



SPECIAL PURPOSE | ROUND ROCK | FOR SALE

1301 E Main St

Round Rock, Texas 78664

PROPERTY DESCRIPTION

Commercial Conversion & Redevelopment Opportunity -

An extraordinary opportunity to secure a prime commercial footprint along the rapidly expanding Old Town Round Rock corridor. Situated on a sprawling 0.475-acre parcel, nearly double the lot size of surrounding downtown parcels, this property features an existing 2,136 SF single-family structure prime for adaptive reuse, commercial conversion, or mixed-use redevelopment.

Key Property Highlights:

- Expansive Lot Footprint: 0.475 Acres provides exceptional flexibility for indoor/outdoor concepts, courtyards, patio dining, or building additions.
- Existing Structure: Charming 2,136 SF building built in 1940 with updated interior elements, offering a strong structural shell for creative commercial build-outs.
- Favorable Parking Ordinances: Benefiting from the City of Round Rock's modern parking updates, which have reduced or eliminated strict off-street parking mandates for non-residential uses allowing maximum utilization of the land.
- Unbeatable Visibility: Prime frontage along E Main Street ensuring continuous exposure to commuter and local customer traffic.
- Commercial Rezoning Potential: Positioned directly in the city's commercial growth corridor. Perfect for boutique retail, professional offices, creative agencies, medical/wellness clinics, or neighborhood cafés.
- Conveniently located at E Main St & N Georgetown St, between the historic Downtown Round Rock district and A.W. Grimes Blvd.
- Walkable Downtown Hub: Minutes from Prete Main Street Plaza, the historic Round Rock Water Tower, popular local craft breweries, boutique shopping, and Round Rock Donuts.
- Immediate, direct access to I-35, SH-45, and SH-130, providing quick commutes to Greater Austin, Georgetown, Pflugerville, and major corporate hubs (Dell Technologies, Apple, Samsung).

SALE PRICE

\$750,000



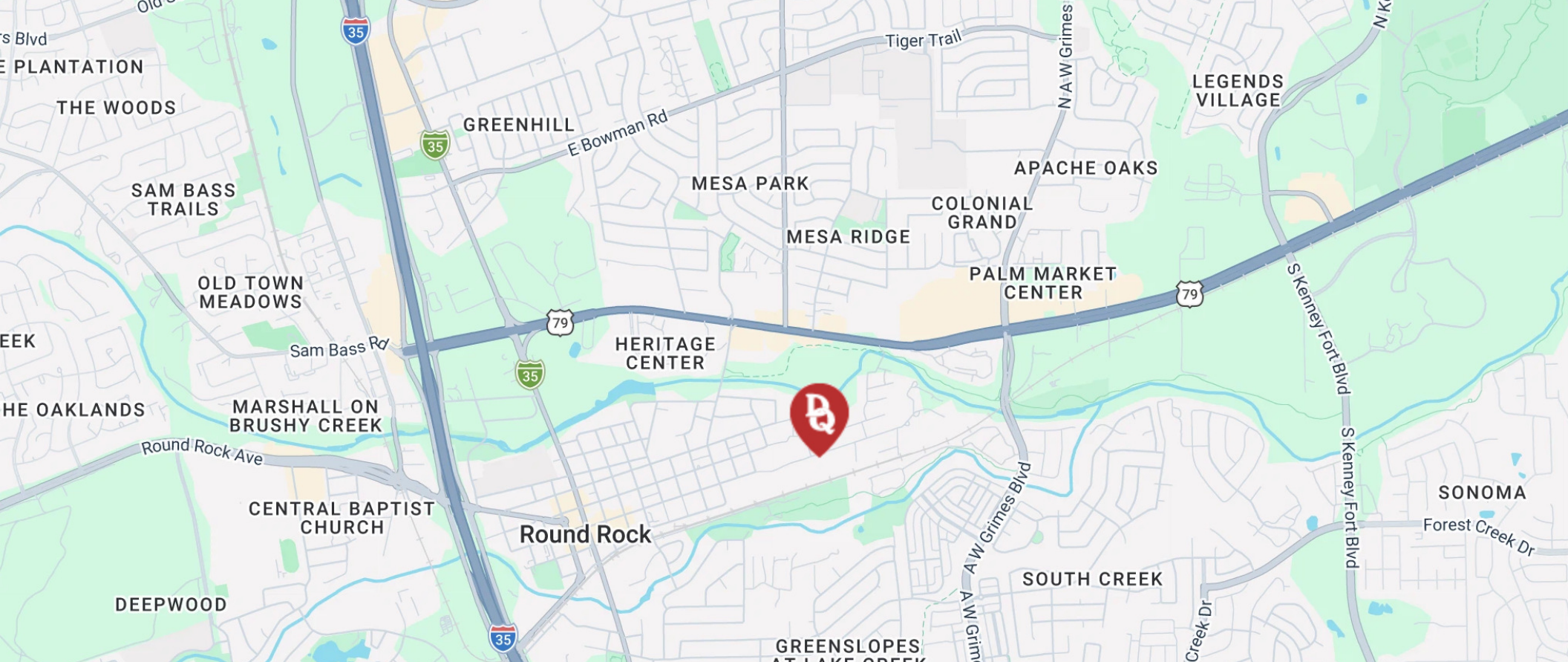
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Shelly Morgan
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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to 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.



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	370	1,400	5,752
Total Population	798	3,101	14,339
Average HH Income	\$77,693	\$86,003	\$89,327

LOCATION OVERVIEW

Prime Gateway Location: Situated at E Main St & N Georgetown St (just west of A.W. Grimes Blvd), positioning the property directly in the high-growth Old Town Round Rock corridor.

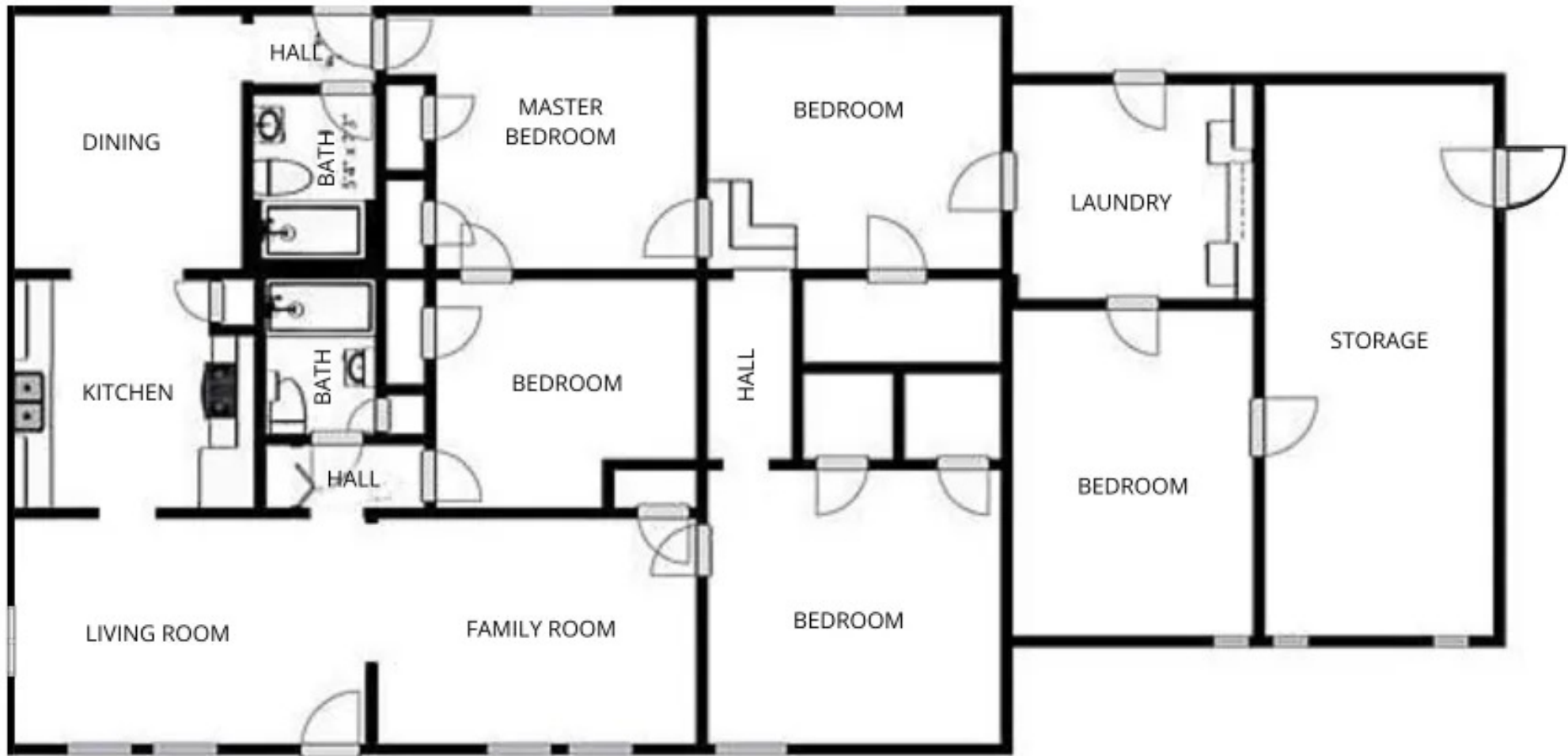
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Floorplan

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Exterior Photos

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Interior Photos

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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.

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 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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date