



ROUND ROCK WEST | 1100-1208 N IH-35, ROUND ROCK, TX 78681

Features

- Landmark location for fitness, dining, and family shopping
- Three points of access into the center from IH-35 frontage
- Excellent highway visibility; and on/off ramp accessibility
- Highly trafficked, prime Round Rock intersection

roundrockwestsc.com

FOR LEASE

TOTAL SF: 131,039
MIN CONTIGUOUS SF: 1,500
MAX CONTIGUOUS SF: 8,060
CONTACT FOR MORE INFORMATION

Traffic Counts

IH-35, at US 79	146,863 VPD
Sam Bass Rd, west of IH-35	53,166 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	7,631	95,175	224,355
Daytime Population	19,861	119,943	227,737
Average HH Income	\$104,508	\$122,487	\$141,629
Total Households	2,673	35,747	81,108

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Area Retailers & Businesses



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Available Space

1208-600	1,560 sf
1208-700	1,500 sf
1208-900	5,000 sf

Current Tenants

1208-500	Hunan Lion Restaurant
1208-400	Aqua Tots Swim School
1208-300	O'Reilly Auto Parts
1208-200	Piranha Records
1208-100	Autism Learning Partners
1102-700	Pok-E-Jo's
1204-600	Avis Rent-A-Car
1202-500	TSO
1200-400	Aaron's Rents
1114-300	Sonrisa Family Dentistry
1112-200	Dollar Tree
1112-100	Gattiland
1110-500	Stall Jewelers
1110-400	Nail Salon
1110-300	Thundercloud Subs
1110-200	Livingston Hearing Aids
1110-100	T-Mobile
1108	Taco Bell



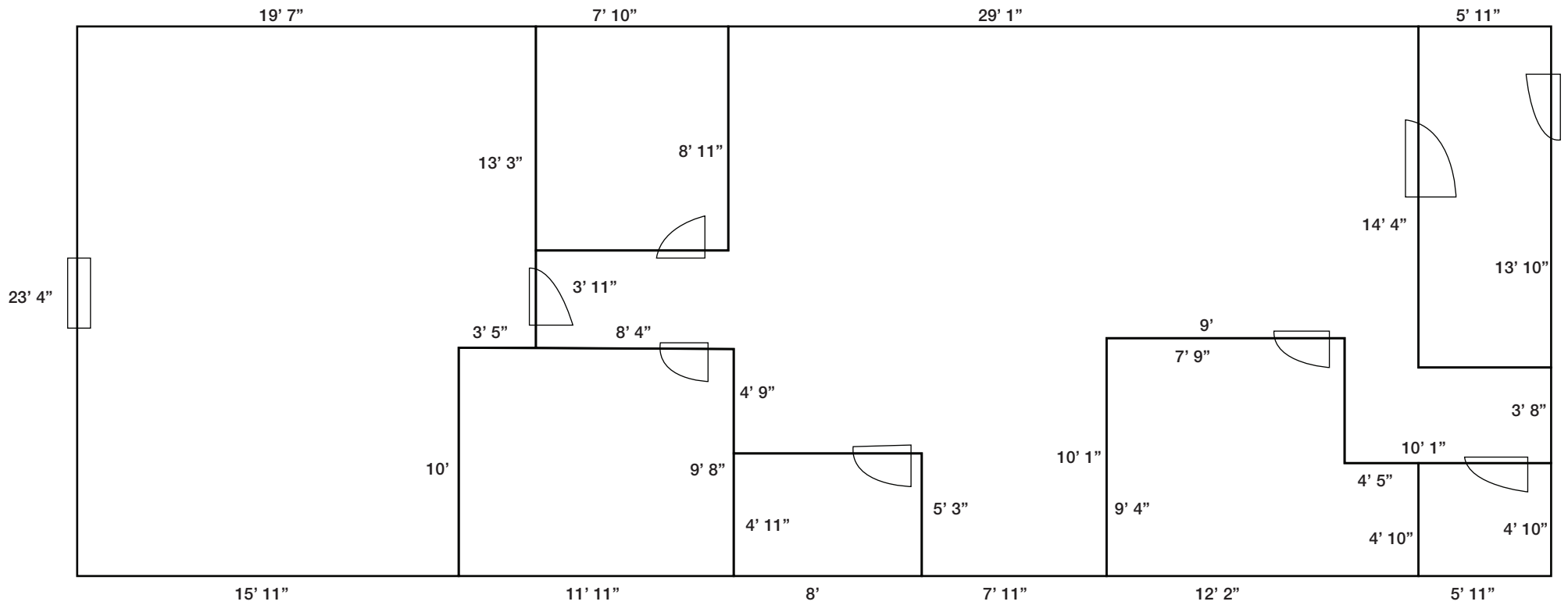
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4' = 1"

Ceiling = 10'

Front
↓

Back
↓



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weitzman[®]



SITE

INTERSTATE 35

79

Boles Sports Complex

Sam Bass Rd

E Palm Valley Blvd

Old Town Square Offices

Round Rock Ave

Fulkes Middle School

Round Rock High School

Round Rock Christian Academy

Berkman Elementary

Round Rock City Hall

0 0.15 0.3 miles

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.

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 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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Buyer/Tenant/Seller/Landlord Initials

Date

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