



Estimated Delivery Q4 2026

**3,500 SF
AVAILABLE**

**1,800 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101, Austin, Texas 78746
(512) 767-7442 | hpiproperties.com

THE SHOPS AT TRAVISSO

NEC W. Whitestone (F.M. 1431) & Travisso Parkway, Leander, TX. 78641

THE 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

9th

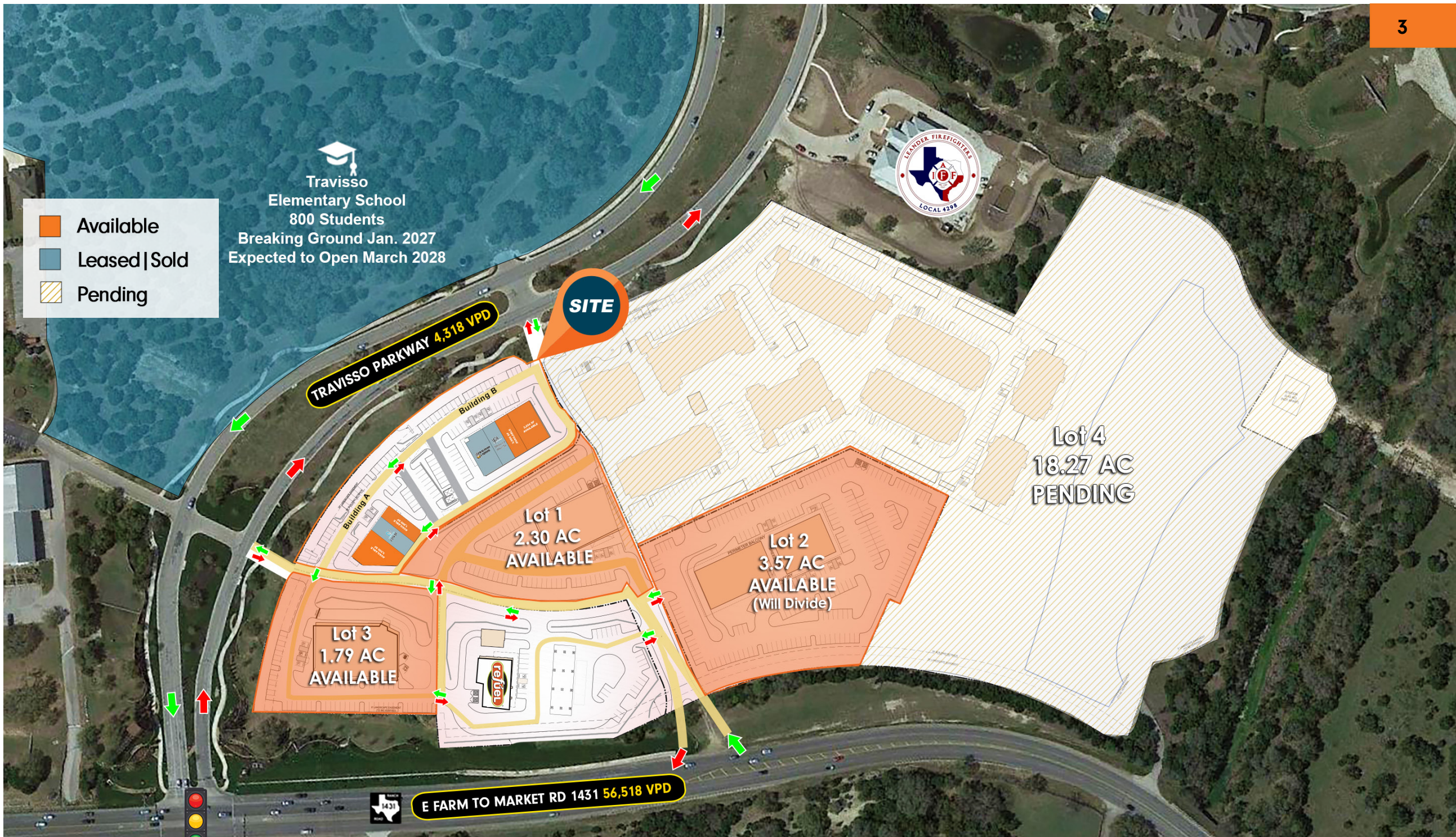
Rank the 9th most innovative city

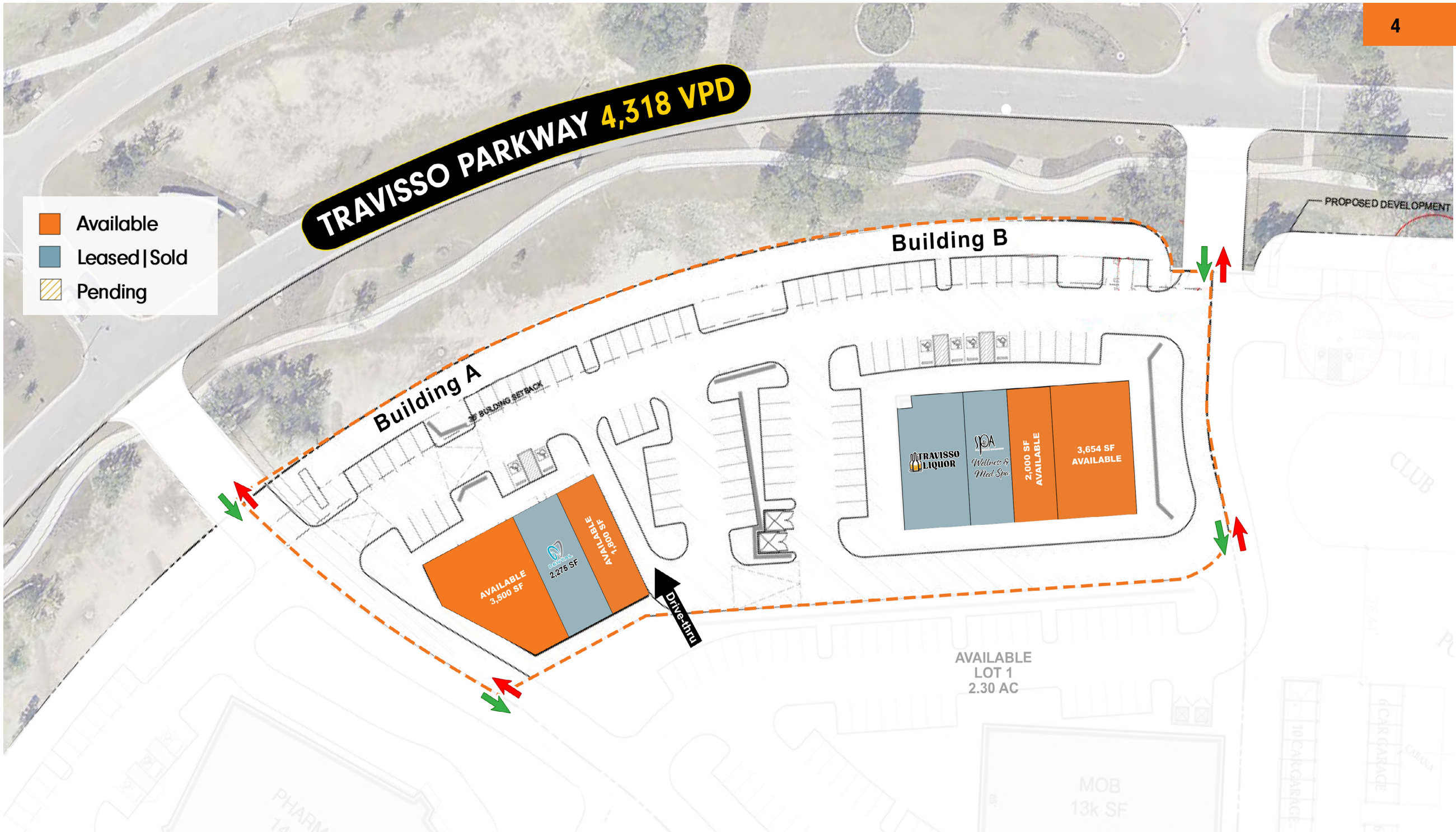
32.4

Average resident age



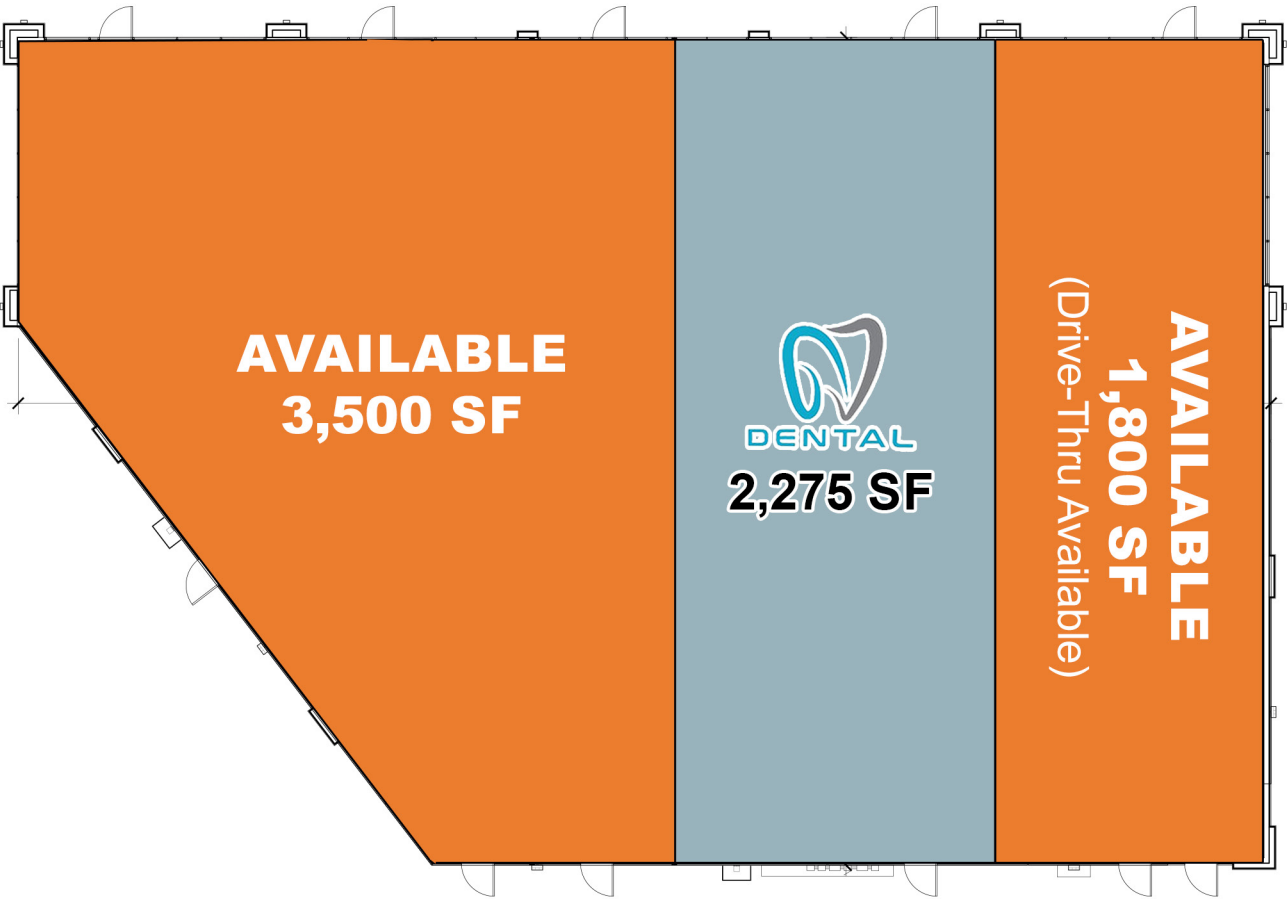
	Property Information	Building A	Building B												
	Space Available	1,800 SF (Drive-Thru Available) 3,500 SF	2,000 SF 3,654 SF												
	Rental Rate	Call for Pricing	Call for Pricing												
	NNN	\$10.00	\$10.00												
	Building Size	7,575 SF	10,703 SF												
	Pad Sites Available														
	Ground Lease or Build to Suit	Lot 1 - 2.30 AC Lot 2 - 3.57 AC (Will Divide) Lot 3 - 1.79 AC													
	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	<table><tr><td></td><td>2 mi. - 57,922</td></tr><tr><td>Population (2026)</td><td>3 mi. - 93,184</td></tr><tr><td></td><td>4 mi. - 146,387</td></tr><tr><td></td><td>2 mi. - \$284,896</td></tr><tr><td>Average Household Income</td><td>3 mi. - \$241,967</td></tr><tr><td></td><td>4 mi. - \$195,263</td></tr></table>			2 mi. - 57,922	Population (2026)	3 mi. - 93,184		4 mi. - 146,387		2 mi. - \$284,896	Average Household Income	3 mi. - \$241,967		4 mi. - \$195,263
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	Traffic Count	W. Whitestone Blvd (FM 1431) - 56,518 VPD (Combined)													
	Ben Terry Managing Director Portfolio Leasing ben@hpiproperties.com 214.689.3600	Gigi Gomet Principal Brokerage gigi@hpiproperties.com 713.206.7522	Evan Dyer Principal Retail Development evan@hpiproperties.com 214.724.3740												





Building A

- Available
- Leased | Sold
- Pending



Building B

- Available
- Leased | Sold
- Pending



TRAVISSO

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

THE SHOPS AT TRAVISSO

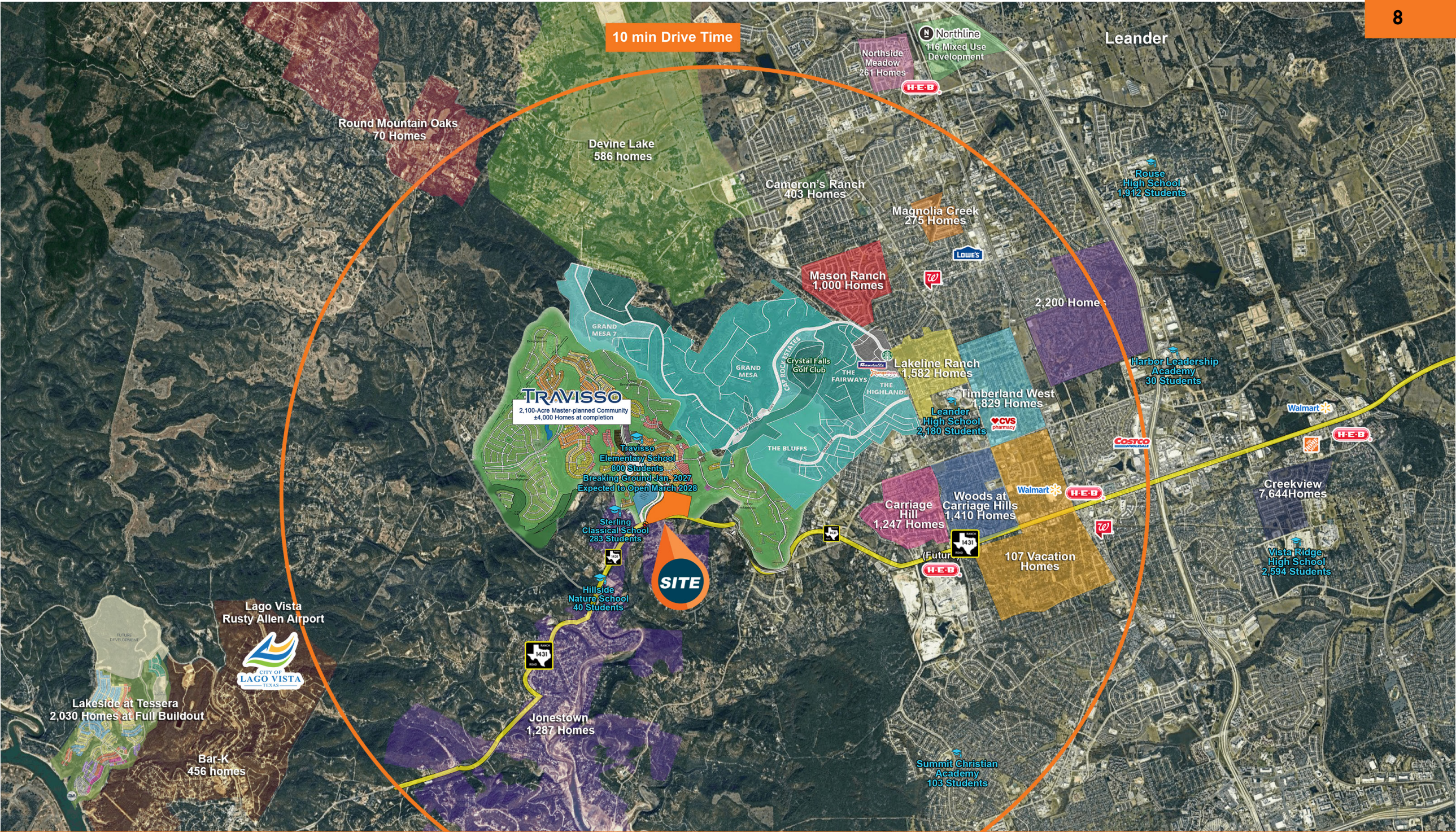
Now Open

SITE

E FARM TO MARKET 1431 56,518 VPD

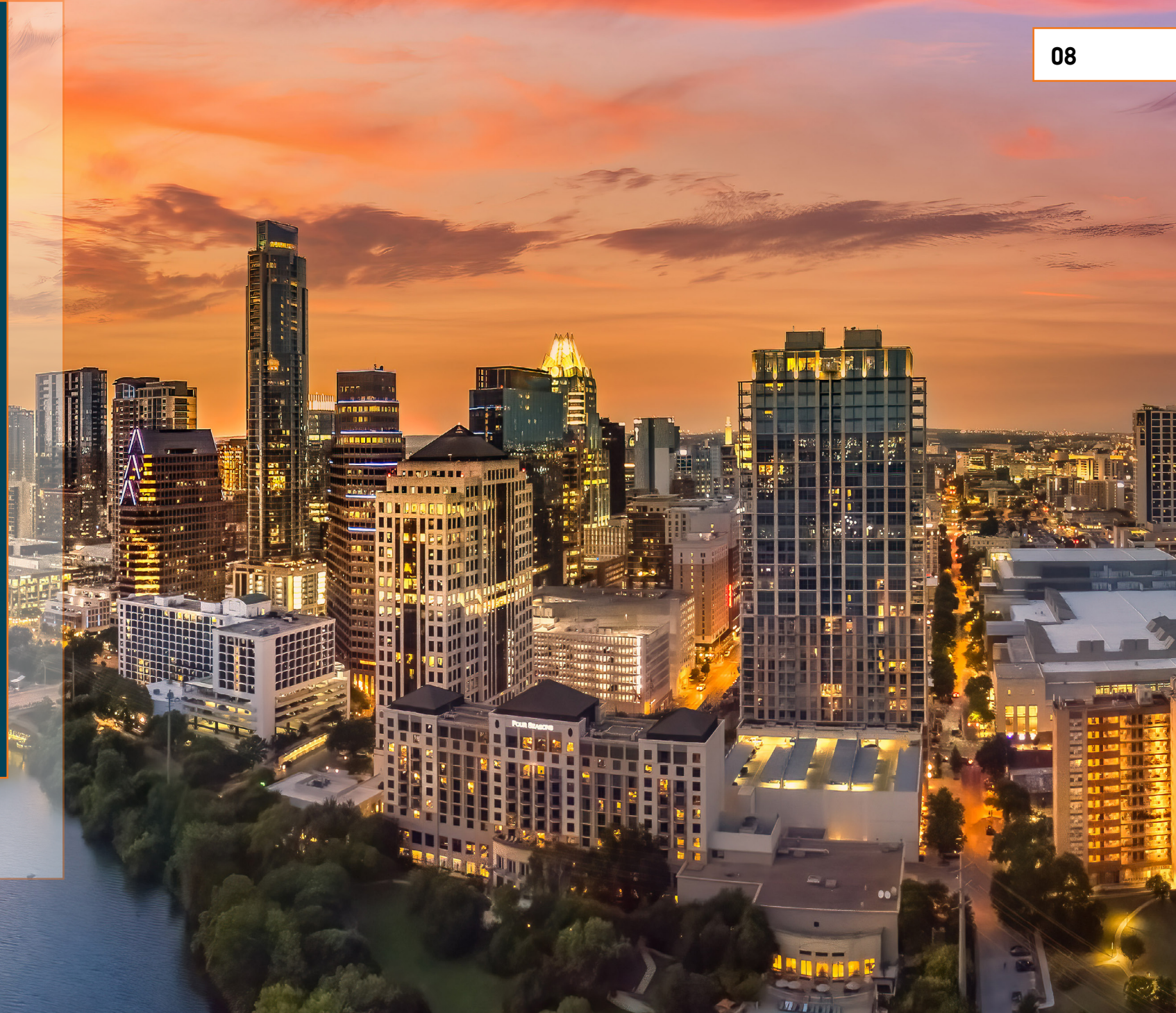
THE SHOPS AT NEW HOPE

THE SHOPPES AT WEST WHITESTONE



Location Matters

Travisso is a true master-planned community nestled in the dramatic Texas Hill Country just outside of Austin. From the moment you drive into Travisso, you will find an extraordinary community filled with luxuries and beauty unmatched in the area. Take in the breathtaking views and natural scenery, enjoy the outstanding amenities and award winning Palazzo Clubhouse and know that life at Travisso is truly the good life.



Should I Move to Austin?

Austin is a place for everyone. People coming from out of state and overseas have relocated to Austin for so many reasons. From job opportunities, cost of living, starting a family, or more, Austin remains to be an attractive city for everyone with its job market, activities, and opportunities for many.

\$2 Billion

Music economic activity
each year

\$44 Million

In affordable health care





About Hunington

Established in 1984, Hunington Properties offers a complete range of real estate services to tenants, owners and investors across the retail, industrial and land sectors.

The foundation of our service is the strength and depth of our commercial real estate specialists. No matter the client need, we deliver results aligned with our clients' business objectives with real estate services that add value and competitive advantages. As a full-service provider, we bring together unrivaled expertise, dedication and vision to provide sustainable value for our clients. Our experience and insight allow us to identify and capitalize on market trends often well in advance of our competitors. We leverage our insights to analyze current market trends and advise our clients on the right approach to their commercial real estate situation.

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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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date