

CHANDLER CREEK BUSINESS PARK



Round Rock, Texas

At the epicenter of Round Rock's emerging center for Healthcare, Education and Retail Services. Nearby projects include Scott & White's hospital, Seton's hospital, Healthcare Realty's 135K MOB, Texas A&M, Texas State & ACC

For Lease - Creative Office & Warehouse



Land - Office, Medical, Mixed-Use



Land - Light Industrial, R&D, Manufacturing



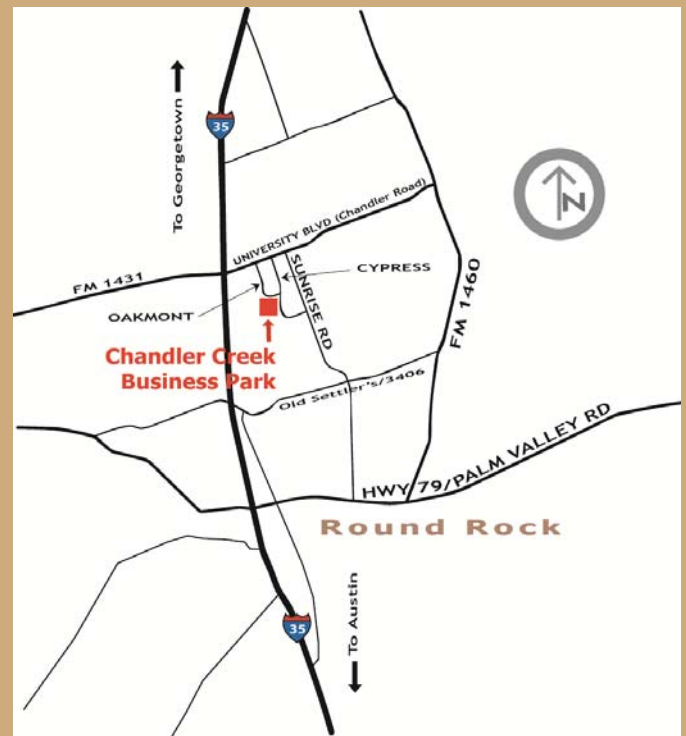
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All information regarding this property is from sources deemed reliable; however, Burke Real Estate Group has not made an independent investigation of these sources and no warranty or representation is made by Burke Real Estate Group as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Burke Real Estate Group further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

Creative Office & Warehouse For Lease



- A master-planned 150-acre business park
- Contemporary architectural and landscape design
- Concrete tiltwall construction
- Immediate access to IH-35 and SH-130
- Flexible office and R&D uses
- Convenient access to nearby retail, restaurant, banking, and medical:
 - ◇ IKEA, REI, Chelsea Premium Outlet Mall
 - ◇ Bass Pro (2015)
 - ◇ Scott & White Hospital, Seton Williamson Hospital
 - ◇ Texas A&M Health Sciences Center & three nursing schools
 - ◇ Texas State University, Austin Community College
 - ◇ Teravista golf course community



New Buildings Under Development (2015)



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Office, Medical, Mixed-Use Land



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