

Commercial Land For Sale



4770 E. New Hope Dr.
Round Rock, TX 78665
For Sale: \$699,000
1.27 Acres (\$12.64/SF)



600 Round Rock West Drive #605
Round Rock, TX 78681

CONTACT: Chris Ricker
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landmarktx@airmail.net

Property Description

Prime commercial opportunity in the rapidly growing Mayfield Ranch corridor of Round Rock. Located at 4770 E. New Hope Dr., this +/-1.27 acre lot sits in close proximity to several established and expanding residential communities, including Mayfield Ranch, Preserve at Mayfield Ranch, Highlands at Mayfield Ranch, Village at Mayfield Ranch, Gardens at Mayfield, and nearby Cedar Park/Round Rock neighborhoods. With strong surrounding rooftops, continued area growth, and convenient access to major roads, this property offers excellent potential for a variety of commercial uses such as office, medical, professional services, retail, or neighborhood-focused development. A rare chance to secure land in a high-demand area with built-in residential traffic and long-term growth potential.

Highlights

- Prime ±1.27 acre commercial lot in the rapidly growing Mayfield Ranch corridor of Round Rock
- Surrounded by established neighborhoods and strong residential density
- Excellent potential for a daycare, pre-school, learning center, medical office, professional services, or neighborhood-focused retail
- Convenient access and built-in demand from nearby families
- Well-positioned for a childcare operator, owner-user, or developer
- Strategic location in one of Round Rock's expanding residential markets



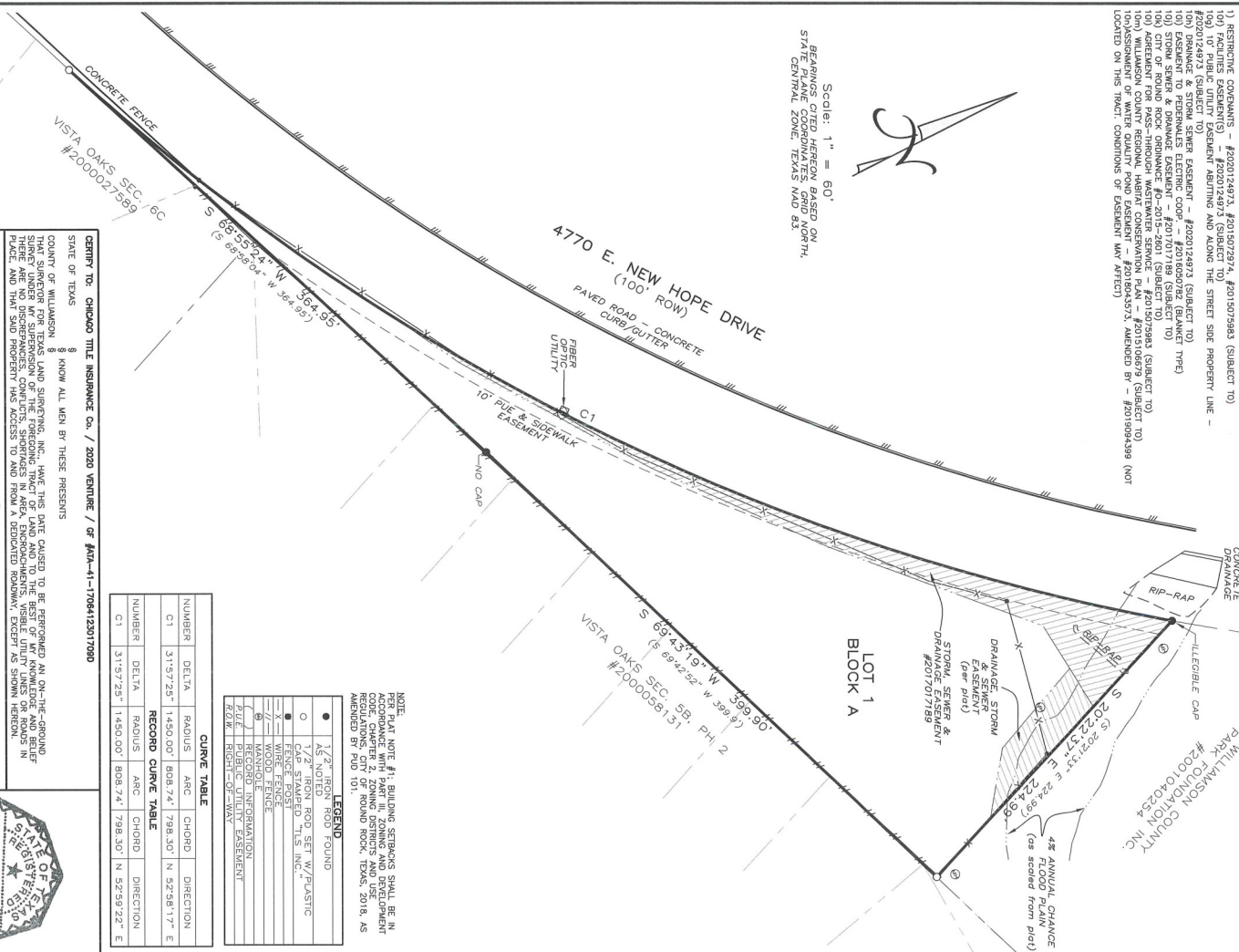


Survey

RESTRICTIVE COMMENTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT OF
#AIA-4-1-17064123017090, EFFECTIVE DATE OF JUNE 25, 2023 AND RE-LISTED BELOW WERE CONSIDERED
FOR THIS SURVEY:

- 1) RESTRICTIVE COVANTS - #202012934.9, #201502794.9, #201502794.8 (SUBJECT TO)
- 2) PUBLIC UTILITY, WASTE MANAGEMENT, AND ALONG THE STREET SIDE PROPERTY LINE - #202012947.5 (SUBJECT TO)
- 3) EASEMENT TO PERMANENTS ELECTRIC COOP. - #201214973.3 (SUBJECT TO)
- 4) EASEMENT TO PERMANENTS ELECTRIC COOP. - #201605028.9 (BLANKET TYPE)
- 5) STORM SEWER A DRAINAGE DRAINAGE - #201701181.9 (SUBJECT TO)
- 6) EASEMENT FOR PASS-THROUGH WASTEWATER SERVICE - #201502795.3 (SUBJECT TO)
- 7) EASEMENT FOR PASS-THROUGH WASTEWATER SERVICE - #201502795.3 (SUBJECT TO)
- 8) DISSEMINATION OF WATER QUALITY POND EASEMENT BY #201604537.3, GRANTED BY #201604537.3 (NOTED ON THIS TRACT CONDITIONS OF POND EASEMENT MAY AFFECT)
- 9) DISSEMINATION OF WATER QUALITY POND EASEMENT BY #201604537.3, GRANTED BY #201604537.3 (NOTED ON THIS TRACT CONDITIONS OF POND EASEMENT MAY AFFECT)

TITLE SURVEY



LEGEND	
●	1/2" IRON ROD FOUND
	AS NOTED
○	1/2" IRON ROD SET W/PLASTIC
■	CAP STAMPED "T.S. INC."
—X—	FENCE POST
—//—	WIRE FENCE
⑤	WOOD FENCE
	MANHOLE
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY

CURVE TABLE			
NUMBER	DELTA	RADIUS	ARC CHORD DIRECTION
C1	31°57'25"	1450.00'	808.74' N 52°58'17" E
RECORD CURVE TABLE			
NUMBER	DELTA	RADIUS	ARC CHORD DIRECTION
C1	31°57'25"	1450.00'	808.74' N 52°58'22" E

STATE OF TEXAS
COUNTY OF TARRANT
I, _____, KNOW ALL MEN BY THESE PRESENTS
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTCOMINGS IN AREA, ENCUMBRANCES, VISIBLE CULTURAL RESOURCES OR PROBLEMS IN THIS DATE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DETACHED HIGHWAY, (HEREIN, AS SHOWN HEREON).

THIS AREA DOES NOT APPEAR TO BE IN
A SPECIAL FLOOD HAZARD AREA PER
FEMA'S FLOOD INSURANCE RATE MAP
#48-91C0470F, DATED DEC. 20, 2019.
THIS STATEMENT IS NOT MADE IN LIEU

Texas Land Surveying, Inc.

A Land Surveying Firm
3613 Williams Drive, Suite 303, Georgetown, Texas 78626
(512) 930-1600 www.texas-ils.com
TDLRS FIRM NO.10056200

THIS DOCUMENT DOES NOT CONTAIN THE STAFF AND STAFF OF THE INFORMATION SERVICES. IT IS AN UNAUTHORIZED





11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Landmark Properties	211118	landmarktx@aol.com	(512)255-8873
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Rod Morgan	211118	landmarktx@aol.com	(512)255-8873
Designated Broker of Firm	License No.	Email	Phone
Rod Morgan	211118	landmarktx@aol.com	(512)255-8873
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Ricker	574801	landmarktx@airmail.net	(512)663-8961
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

IABS 1-0 Date

Landmark Properties 600 Round Rock West, #605 Round Rock, TX 78681
John Ricker

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Fax:

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