

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

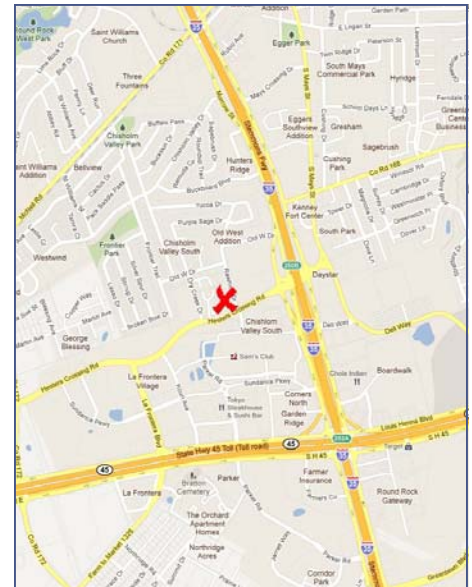


Located on Hester's Crossing, one block west of IH-35 and just north of the 330 acre master-planned La Frontera development.

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
Total Population	11,683	73,124	212,762
# of Households	4,838	27,456	76,099
Average Income	\$53,136	\$63,198	\$71,980

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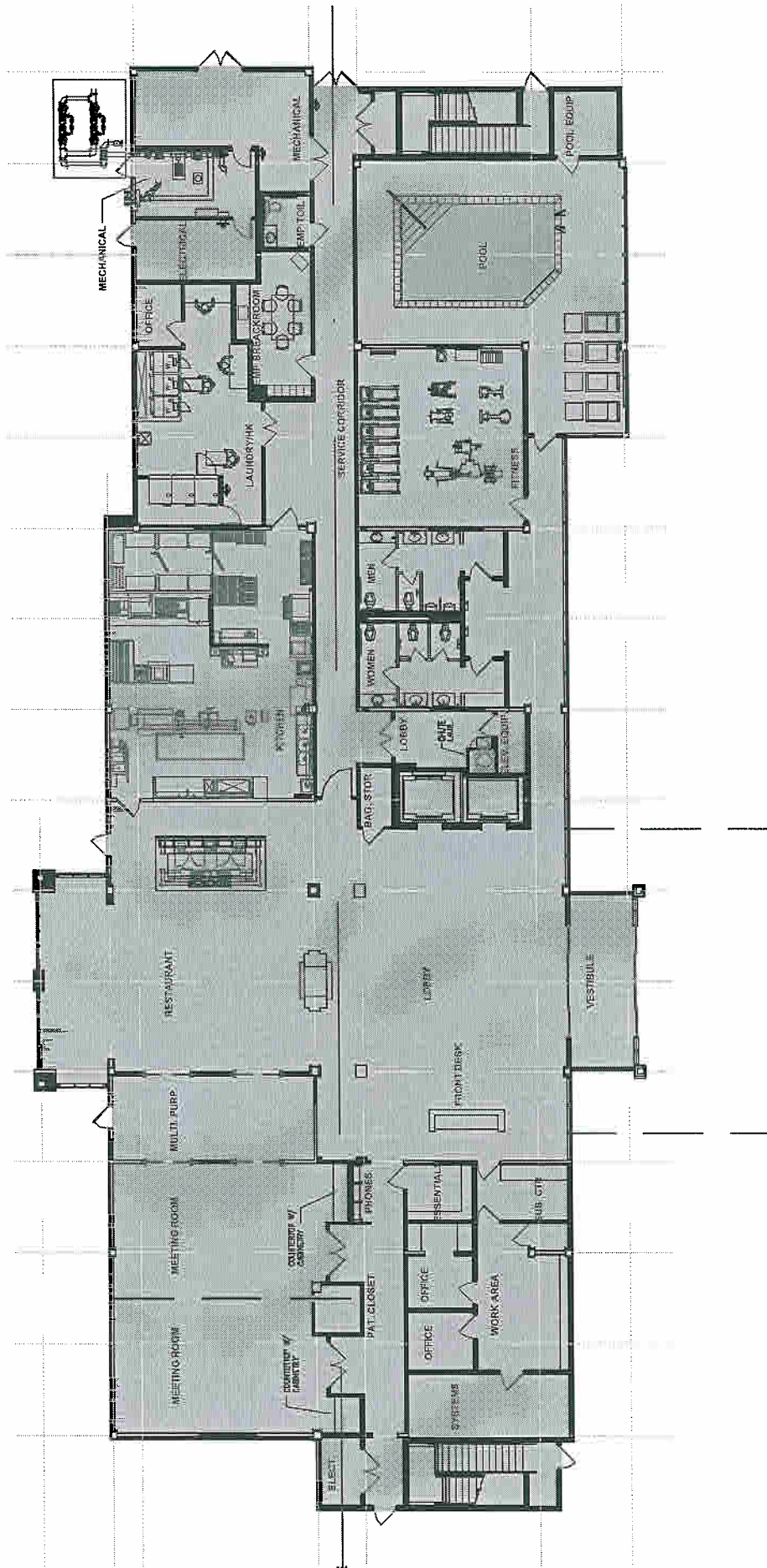
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TOPOGRAPHIC SURVEY OF 4.119 ACRES OF LAND OUT OF THE JACOB M. HARRELL LEAGUE, IN PART OF SECTION 36, T12N, R10E, S12E, WILLIAMSON COUNTY, TEXAS, BEING PART OF A 24.02 ACRE TRACT AS RECORDED IN VOLUME 873, PAGE 809 WILLIAMSON COUNTY, TEXAS DEED RECORDS.

- SCALE: 1"=40'
- LEGEND
- 1/2" LINE ON MAP
 - 1/4" LINE ON MAP
 - 1/8" LINE ON MAP
 - 1/16" LINE ON MAP
 - 1/32" LINE ON MAP
 - 1/64" LINE ON MAP
 - 1/128" LINE ON MAP
 - 1/256" LINE ON MAP
 - 1/512" LINE ON MAP
 - 1/1024" LINE ON MAP
 - 1/2048" LINE ON MAP
 - 1/4096" LINE ON MAP
 - 1/8192" LINE ON MAP
 - 1/16384" LINE ON MAP
 - 1/32768" LINE ON MAP
 - 1/65536" LINE ON MAP
 - 1/131072" LINE ON MAP
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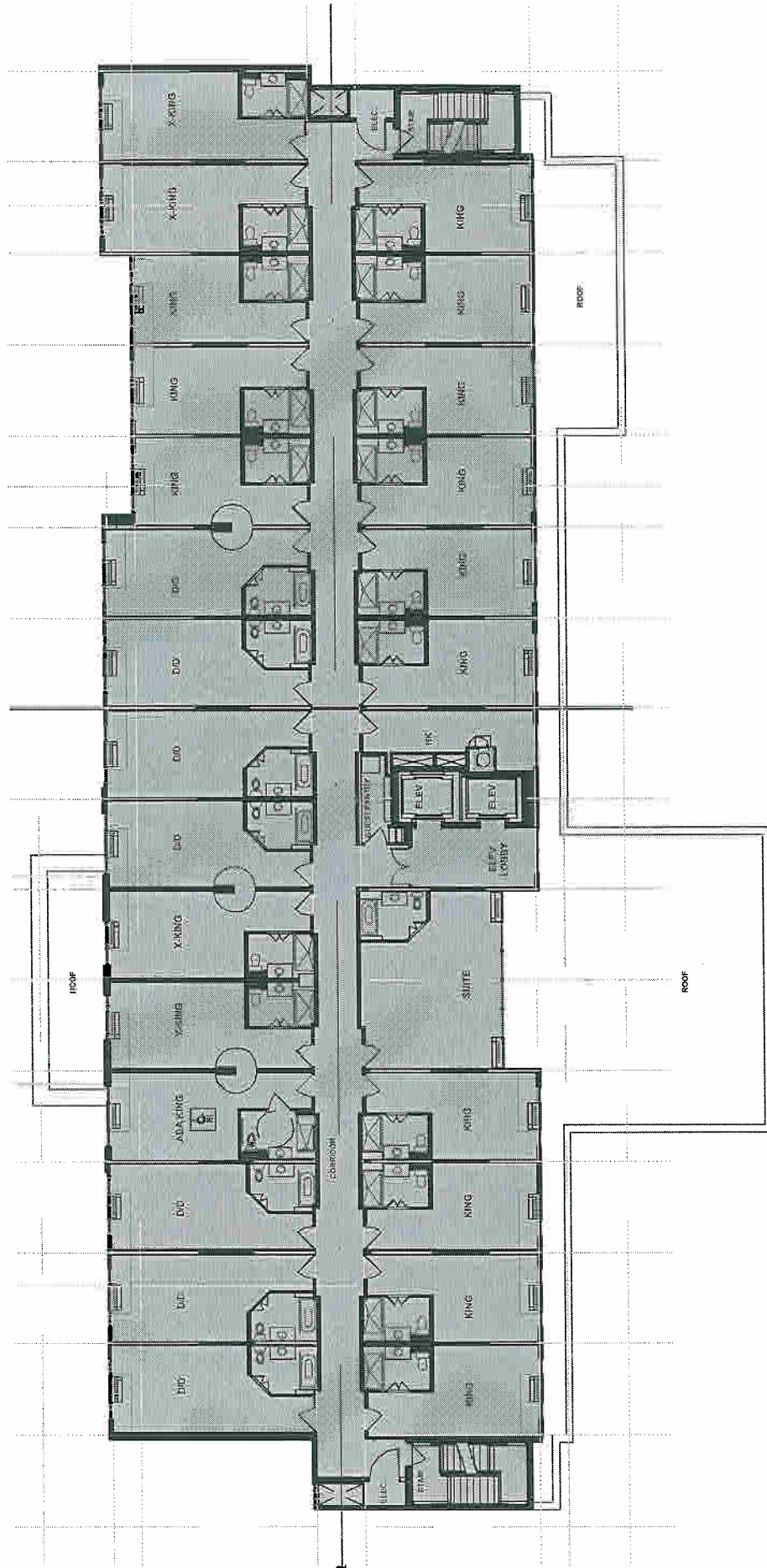


FOUR POINTS SHERATON San Francisco

GROUND FLOOR

COSTAS KONDOYLIS AND PARTNERS LLP

3300 CALIF. ST., NEW YORK, NY 10001
JULY 3, 1997



FOUR POINTS SHERATON

San Francisco

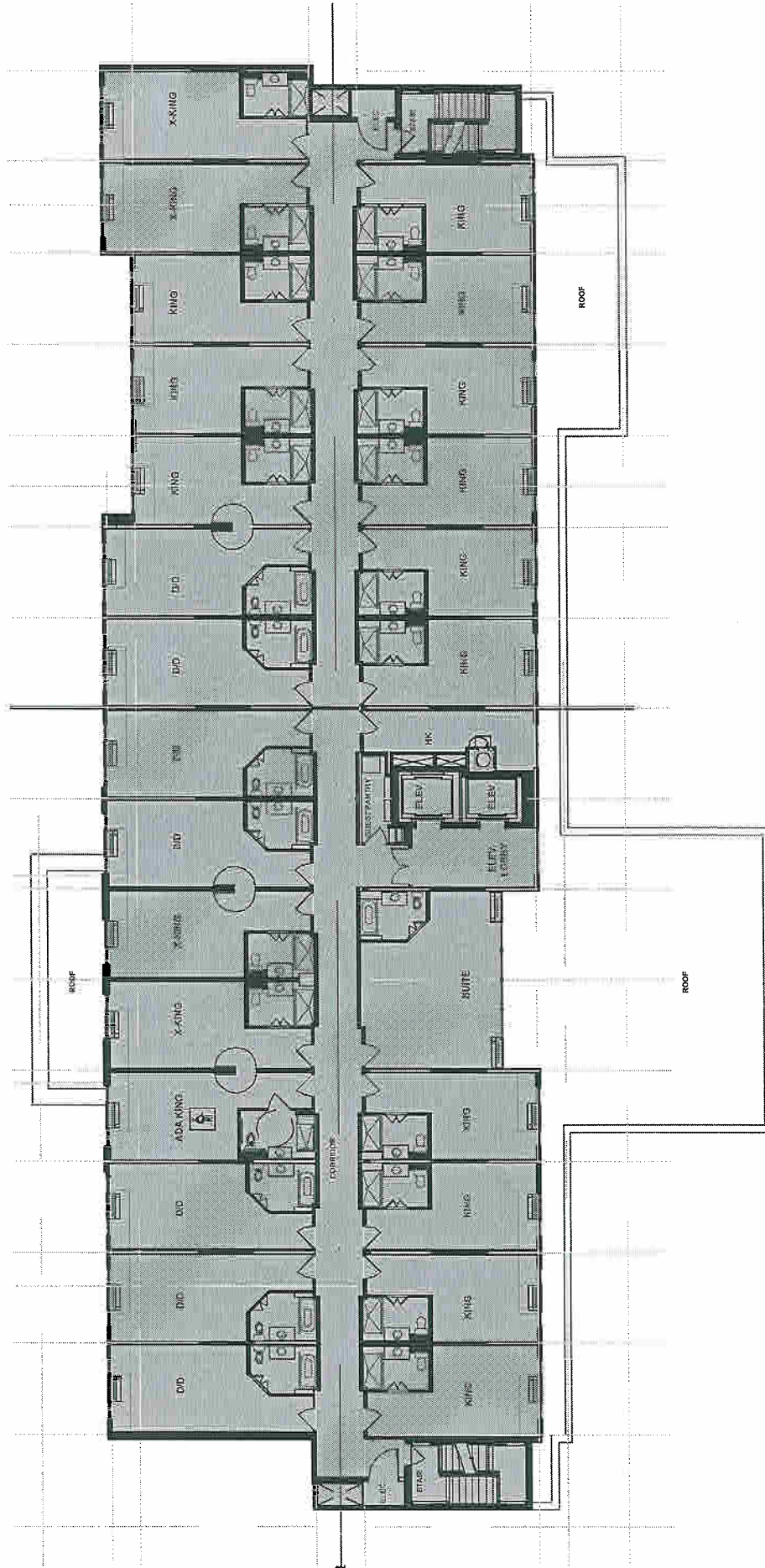
TYPICAL FLOOR

COSTAS KONDYLIS AND PARTNERS LLP

2000 JEFFERSON STREET, SAN FRANCISCO, CA 94109

DATE: 11-1-94

SCALE: 1" = 3'-0"



FOUR POINTS SHERATON
San Francisco
TYPICAL FLOOR
 COSTAS KONDYLIS AND PARTNERS LLP
 1000 CALIFORNIA STREET, SUITE 1000
 SAN FRANCISCO, CA 94108
 415.774.1800



EXTENDED STAY HOTEL

100 GUEST ROOMS

5 STORIES

PARKING REQUIRED: 100 (111 REQUIRED)

9 (12 REQUIRED)

7 (111 REQUIRED)

116 TOTAL

PARKING PROVIDED 116

UNDERGROUND SPERM DETENTION

INDOOR POOL + SPA

2 1/2

ASSUMED 10' UNDERGROUND SPERM FLOW

4 POINTS HOTEL BY SHERATON

PHASE 1:

104 GUEST ROOMS

5 STORIES

PARKING REQUIRED: 104 (111 REQUIRED)

12 (12 REQUIRED)

8 (111 REQUIRED)

124

PARKING PROVIDED 124

UNDERGROUND SPERM DETENTION

INDOOR POOL

PHASE 2:

50 GUEST ROOMS

5 STORIES

WILL HAVE TO BUILD STRUCTURED 54

PARKING SPALLS OVER SURFACE

PARKING

NOTE: ALL EXISTING TREES

WILL HAVE TO BE CUT

SITE PLAN

SCALE: 1" = 30'



C1



* ASSUMED 5' PERCENT SLOPE FROM DRAINAGE ELEVATION
RETAINING WALL IS IN S. L.S. STRIP

? REQUIRED SETBACK FROM CHANNEL?

EXISTING TOWNHOMES



Tel: 512 255 3000
Fax 512 310 0441
E-mail: Stan@DonQuick.com

DEMOGRAPHICS

Report Center: Hesters Crossing Rd. Radius: 5 Miles

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

LEASING & SALES ** COMMERCIAL ** INDUSTRIAL ** PROPERTY MANAGEMENT



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

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

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

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



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DEMOGRAPHICS

Report Center: Hesters Crossing Rd. Radius: 10 Miles

Population (2011)			Population (2016)		
	Total	%		Total	%
2011 Population	597,362		2016 Population	686,239	
Sex (2011)			Sex (2016)		
	Total	%		Total	%
		50.4%			50.4%
Male	301,334		Male	346,144	
		49.6%			49.6%
Female	296,022		Female	340,086	
Age Distribution (2011)			Age Distribution (2016)		
	Total	%		Total	%
0-4	48,843	8.2%	0-4	52,980	7.7%
5-9	45,710	7.7%	5-9	52,631	7.7%
		13.1%			13.7%
10-19	78,315		10-19	93,943	
		14.8%			12.0%
20-29	88,278		20-29	82,251	
		17.6%			16.2%
30-39	105,065		30-39	111,470	
		14.4%			15.0%
40-49	86,242		40-49	103,159	
		11.9%			13.0%
50-59	70,829		50-59	89,116	
60-64	24,142	4.0%	60-64	33,291	4.9%
65+	49,940	8.4%	65+	67,425	9.8%
2011 Total Households			2016 Total Households		
	Total	%		Total	%
Households	232,558		Households	277,415	
		64.9%			64.6%
Families	151,039		Families	179,311	
2011 Household Income Distribution			2016 Household Income Distribution		
	Total	%		Total	%
	8,314	3.6%		8,776	3.2%
\$10-\$20K	13,195	5.7%	\$10-\$20K	14,648	5.3%
\$20-\$30K	19,738	8.5%	\$20-\$30K	21,595	7.8%
\$30-\$40K	22,645	9.7%	\$30-\$40K	25,247	9.1%

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\$40-\$50K	20,799	8.9%	\$40-\$50K	23,406	8.4%
\$50-\$60K	19,850	8.5%	\$50-\$60K	22,204	8.0%
\$60-\$75K	27,247	11.7%	\$60-\$75K	30,577	11.0%
\$75-\$100K	35,599	15.3%	\$75-\$100K	43,185	15.6%
> \$100K	65,146	28.0%	> \$100K	87,738	31.6%
2011 Education Attainment			2016 Education Attainment		
	Total	%		Total	%
Population Age 25+	385,680		Population Age 25+	445,511	
< Grade 9	21,834	5.7%	< Gr 9	24,761	5.6%
Grade 9-12	17,994	4.7%	Gr 9-12	18,183	4.1%
		19.1%			19.2%
High School	73,776		High School	85,503	
		21.9%			20.8%
Some College	84,459		Some College	92,479	
Assoc Degree	29,880	7.7%	Assoc Degree	36,605	8.2%
		28.2%			28.9%
Bach Degree	108,588		Bach Degree	128,958	
		12.7%			13.2%
Grad Degree	49,147		Grad Degree	59,022	
2011 Size of Household			2016 Size of Household		
	Total	%		Total	%
		28.2%			29.3%
1 Person	65,625		1 Person	81,207	
		28.7%			29.6%
2 Person	66,697		2 Person	82,094	
		17.0%			17.9%
3 Person	39,593		3 Person	49,767	
		15.6%			13.8%
4 Person	36,205		4 Person	38,340	
5 Person	14,508	6.2%	5 Person	15,359	5.5%
6+ Person	5,899	2.5%	6+ Person	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

Before 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.



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