



FOR LEASE

AVAILABLE SPACE

Bldg 2: 4,000 SF (Drive Thru) or build to suit
Bldg 3: 3,900 SF (Drive Thru) or build to suit
Bldg 4: 2,502 SF (Endcap)
2,464 SF (Endcap w/potential patio)
Bldg 18: 1,500-3,000 SF

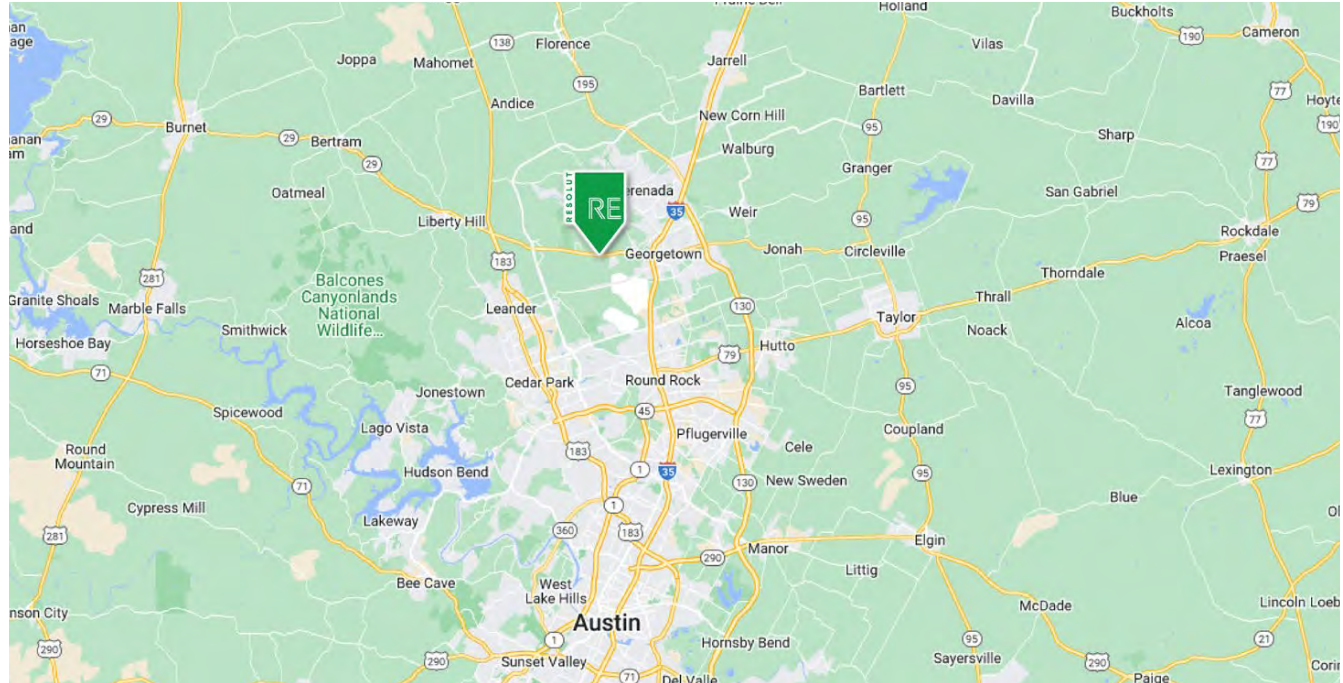
RATE
Call for Pricing

Alan Rust, CCIM
alan@resolutre.com
512.474.5557

Michael Noteboom
mnoteboom@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- The Preserve at 29 is a brand new and sophisticated retail, restaurant and office project surrounded by upscale communities with luxury homes like Cimarron Hills, The Ridge at Cross Creek, Vista Heights, Park Place and Creek Crossing.
- The Preserve is just down the street from the Cimarron Hills Golf Course and Country Club
- Offering Includes:
 - Two opportunities for either build-to-suit with drive-thru's or build-per-plan buildings (Bldg 2: 4,000 SF & Bldg 3: 3,900 SF) with drive-thru's delivered with grease traps. To be delivered Q2 2026
 - Two buildings which have been delivered with grease traps installed (Bldg 4 and Bldg 18 – see next page)
- The Preserve enjoys convenient access to IH-35, Ronald Reagan and 183A
- Plentiful parking



AREA TRAFFIC GENERATORS



Alan Rust, CCIM

alan@resolutre.com | 512.474.5557

Michael Noteboom

mnoteboom@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2025



68,320
POPULATION
5-MILE RADIUS



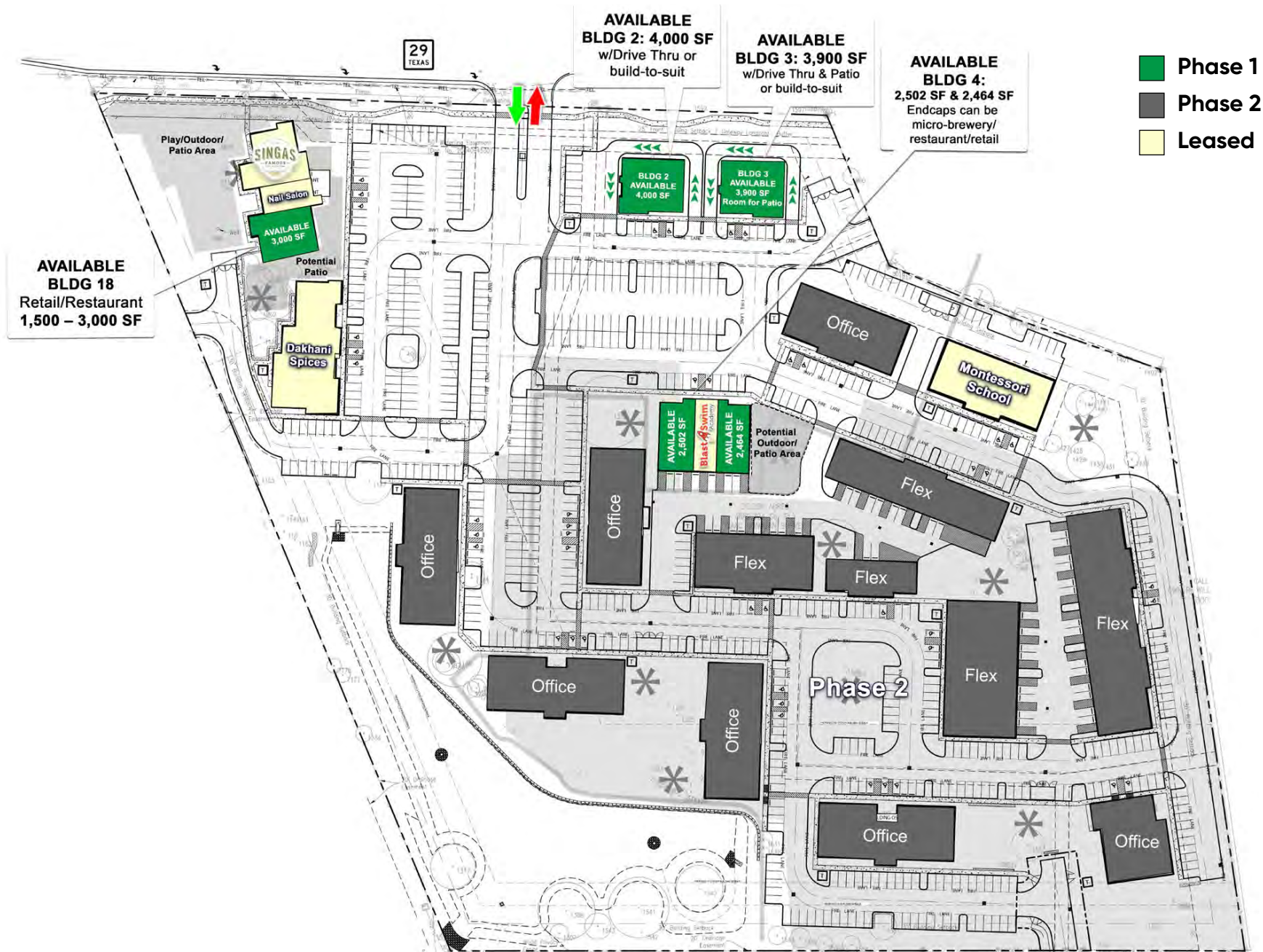
\$194,933
AVG HH INCOME
5-MILE RADIUS



4,083
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
W State Hwy 29: 35,583 VPD
(CoStar 2025)



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



BUILDINGS 2 & 3



BUILDING 4



BUILDING 18

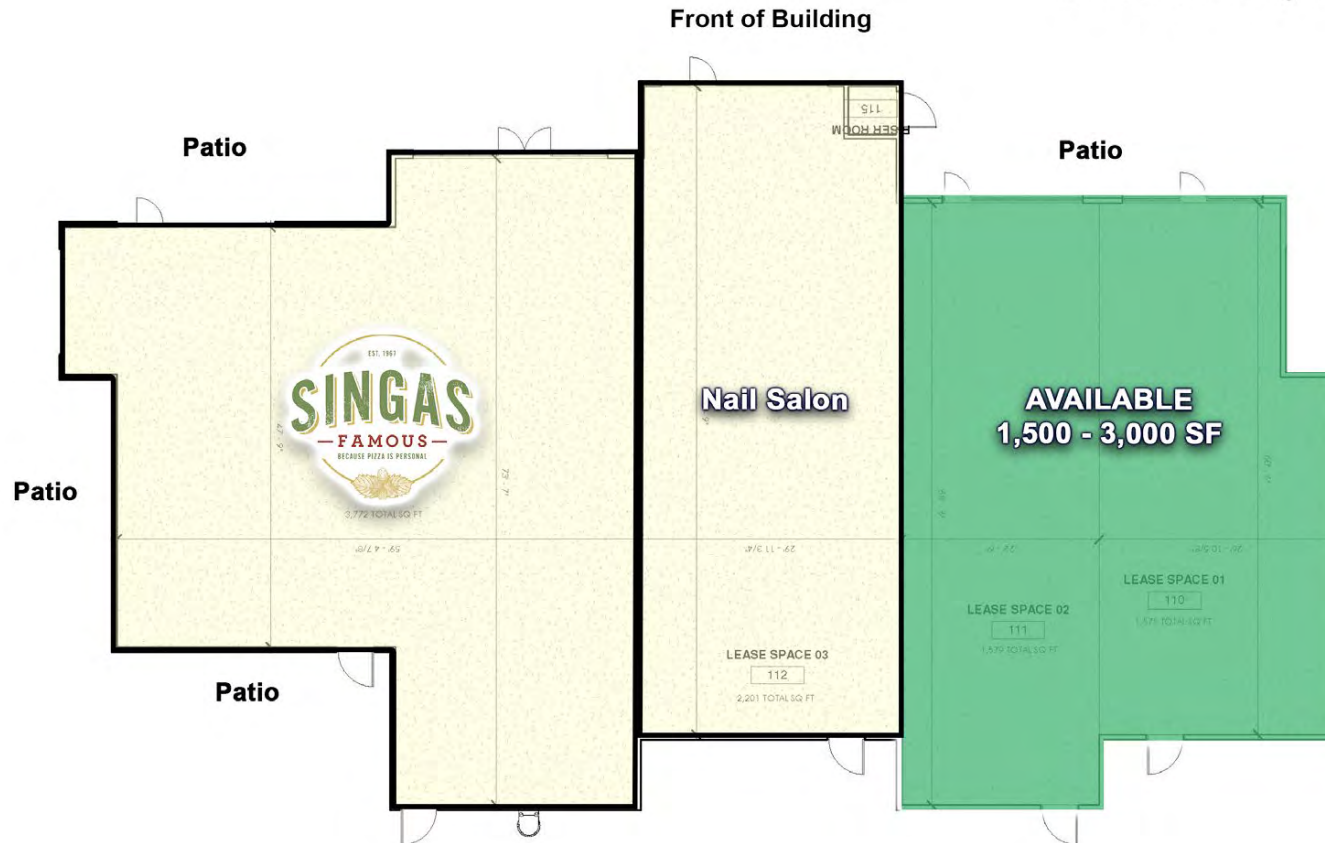


Construction Progress Jan 2025



Building 18 – Retail

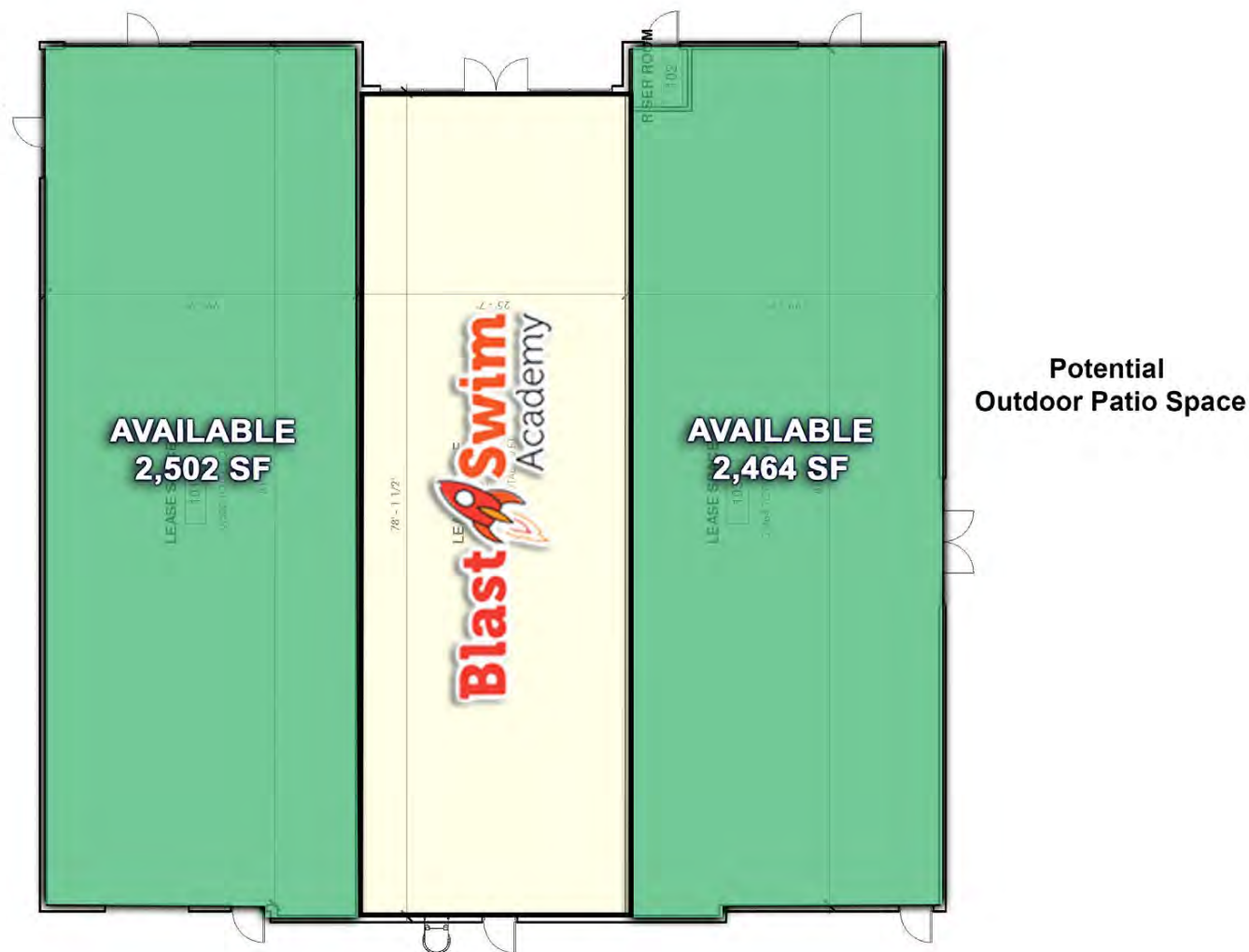
Delivered with greasetrapp installed.

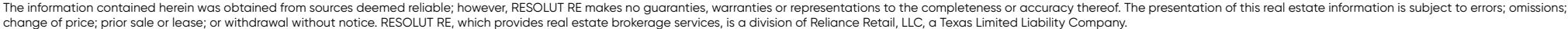


Building 4

Both endcaps delivered with greasetraps installed.

Can be micro-brewery or restaurant.







Information About Brokerage Services

11-2-2015

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David J. Simmonds	459263	david@resolutre.com	512-474-5557
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____