



**1,800 SF  
AVAILABLE**

**3,500 SF  
AVAILABLE**



**Hunington**

Hunington Properties, Inc.  
1715 S. Capital of Texas Highway #101, Austin, Texas 78746  
(512) 767-7442 | [hpiproperties.com](http://hpiproperties.com)

# SHOPS AT TRAVISSO

NEC W. Whitestone (F.M. 1431) & Travisso Parkway, Leander, TX. 78641

## SHOPS AT TRAVISSO

Travisso is surrounded by rolling countryside and open vistas of the Texas Hill Country. Nestled northwest of Austin and north of Lake Travis, right in the heart of the thriving Cedar Park–Leander area, this Italian-inspired outdoor-lifestyle community is just minutes from any convenience you may need.

## AMERICA'S FASTEST GROWING CITY

**158**

No. of people moving to Austin each day

**9<sup>th</sup>**

Rank the 9th most innovative city




**32.4**

Average resident age



Property Information	Building A	Building B
Space Available	1,800 SF (Drive-Thru Available) 3,500 SF	2,356 SF 1,500 SF
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$10.00	\$10.00
Building Size	7,575 SF	10,703 SF
Pad Sites Available		
Ground Lease or Build to Suit	Lot 1 - 2.30 AC   Lot 2 - 3.57 AC (Will Divide)   Lot 3 - 1.79 AC   Lot 4 - 18.27 AC	
Property Highlights		
<ul style="list-style-type: none"> <li>• Located at the main entrance to the 2,100-acre Travisso Master Planned Community with a total of 4,000 homesites at completion.</li> <li>• Travisso Master Planned Community was voted the Best Family-Friendly Residential Community</li> <li>• Located at a Signalized Lighted Intersection</li> <li>• Underserved retail market: closest retail is 4 miles from the site</li> <li>• High barrier to entry</li> </ul>		
Demographics		
Population (2025)	2 mi. - 57,922 3 mi. - 93,184 4 mi. - 146,387	
Average Household Income	2 mi. - \$284,896 3 mi. - \$241,967 4 mi. - \$195,263	
Traffic Count	W. Whitestone Blvd (FM 1431)- 56,518 vpd (Combined)	
<b>Evan Dyer</b> Principal   Retail Development evan@hpiproperties.com 214.724.3740		<b>Gigi Gomel</b> Principal   Brokerage gigi@hpiproperties.com 713.206.7522

  
**Travisso Elementary School**  
 800 Students  
 Breaking Ground Jan. 2027  
 Expected to Open March 2028

-  Available
-  Leased | Sold
-  In Negotiation

**TRAVISSO PARKWAY 4,318 VPD**  


**SITE**

**Building A**  
**Building B**  
**Lot 1**  
 2.30 AC  
**AVAILABLE**  
**Lot 2**  
 3.57 AC  
**AVAILABLE**  
 (Will Divide)  
**Lot 3**  
 1.79 AC  
**AVAILABLE**

**Lot 4**  
 18.27 AC  
**AVAILABLE**


**E FARM TO MARKET RD 1431 24,468 VPD**

- Retail Space Available
- In Negotiation
- Leased

TRAVISSO PARKWAY 4,318 VPD

Building A

Building B

AVAILABLE 3,500 SF

AVAILABLE 1,900 SF

2,275 SF

TRAVISSO LIQUOR

SOA Wellness & Med Spa

(Pending) Dance Studio 1,800 SF

AVAILABLE 1,500 SF

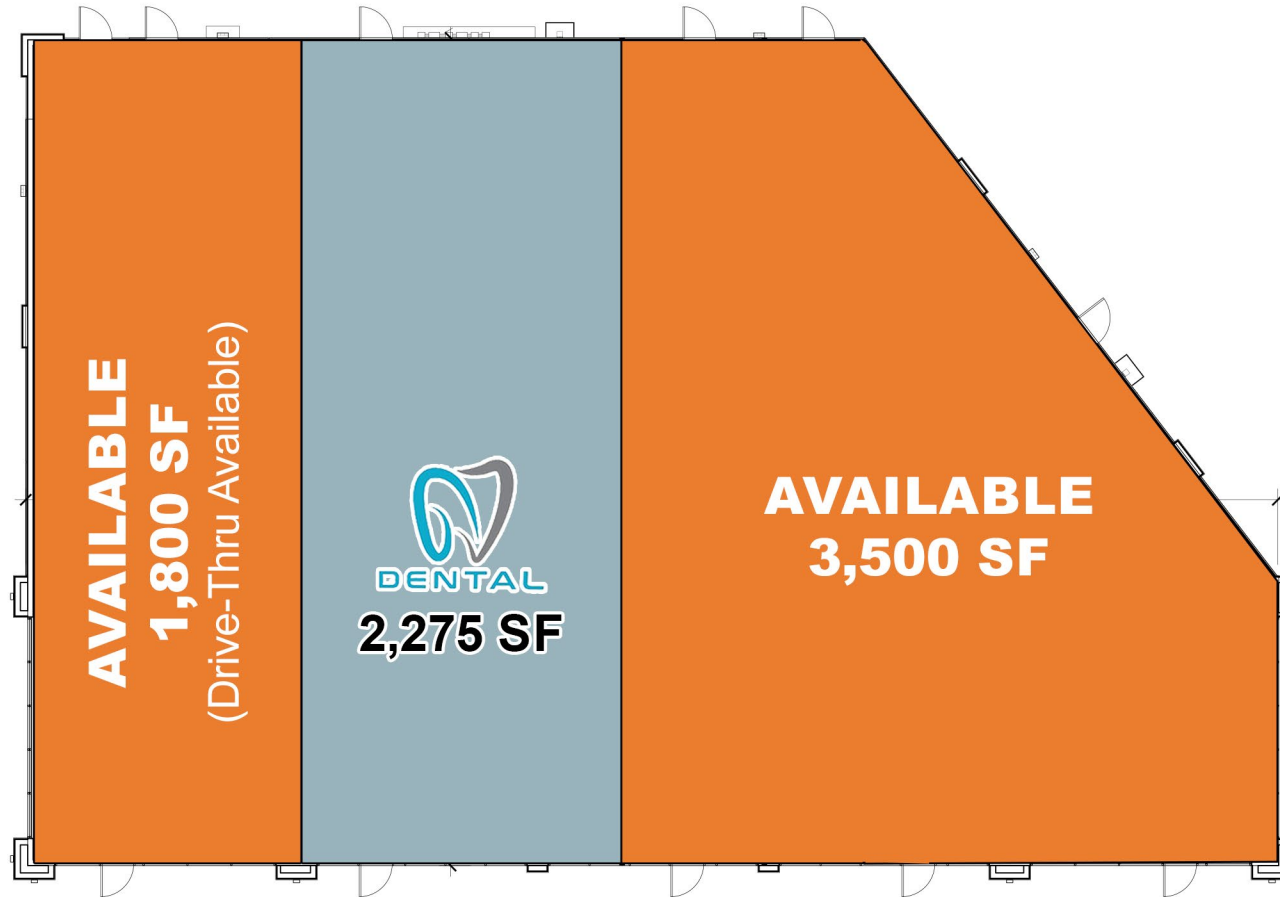
AVAILABLE 2,356 SF

AVAILABLE LOT 1 2.30 AC

Drive-thru

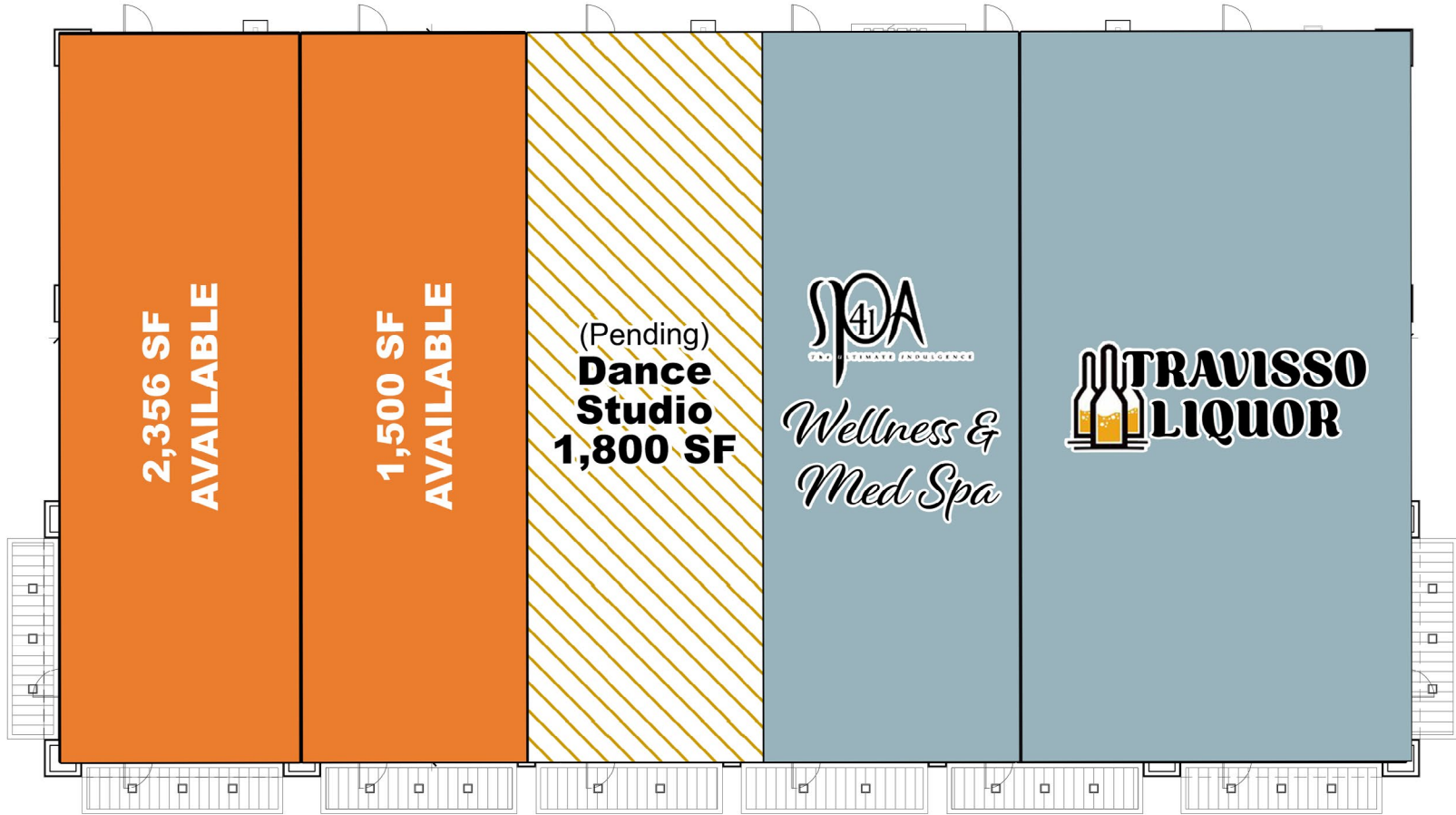
**Building A**

-  Pad Available
-  In Negotiation
-  Leased | Sold



Building B

- Available
- Leased | Sold
- In Negotiation



# TRAVISSO

2,100-Acre Master-planned Community  
±4,000 Homes at completion

## SHOPS AT TRAVISSO

Travisso Elementary School  
800 Students  
Breaking Ground Jan. 2027  
Expected to Open March 2028

Sterling Classical Schools  
283 Students  
*Now Open*

(Future)  
Hillside Nature School  
40 Students



E FARM TO MARKET 1431 24,468 VPD

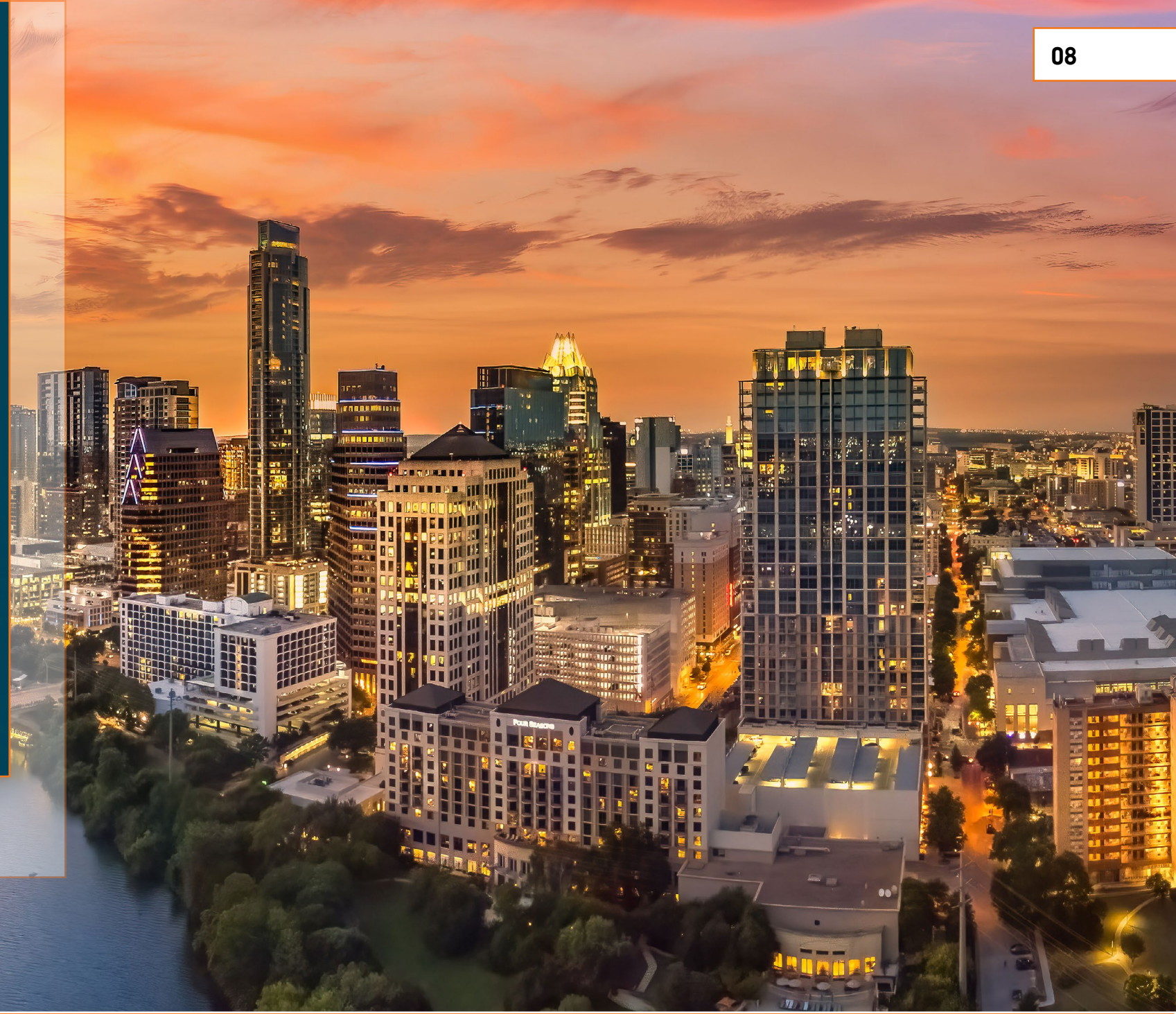
Office/ Retail  
7.36 Ac.  
Office/ Retail  
4.44 Ac.





## Location Matters

Travisso is a true master-planned community nestled in the dramatic Texas Hill Country just outside of Austin. From the moment you drive into Travisso, you will find an extraordinary community filled with luxuries and beauty unmatched in the area. Take in the breathtaking views and natural scenery, enjoy the outstanding amenities and award winning Palazzo Clubhouse and know that life at Travisso is truly the good life.



## Should I Move to Austin?

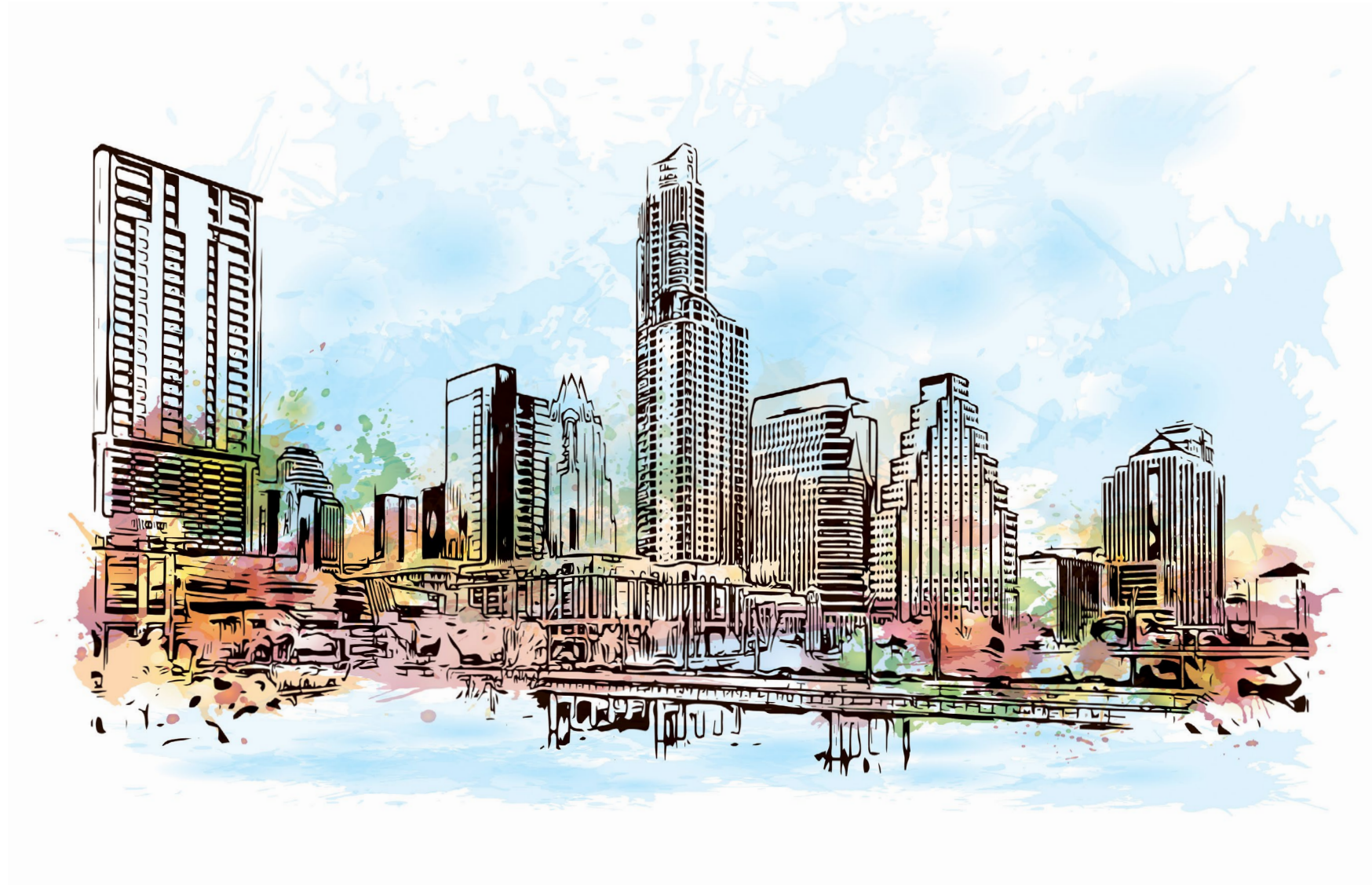
Austin is a place for everyone. People coming from out of state and overseas have relocated to Austin for so many reasons. From job opportunities, cost of living, starting a family, or more, Austin remains to be an attractive city for everyone with its job market, activities, and opportunities for many.

**\$2 Billion**

Music economic activity  
each year

**\$44 Million**

In affordable health care





## About Hunington

**Established in 1984, Hunington Properties offers a complete range of real estate services to tenants, owners and investors across the retail, industrial and land sectors.**

The foundation of our service is the strength and depth of our commercial real estate specialists. No matter the client need, we deliver results aligned with our clients' business objectives with real estate services that add value and competitive advantages. As a full-service provider, we bring together unrivaled expertise, dedication and vision to provide sustainable value for our clients. Our experience and insight allow us to identify and capitalize on market trends often well in advance of our competitors. We leverage our insights to analyze current market trends and advise our clients on the right approach to their commercial real estate situation.

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# 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.*

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Evan Dyer</b> Licensed Supervisor of Sales Agent/ Associate	<b>571158</b> License No.	<b>evan@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Gigi Gomel</b> Sales Agent/Associate’s Name	<b>446845</b> License No.	<b>gigi@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date