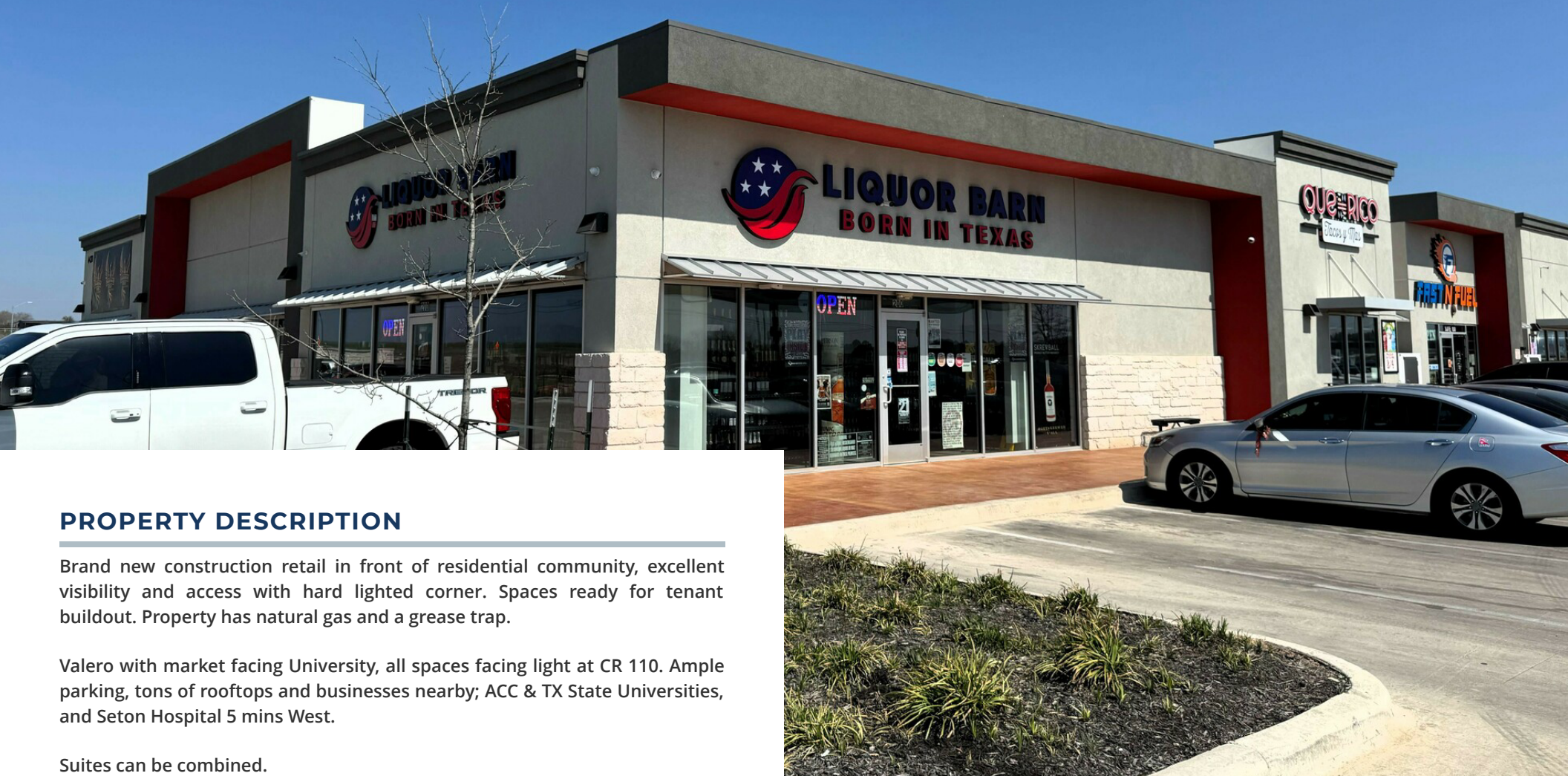


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4420 University Blvd

Round Rock, Texas 78665



PROPERTY DESCRIPTION

Brand new construction retail in front of residential community, excellent visibility and access with hard lighted corner. Spaces ready for tenant buildout. Property has natural gas and a grease trap.

Valero with market facing University, all spaces facing light at CR 110. Ample parking, tons of rooftops and businesses nearby; ACC & TX State Universities, and Seton Hospital 5 mins West.

Suites can be combined.

SPACES	LEASE RATE	SPACE SIZE
Suite 2	\$32.00/SF/Year + \$10.00 NNN	1,100 SF
Suite 3	\$32.00/SF/Year + \$10.00 NNN	1,100 SF

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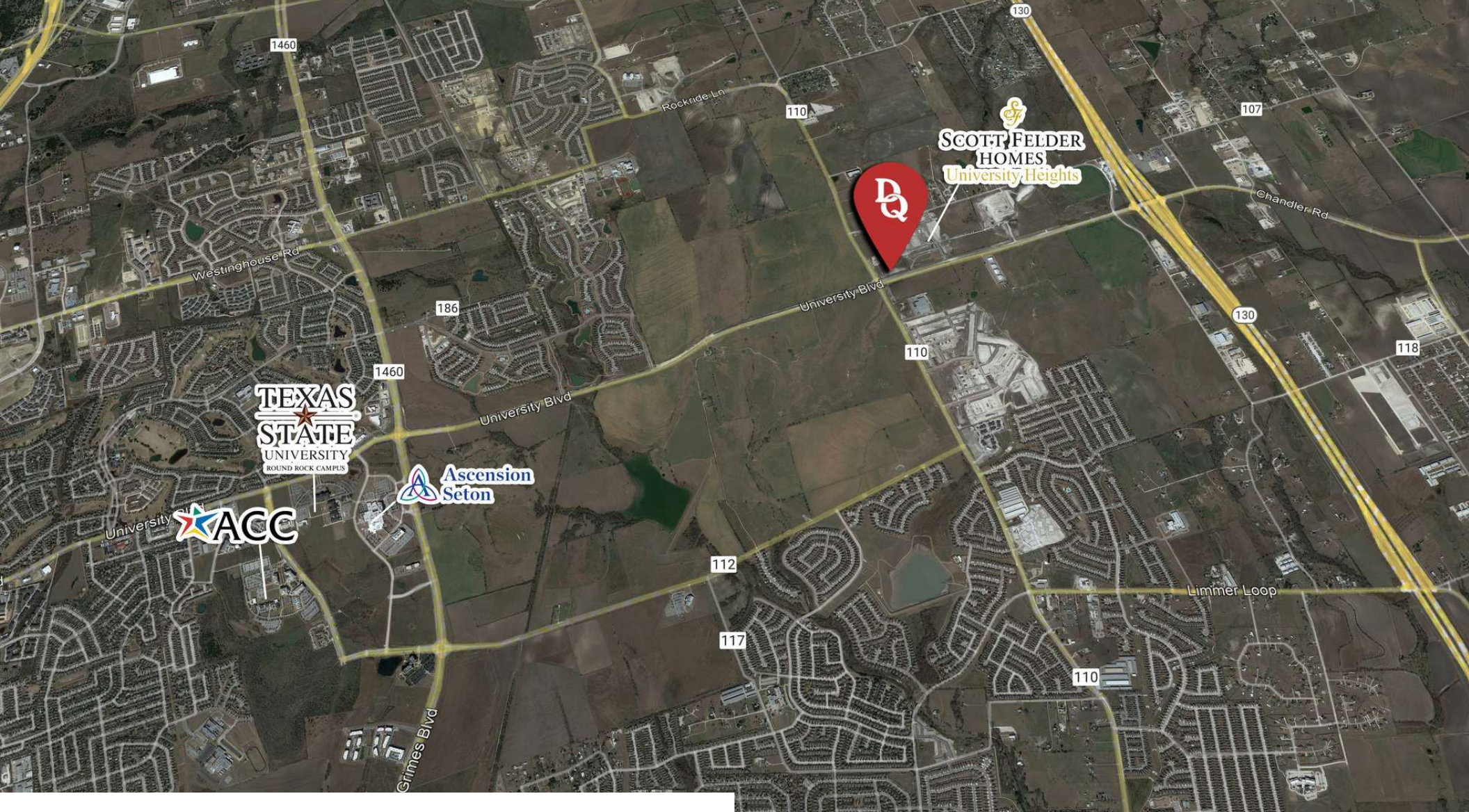
4420 University Blvd | Round Rock, TX 78665



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LOCATION OVERVIEW

North East corner of FM 110 and University Blvd, just West of TX 130, at the entrance to Scott Felder's University Heights Subdivision.

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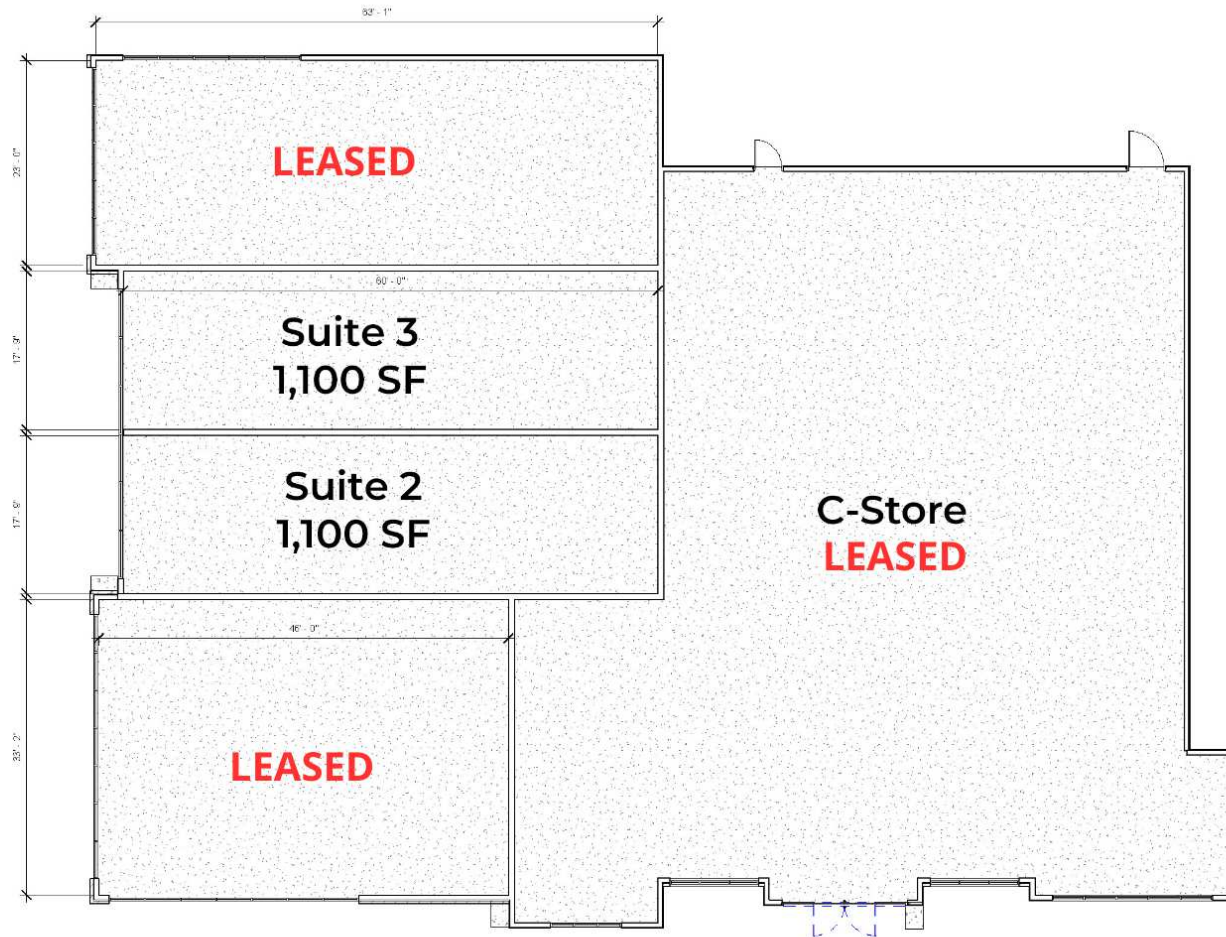
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Plans

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Radius	1 Mile	3 Miles	5 Miles
Population			
2027 Projection	794	38,560	130,133
2022 Estimate	696	33,597	115,159
2010 Census	293	12,123	60,099
Growth 2022-2027	14.08%	14.77%	13.00%
Growth 2010-2022	137.54%	177.13%	91.62%
Households			
2027 Projection	245	13,205	45,186
2022 Estimate	214	11,484	39,863
2010 Census	86	3,987	20,006
Growth 2022-2027	14.49%	14.99%	13.35%
Growth 2010-2022	148.84%	188.04%	99.26%
Owner Occupied	83.64%	75.14%	69.63%
Renter Occupied	16.82%	24.86%	30.37%

Radius	1 Mile	3 Miles	5 Miles
2022 Households by HH Income			
Income: <\$25,000	10.75%	6.16%	7.11%
Income: \$25,000 - \$50,000	15.89%	13.65%	15.11%
Income: \$50,000 - \$75,000	21.96%	15.66%	17.76%
Income: \$75,000 - \$100,000	6.54%	13.95%	14.73%
Income: \$100,000 - \$125,000	7.94%	12.52%	12.63%
Income: \$125,000 - \$150,000	15.89%	12.42%	10.31%
Income: \$150,000 - \$200,000	9.81%	15.08%	12.90%
Income: \$200,000+	11.21%	10.56%	9.46%
2022 AVG Household Income	\$111,346	\$119,199	\$11,428
2022 MED Household Income	\$80,357	\$101,173	\$92,014

Demographics

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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.

AS 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 or 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Brent Campbell	505073	brent@donquick.com	(512) 814-1814
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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