

2111 AW GRIMES RETAIL PAD

NWC S A.W. GRIMES & TOWN CENTRE DR
2111 A W Grimes Boulevard Round Rock, TX 78664



FOR SALE

AVAILABLE LAND
2.55 AC

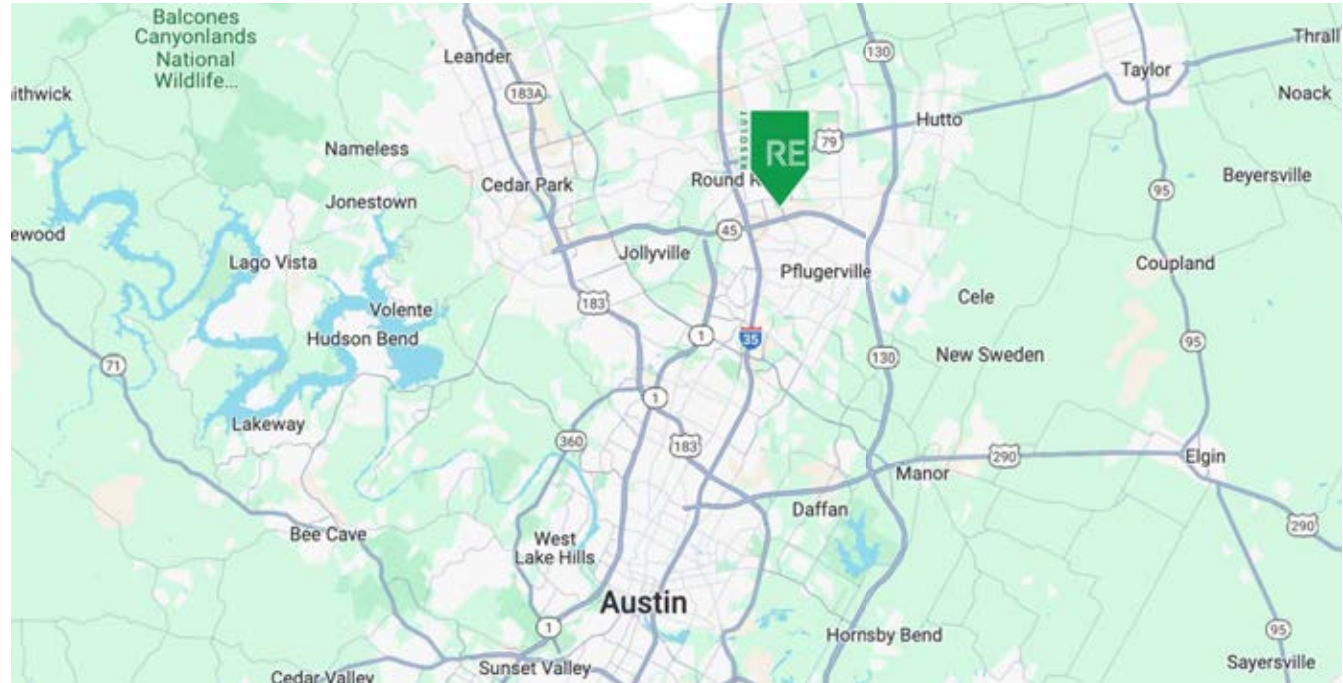
PRICE
\$1,999,999

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PROPERTY HIGHLIGHTS

- **Size & Location:** 2.55 acres on AW Grimes Blvd, between Gattis School Rd & SH 45, near I-35.
- **Zoning:** PUD 56 (C1 Commercial) – most commercial uses allowed.
- **Demographics:** 100K+ residents within 3 miles, surrounded by housing.
- **Nearby Retail:** Randall's, Lamb's Tire, Strickland Brothers, Arby's, Popeye's, Taco Bell & more.
- **Surroundings:** Outparceled to The Retreat at Town Centre; across from Provident Crossings Retirement Resort.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



108,554
POPULATION
3-MILE RADIUS



\$129,886
AVG HH INCOME
3-MILE RADIUS



60,619
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
A.W. Grimes Blvd: 44,142 VPD
Louis Henna: 35,796 VPD
(SitesUSA 2024)







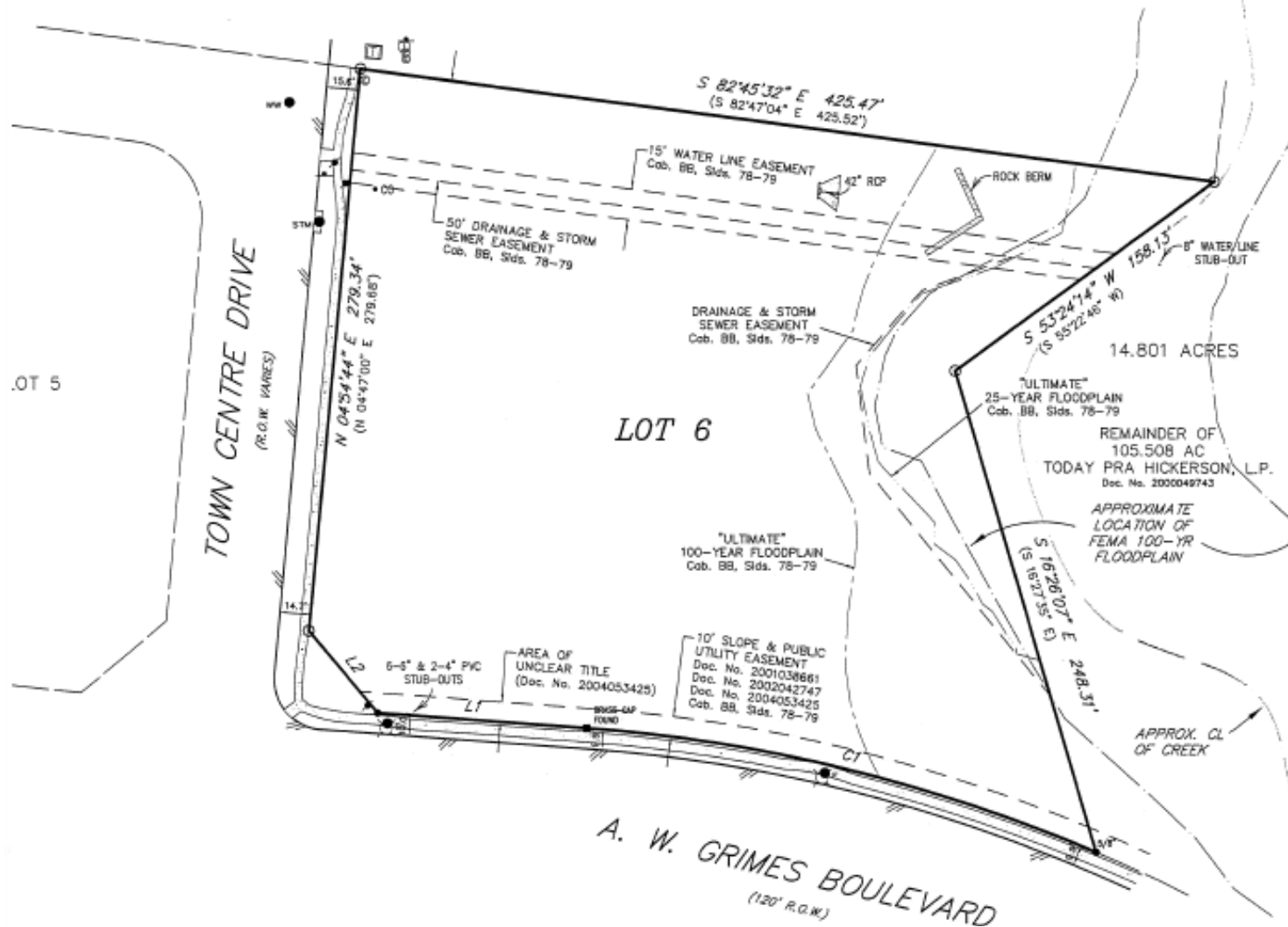
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SURVEY PLAT

LOT 1, BLOCK A
RANDALL'S TOWN CENTRE
SECTION THREE
Cob. BB, Slds. 133-134

Address A.W. Grimes Boulevard, Reference Aristocrat Fund 46, L.P.
Lot No(s). 4 & 6, Block(s). "A", Final Plat of Randall's Town Centre Section Two
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.





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COMMERCIAL USES	
Auto Body and Painting Shops	SE
Auto Sales, Rental, or Leasing Facilities	P/S
Auto Service Facilities	P/S
Bed and Breakfast	P/S
Call Center	P
Carwash	P/S
Children's Activity Centers	P
Cosmetic Services	P
Dog Day Care, Indoor Kennel, Grooming, and Training Facility	P
Event Center	P
Fuel Sales	P
Hotel/Motel/Lodging	P
Indoor Entertainment Activities	P
Indoor Shooting and Archery Ranges	P/S
Microbrewery (with annual production between 6,000–15,000 barrels)	SE
Microbrewery (with annual production not exceeding 6,000 barrels)	P
Office	P
Office, Medical	P/S
Office/Warehouse	P
Outdoor Entertainment	SE
Parking, Commercial	P/S
Residential to Office Conversion	P/S
Restaurants/Bars	P/S
Retail Sales and Services	P/S
Self-Service Storage	P/S
Sexually Oriented Businesses	P/S
Shooting and Archery Ranges	SE
Small-Scale Alcohol Production	P
Sports Training Facilities/Specialty Gyms	P
Urgent Care Facility	P/S
Veterinary Clinics, Small Animals	P

Residential Uses	
Accessory Dwelling Unit	-
Single-Family, Attached	P/S
Single-Family, Detached	P/S
Upper-Story Residential	P/S
Public and Civic Uses	
Colleges and Universities	P
Community/Government Service	P
Day Care	P
Day Care over 10,000 sq. ft. located on an arterial roadway	P
Funeral Home	P
Park, Community	P
Park, Linear/Linkage	P
Park, Neighborhood	P
Passenger Terminal	P/S
Place of Worship	P
Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)	P/S
Public Safety Facility P	P
Schools: Business and Trade P	P
Self-Enclosed Monopole P/S	P/S
Utility, Minor P/S	P/S
Utility, Intermediate P/S	P/S
WTF, Attached P/S	P/S
WTF, Stealth	P/S

P = Permitted P/S = Permitted with supplementary use standards
SE = Special Exception needed - = Prohibited

Sec. 2-35. - Permitted Uses in the C-1



ROUND ROCK 45

A trio of Class A industrial buildings under construction at 2100 S. A.W. Grimes Blvd. in Round Rock will be named Round Rock 45 upon completion. Developed by Link Logistics, the same firm behind the Settlers Grove industrial park, the project features three LEED-certified buildings that broke ground in October. The structures will span 139,000 square feet, 127,240 square feet, and 102,000 square feet, respectively.

According to Texas Department of Licensing and Regulation permits, the Round Rock 45 project has an estimated cost of \$28.2 million. Any additional improvements or high-pile shelving for warehouse use will be the responsibility of future tenants.

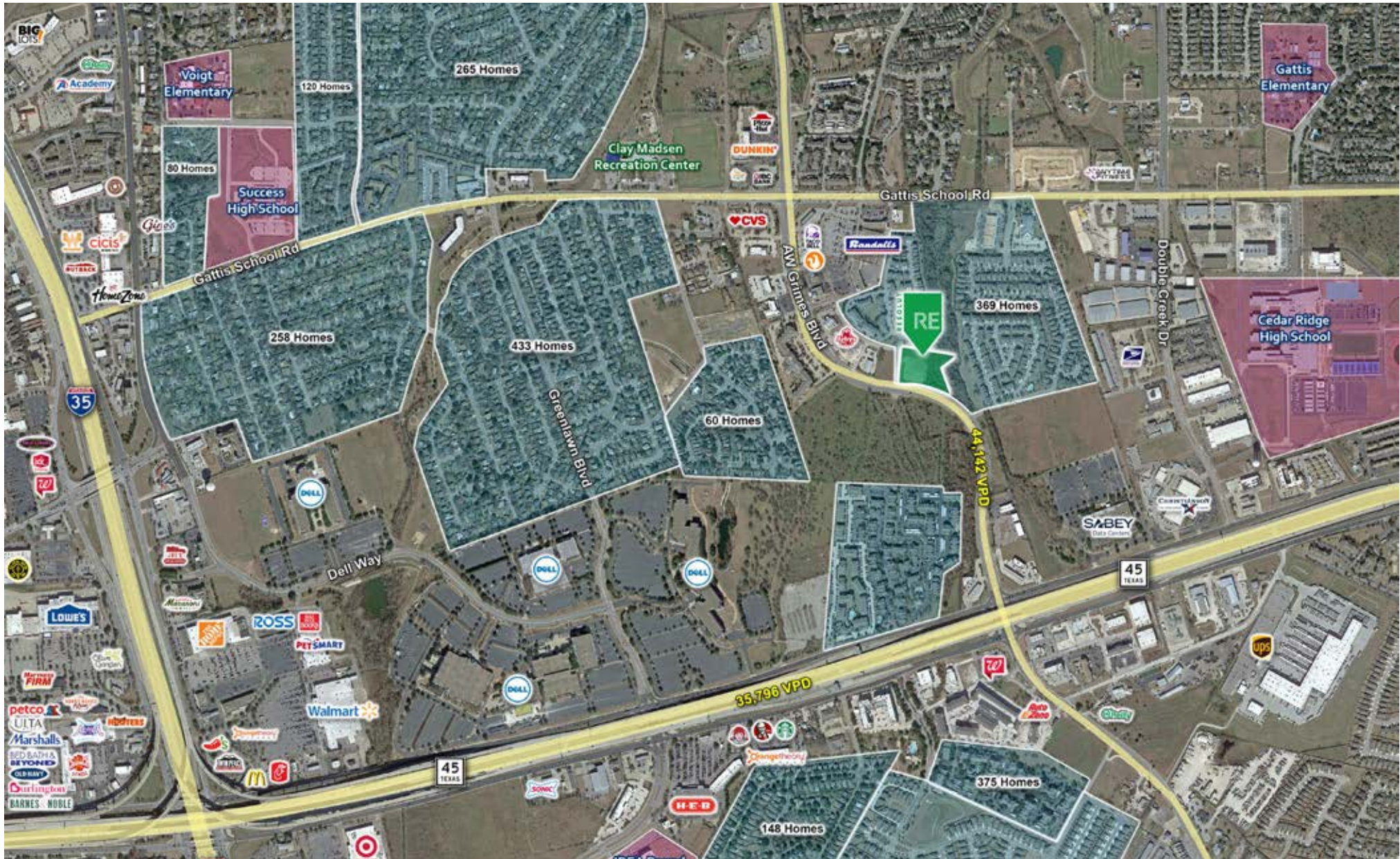


THE DISTRICT

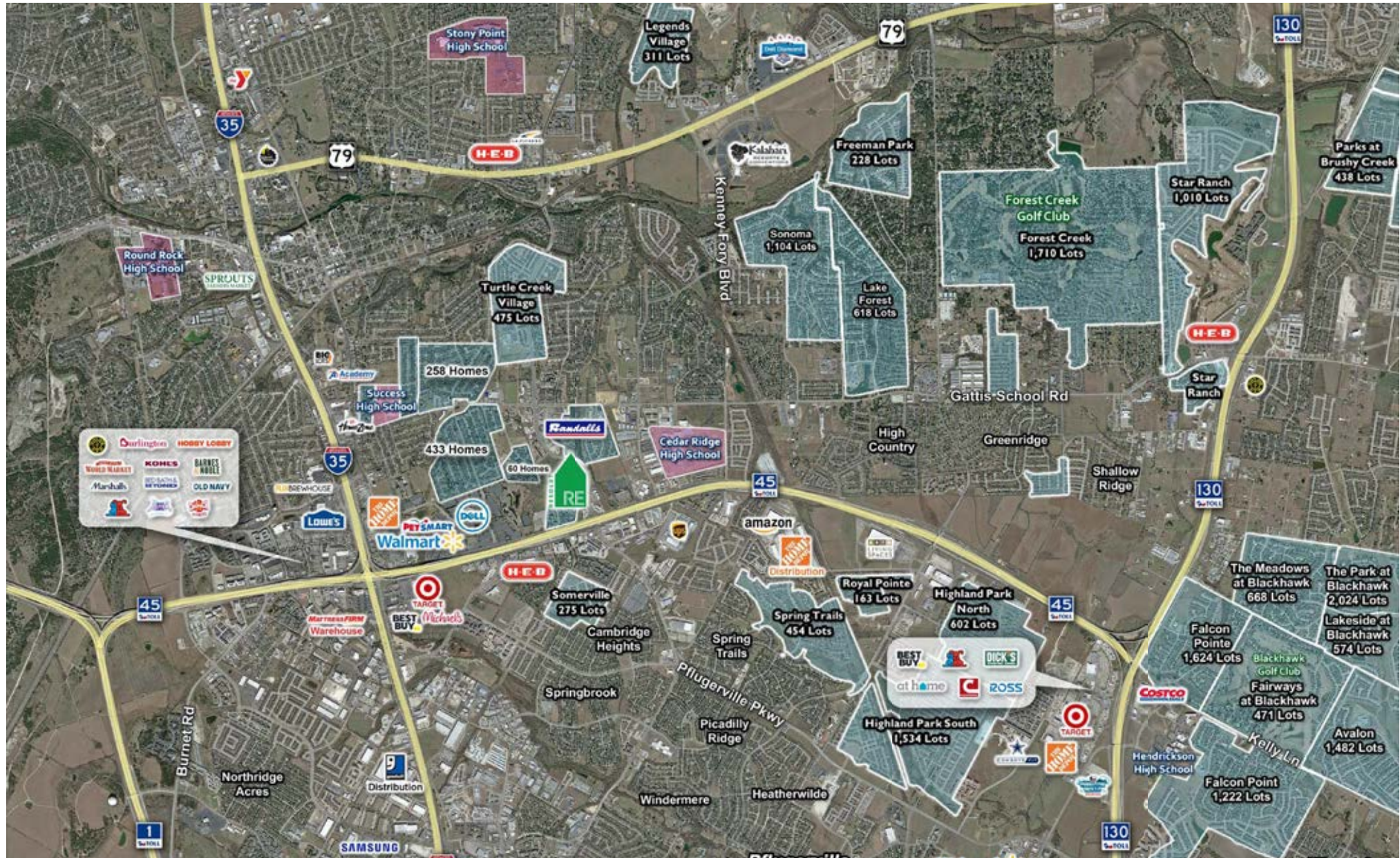
The District Developers break ground on city of Round Rock's newest development, The District, which will feature nearly 4 million square feet of development, including:

- 2 million square feet of office space, providing room for businesses to grow and attract top talent
- 150,000 square feet of retail and restaurant space, bringing exciting new shopping and dining options to the area
- 1.4 million square feet of residential living, offering modern apartments for those looking to call Round Rock home
- 300,000 square feet of hotel space, ensuring visitors have top-tier accommodations in the heart of the action

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Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials

Date