



(Pending)  
**Coffee**

**DENTAL**

**3,500 SF  
AVAILABLE**

**1,500 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	1,500 SF   3,500 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**
- Located at the main entrance to the 2,100-acre Travisso Master Planned Community with a total of 4,000 homesites at completion.
  - Travisso Master Planned Community was voted the Best Family-Friendly Residential Community
  - Located at a Signalized Lighted Intersection
  - Underserved retail market: closest retail is 4 miles from the site
  - High barrier to entry

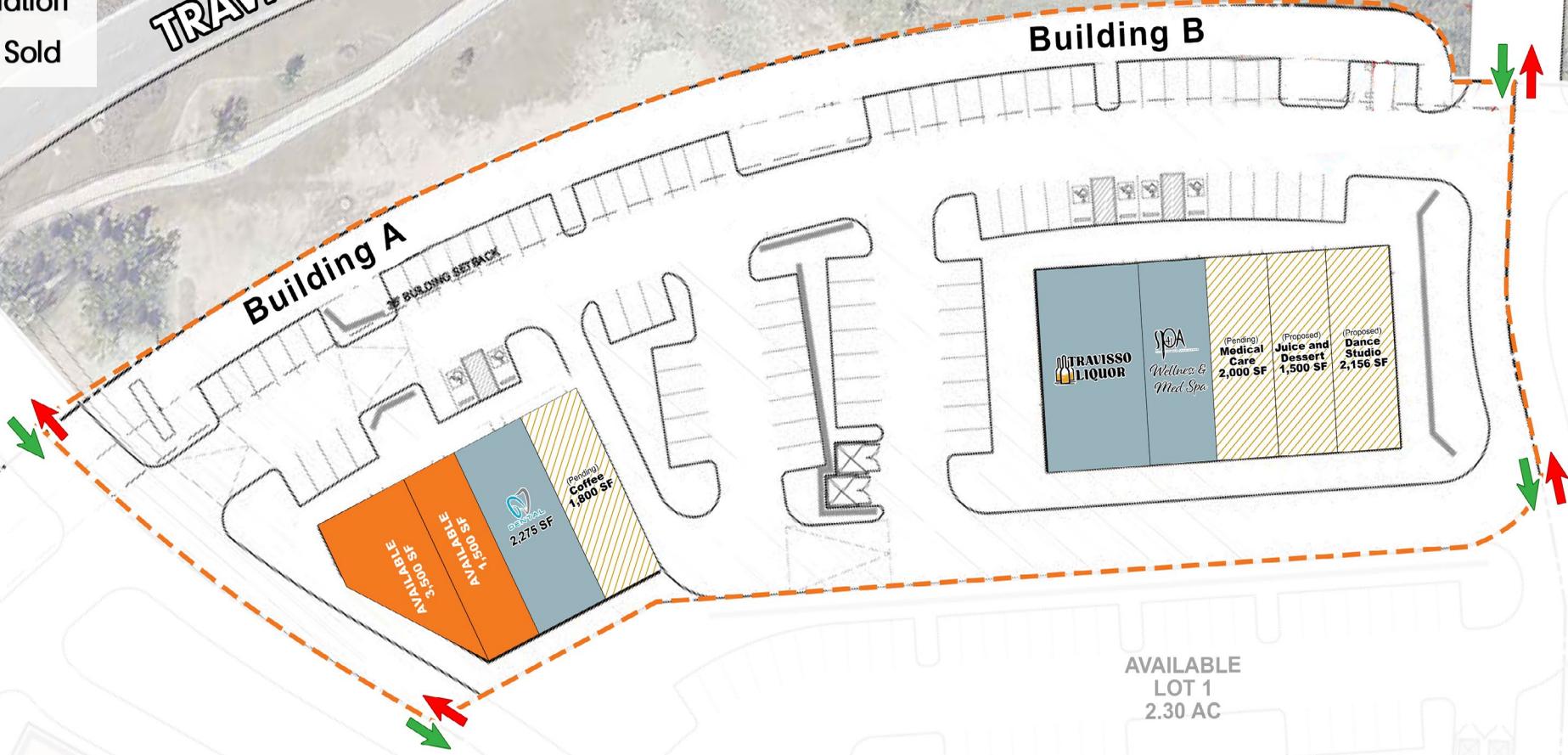
Demographics	
Population (2025)	2 mi. - 57,922 3 mi. - 93,184 4 mi. - 146,387
Average Household Income	2 mi. - \$284,896 3 mi. - \$241,967 4 mi. - \$195,263
Traffic Count	W. Whitestone Blvd (FM 1431)- 56,518 vpd (Combined)

	<b>Evan Dyer</b>	<b>Gigi Gomel</b>
	Principal   Retail Development	Principal   Brokerage
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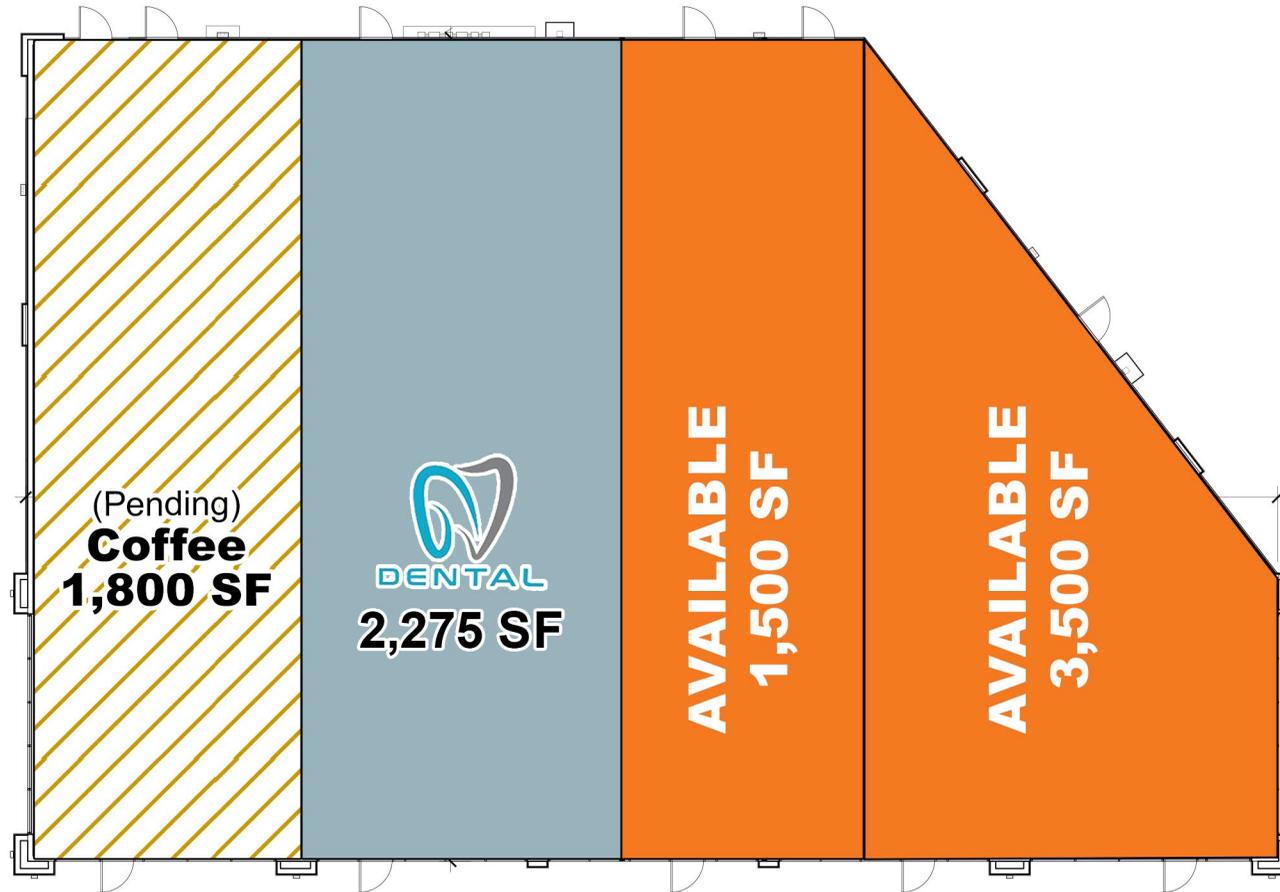
TRAVISSO PARKWAY 4,318 VPD

- Available
- In Negotiation
- Leased | Sold



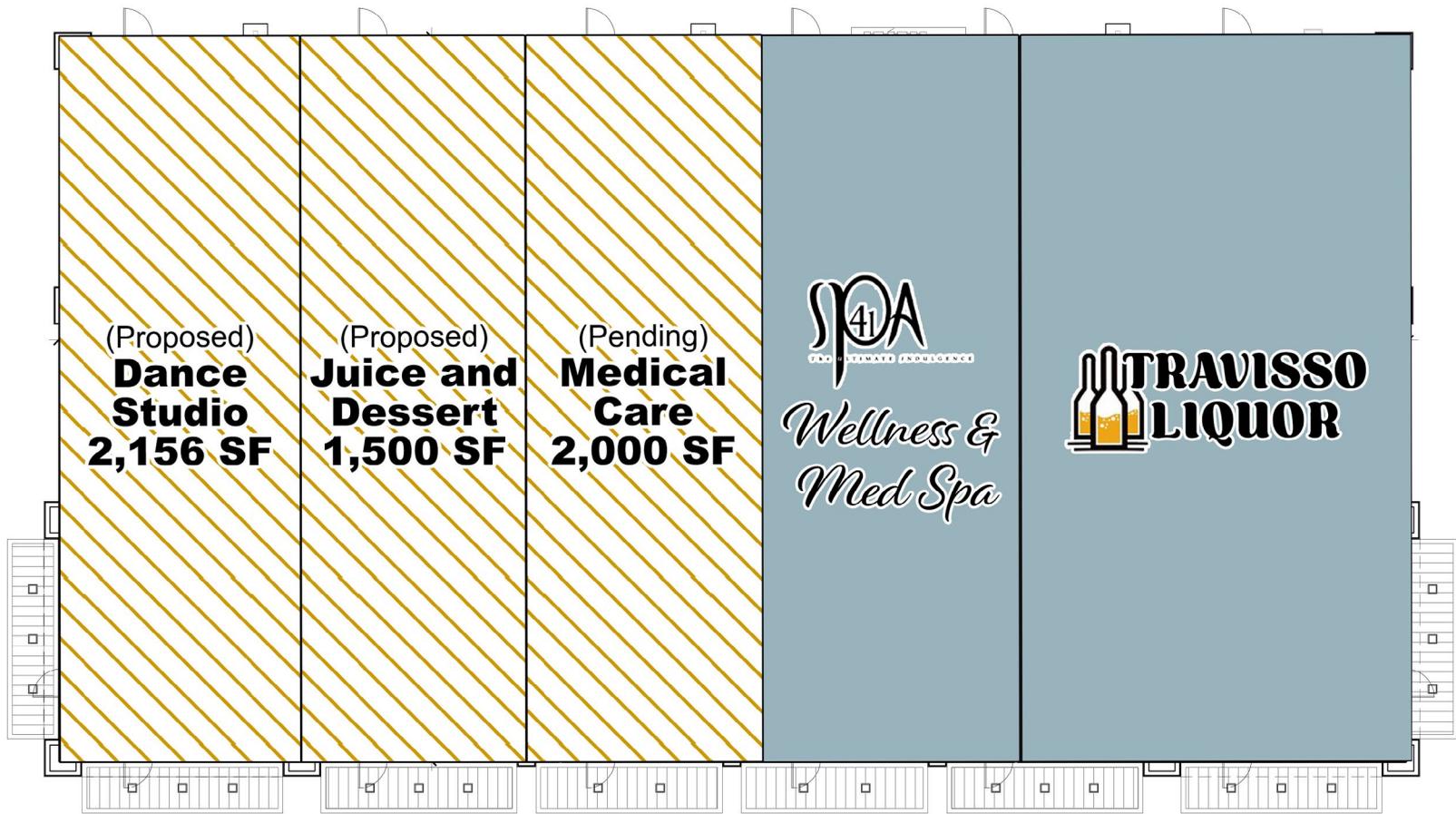
**Building A**

- Available
- In Negotiation
- Leased | Sold



Building B

- Available
- In Negotiation
- Leased | Sold



# TRAVISSO

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

## SHOPS AT TRAVISSO

**(Proposed) Elementary School**  
Capacity 800 Students

**Fire Station**

**Sterling Classical Schools**  
283 Students  
*Now Open*

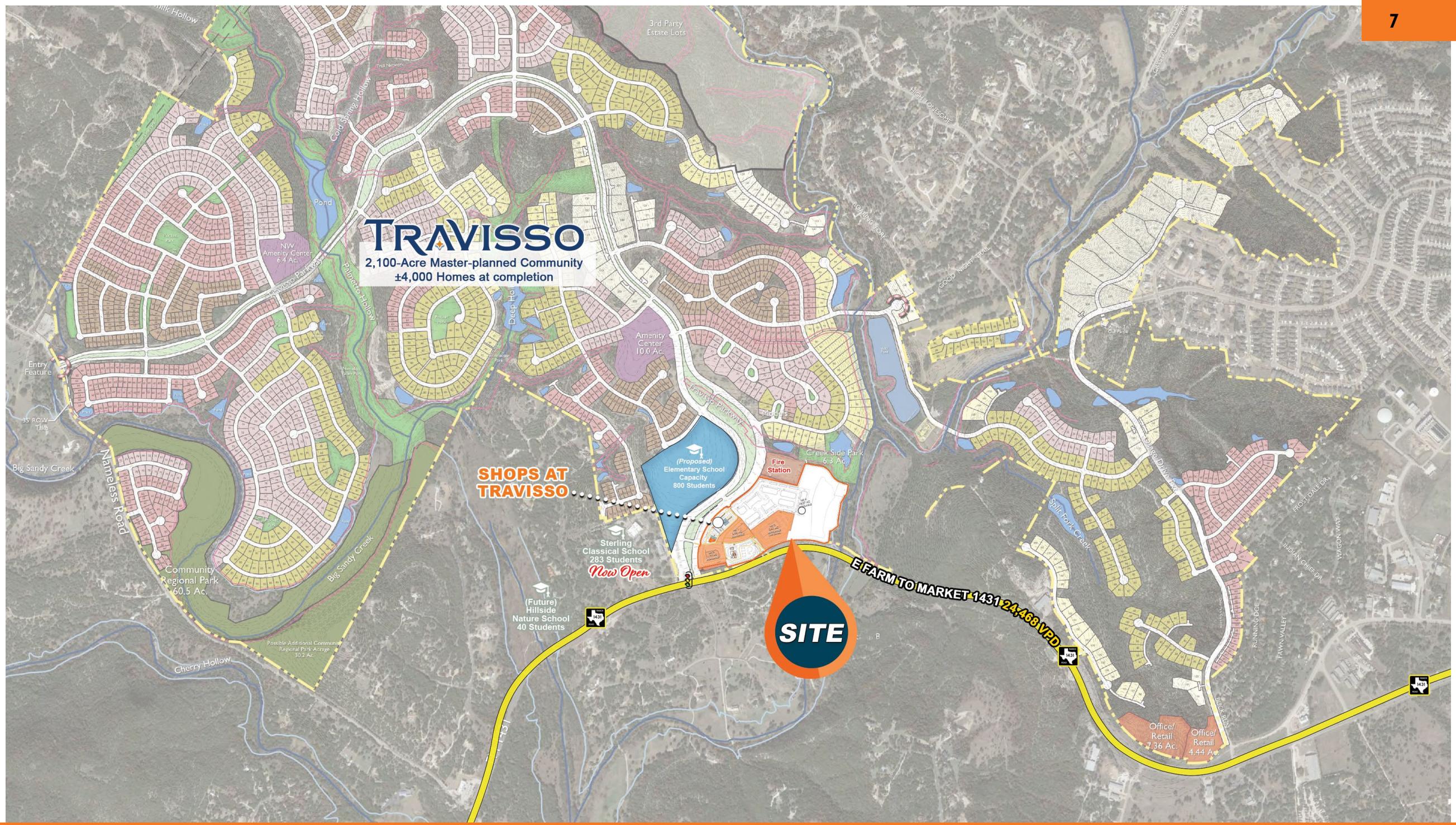
**(Future) Hillside Nature School**  
40 Students

**SITE**

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

**Office/ Retail**  
7.36 Ac.

**Office/ Retail**  
4.44 Ac.





From the ground up, we provide retail development expertise and long-term value creation.

### We Do Our Homework

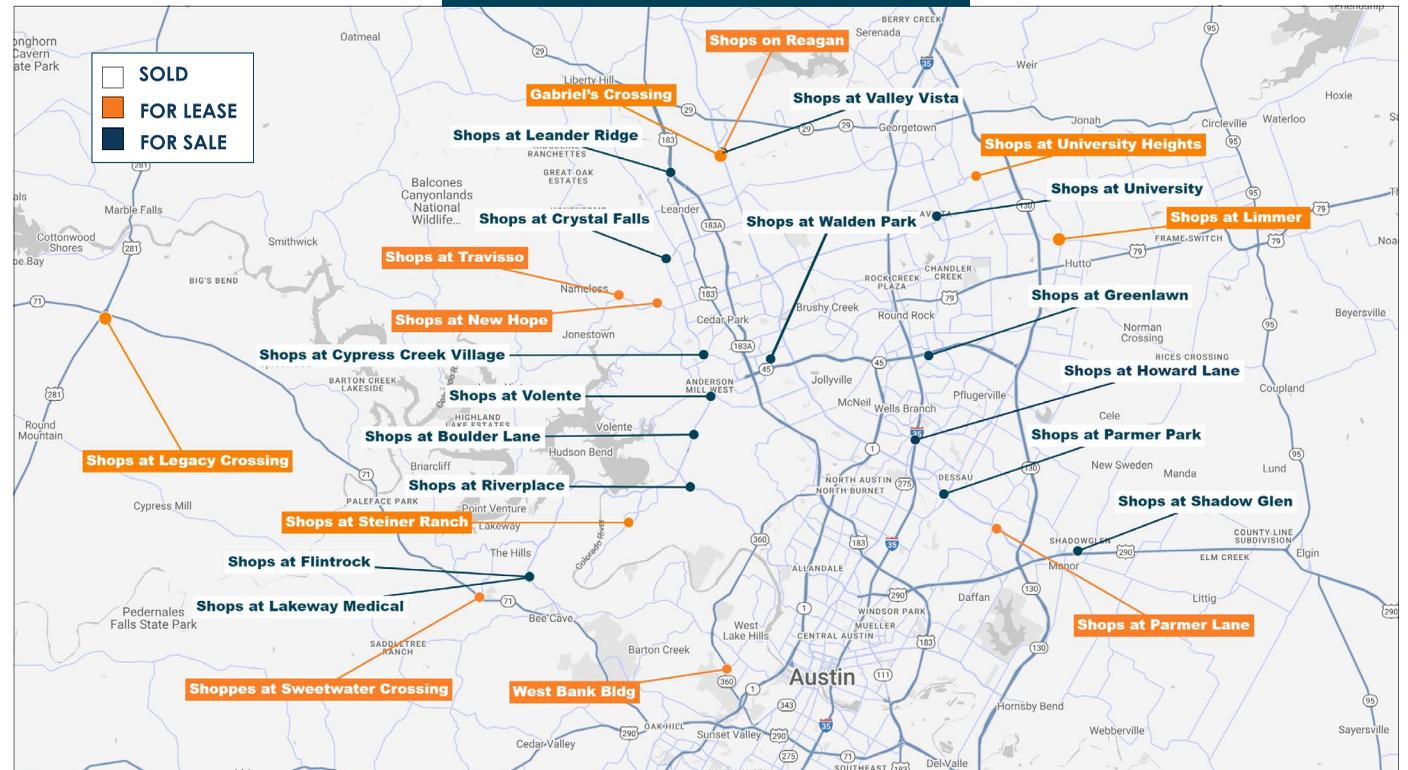
Superior market knowledge is critical to the success of real estate projects. At Hunington, we provide our clients a competitive edge through a process that begins by identifying the right market opportunity, conducting detailed analysis, and leveraging our connections in the market. With our fingers on the pulse of the market and our proactive business culture, we can get into areas that are about to take off before others in our arena. Through our vast experience, we offer expertise in developments that range from retail centers and free-standing restaurants and shops to single tenant facilities and industrial/business parks, and mixed-use projects.

Our experienced real estate development team has become synonymous with quality retail properties throughout greater Houston. We focus on value creation for real estate assets and leverage our significant track record in finding and optimizing opportunities. Our projects are structured to have long-term security despite changing economic conditions. Site analysis, highest and best use studies and competitive demand projections are carefully weighed for potential new property developments. For renovation and redevelopment work, we provide cost/benefit analyses and value projections. What's more, as a full-service real estate firm, we can also provide cohesive property management, leasing, and investment sales services.

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### AUSTIN MARKET RETAIL DEVELOPMENTS



# 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:
  - 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.

<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