

Hester's Crossing



2400 S. IH 35, Round Rock, TX 78681

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- Irreplaceable infill real estate with 240' of frontage and full freeway visibility to Interstate 35, one of the busiest interstate corridors in Central Texas.
- Anchored by a high-performing Gold's Gym (8,000+ members — nearly twice the average unit), driving consistent daily and evening traffic to the center.
- Positioned in the heart of Round Rock's premier retail corridor — minutes from Round Rock Premium Outlets, IKEA, and Bass Pro Shops, which draw millions of regional shoppers annually.

- Minutes from Dell Technologies' global headquarters and the thousands of daytime employees and rooftops that anchor the trade area.
- Round Rock is one of the fastest-growing, highest barrier to entry trade areas in the Austin MSA.
- Excellent accessibility with three points of access
- Ample parking - 365 spaces
- Pylon signage available on I-35


Population

1 mile	2 mile	3 mile
10,759	39,595	84,889


Daytime

1 mile	2 mile	3 mile
16,392	29,744	46,806


Avg. HH Income

1 mile	2 mile	3 mile
\$109,867	\$118,793	\$131,284

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SKY RIDGE PLAZA

Walgreens, Office Center, TACO CABANA, Jack in the Box, SportClips

BOARDWALK

The Home Depot, Walmart, ROSS DRESS FOR LESS, dds DISCOUNTS, PartyCity, CHARLEYS, SUPER CUTS, Bank of America, PETSMART, Chick-fil-A, McDonald's, SUSHI, SUBWAY, BAKER BOOKS, Techy, Auntie Anne's

LA FRONTERA VILLAGE

GameStop, DAISO, LOWE'S, BOOT BARN, CLUB PILATES, SEPHORA, ULTA, CRUNCH, Durlington, benefit, Hallmark, burn boot camp, Marble SLAB CREAMERY, RED LORSTER, FIRST WATCH, Schlottzky's, HURRICANE GRILL & WINGS, Bath & Body Works, CHASE, Frost, Applebees, Marshalls, KOHL'S, LUNCHORNS, sam's club, SMOOTHIE KING, popshelf, WORLD MARKET, BURGER KING, MEN'S WEARHOUSE, OLD NAVY, LANE BRYANT, BARNES & NOBLE, HOBBY LOBBY, HOOTERS, petco

SITE

DELL

- 13,000+ Employees
- 2.1M SF Campus
- All employees are back in office

TOLL 45 - 70,489 VPD

THE DISTRICT

GREENLAWN CROSSING

HEB, D'Angelo's, DICKEY'S, QUIZNOS, Wendy's, TWIN LIQUORS, COST CUTTERS, GameStop

CORRIDOR BUSINESS PARK
449,600 SF

BRATTON LANE COMMERCIAL PARK
715,000 SF

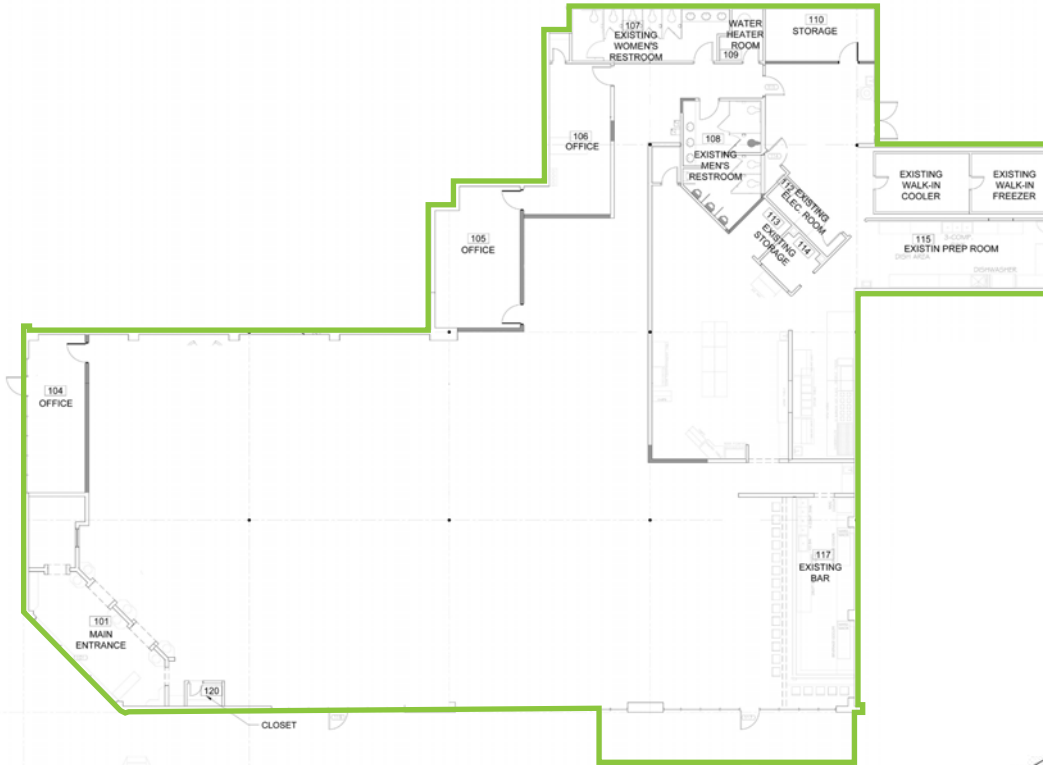
ROUND ROCK CROSSING

Target, five BELOW, Starbucks, crumbl, MOD PIZZA, Lash, Great Clips, THE VITAMIN SHOPPE, SALLY BEAUTY, BEST BUY, JASON'S, FIREHOUSE SUBS, DOLLAR TREE, Michaels

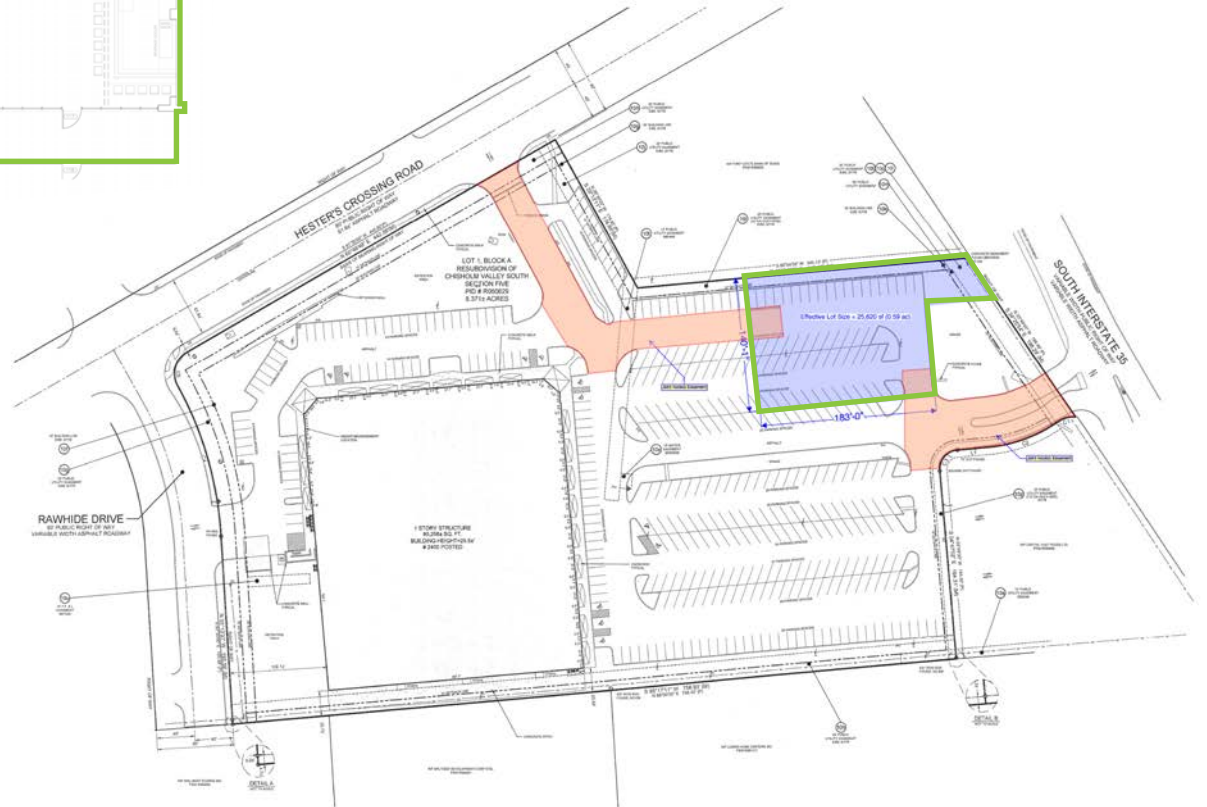




11,780 SF End Cap (demisable)



+/- 0.6 Acre Pad Site





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 on 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 listening 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 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.

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