



IKEA

returns & exchanges

University Oaks Shopping Center

Round Rock, TX 78665

Endeavor Real Estate Group

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- This center dominates the market and has a trade area of up to 4 miles.
- Excellent position and visibility along I-35, with an est. 99,889 cars per day; the center is well-placed near TSU Round Rock campus, and Baylor Scott & White Medical Center.
- Shadow anchored by IKEA, with national tenants Petsmart, DSW and Ross Dress for Less.

Space Available

- 1,200 SF
- 1,503 SF
- 1,600 SF
- 2,400 SF
- 4,000 SF
- 32,900 SF - 2 levels

Lease Rates

- Call broker for pricing
- 2021 NNNs: \$7.88 PSF (estimate provided by Landlord, subject to adjustment)

Demographics



Population Estimate

1 mi	3 mi	5 mi
3,645	66,955	172,969

Daytime Population

1 mi	3 mi	5 mi
5,226	38,009	93,676



Median Household Income

1 mi	3 mi	5 mi
\$78,518	\$95,348	\$99,562



Traffic Counts

- 17,852 VPD (IH 35 N of SH 45)
- 39,554 VPD (SH 45 W of IH 35)



Tenants



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MERCEDES OF GEORGETOWN

VOLVO OF GEORGETOWN

BEASLEY MAZDA

HEWLETT AUTO DEALERSHIPS

35

Oakmont Dr

To Georgetown

To SH-130

FM 1460

To Pflugerville

Teco Westinghouse (400 Employees)

ROUND ROCK PREMIUM OUTLETS (500 EMPLOYEES)

Melagrano Apts at Teravista

Teravista

Teravista Golf & Residential

Teravista

Fairway Knoll Apts

TEXAS STATE ROUND ROCK CAMPUS (1,661 STUDENTS)

TEXAS STATE ROUND ROCK SCHOOL OF NURSING (200 STUDENTS)

SETON HOSPITAL (300 BEDS)

ASSISTED LIVING

University Village Townhomes

OFFICE CONDOS

University Blvd
Caldwell Heights Elem

Stoney Brook

AUSTIN COMMUNITY COLLEGE (CURRENTLY 5,000 STUDENTS PLANNED FOR 80 ACRES, 11,000 STUDENTS, 400 EMPLOYEES)

TX A&M HEALTH SCIENCE CENTER (165 STUDENTS)

Scott & White Hospital (1,500 Employees)

CINEMARK

IN-N-OUT

H-E-B

CVS pharmacy

Minn's Cafe

Compass

McDonald's

Ultragrocers

Firestone

CVS pharmacy

EXXON

SPECS

Round Rock Primary Care & Specialty Clinic

Cypress Blvd

Sunrise Rd

IKEA

PET SMART

DSW

ROSS

JCPenney

Chandler Creek Business Park

Eagle Ridge

Lakeside

Union Hill Elem

Hopewell Middle School

1431

0 1/4 1/2 Mile

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Outdoor World
TRACKER
CAVENDERS
LA-Z-BOY
Wendy's

Round Rock Premium Outlets
114 Retailers

Scott & White Hospital
(1,500 Employees)

CINEMARK
H-E-B
ZILZCO
Hibity Cafe
Cortress

Walmart
Chick-fil-A
McDonald's
Popeyes
Mama Mia's

CVS pharmacy
EXXON
University
SUBWAY
Coke

Round Rock Primary Care & Specialty Clinic

IKEA
FRIDAYS
JOANN
PET SMART
LIVE BEL'W
DSW
ROSS
JCPenney
MAGNET TELCO
Evocon-Block

Chandler Creek Business Park

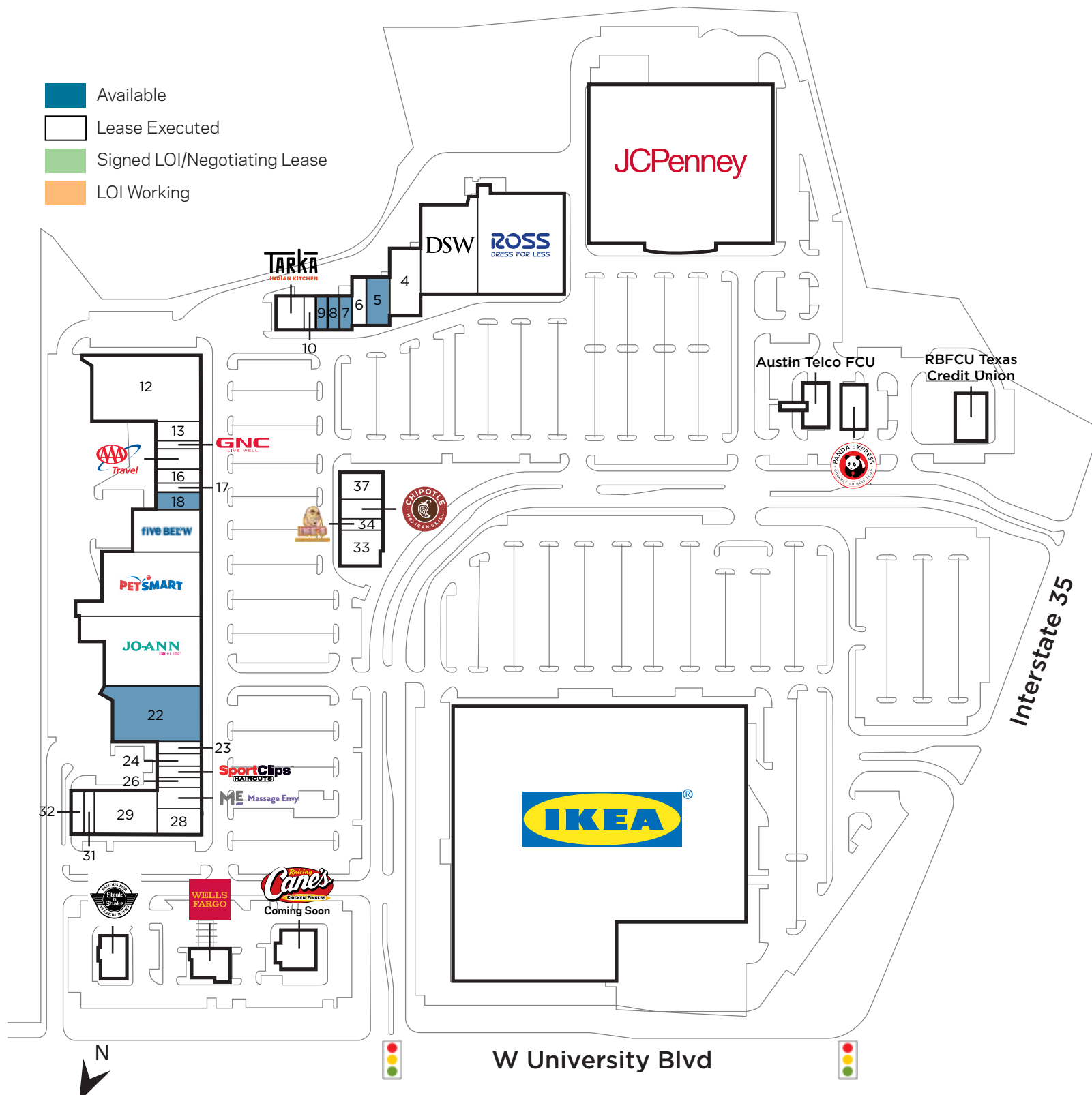
1431

35

0 1/8 1/4 Mile

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1	J.C. Penney	N/A	39	Wells Fargo Bank	N/A
2	Ross Dress for Less	30,187 SF	40	Steak 'N Shake	N/A
3	DSW	17,940 SF	41	IKEA	N/A
4	Salons @ University Oaks	7,054 SF	42	Austin Telco Federal Credit Union	N/A
5	Available	4,000 SF	45	Panda Express	N/A
6	Z Nails & Spa	2,254 SF			
7	Available	1,503 SF			
8	Available	1,600 SF			
9	Available	1,200 SF			
10	Snow Tea	1,640 SF			
11	Tarka Indian Kitchen	2,699 SF			
12	Spec's Wine Spirits & Finer Foods	25,326 SF			
13	Fortune Garden	2,433 SF			
14	GNC	1,200 SF			
15	AAA Texas	3,500 SF			
16	NuYu Dental	2,300 SF			
17	Creamistry	1,600 SF			
18	Available	2,400 SF			
19	Fve Below	8,947 SF			
20	PetSmart	20,263 SF			
21	Jo-Ann Fabrics	25,000 SF			
22	Available - two levels	32,900 SF			
23	Poke House	1,900 SF			
24	Waterloo Tan	1,934 SF			
25	Sport Clips	1,360 SF			
26	Studio Nails & Spa	1,600 SF			
27	Massage Envy	3,000 SF			
28	Factory Mattress	4,000 SF			
29	Seton Healthcare	9,137 SF			
31	Papa John's	1,520 SF			
32	Sushi Koen	1,961 SF			
33	Razzoo's Cajun Cafe	5,000 SF			
34	Ike's Love & Sandwiches	1,760 SF			
35	Chipotle Mexican Grill	2,700 SF			
37	Mighty Fine Burger Fries Shakes	3,945 SF			
38	Raising Cane's	N/A			



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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov