

THE TRIANGLE CENTER

partners

Subleasing Now – Suite 117

2000 N Mays St, Round Rock, TX 78664



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PROPERTY DESCRIPTION

Sublease of Nutrition Store - inline retail with a combination of open space and back offices. Great location and co-tenants. Available Now until January 2026.

LOCATION OVERVIEW

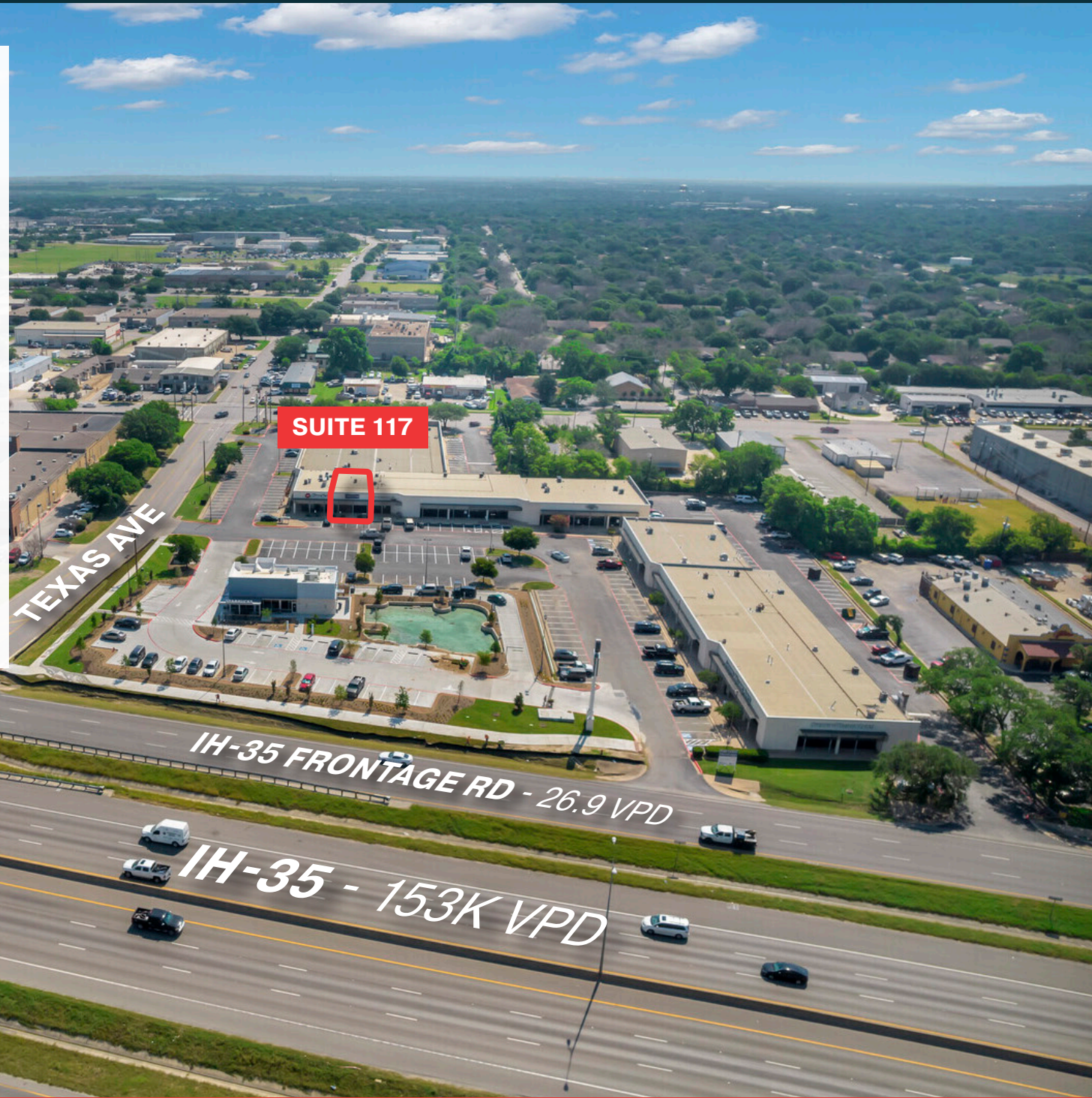
Northbound frontage of I-35, facing the street, and sharing parking lot with Starbucks. At the corner of frontage road and Texas Ave.

SUBLEASE RATE \$21.00/SF/YR + NNN

SUITE 117

AVAILABLE SF 1,575 SF

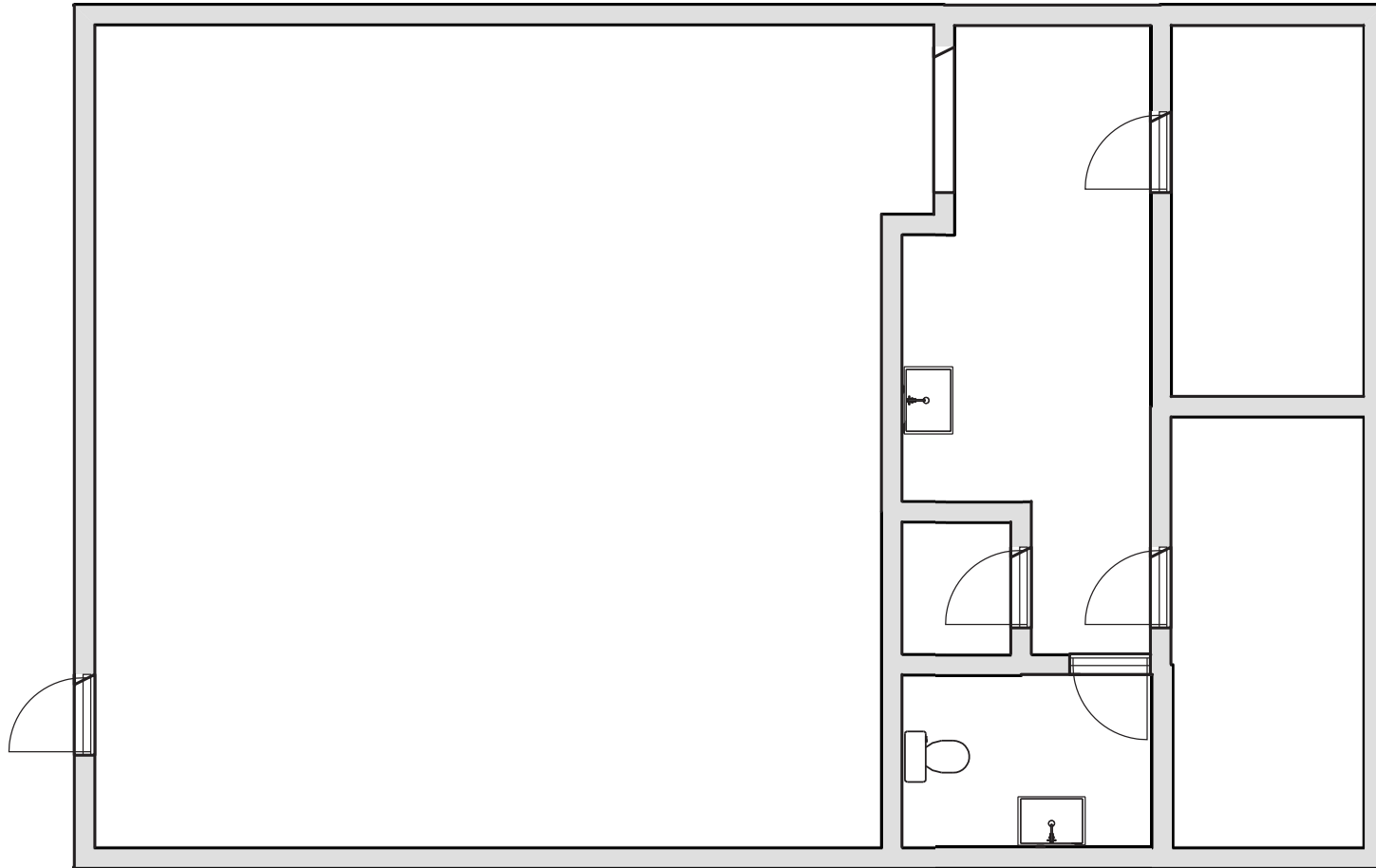
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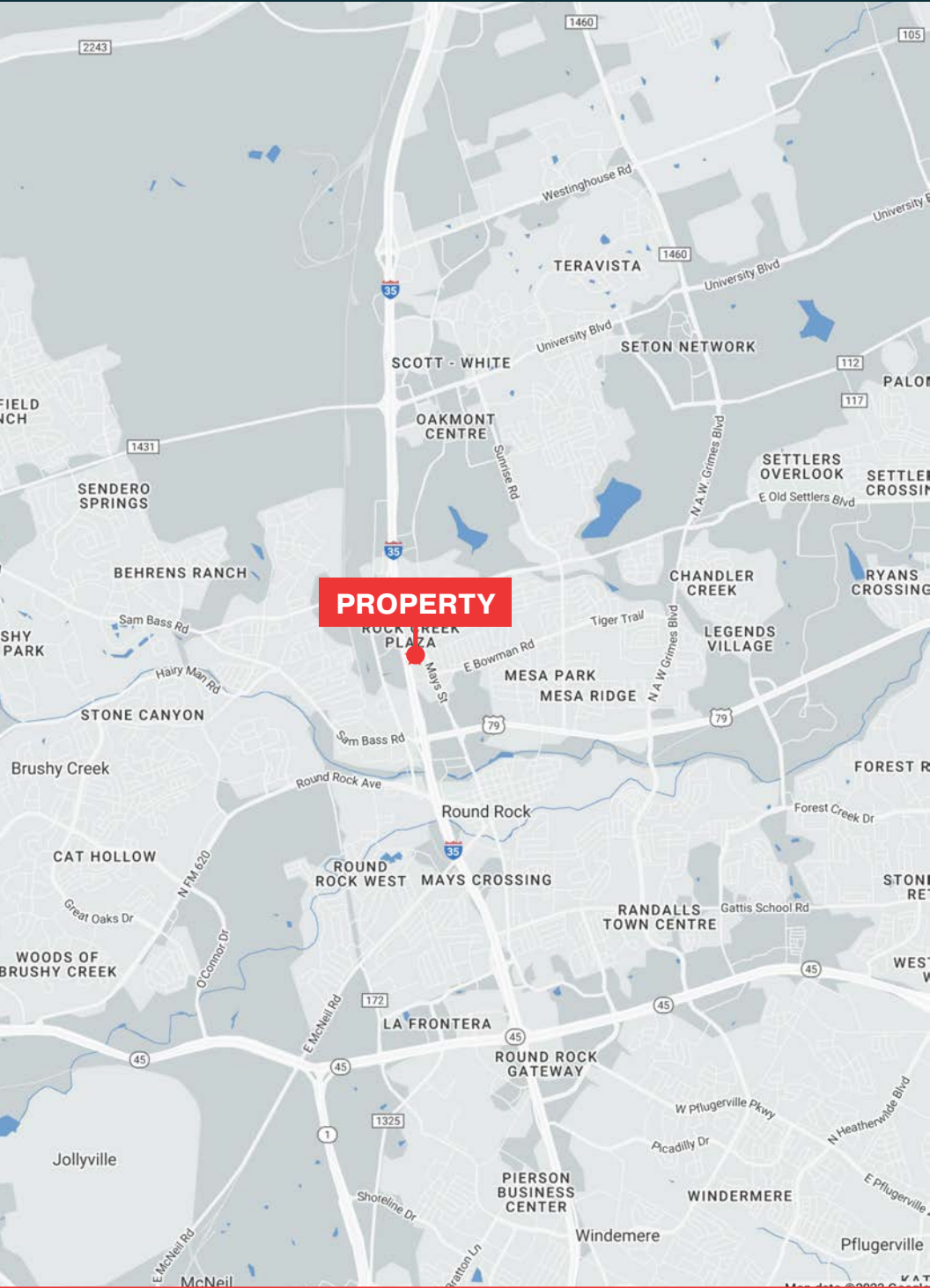


2000 N MAYS ST | ROUND ROCK, TX 78664
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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2000 N MAYS ST



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	10,109	96,434	207,013
2028 Population Projection	11,064	105,881	228,089



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 Households	3,495	34,637	74,657
Annual Growth 2023-2028	2.0%	2.1%	2.1%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Avg Household Income	\$83,807	\$108,257	\$119,263



DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employees	8,127	59,211	85,072
Businesses	865	4,849	7,558

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PARTNERSREALESTATE.COM



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.

11-2-2015



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.

PCR Brokerage Austin, LLC	9003950	melissa.kennedy@partnersrealestate.com	713-620-0500
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Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Irulian Dabbs	686473	irulian.dabbs@partnersrealestate.com	512-601-8121
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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