



2191 CHISHOLM TRAIL ROAD | 2191 CHISHOLM TRAIL ROAD, ROUND ROCK, TX 78681

Features

- 1.07 AC pad site available in Round Rock
- SWQ of bustling intersection at I-35 and Old Settlers
- Perfect for medical or restaurant user
- Detention on site
- Nearby retailers: Cracker Barrel, Rudy's, Chuy's, Holiday Inn Express, Hilton Garden Inn

FOR SALE/FOR LEASE

TOTAL ACRES: 1.07

CONTACT FOR MORE INFORMATION

Traffic Counts

W Old Settlers Blvd	29,626 VPD
IH 35	197,055 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	8,416	89,590	207,636
Total Households	3,007	32,962	75,983
Avg HH Income	\$151,909	\$134,936	\$148,703
Daytime Population	14,006	96,026	195,521

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Area Retailers & Businesses



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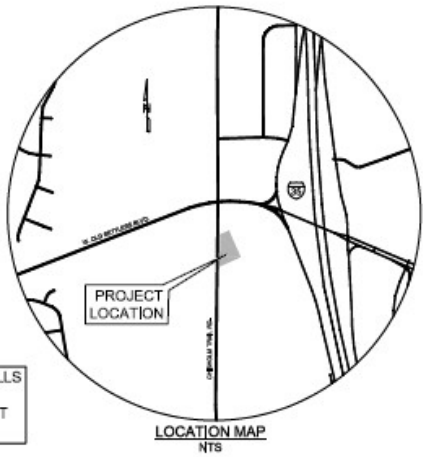
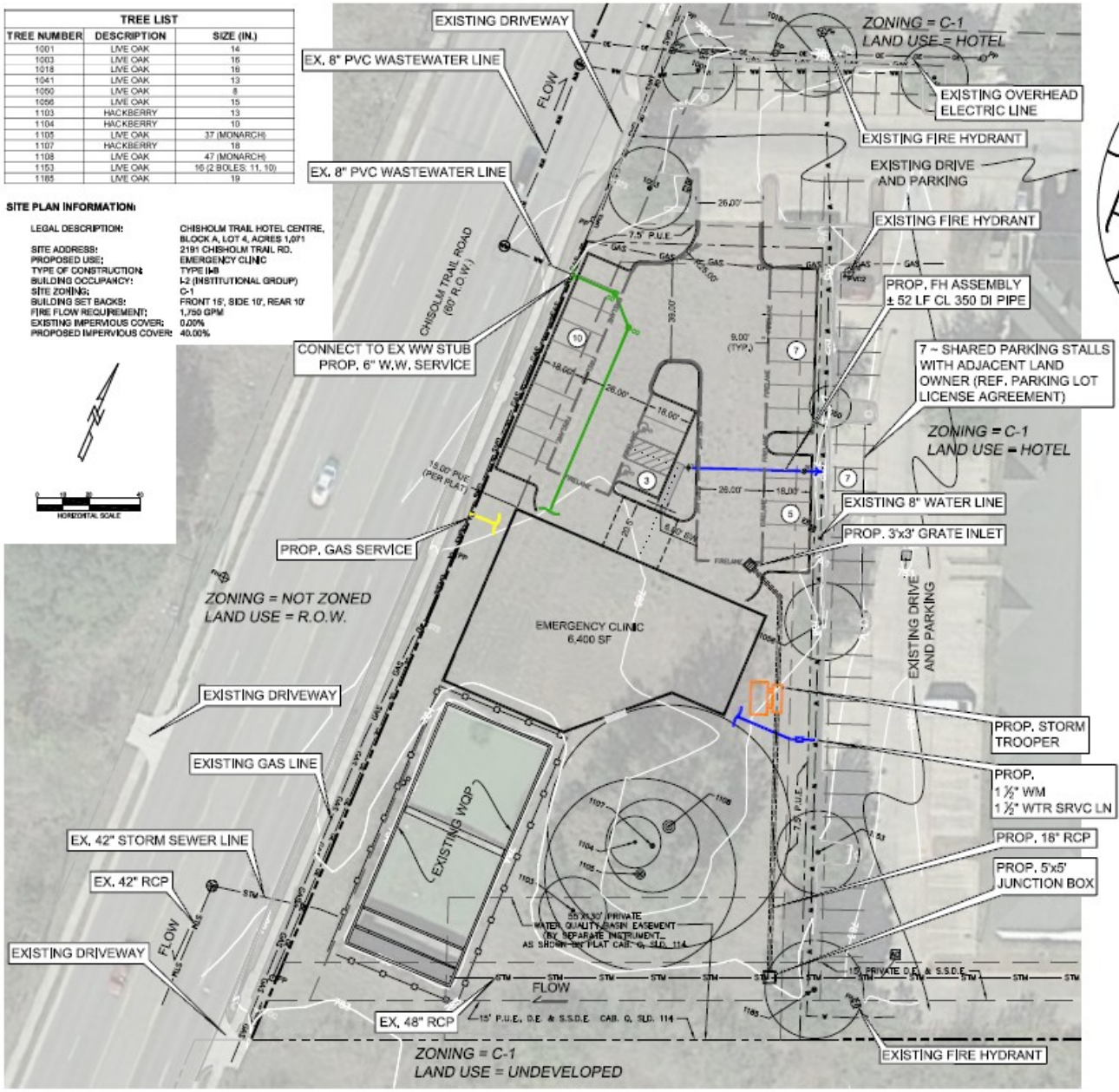
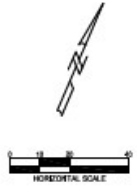
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TREE LIST		
TREE NUMBER	DESCRIPTION	SIZE (IN.)
1001	LIVE OAK	14
1003	LIVE OAK	16
1018	LIVE OAK	18
1041	LIVE OAK	13
1050	LIVE OAK	8
1056	LIVE OAK	15
1103	HACKBERRY	13
1104	HACKBERRY	10
1105	LIVE OAK	37 (MONARCH)
1107	HACKBERRY	18
1108	LIVE OAK	47 (MONARCH)
1153	LIVE OAK	16 (2 BOLES: 11, 10)
1185	LIVE OAK	18

SITE PLAN INFORMATION:

LEGAL DESCRIPTION:
SITE ADDRESS:
PROPOSED USE:
TYPE OF CONSTRUCTION:
BUILDING OCCUPANCY:
SITE ZONING:
BUILDING SET BACKS:
FIRE FLOW REQUIREMENT:
EXISTING IMPERVIOUS COVER:
PROPOSED IMPERVIOUS COVER:

CHISHOLM TRAIL HOTEL CENTRE,
BLOCK A, LOT 4, ACRES 1.071
2191 CHISHOLM TRAIL RD.
EMERGENCY CLINIC
TYPE IAB
I-2 (INSTITUTIONAL GROUP)
C-1
FRONT 15', SIDE 10', REAR 10'
1,750 GPM
0.00%
40.00%



LEGEND
DELINEATES ACCESSIBLE ROUTE
FIRE LANE
TREE TO REMAIN (CIRCLE)

PARKING REQUIREMENTS:	
1 SPACE PER 200 SF (6,400 SF)	32
TOTAL PARKING REQUIRED:	32
PARKING PROVIDED: (ONSITE)	
STANDARD PARKING	23
ACCESSIBLE PARKING (includes van accessible)	2
ONSITE PARKING PROVIDED:	25
PARKING PROVIDED: (OFFSITE SHARED)	
STANDARD PARKING	7
OFFSITE PARKING PROVIDED:	7
TOTAL SITE PARKING:	32

- NOTES:**
- WATER QUALITY TO BE PROVIDED FOR ON-SITE.
 - THIS SITE IS REQUESTING TO PARTICIPATE IN THE CITY OF ROUND ROCK'S REGIONAL STORMWATER MANAGEMENT PROGRAM. CONVEYANCE STUDY WILL BE PROVIDED UNDER SEPARATE COVER.
 - NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN AS PER PANEL NUMBER 48451C0487F DATED DECEMBER 20, 2018.

Waeltz & Prete, Inc.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665
PH: 512.505.8950
FIRM TX REG. #10308

THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF RECORD AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WAELTZ & PRETE, INC.

**CHISHOLM TRAIL
EMERGENCY CLINIC**

MASRA, LLC

DESIGNED BY	APPROVED BY
DRAWN BY	CHECKED BY

DATE: 2/10/2020

100% SUBMITTAL FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY PLAN -
SITE PLAN

116-002
CORR PROJECT NO:
XXXXXXXXX

SHEET NO. C-1

2191 CHISHOLM TRAIL ROAD | ROUND ROCK, TEXAS 78681



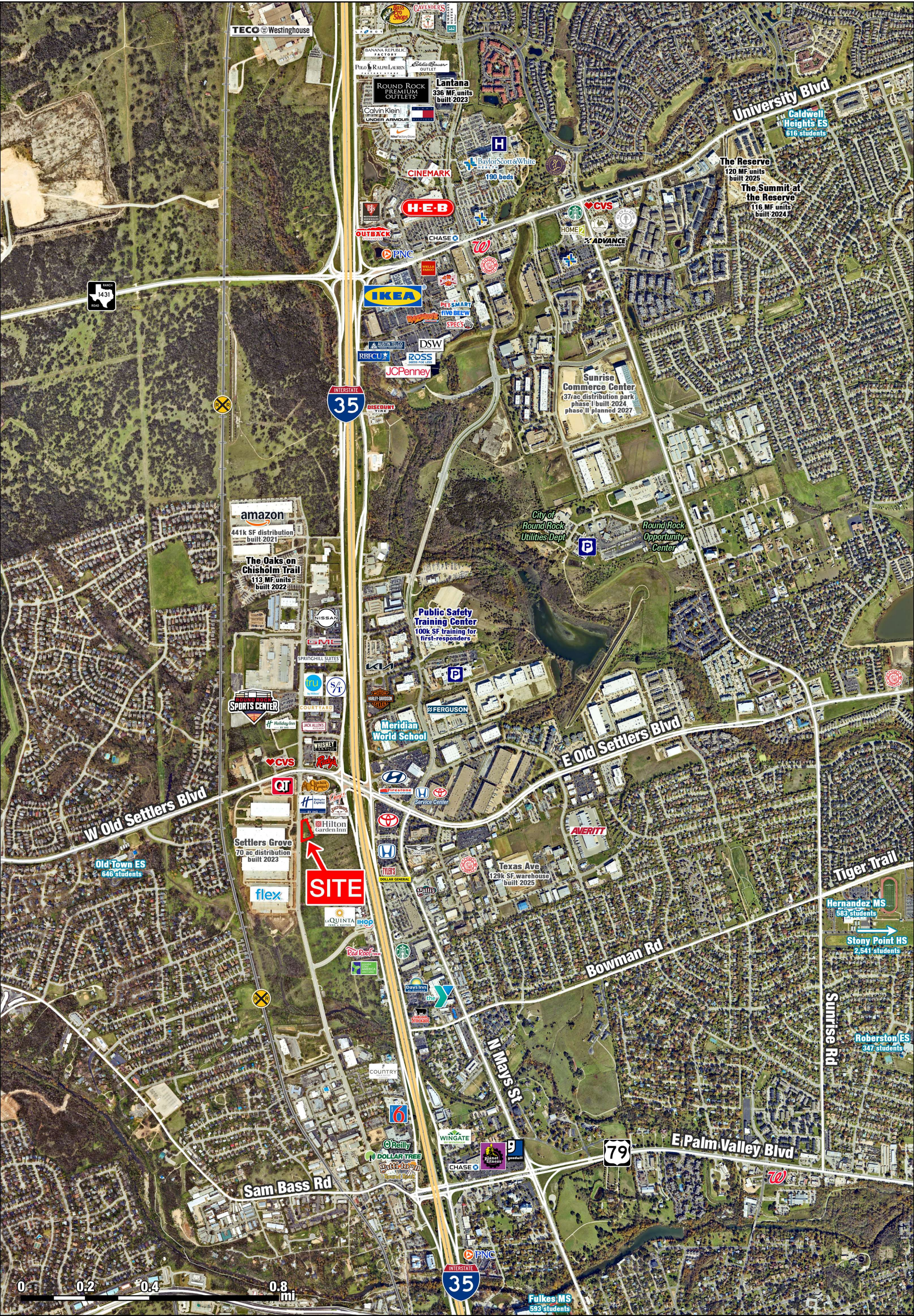
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INFORMATION ABOUT BROKERAGE SERVICES

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



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Designated Broker of Firm

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