

For Sale  
Creekside Plaza  
900 Round Rock Avenue  
Round Rock, Texas 78681



**Location:** West of Interstate Highway 35 along north side of Round Rock Avenue (FM 620) between Chisholm Trail and Oaklands Drive.

**Building Size:** ± 20,532 SF (Appraisal)

**Land Area:** ± 2.19 acres; 95,396 SF

**Zoning:** "C-1"- General Commercial District City of Round Rock.

**Year Constructed:** 1983

**Tax I.D. Number:** R322585 (WCAD)

**Property Description:** Single-story stone masonry with flat built up roof retail/office complex in two buildings.

**Parking:** 91 open surface spaces.

**Current Occupancy:** 89%, Multi-tenant with below market rents as compared to other competing retail centers.

**Sales Price:** \$2,585,000 (\$125.90 SF)

**Comments:** Great visibility and investor opportunity within one of the most commercially developed areas of Williamson County. Appraisal dated July 17, 2014 available upon request.

**Bachman**  
REAL ESTATE

Contact: Doug Bachman, Broker  
(512) 345-9131  
bachmandoug@gmail.com

Creekside Plaza Rent Roll

<u>Occupied Space</u>	<u>RSF</u>	<u>Annual Base Rent</u>	<u>Annual Triple-Net Expense</u>	<u>Total Annual Rent</u>	<u>Base Rent Per RSF</u>	<u>Expiration Date</u>
202 - Club Z	2,027	\$ 23,442	\$ 8,108	\$ 31,550	\$ 11.56	8/31/2016
206 - The Dance Spot	7,757	68,040	41,736	109,776	8.77	8/31/2018
211 - Vacant	384	-----				
300 - Vacant	1836	-----				
302 - Kaipricus LLC	1,800	21,300	9,900	31,200	11.83	4/30/2017
303 - Edis Whitfield	775	13,248	4,104	17,352	17.09	1/31/2016
305 - DC Tatts, Inc	875	10,500	3,806	14,306	12.00	8/31/2015
306 - Intrinsic Trading LLC	3,820	30,560	17,152	47,712	8.00	8/31/2015
307 - Taxi TX 1 LLC	<u>1,258</u>	<u>15,096</u>	<u>6,667</u>	<u>21,763</u>	<u>12.00</u>	12/31/2016
<b>Total Occupied Space</b>	<b>18,312</b>	<b>\$ 182,186</b>	<b>\$ 91,473</b>	<b>\$ 273,659</b>	<b>\$ 9.95</b>	
<b>Total Vacant Space</b>	<b>2,220</b>					
<b>Totals</b>	<b>20,532</b>					

**Footnotes:**

1. Current in-place leases on a NNN basis.

## Creekside Plaza Operating Expenses

CAM	\$ 20,500
Trash Removal	1,700
Management	9,700
Utilities	9,100
Insurance	6,600
Taxes	47,400
Total Operating Expense	\$ 95,000

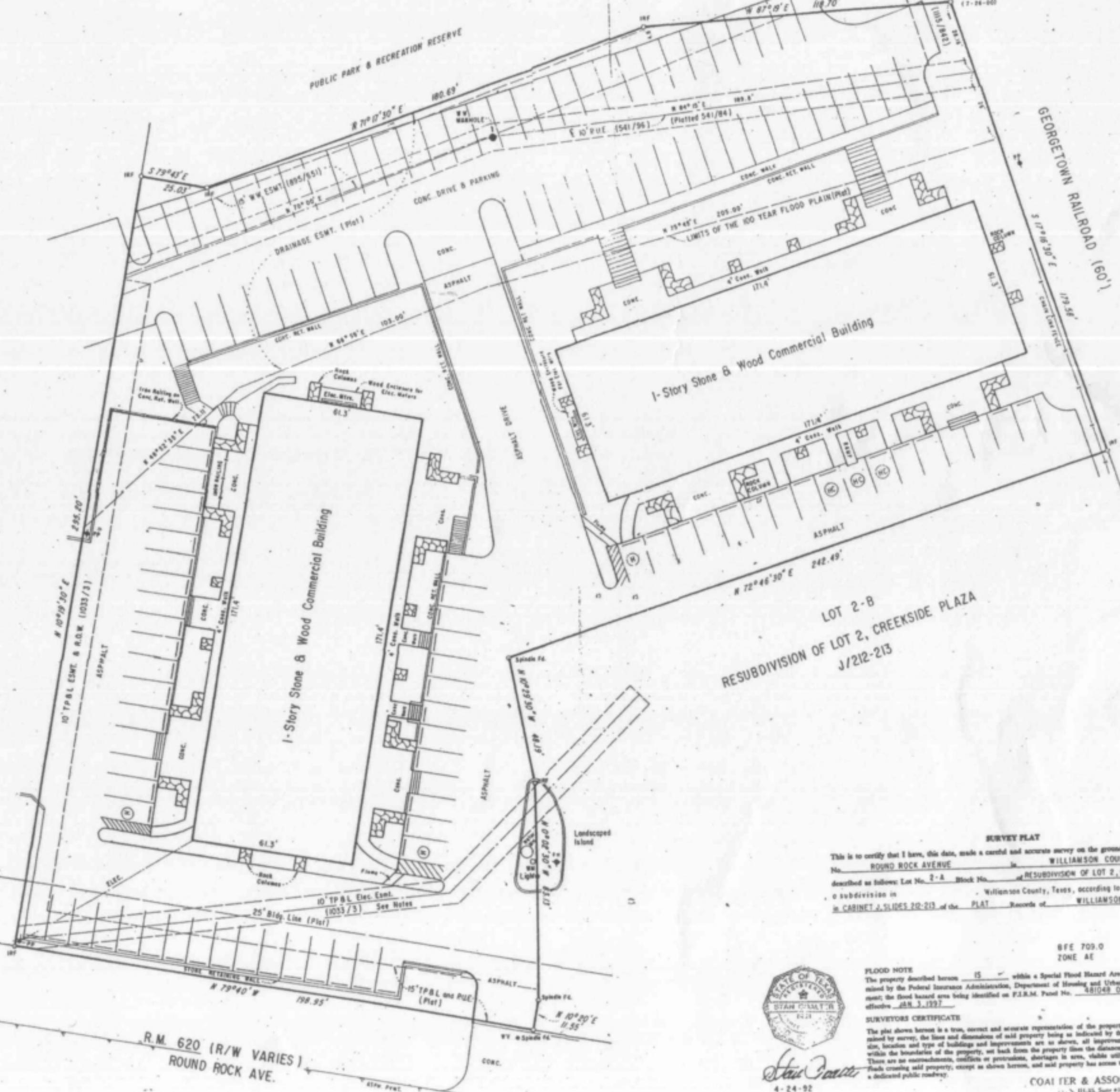
### Footnotes:

1. Amounts rounded from Owners 2013 Actual.

LOT 1  
CREEKSIDE PLAZA  
E/203

PUBLIC PARK & RECREATION RESERVE

GEORGETOWN RAILROAD (60')



LOT 2-B  
RESUBDIVISION OF LOT 2, CREEKSIDE PLAZA  
J/212-213

R.M. 620 (R/W VARIES)  
ROUND ROCK AVE.

**SURVEY PLAT**  
This is to certify that I have, this date, made a careful and accurate survey on the ground of  
No. ROUND ROCK AVENUE in WILLIAMSON COUNTY  
described as follows: Lot No. 2-B Block No. RESUBDIVISION OF LOT 2, CREEKSIDE PLAZA  
a subdivision in Williamson County, Texas, according to the plat  
in CABINET 2, SLICES 212-213 of the PLAT Records of WILLIAMSON

BFE 709.0  
ZONE AE

**FLOOD NOTE**  
The property described herein is within a Special Flood Hazard Area as determined by the Federal Insurance Administration, Department of Housing and Urban Development; the flood hazard area being identified on F.I.R.M. Panel No. 481049 0350 C effective 08/3/1997

**SURVEYORS CERTIFICATE**  
The plat shown herein is a true, correct and accurate representation of the property as defined by survey; the lines and dimensions of said property being as indicated by the plat; also, location and type of buildings and improvements are as shown; all improvements within the boundaries of the property, set back from the property lines the distances shown. There are no encroachments, conflicts or protrusions, shortages in area, visible utility lines or other features crossing said property, except as shown herein, and said property has access to and from a dedicated public roadway.



*Stan Galt*  
4-24-92

UPDATED 7-29-94  
WORKSHEET 7-26-00

COALTER & ASSOCIATES  
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Round Rock, TX 78664