

TERAVISTA - Round Rock, Texas ±14-acre Commercial/Office Site Offering Memorandum



Offered Exclusively by:



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Executive Summary

Location

The subject site is located in Round Rock, Texas, approximately two miles east of Interstate 35, at the northwest corner of University Boulevard and FM 1460. Directly across University Boulevard from the Seton Williamson Medical Center (the largest hospital in Williamson County) and the Round Rock Higher Education Center, which includes the campuses of Texas State University, Austin Community College and the Texas A&M Health Science Center.

Other significant new development surrounds the site, including Teravista, the award-winning master-planned community, the Round Rock Premium Outlet Mall, the Scott & White Medical Complex, and the University Oaks retail center anchored by IKEA, REI and J.C. Penney.

Total Size

±14.06 acres

Price

\$10.00 per square foot

Area Development

Teravista: A 1,555-acre master-planned community with a significant commercial and mixed-use component. The community's master plan calls for more than 2,400 single-family homes and 900 multifamily homes upon completion. Additionally, the developer, Newland Communities LLC, owns an adjacent 370-acre tract with plans for approximately 1,200 single-family homes.



Seton Williamson Medical Center: A 360,000 square foot medical center. Initially 181 beds, with 350-plus beds projected by 2020.

Scott & White Medical Complex: On a 68-acre site, the 196,000 square foot, four-story, 72-bed hospital (designed to grow to 300 beds).



Scott & White Hospital at University Medical Campus

Chelsea/Simon Round Rock Premium Outlet Mall: 550,000 square feet of space with more than 100 designer and name-brand outlet stores.

Round Rock Higher Education Center: Combines the resources of Texas State University-San Marcos, Austin Community College and Texas A&M Health Science Center to offer associate, bachelor's, & master's degree programs. Plans call for a total enrollment of over 20,000 students upon final build out.

Fairway Knoll at Teravista Apartments: Featuring 318 Class A apartments and approximately 60,000 square feet of future commercial space.

University Oaks: Phase I of this 625,000 square foot retail center includes a 290,000 square foot IKEA store and Williamson County's first stand-alone J.C. Penney.

Other Area Development:

- Proposed HEB-anchored center on University between IH-35 and Oakmont
- Walgreens at Oakmont and University
- CVS at Sunrise and University
- Multifamily projects along Sunrise Road south of University Blvd.



Aerial





Site Topography Map



Teravista Master Plan



Color	Description
Blue	Office
Orange	Residential
Green	Open Space
Yellow	Commercial
Purple	Medical
Light Blue	Healthcare
Dark Blue	University
Red	Site

Preliminary Master Plan
Updated June 25, 2008

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.

