

WARNER RANCH PAD

SWC TX-45 & AW Grimes Blvd
2620 South A.W. Grimes Boulevard, Round Rock, TX 78664



**FOR GROUND
LEASE OR SALE**

AVAILABLE SPACE
1.456 Acres

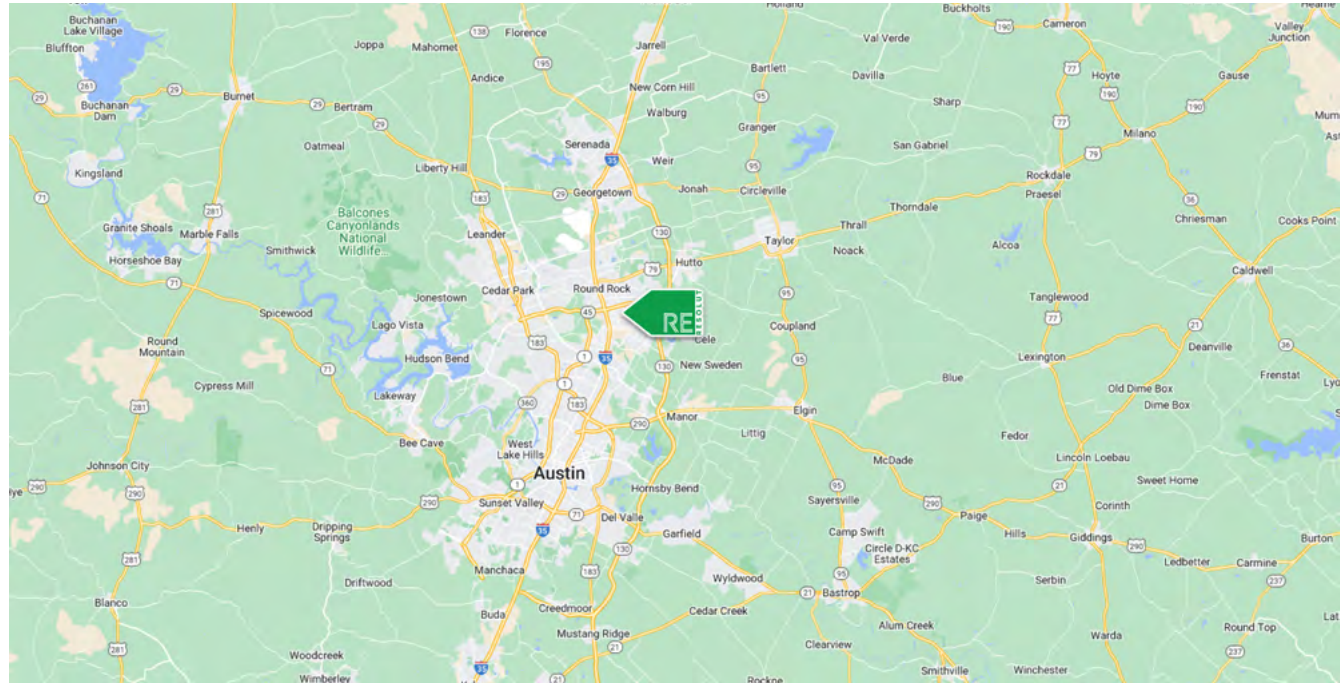
RATE
Call for Pricing

Michael Noteboom
mnoteboom@resolutre.com
512.474.557

Joey Mendez
joey@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- 1.456 AC Pad Site in quickly-developing pocket of Round Rock, TX
- Located at TX-45 & AW Grimes with over 43,119 vehicles per day
- Join Dutch Bros, McDonald's, AutoZone, and Walgreens at the intersection
- Less than 1 mile from Dell Headquarters, HEB, and Randall's Grocery
- Pad site delivered with utilities in place, and regional detention available
- Located in PUD 42
- Pylon signage available



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



108,464
POPULATION
3-MILE RADIUS



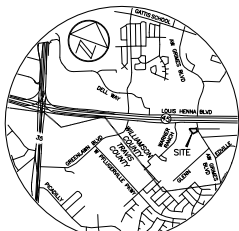
\$133,321.00
AVG HH INCOME
3-MILE RADIUS



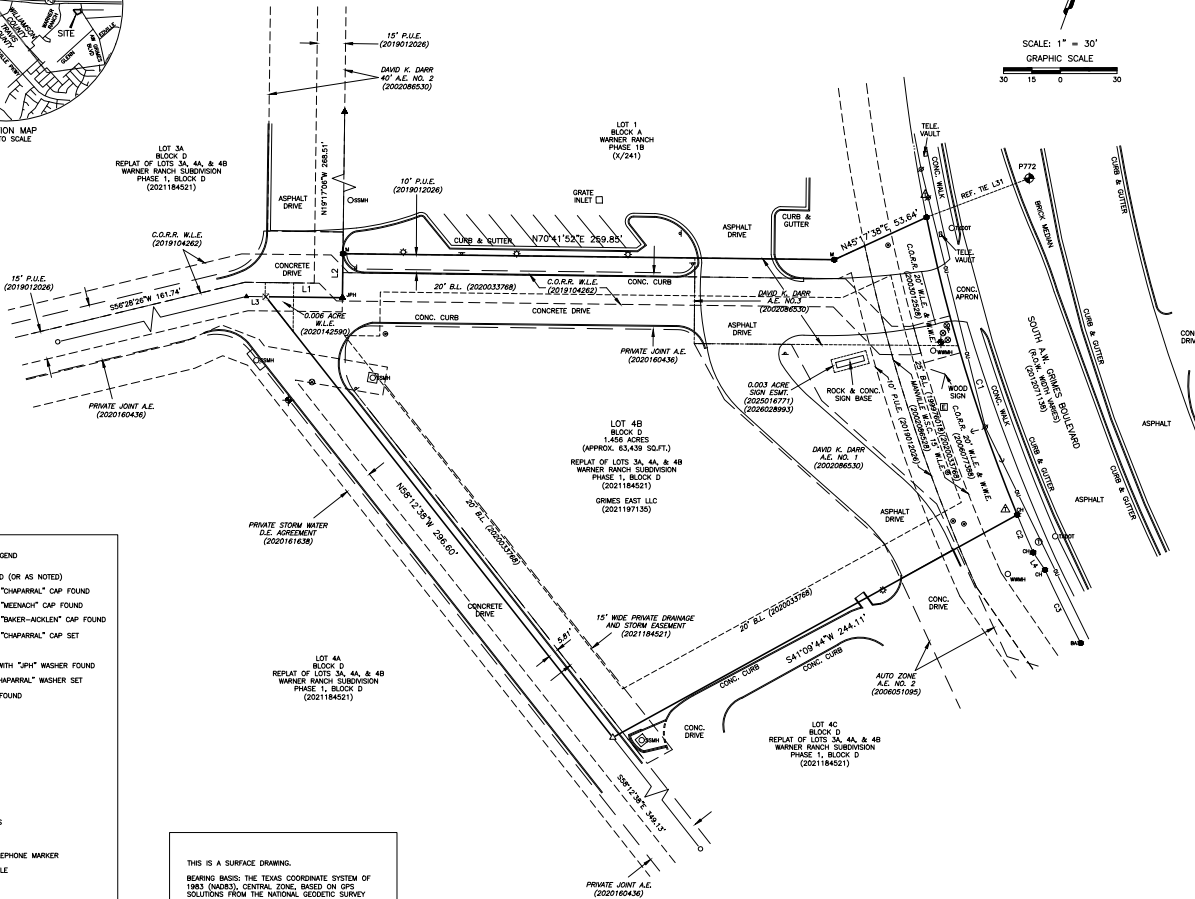
66,757
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
TX-45: 43,119 VPD
AW Grimes Blvd: 22,439 VPD
(Costar 2025)



A LAND TITLE SURVEY OF 1.456 ACRES (APPROXIMATELY 63,439 SQ. FT.), BEING ALL OF LOT 4B, BLOCK D, REPLAT OF LOTS 3A, 4A, & 4B WARNER RANCH SUBDIVISION PHASE 1, BLOCK D, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021184521 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "WENACH" CAP FOUND
- 1/2" REBAR WITH "BAKER-AOKLEY" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL FOUND
- △ MAG NAIL FOUND WITH "SPH" WASHER FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- × "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- ⊙ CONTROL POINT
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ PVC PIPE
- ⊙ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ⊙ LIGHT POLE
- ⊙ UNDERGROUND TELEPHONE MARKER
- ⊙ TELEPHONE HANNOLE
- ⊙ ELECTRIC UTILITY
- ⊙ WASTEWATER MANHOLE
- ⊙ STORMSEWER MANHOLE
- ⊙ TROOP MANHOLE
- ⊙ SIGN
- ⊙ BUILDING SETBACK LINE
- ⊙ ACCESS EASEMENT
- ⊙ W.W.E. WASTEWATER EASEMENT
- ⊙ W.L.E. WATERLINE EASEMENT
- ⊙ D.E. DRAINAGE EASEMENT
- ⊙ P.U.E. PUBLIC UTILITY EASEMENT
- ⊙ C.O.S.R. CITY OF ROUND ROCK
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHANNING, CONTROL POINT 79725.
MAG NAIL WITH WASHER SET
SURFACE COORDINATES:
N 10151.50637
E 3142209.33
TEXAS STATE PLANE COORDINATES:
N 10155906.34
E 3141832.31
COMBINED SCALE FACTOR = 0.99988014
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THEIR ANGLE 1'22.96"

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N70°42'54"E	40.50'		
L2	N19°17'07"W	23.27'		
L3	S70°42'54"W	10.22'		
L4	S54°11'05"E	11.05'		

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	874.00'	10°47'54"	164.72'	S36°57'04"E 154.48'
C2	874.00'	1°25'11"	21.66'	S43°03'57"E 21.66'
C3	874.00'	2°49'34"	43.11'	S45°59'04"E 43.11'

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
STEWART TITLE GUARANTY COMPANY
G.F. No. 2839272 Effective Date 04/07/2026 Issued: 04/15/2026
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: County Clerk's File No(s): 199970018, 2002086538, 2002086529, 2002086530, 2006051086, 2013020660, 2017045073, 2018078449, 2019100154, 2019180239, 2020022546, 202204179, 2020063510 and 202018772 of the Official Public Records and in/under County Clerk's File No(s): 2019102026, 202000099, 202016321, 2020097627 and 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
c) A stated 15 feet wide drainage and storm easement(s), as set forth by Plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
d) An easement granted to Texas Power & Light Company by Instrument recorded in/under Volume 632, Page 826 of the Deed Records of Williamson County, Texas. —MAY AFFECT, UNABLE TO LOCATE EASEMENT ON THE GROUND WITH DESCRIPTION PROVIDED IN DOCUMENT.
e) An easement granted to Texas Power & Light Company by Instrument recorded in/under Volume 828, Page 547 of the Deed Records of Williamson County, Texas. —MAY AFFECT, UNABLE TO LOCATE EASEMENT ON THE GROUND WITH DESCRIPTION PROVIDED IN DOCUMENT.
f) An easement granted to the City of Round Rock, Texas by Instrument recorded in/under County Clerk's File No. 2020142590 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
g) All terms, conditions, building setback lines, easements and provisions of that certain Ordinance No. Z-99-08-12-988, recorded in/under County Clerk's File No. 199970018 of the Official Public Records and amended in/under County Clerk's File No. 2013020660 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
h) All terms, conditions, easements and provisions of that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in/under County Clerk's File No. 2018078449 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, UNFINDABLE
i) All terms, conditions, easements and provisions of that certain Abandonment and Relocation Easement Agreement (Water), recorded in/under County Clerk's File No. 2002086528 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
j) All terms, conditions, easements and provisions of that certain Waterline and Wastewater Line Easement, recorded in/under County Clerk's File No. 2003012528 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
k) All terms, conditions, easements and provisions of that certain Water Line Easement, recorded in/under County Clerk's File No. 2003012528 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
l) All terms, conditions, easements and provisions of that certain Surface Drainage Easement, recorded in/under County Clerk's File No. 2003012530 of the Official Public Records of Williamson County, Texas. —DOES NOT AFFECT
m) All terms, conditions, easements and provisions of that certain Water and Wastewater Line Easement, recorded in/under County Clerk's File No. 200077088 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
n) All terms, conditions, easements and provisions of that certain Water Line Easement, recorded in/under County Clerk's File No. 20180628 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
o) All terms, conditions, easements and provisions of that certain Storm Sewer and Drainage Easement, recorded in/under County Clerk's File No. 2018010921 of the Official Public Records of Williamson County, Texas. —DOES NOT AFFECT
p) All terms, conditions, easements and provisions of that certain Private Joint Access Easement, recorded in/under County Clerk's File No. 2002160436 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
q) All terms, conditions, easements and provisions of that certain Administrative Amendment to PUD 42 — Amendment No. 4 (Planned Unit Development No. Z-99-08-12-988), recorded in/under County Clerk's File No. 2018080729 of the Official Public Records and affected by Instrument recorded in/under County Clerk's File No. 2020033788 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
r) All terms, conditions, easements and provisions of that certain Easement and Restriction Agreement, recorded in/under County Clerk's File No. 2006051086 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
s) All terms, conditions, easements and provisions of that certain Easement and Restriction Agreement, recorded in/under County Clerk's File No. 2002086530 of the Official Public Records of Williamson County, Texas, as shown on plat recorded in/under County Clerk's File No. 2021184521 of the Map/Plat/Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
t) All terms, conditions, easements and provisions of that certain Declaration of Sign Easement Agreement, recorded in/under County Clerk's File No. 2018028642 of the Official Public Records of Williamson County, Texas. —DOES NOT AFFECT
u) All terms, conditions, easements and provisions of that certain Restrictive Covenant, Development, and Operating Agreement, recorded in/under County Clerk's File No. 2021180529 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
v) All terms, conditions, easements and provisions of that certain Private Storm Water Drainage Easement Agreement, recorded in/under County Clerk's File No. 2020161638 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
w) All terms, conditions, easements and provisions of that certain Sign Panel Agreement, recorded in/under County Clerk's File No. 202010771 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN
x) All terms, conditions, easements and provisions of that certain Declaration of Sign Easement Agreement, recorded in/under County Clerk's File No. 200208693 of the Official Public Records of Williamson County, Texas. —SUBJECT TO, AS SHOWN

FLOOD-PLAIN NOTE:
The tract shown herein lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map No. 484910083SF, dated 12/25/2019, for WILLIAMSON County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: 2620 S AW GRIMES BOULEVARD ROUND ROCK, TEXAS 78664
DATE OF SURVEY: 05/04/2026

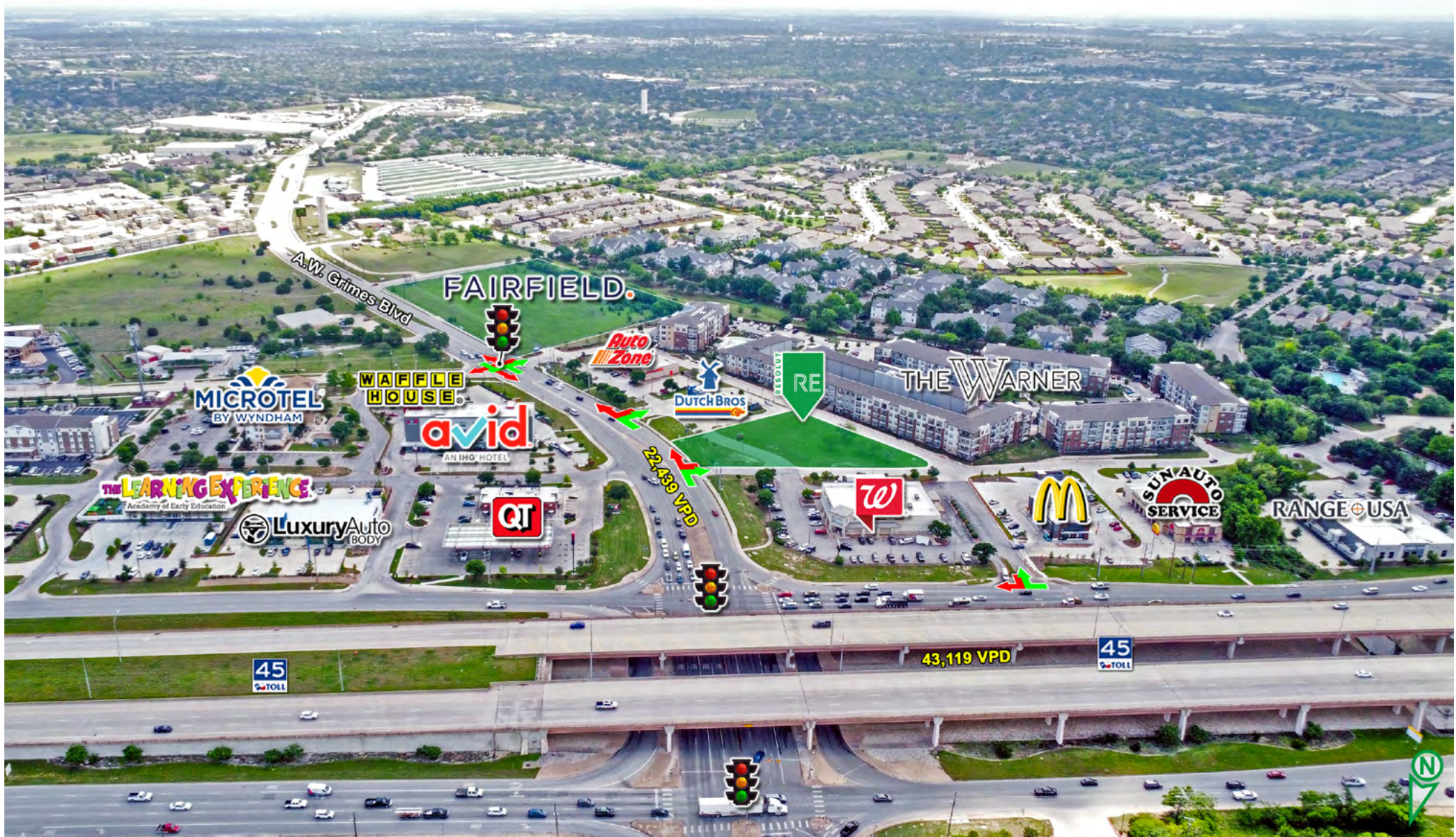
SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
GRIMES EAST L.L.C., A TEXAS LIMITED LIABILITY COMPANY
TBO
STEWART TITLE GUARANTY COMPANY

I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no important encroachments, overlaps of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown herein, and that the property shown or within a dedicated right-of-way or access easement, unless noted herein.
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2 Land Title Survey. Effective September 30, 2024.

MICHAEL S. BOHUSLAV
Registered Professional Land Surveyor
State of Texas No. 7229
05/11/26
Date

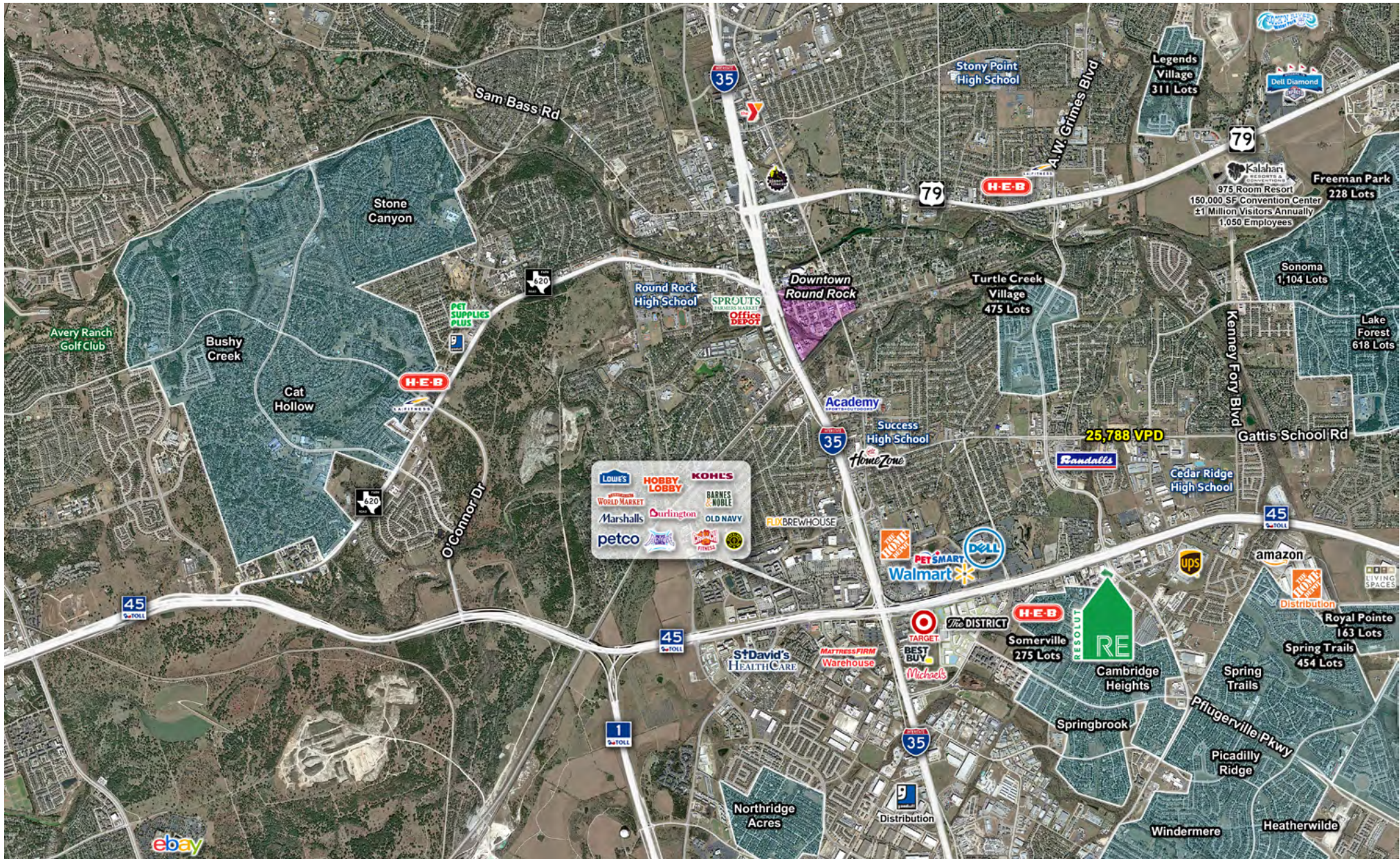
Professional Land Surveying, Inc.
Surveying and Mapping
5735 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 877-016
DRAWING NO.: LOT 4B T1
PLOT DATE: 05/11/2026
PLOT SCALE: 1"=30'
DRAWN BY: SCB
SHEET 01 OF 01



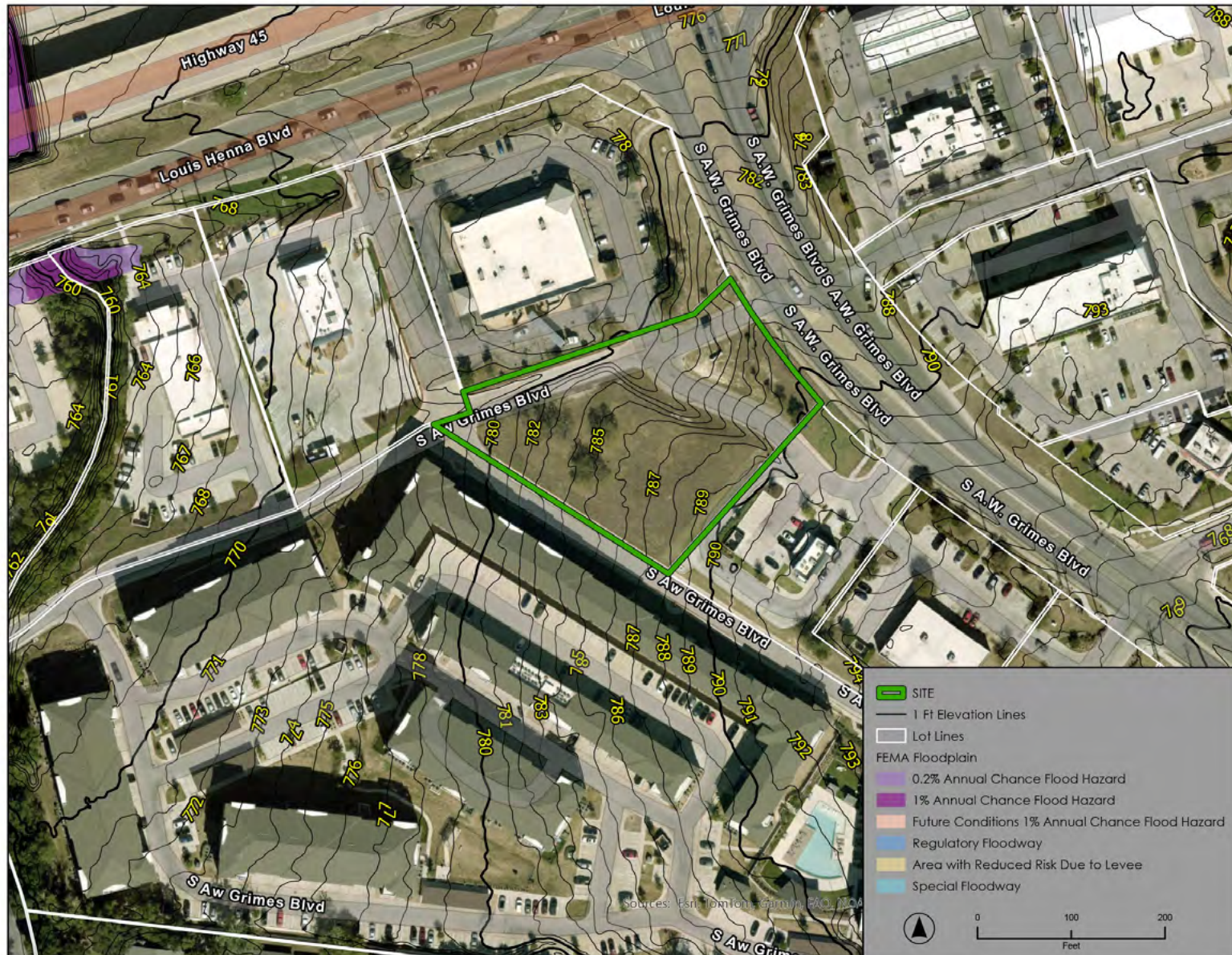




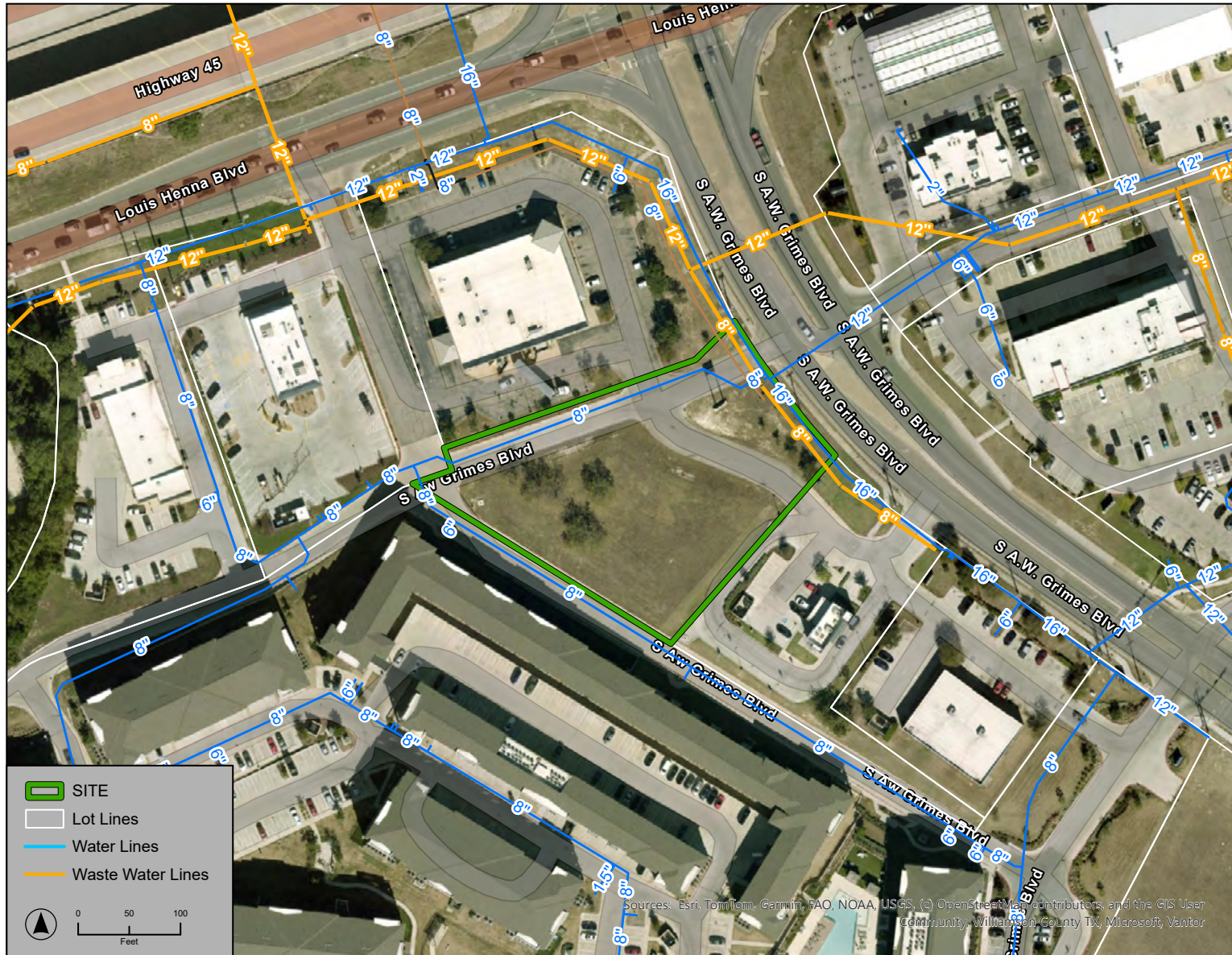




TOPO-FEMA MAP



W-WW MAP





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.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone