

# FOR SALE

Hester's Crossing / Round Rock / Texas / 78681

**4.119 Acres**  
(179,424 SF).

Owner will sell as two separate tracts:

Part 1:  
Frontage on Hester's Crossing at \$18.00 PSF.

Part 2:  
Frontage on Rawhide Dr. at \$12.00 PSF.

**Sale Price:**  
**\$2,900,000.00**

Stan Briggs, Realtor®  
512.255.3000  
Stan@donquick.com

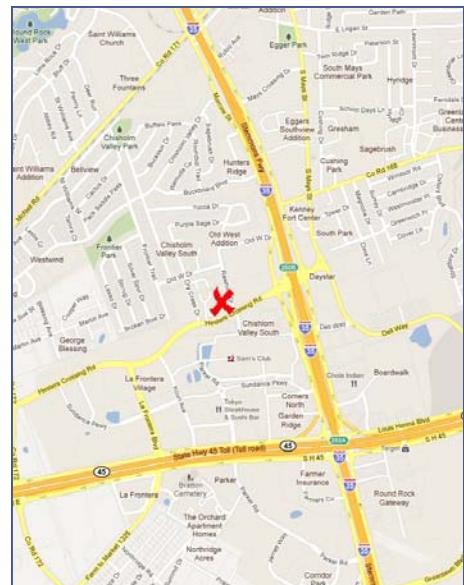


Located on Hester's Crossing, one block west of IH-35 and just north of the 330 acre master-planned La Frontera development.

Utilities: 8' water line running along east and south frontage.

Zoned: C-1 (General Business).

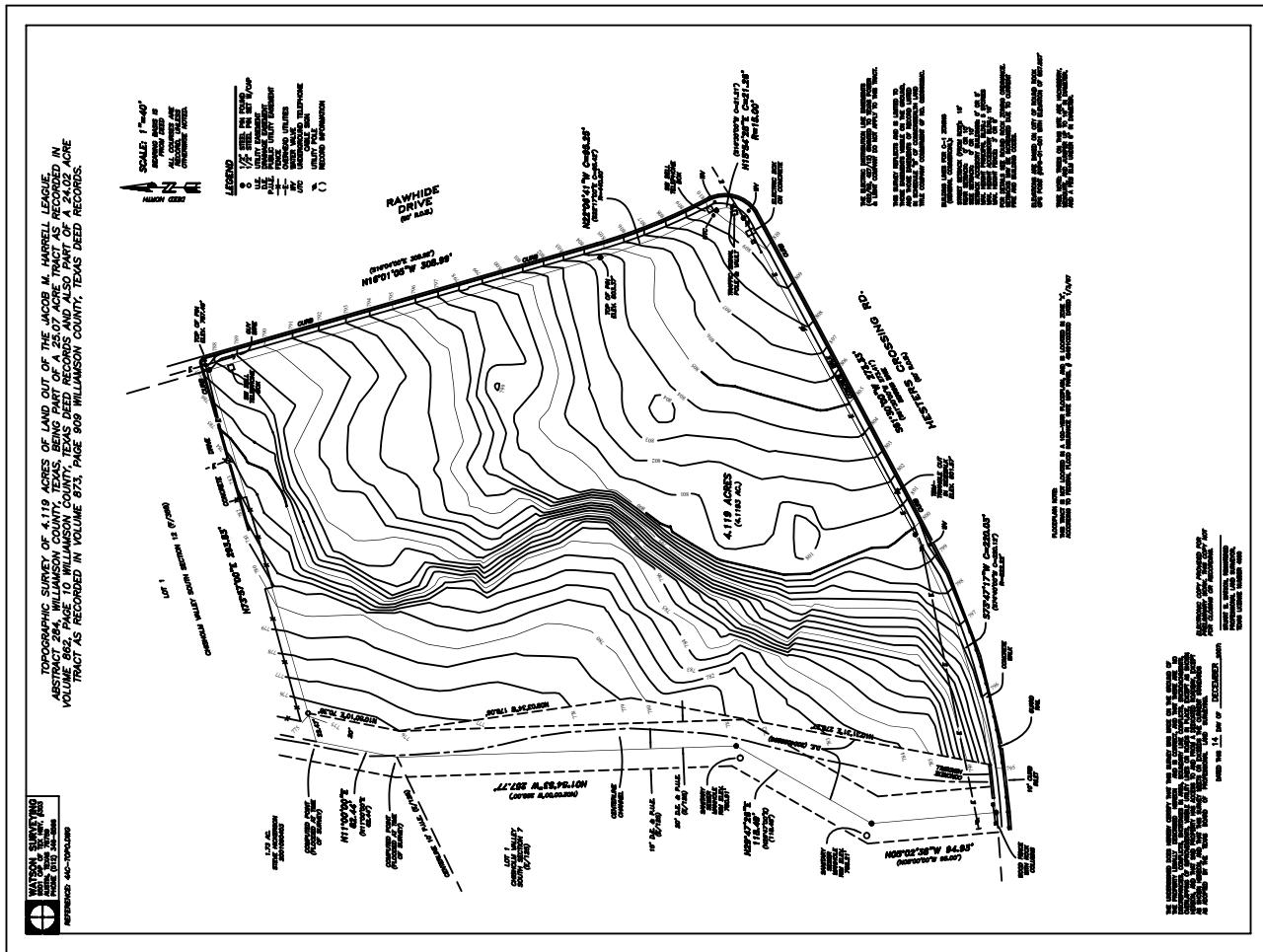
The site has been approved by Sheraton Four Points Hotel, which is transferable to approved operator.



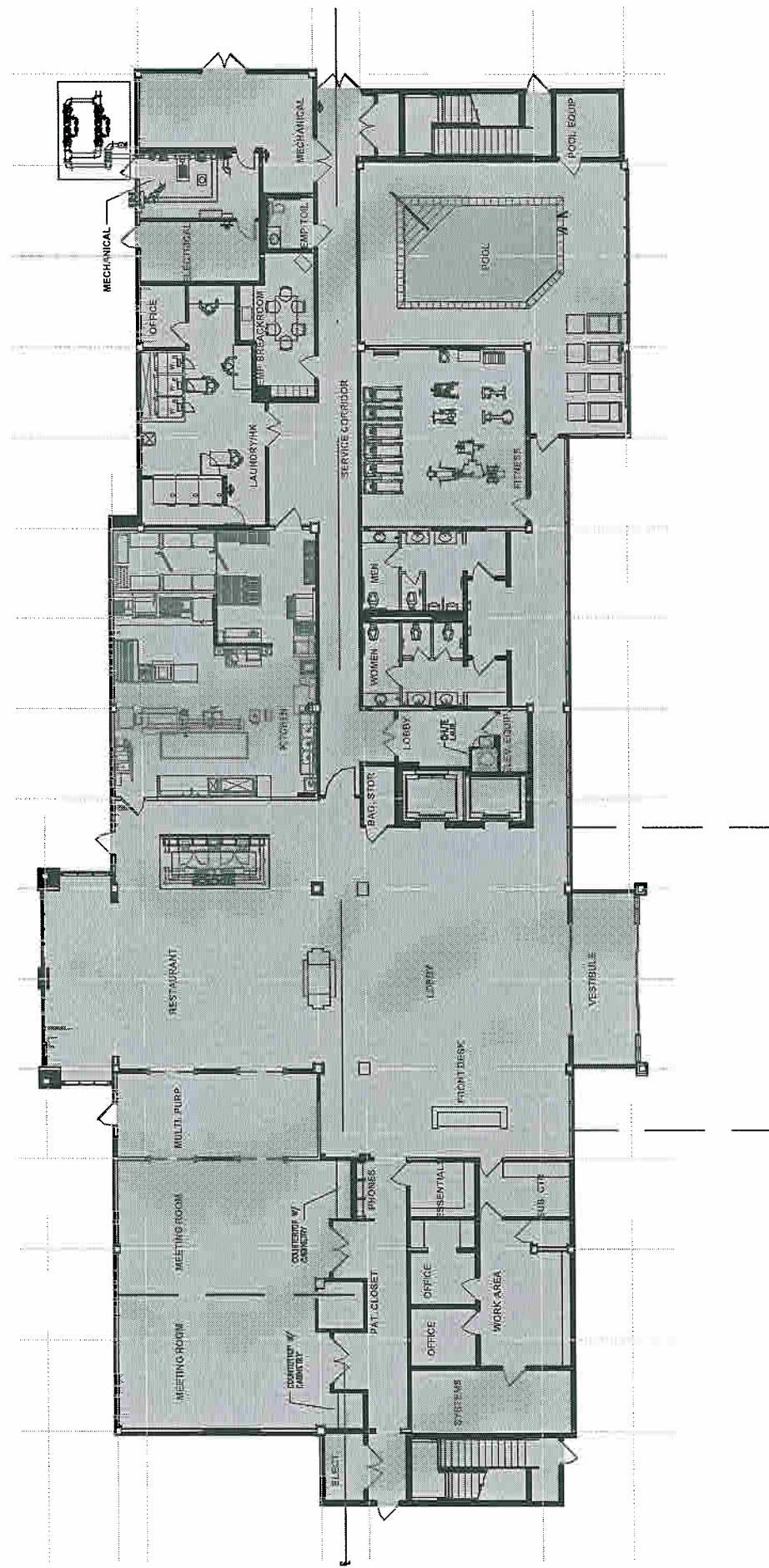
2011 Demographics	1 mile	3 miles	5 miles
<b>Total Population</b>	11,683	73,124	212,762
<b># of Households</b>	4,838	27,456	76,099
<b>Average Income</b>	\$53,136	\$63,198	\$71,980



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.







**FOUR POINTS SHERATON**  
San Francisco

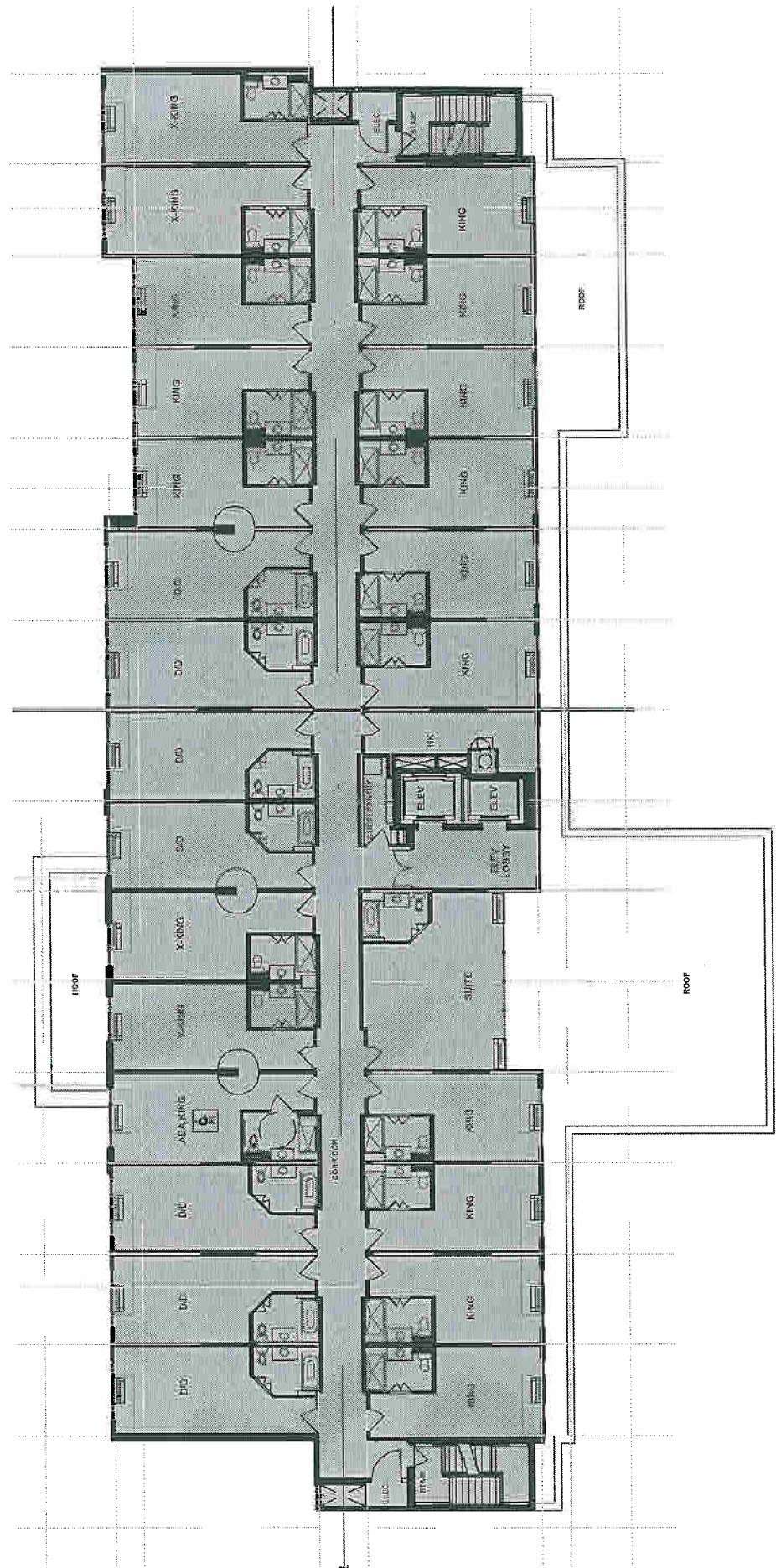
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**GROUND FLOOR**

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GROUND FL

**COSTAS KONDYLIS AND PARTNERS, LLP**  
51 West 27th Street, New York, NY 10001  
Telephone: 212-986-7322



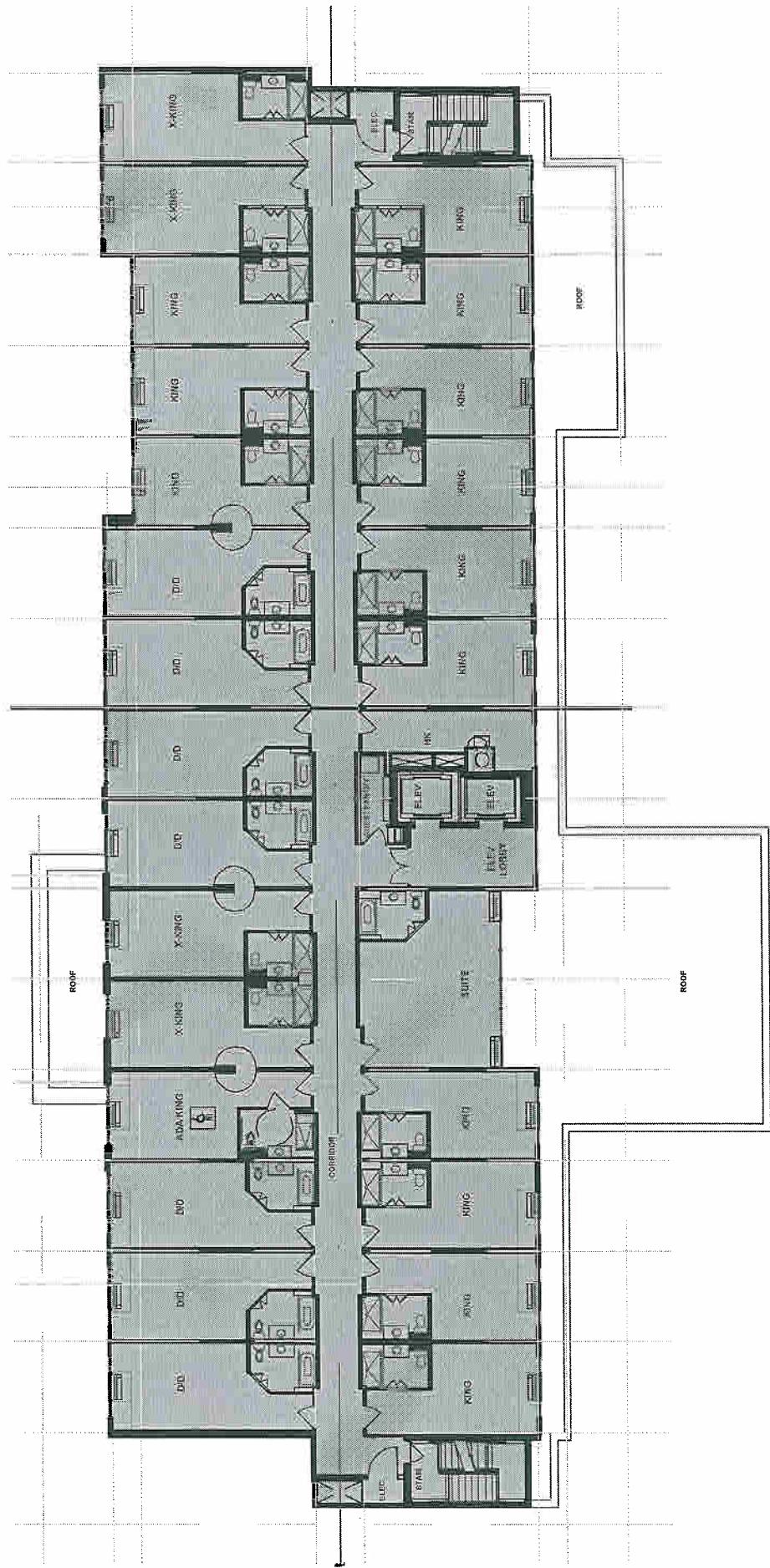
**FOUR POINTS SHERATON**  
San Francisco

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## TYPIICAL FLOOR

COSTAS KONDYLIS AND PARTNERS LLP  
11 VASSILISSIS SOUROS AVENUE, 1455  
SCALE 1: 32000  
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**FOUR POINTS SHERATON**  
San Francisco

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## Typical Floor

**COSTAS KONDYLIS AND PARTNERS LLP**  
151 West 26th Street, New York, NY 10001  
Telephone: (212) 986-3977

**FOUR POINTS SHERATON**  
San Francisco

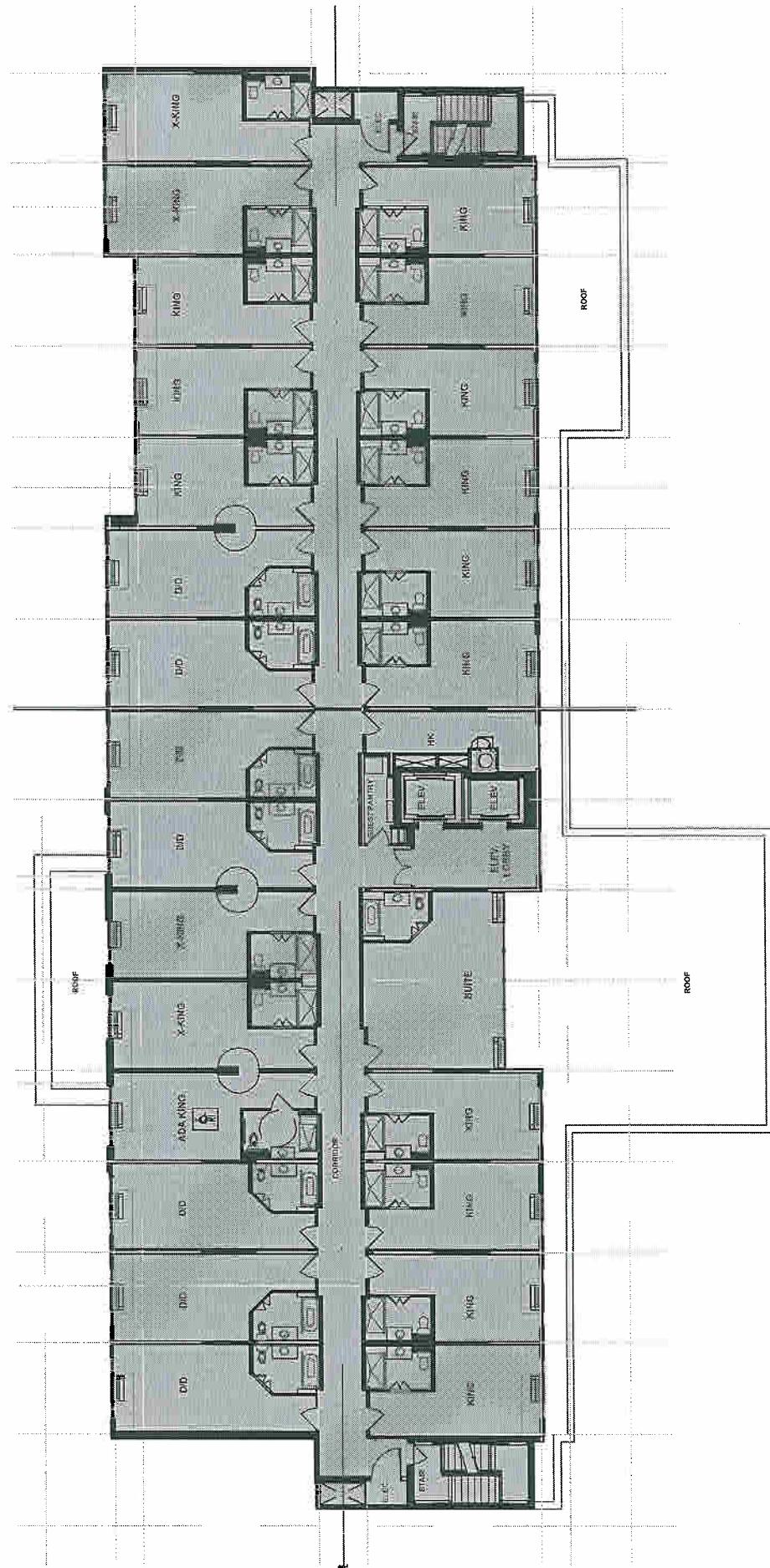
OUR POINT

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**TYPICAL FLOOR**

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**COSTAS KONDYLIS AND PARTNERS LLP**  
21 West 25th Street, New York, NY 10010  
Telephone: (212) 322-3727





## DEMOGRAPHICS

Report Center: Hesters Crossing Rd. Radius: 5 Miles

Population (2011)			Population (2016)		
	Total	%		Total	%
<b>2011 Population</b>	223,283		<b>2016 Population</b>	261,430	
Sex (2011)			Sex (2016)		
	Total	%		Total	%
		50.3%			50.4%
<b>Male</b>	112,304		<b>Male</b>	131,713	
		49.7%			49.6%
<b>Female</b>	110,977		<b>Female</b>	129,717	
Age Distribution (2011)			Age Distribution (2016)		
	Total	%		Total	%
<b>0-4</b>	17,996	8.1%	<b>0-4</b>	19,839	7.6%
<b>5-9</b>	17,410	7.8%	<b>5-9</b>	20,004	7.7%
		13.4%			13.9%
<b>10-19</b>	29,830		<b>10-19</b>	36,384	
		14.1%			12.0%
<b>20-29</b>	31,542		<b>20-29</b>	31,411	
		17.1%			15.4%
<b>30-39</b>	38,239		<b>30-39</b>	40,227	
		15.0%			15.5%
<b>40-49</b>	33,432		<b>40-49</b>	40,564	
		11.9%			13.1%
<b>50-59</b>	26,617		<b>50-59</b>	34,310	
<b>60-64</b>	9,149	4.1%	<b>60-64</b>	12,764	4.9%
<b>65+</b>	19,051	8.5%	<b>65+</b>	25,940	9.9%
2011 Total Households			2016 Total Households		
	Total	%		Total	%
<b>Households</b>	83,503		<b>Households</b>	102,671	
		69.3%			68.4%
<b>Families</b>	57,882		<b>Families</b>	70,227	
2011 Household Income Distribution			2016 Household Income Distribution		
	Total	%		Total	%
	2,320	2.8%		2,544	2.5%
<b>\$10-\$20K</b>	3,457	4.1%	<b>\$10-\$20K</b>	4,086	4.0%
<b>\$20-\$30K</b>	5,982	7.2%	<b>\$20-\$30K</b>	6,866	6.7%
<b>\$30-\$40K</b>	7,812	9.4%	<b>\$30-\$40K</b>	9,050	8.8%
<b>\$40-\$50K</b>	7,032	8.4%	<b>\$40-\$50K</b>	8,177	8.0%



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<b>\$50-\$60K</b>	7,437	8.9%	<b>\$50-\$60K</b>	8,470	8.2%
		12.5%			11.7%
<b>\$60-\$75K</b>	10,463	16.8%	<b>\$60-\$75K</b>	11,962	16.8%
		29.9%			33.4%
<b>\$75-\$100K</b>	13,994		<b>\$75-\$100K</b>	17,232	
<b>&gt; \$100K</b>	24,995		<b>&gt; \$100K</b>	34,270	

2011 Education Attainment			2016 Education Attainment		
	Total	%		Total	%
<b>Population Age 25+</b>	143,750		<b>Population Age 25+</b>	169,076	
<b>&lt; Grade 9</b>	6,396	4.4%	<b>&lt; Gr 9</b>	7,531	4.5%
<b>Grade 9-12</b>	6,146	4.3%	<b>Gr 9-12</b>	6,353	3.8%
		19.7%			19.8%
<b>High School</b>	28,275		<b>High School</b>	33,438	
		23.2%			21.9%
<b>Some College</b>	33,385		<b>Some College</b>	37,094	
<b>Assoc Degree</b>	12,696	8.8%	<b>Assoc Degree</b>	15,751	9.3%
		28.1%			28.7%
<b>Bach Degree</b>	40,358		<b>Bach Degree</b>	48,492	
		11.5%			12.1%
<b>Grad Degree</b>	16,492		<b>Grad Degree</b>	20,409	

2011 Size of Household			2016 Size of Household		
	Total	%		Total	%
		24.7%			26.2%
<b>1 Person</b>	20,638		<b>1 Person</b>	26,896	
		28.0%			29.7%
<b>2 Person</b>	23,350		<b>2 Person</b>	30,444	
		18.5%			19.6%
<b>3 Person</b>	15,421		<b>3 Person</b>	20,092	
		17.2%			14.5%
<b>4 Person</b>	14,380		<b>4 Person</b>	14,938	
<b>5 Person</b>	5,866	7.0%	<b>5 Person</b>	6,173	6.0%
<b>6+ Person</b>	2,202	2.6%	<b>6+ Person</b>	2,341	2.3%

Source: Applied Geographic Solutions, Thousand Oaks. CA, 2011

## DEMOGRAPHICS

Report Center: Hesters Crossing Rd. Radius: 10 Miles

Population (2011)		Population (2016)			
	Total	%	Total	%	
<b>2011 Population</b>	597,362		<b>2016 Population</b>	686,239	
Sex (2011)		Sex (2016)			
	Total	%	Total	%	
		50.4%		50.4%	
<b>Male</b>	301,334		<b>Male</b>	346,144	
		49.6%		49.6%	
<b>Female</b>	296,022		<b>Female</b>	340,086	
Age Distribution (2011)		Age Distribution (2016)			
	Total	%	Total	%	
<b>0-4</b>	48,843	8.2%	<b>0-4</b>	52,980	
<b>5-9</b>	45,710	7.7%	<b>5-9</b>	52,631	
		13.1%		13.7%	
<b>10-19</b>	78,315		<b>10-19</b>	93,943	
		14.8%		12.0%	
<b>20-29</b>	88,278		<b>20-29</b>	82,251	
		17.6%		16.2%	
<b>30-39</b>	105,065		<b>30-39</b>	111,470	
		14.4%		15.0%	
<b>40-49</b>	86,242		<b>40-49</b>	103,159	
		11.9%		13.0%	
<b>50-59</b>	70,829		<b>50-59</b>	89,116	
<b>60-64</b>	24,142	4.0%	<b>60-64</b>	33,291	
<b>65+</b>	49,940	8.4%	<b>65+</b>	67,425	
2011 Total Households		2016 Total Households			
	Total	%	Total	%	
<b>Households</b>	232,558		<b>Households</b>	277,415	
		64.9%		64.6%	
<b>Families</b>	151,039		<b>Families</b>	179,311	
2011 Household Income Distribution		2016 Household Income Distribution			
	Total	%	Total	%	
	8,314	3.6%		8,776	3.2%
<b>\$10-\$20K</b>	13,195	5.7%	<b>\$10-\$20K</b>	14,648	5.3%
<b>\$20-\$30K</b>	19,738	8.5%	<b>\$20-\$30K</b>	21,595	7.8%
<b>\$30-\$40K</b>	22,645	9.7%	<b>\$30-\$40K</b>	25,247	9.1%



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<b>\$40-\$50K</b>	20,799	8.9%	<b>\$40-\$50K</b>	23,406	8.4%
<b>\$50-\$60K</b>	19,850	8.5%	<b>\$50-\$60K</b>	22,204	8.0%
<b>\$60-\$75K</b>	27,247	11.7%	<b>\$60-\$75K</b>	30,577	11.0%
<b>\$75-\$100K</b>	35,599	15.3%	<b>\$75-\$100K</b>	43,185	15.6%
<b>&gt; \$100K</b>	65,146	28.0%	<b>&gt; \$100K</b>	87,738	31.6%

2011 Education Attainment			2016 Education Attainment		
	Total	%		Total	%
<b>Population Age 25+</b>	385,680		<b>Population Age 25+</b>	445,511	
<b>&lt; Grade 9</b>	21,834	5.7%	<b>&lt; Gr 9</b>	24,761	5.6%
<b>Grade 9-12</b>	17,994	4.7%	<b>Gr 9-12</b>	18,183	4.1%
		19.1%			19.2%
<b>High School</b>	73,776		<b>High School</b>	85,503	
		21.9%			20.8%
<b>Some College</b>	84,459		<b>Some College</b>	92,479	
<b>Assoc Degree</b>	29,880	7.7%	<b>Assoc Degree</b>	36,605	8.2%
		28.2%			28.9%
<b>Bach Degree</b>	108,588		<b>Bach Degree</b>	128,958	
		12.7%			13.2%
<b>Grad Degree</b>	49,147		<b>Grad Degree</b>	59,022	

2011 Size of Household			2016 Size of Household		
	Total	%		Total	%
		28.2%			29.3%
<b>1 Person</b>	65,625		<b>1 Person</b>	81,207	
		28.7%			29.6%
<b>2 Person</b>	66,697		<b>2 Person</b>	82,094	
		17.0%			17.9%
<b>3 Person</b>	39,593		<b>3 Person</b>	49,767	
		15.6%			13.8%
<b>4 Person</b>	36,205		<b>4 Person</b>	38,340	
<b>5 Person</b>	14,508	6.2%	<b>5 Person</b>	15,359	5.5%
<b>6+ Person</b>	5,899	2.5%	<b>6+ Person</b>	6,280	2.3%

Source: Applied Geographic Solutions, Thousand Oaks. CA, 2011

*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.



(TAR-2501) 1/1/96

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