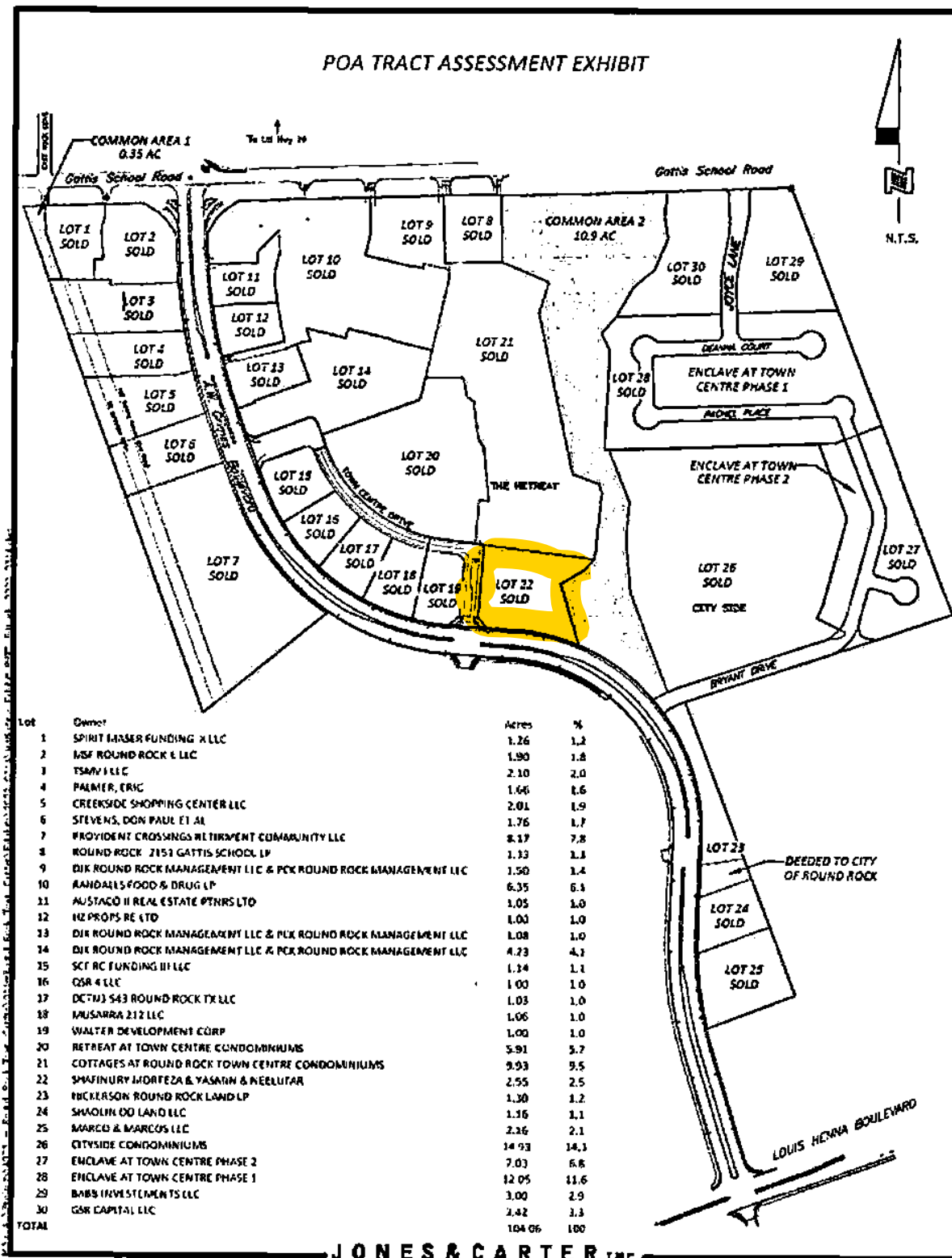
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Client : Provident Realty Advisors, Inc.  
 Date : July 29, 2009  
 Office : J. Nobles, C. Willoughby, M. Carney  
 Crew : J. Jones, S. Barger, M. Carney, R. Meyer, B. Rigsby  
 F.B. : 609/15, 608/32  
 Job No : OA023-027-00 001  
 Disk : J:\Projects\A023\027\Survey\Drawing\A023-027\TitleSurvey.dwg  
 J:\Projects\A023\027\Survey\Point Files\OA023-027.crd

03/25/2024

EXHIBIT A



CERTIFICATE OF FORMATION  
 HICKERSON ROUND ROCK LAND PROPERTY OWNERS' ASSOCIATION, INC.  
 PAGE 7

BEARING BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. AS PROVIDED BY DOUG ANDERSON, RPLS, SURVCON, INC.

**RECORDERS MEMORANDUM**  
 All or parts of the text on this page was not clearly legible for satisfactory recordation.

CALLED 2.62 ACRES  
 PROPOSED GATTIS SCHOOL  
 ROAD ROW

**GATTIS SCHOOL ROAD** (ROW WIDTH VARIES)

L1  
 N88°07'39"E  
 153.82'

L2  
 N71°06'58"W  
 54.25'

L3  
 N73°39'51"E  
 185.54'

REMAINDER OF A  
 CALLED 105.508 ACRES  
 TODAY PRA HICKERSON, L.P.  
 (TRACT 1)  
 DOC. NO. 2000049743  
 O.P.R.W.C.TX.

**5.817 ACRES  
 DETENTION POND  
 EASEMENT**

P.O.B.  
 S88°07'39"W  
 665.14'

P.O.C.

(S19°11'53"E)  
 S21°00'10"E  
 1752.09'

C1  
 $\Delta = 00°33'03"$   
 R=5741.58'  
 L=55.21'  
 T=27.60'  
 CB=N88°24'07"E  
 C=55.21'

C2  
 $\Delta = 01°23'52"$   
 R=5741.58'  
 L=140.07'  
 T=70.04'  
 CB=S89°22'35"W  
 C=140.06'

REMAINDER OF A  
 CALLED 105.508 ACRES  
 TODAY PRA HICKERSON, L.P.  
 (TRACT 1)  
 DOC. NO. 2000049743  
 O.P.R.W.C.TX.

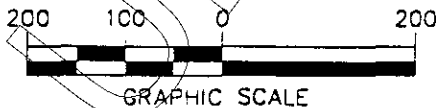
REMAINDER OF A  
 CALLED 5.000 AC.  
 VERNON L. JAKUB AND  
 WIFE, JANETH M. JAKUB  
 VOL. 844, PG. 912  
 D.R.W.C.TX.

**LEGEND**

- $\Delta$  CALCULATED POINT
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.Tx. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
- D.R.W.C.Tx. DEED RECORDS WILLIAMSON COUNTY TEXAS
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- ( ) RECORD INFORMATION

SCALE: 1" = 200 FEET  
 OCTOBER 2002

ASA THOMAS SURVEY,  
 ABSTRACT NQ, 609  
 WILLIAMSON COUNTY, TEXAS



PROJECT:	DETENTION POND AREA
JOB NUMBER:	22243-20
DATE:	NOVEMBER 8, 2002
SURVEYOR:	PLE
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FN2712R1
TECHNICIAN:	WLD
DRAWING:	FN2712R1.DWG
SCALE:	03/2002024



5508 WEST HIGHWAY 290  
 BUILDING 8  
 AUSTIN TEXAS, 78735  
 (512) 447-0575  
 FAX: (512) 326-3029  
 EMAIL: SAM@SAMINGAUS.COM

EASEMENT SKETCH  
 TO  
 ACCOMPANY FIELD  
 NOTE No. 2712R1  
 PAGE 3 OF 3

## DEVELOPMENT PARCELS " 2 & 5"

### COMMERCIAL DEVELOPMENT PARCELS

The Following Development Standards shall apply to all development on portions of the Property, which are identified as Development Parcels "2 and 5" on the Plan attached hereto as Exhibit "C".

#### 1. PERMITTED USES:

The following principal uses are permitted:

All C-1 General Commercial uses identified in the City of Round Rock Zoning Ordinance except for uses listed in Paragraph 2, below.

#### 2. PROHIBITED USES:

The following uses are prohibited on the Property: cell towers and other free standing towers over thirty (30') feet in height, mini-warehouses, flea markets, sexually oriented businesses, portable buildings sales, except as incidental to other retail sales, outdoor amusement parks or carnivals, wholesale nurseries, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, auto body and paint shops and truck stops.

#### 3. OUTDOOR SALES & DISPLAYS

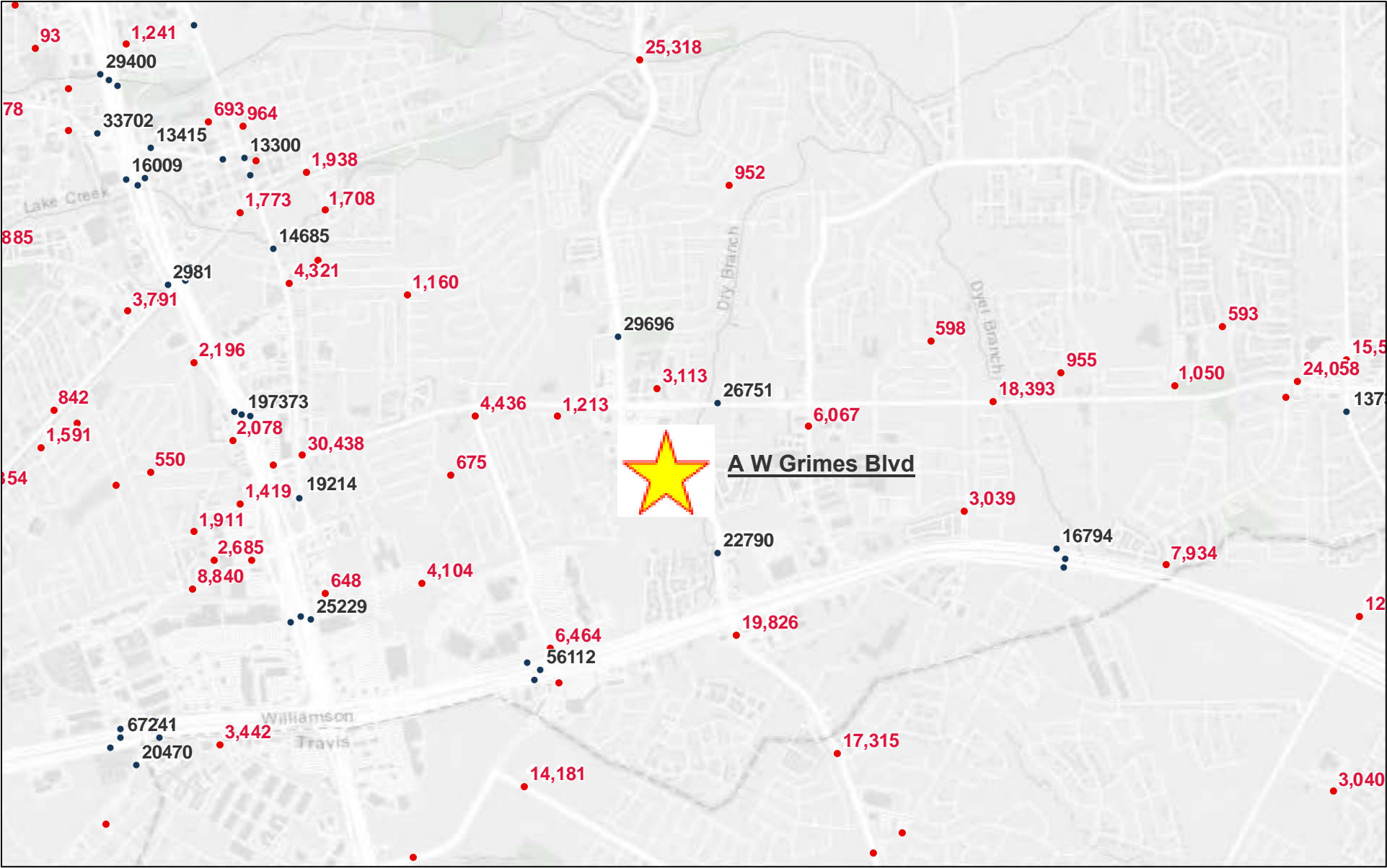
Outdoor sales and displays are permitted as accessory uses in conjunction with the principal use of a building only in areas designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use, and shall not comprise a separate business use. Parking requirements contained in the Code shall apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

#### 4. DEVELOPMENT STANDARDS:

4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

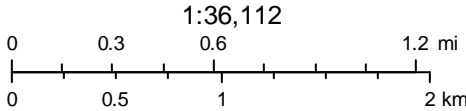
- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal

# TxDOT Statewide Traffic Web Viewer 2022



8/24/2023, 4:32:50 PM

- TxDOT AADT Annuals
  - 5-Year AADTs 2020
- TxDOT\_Vector\_Tile\_Basemap**
- RGB**
- Green: Band\_2
  - Blue: Band\_3
  - Red: Band\_1



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



# Pop-Facts® Demographics | Housing & Household



Trade Area: 2111 a w grimes blvd - 3 mi.

Population: 110,486 | Households: 41,555

## MEDIAN AGE OF HOUSEHOLDER

46

Index: 86

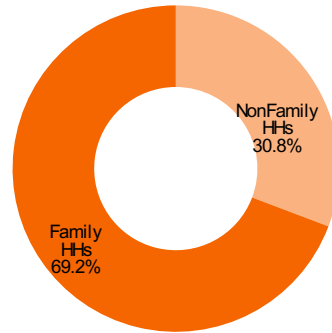
## PRESENCE OF CHILDREN\*



43.8%

Index: 130

## HOUSEHOLD TYPE



## HOUSING TENURE



Own

54.8%

Index: 85



Rent

45.2%

Index: 127

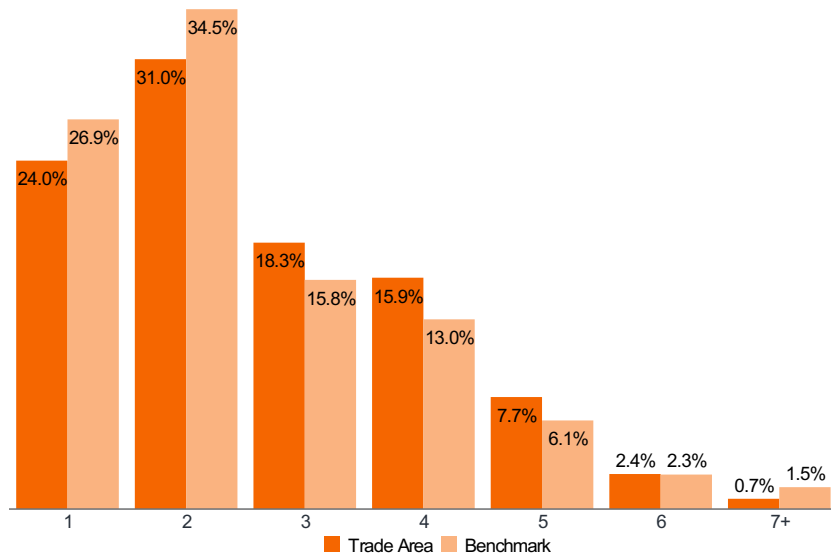
## AGE OF HOUSING\*\*



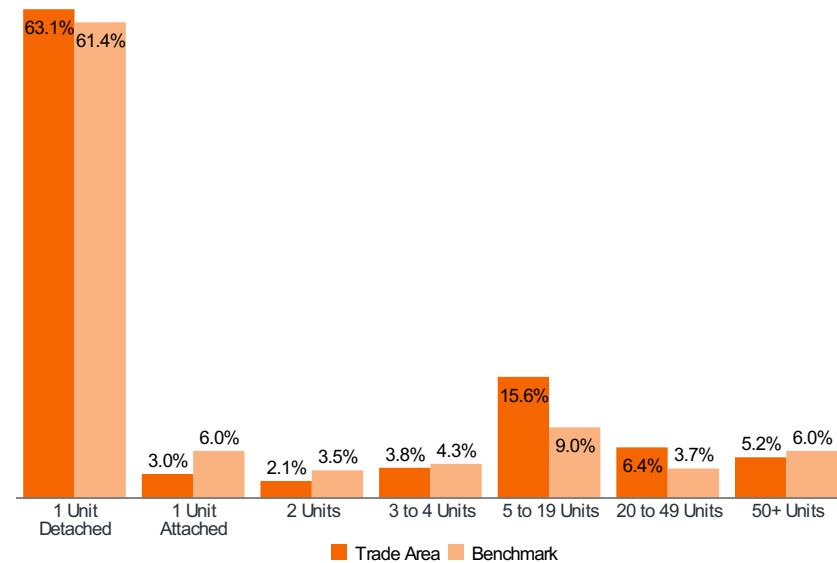
19 - 28 years old

% Comp: 26.0 Index: 189

## HOUSEHOLD SIZE



## HOUSING UNITS IN STRUCTURE



Benchmark: USA

© 2023 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2023. (<https://claritas.easpotlight.com/Spotlight/About/3/2023>)

\*Uses the variable "Households with people under age 18"

\*\*Chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
---------------	-----	----------	------

Trade Area: 2111 a w grimes blvd - 3 mi.

Population: 110,486 | Households:41,555

## EDUCATIONAL ATTAINMENT: TOP 2\*



Bachelor's Degree



High School Graduate

## EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

## POVERTY STATUS



At or above poverty

## HOUSEHOLD INCOME



Median Household Income

**\$89,068**

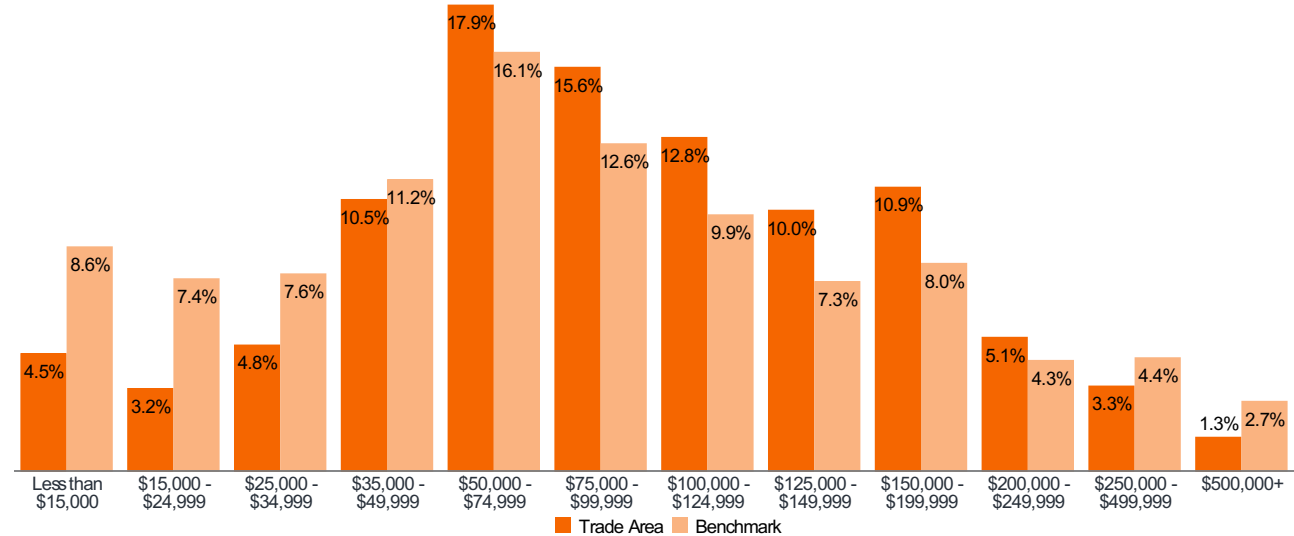
Index: **121**

Average Household Income

**\$109,099**

Index: **104**

## HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

\*Ranked by percent composition

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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Demographics | Employment & Occupation



Trade Area: 2111 a w grimes blvd - 3 mi.

Population: 110,486 | Households: 41,555

## OCCUPATIONAL CLASS\*



67.6%

Index:112

White Collar

## UNEMPLOYMENT RATE



4.6%

Index:98

Percent of civilian labor force unemployed

## METHOD OF TRAVEL TO WORK: TOP 2\*



76.4%

Index:101

Travel to work by **Driving Alone**

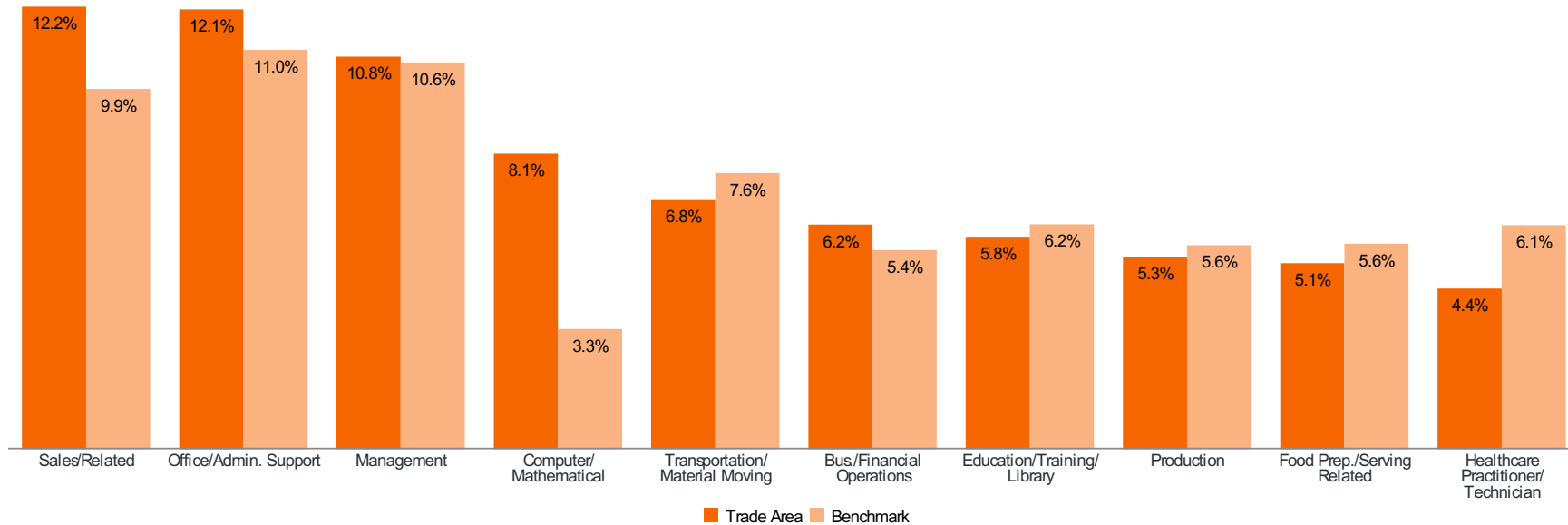


10.9%

Index:123

Travel to work by **Carpooling**

## OCCUPATION: TOP 10\*



Benchmark: USA

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\*Chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
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# About Round Rock

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Round Rock, Texas, with a population of more than 130,000, is located 15 miles north of Austin in the Central Texas Hill Country. Round Rock is the 29th largest City in Texas, according to [Texas Demographic Center](#).

Major employers include Dell, Round Rock Premium Outlets, Kalahari Resorts and Conventions, Ascension Seton Williamson, Baylor Scott & White Healthcare, St. David's Round Rock Medical Center, Emerson Process Management, Amazon and UPS. Its combined property tax and utility rates are among the lowest in the region. It has an award-winning park system, [school district](#) and is one of the safest cities with a population of at least 100,000 population in the United States.

Round Rock is one of the fastest growing cities in the nation, and one of the [best-managed](#) cities in Texas. The City has maintained a high quality of life while becoming a major center for [economic growth](#) in Central Texas, with industry clusters in Innovative Manufacturing, Life Sciences and Healthcare, Professional/Financial Services and Technology and Computing.





# 82%

Residents are satisfied with the overall quality of life in Round Rock

# 89%

Residents are satisfied with the overall quality of City services

## Planning

The Round Rock City Council uses focused long-range strategic planning to ensure the City continues to provide high-quality services well into the future. Each year, the City Council meets with the City Manager and Department Directors regarding the City's [strategic plan](#), recommit to the long range vision, and identify specific measurable actions to be taken to help the City achieve its goals. Round Rock's decision-making is also guided by [Round Rock 2030](#), the City's comprehensive plan.

## Crime

Round Rock has been ranked the one of the safest cities with a population of 100,000 or more in the United States since 2007. In a 2018 Survey of city residents, 91 percent of respondents said they felt "safe" or "very safe" overall, with 90 percent saying they felt safe in Downtown and 84 percent felt safe in City Parks.

## Cost of Living

The City of Round Rock's property tax rate is one of the lowest in the region, thanks to the City's long history of strong, proactive financial management and policies. Also, residents pay one of the lowest combined average monthly utility and tax costs in Central Texas, while achieving an 80 percent satisfaction rating from its utility customers.

## Public Utilities

Round Rock's water and wastewater rates are among the lowest in Central Texas, and the utility is also among the most reliable. Round Rock is partnering with Cedar Park and Leander on a [regional water project](#) that is expected to provide our ultimate water needs to serve a projected future population of 250,000-300,000.





to 2024 to improve roadway capacity and connectivity in a program we call [Driving Progress](#). In 2019, the City put in place funding strategies to accelerate transportation improvements that are components of the \$1.2 billion [Transportation Master Plan](#) approved in October 2017.

## **Sports Capital of Texas**

Round Rock has earned the title of Sports Capital of Texas for a reason; if there's a sport to be played, we play it in Round Rock. We have hosted some of the biggest youth and recreational sports tournaments for athletes from all over the world at the [Round Rock Sports Center](#) and [Round Rock Multipurpose Complex](#). Dell Diamond is the home stadium of the Round Rock Express, the Triple-A Minor League Baseball affiliate of the Texas Rangers and was recently ranked No. 4 on a list of the [top Minor League Baseball parks](#) in the U.S. [Award-winning Forest Creek Golf Club](#) is a destination for Central Texas golfers following its \$5.1 million renovation in 2018.

## **Sales Tax Rate**

8.25 percent (6.25 percent state, 2.0 percent local)

## **Sales Tax Impact**

The City of Round Rock ranks in the top 10 among cities in the state of Texas for [sales tax collections](#), due in large part to the impact of Dell's Texas sale as well as the presence of destination retailers like [IKEA](#), [Round Rock Premium Outlets](#) and [Bass Pro Shops](#).





THIS IS WHY

## **Round Rock Rocks!**

**#1 Place to Live in the Country – Douglas Elliman**

**#3 Best Place to Raise a Family – LendEDU**

**#2 Best Minor League Baseball Town – SmartAsset**

**One of the Nation’s Coolest Suburbs – Thrillist**

**#5 Safest City in the Nation – Niche.com**

**#8 Best Place to Live the American Dream – SmartAsset**

Round Rock’s economy is strong and vibrant. As the largest city in Williamson County, Round Rock is a key part of one of the fastest growing regions in Texas and the country.

It’s no secret why Round Rock gains national attention and accolades, with an increasing number of residents moving to the city to enjoy beautiful parks, comm events, recreational activities, economic opportunities and safe neighborhoods. Despite





Round Rock today is the result of seeds that were planted in the past. The City Council uses focused long-range strategic planning to set policy direction and guide annual budget decisions that make Round Rock the city it is today.

 **Quick Links**

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# Linsalata Realty Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

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Buyer, Seller, Landlord or Tenant

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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