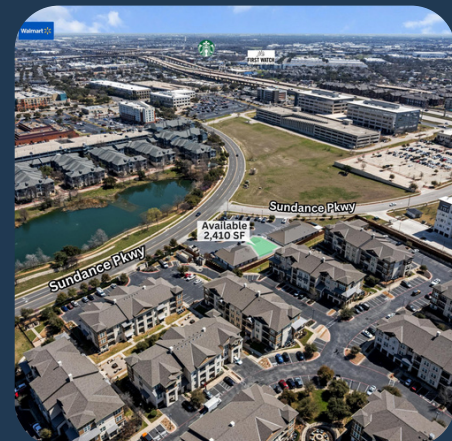




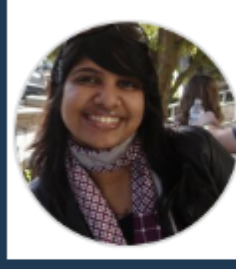
ROUND ROCK MEDICAL PLAZA

481 SUNDANCE PKWY, UNIT 200,
ROUND ROCK TX 78681

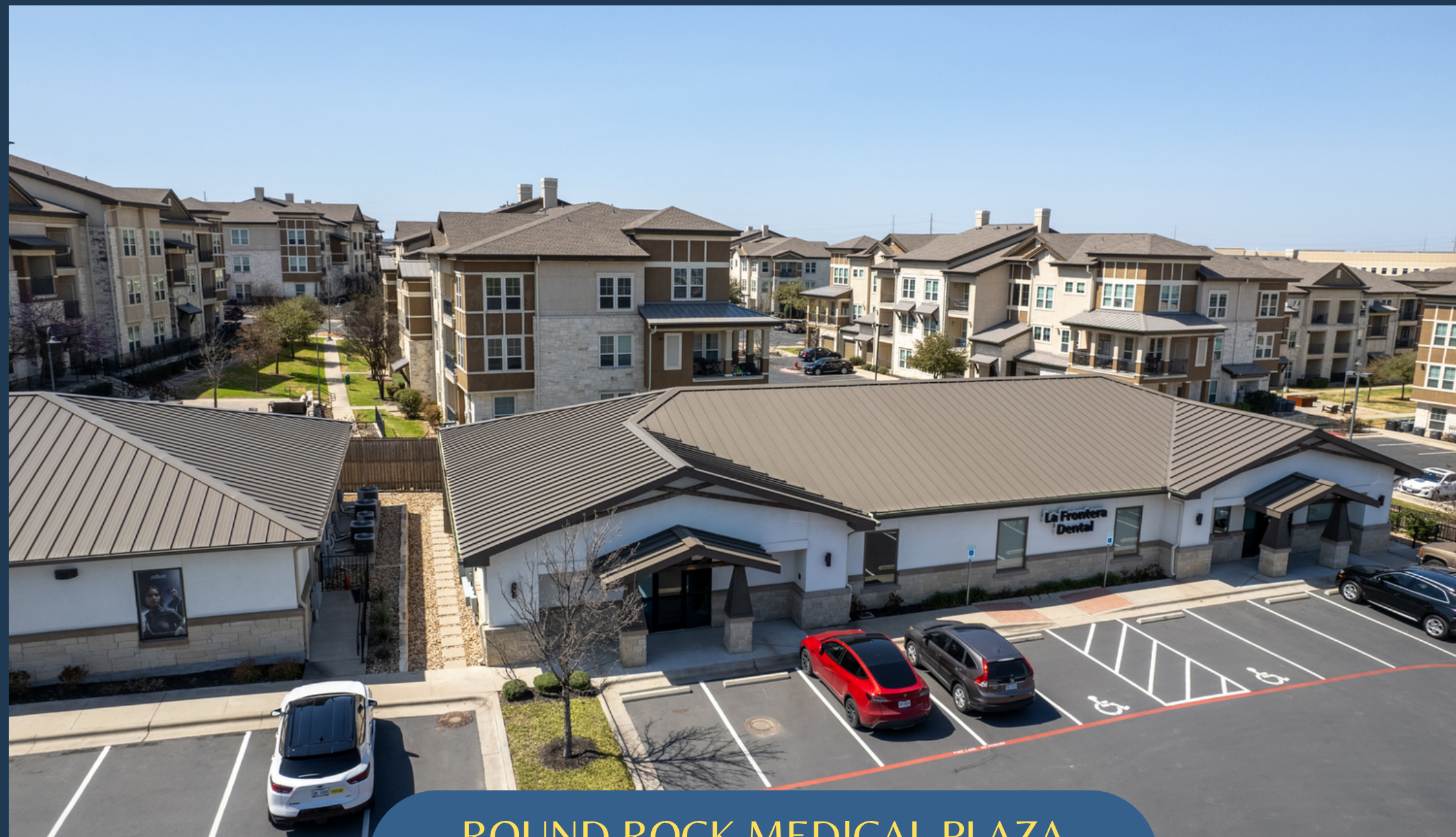
COMMERCIAL | ROUND ROCK | FOR SALE



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ram@fullcircle-realestate.com
512.363.7533



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ROUND ROCK MEDICAL PLAZA

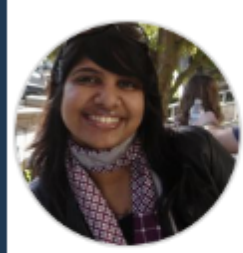
481 SUNDANCE PKWY, UNIT 200, ROUND ROCK TX
78681

COMMERCIAL | ROUND ROCK | FOR SALE

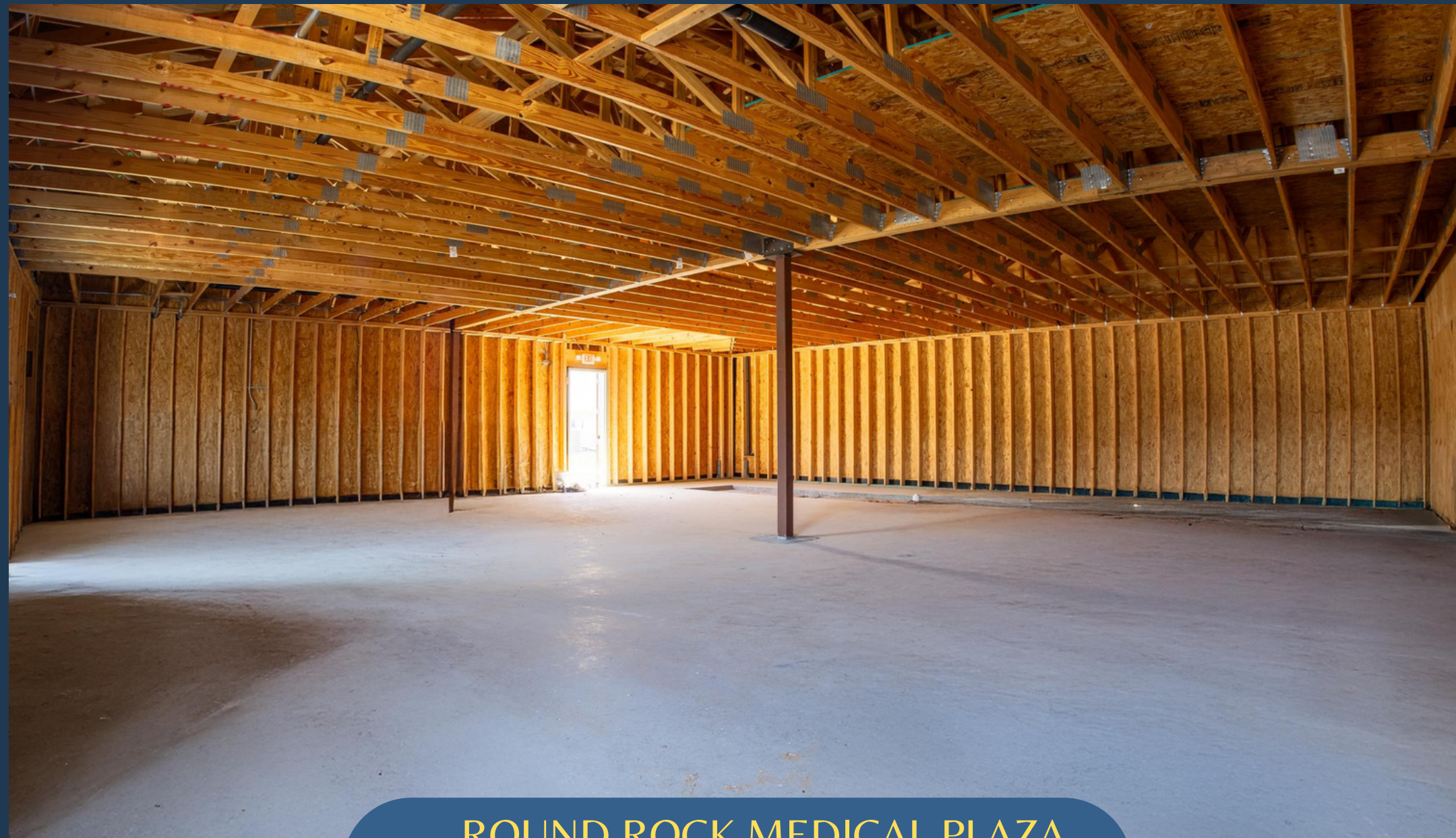
**Located between I-35, I-45, and Hesters
Crossing for maximum exposure and
maximum visibility**



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ROUND ROCK MEDICAL PLAZA

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COMMERCIAL | ROUND ROCK | FOR SALE

2,410 SQFT of shell space offers endless possibilities for customization to fit your business needs.

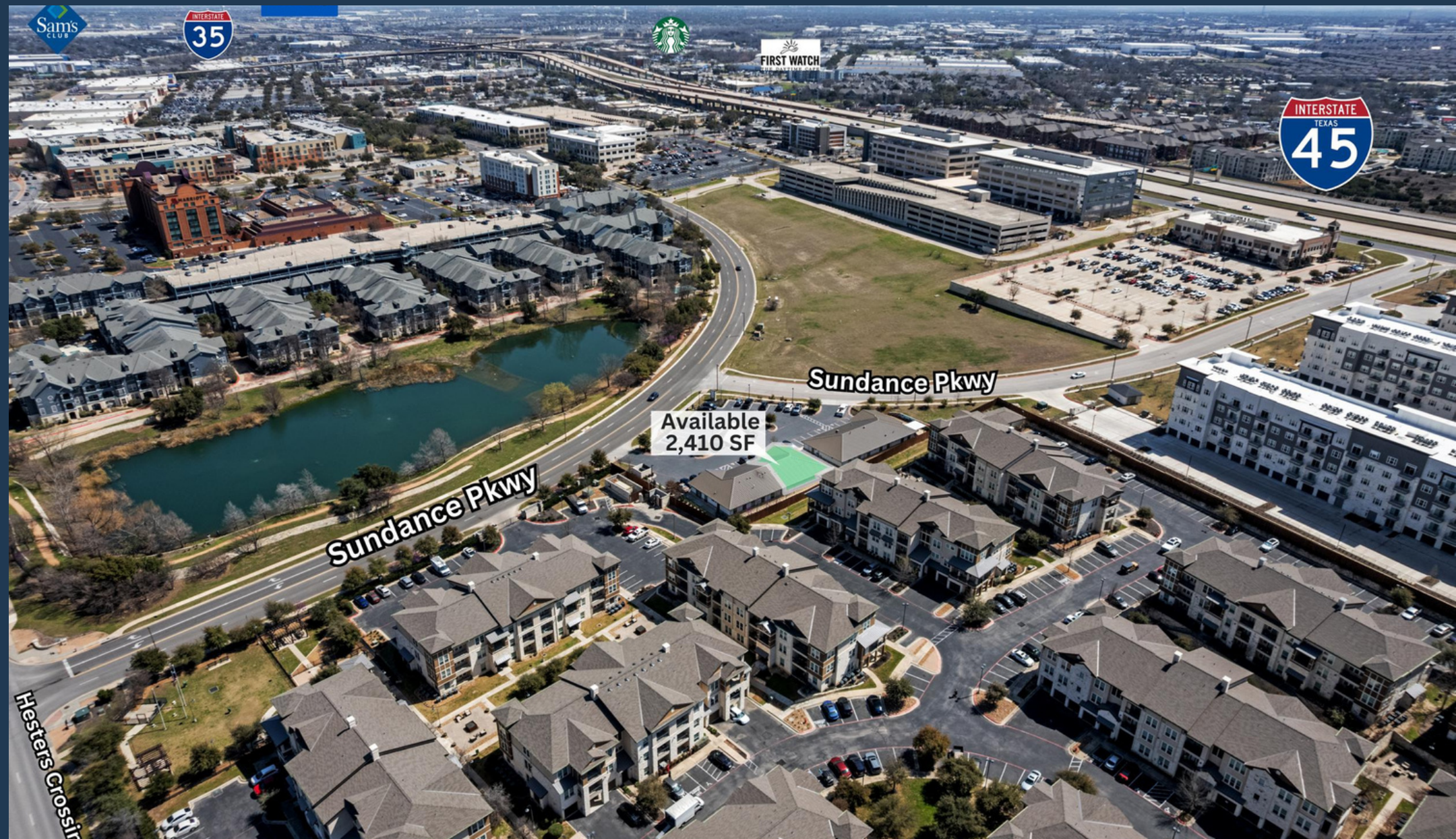


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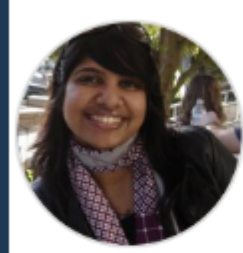
FULL CIRCLE REAL ESTATE



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	11,500	50,000	110,000
MEDIAN AGE	34	35	36
HOUSEHOLDS	4200	18,500	40,000
AVG INCOME	\$90,000	\$98,000	\$105,000

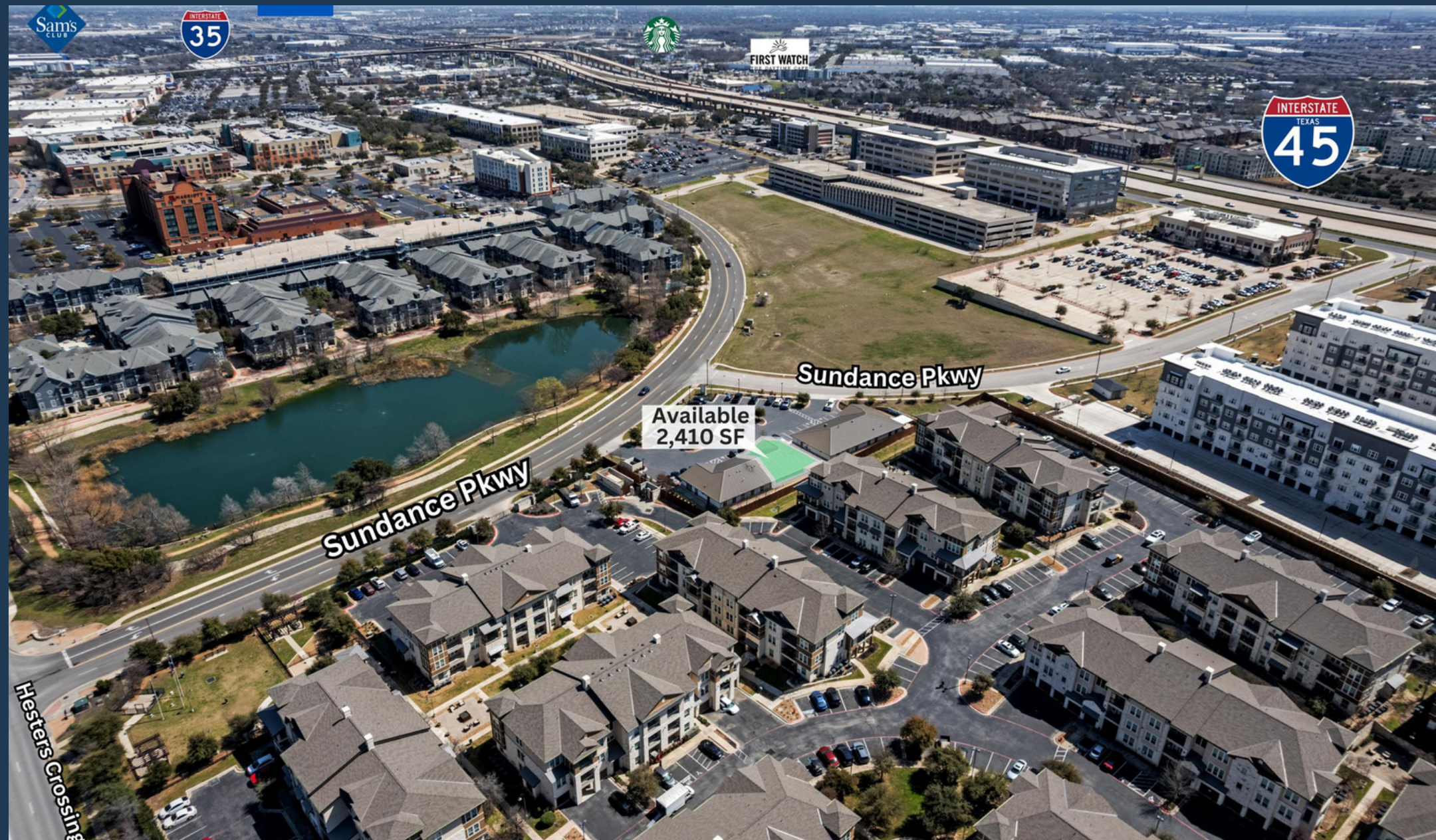


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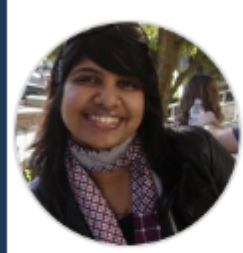


Surrounded By Residential Apartments

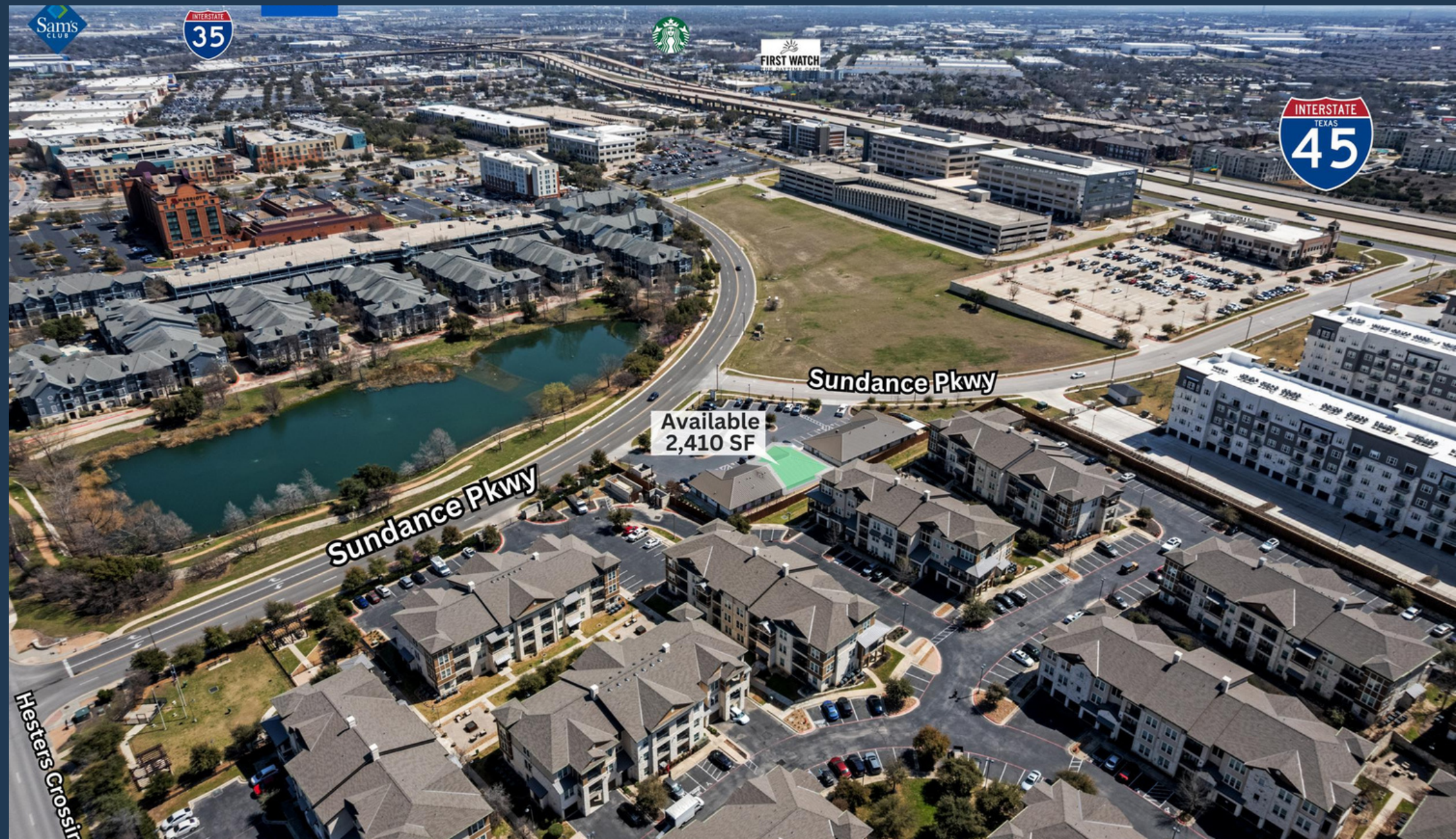
- **The Enclave at La Frontera**
- **Lakeside at La Frontera**
- **Frontera Square Apartments**
- **District on La Frontera**
- **Camden at La Frontera**



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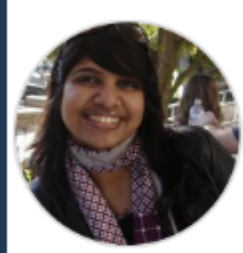


Surrounded By Hospitals and Medical Facilities

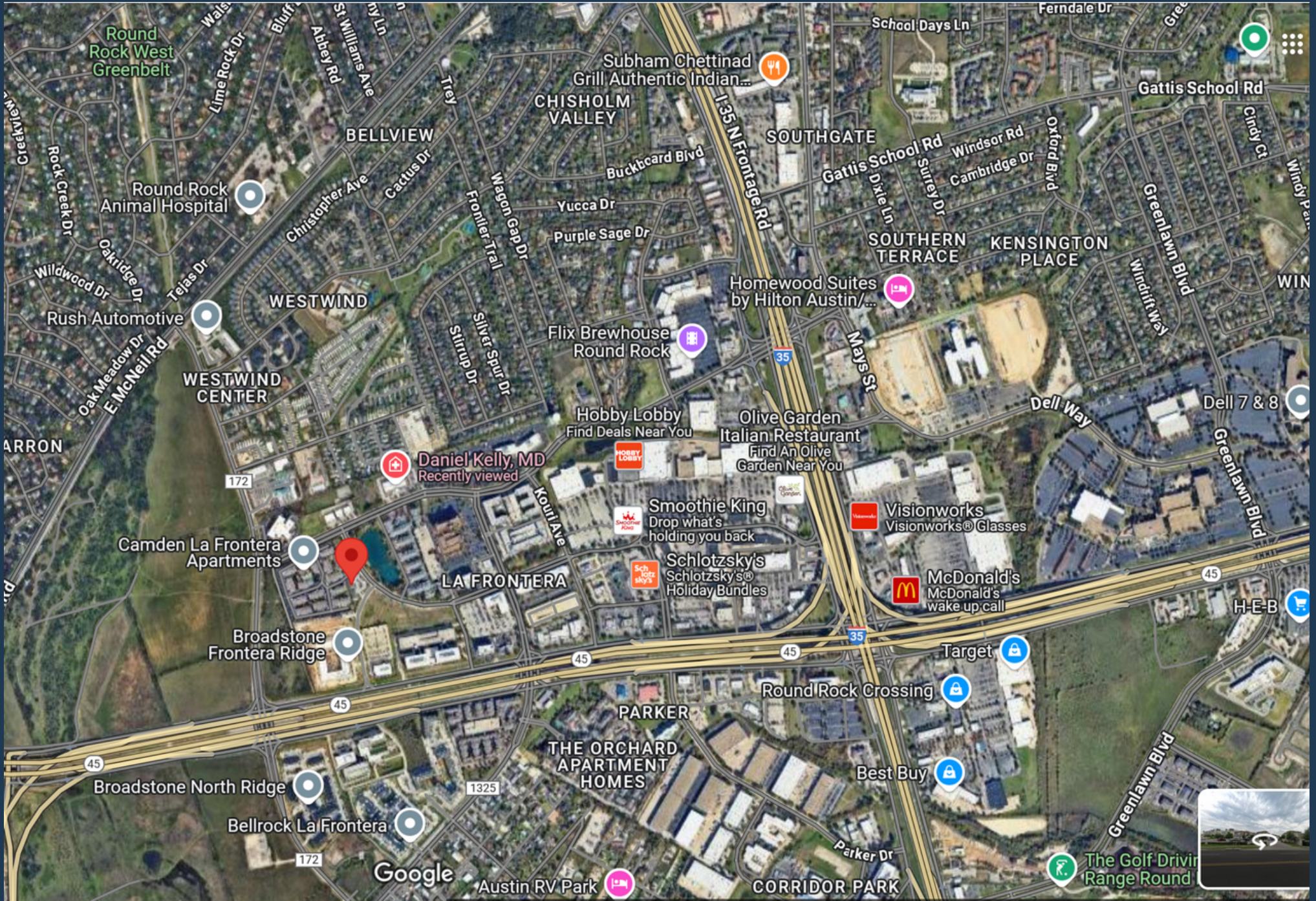
- **Baylor Scott & White Medical Center – Round Rock**
- **Ascension Seton Williamson**
- **St. David's Round Rock Medical Center**
- **Austin Regional Clinic – Round Rock**



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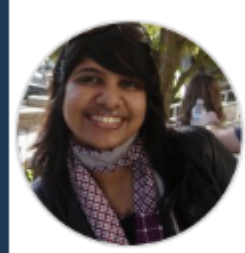


Surrounded By Companies & Retail

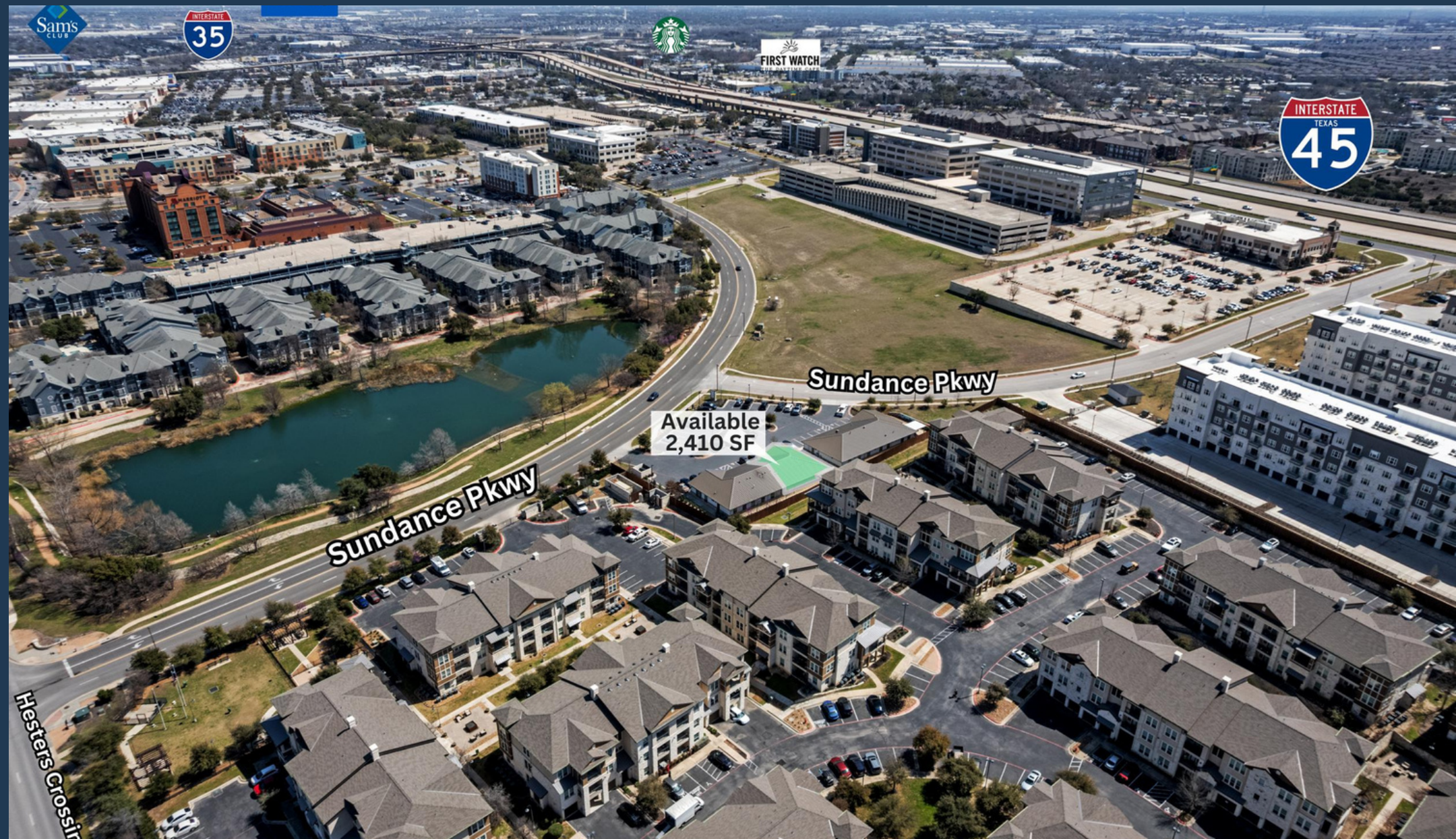
- **Dell Technologies**
- **Round Rock Premium Outlets**
- **IKEA, Walmart, Target, Best Buy, Bass Pro Shops, Lowes**
- **Marriot, Hilton, Aloft, Microtel & many, many more**



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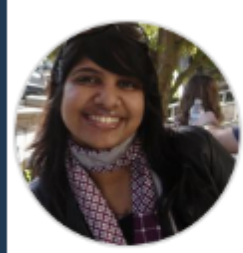
DRIVE TIMES

MINUTES APPROX.

SH 45	2
IH 35	3
MoPac	3
HWY 79	6
HWY 183	7
SH 130	7



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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.



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2-10-2025



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:

- 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.

FULL CIRCLE RE	9012625	ckarri@gmail.com	(512)456-7680
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chakradhar Karri	687874	ckarri@gmail.com	(913)284-9662
Designated Broker of Firm	License No.	Email	Phone
Swarna Mohan	657184	swarna@fullcircle-realestate.com	(520)223-3722
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ram Ganapathy	760128	ramsellstexas@gmail.com	(512)363-7533
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov