

The Shops at Greenlawn

3200 Greenlawn Blvd., Round Rock, Texas 78664

Greenlawn Blvd 12,865 VPD

HEB Anchored Multi-Tenant Building

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2nd Gen
Retail

2nd Gen
Restaurant

- Shadow anchored by HEB that sees over 2 Million visitors annually.
- Across from Dell's Headquarters with 13,000+ employees on a 2.1M SF campus. Employees are back in office as of early 2025.
- Adjacent to The District, a 65 acre development that broke ground to build 3M SF of office, 1,600+ luxury units and live music and event stages.
- Easily accessible from affluent surrounding neighborhoods.

- Direct access to SH-130, Loop 1 and US 183.
- Round Rock was voted #1 of America's Best Places to Live in 2023.
- Site has 3 access points and 2 cross-access entry points along Louis Henna Boulevard.
- 2nd generation restaurant available


Population

1 mile	3 mile	5 mile
9,995	108,154	256,189


Daytime

1 mile	3 mile	5 mile
6,789	46,483	88,672


Avg. HH Income

1 mile	3 mile	5 mile
\$114,599	\$127,154	\$137,185

BOARDWALK

Walmart ROSS DRESS FOR LESS dds
 PartyCity CHARLEYS
 SUPERCUTS Bank of America PETSMART
 Chick-fil-A McDonald's SUSHI SUGAR SUBWAY
 BARN BOOKS Tychy PET PEAS Auntie Anne's

SKY RIDGE PLAZA

Walgreens
 Jack in the Box SportClips
 TACO CABANA
 The Center

LA FRONTERA VILLAGE

GameStop DAISO THE HONEY BAKED
 LOWE'S BOOT BARN CLUB PILATES SEPHORA
 ULTA Crown Royal Durlington benefit
 Hallmark burn boat camp Marble SLAB CREAMERY RED LOBSTER
 FIRST WATCH Schlottzky's HURRICANE GRILL & WINGS
 Bath&BodyWorks CHASE Frost Applebees
 Marshalls KOHL'S LONCHORN STEAKHOUSE
 Olive Garden sam's club SMOOTHIE KING popshelf
 WORLD MARKET BURGER KING MEN'S WEARHOUSE
 OLD NAVY LANE BRYANT BARNES & NOBLE
 HOBBY LOBBY HOOTERS petco

DELL

- 13,000+ Employees
- 2.1M SF Campus
- All employees are back in office

SITE

TOLL 45 - 53,196 VPD

Greenlawn Blvd 12,865 VPD

GREENLAWN CROSSING

HEB Orangetheory DICKY'S QUIZNOS
 Wendy's Fried Chicken TWIN LIQUORS COST CUTTERS GameStop

ROUND ROCK CROSSING

target five BEL'W Starbucks crumbl
 MOD PIZZA Lash Great Clips THE VITAMIN SHOPPE
 SALLY BEAUTY BEST BUY JASON'S
 FIREHOUSE CLUBS DOLLAR TREE Michaels



DELLI

45

TOLL 45 - 53,196 VPD

H-E-B

H-E-B

2M Visitors Annually

AUSTIN REGIONAL CLINIC

Polo CAMPERO

7 ELEVEN

AUSTIN TELCO FEDERAL CREDIT UNION

AUSTIN e AUTOS

SITE

Greenlawn Blvd 12,865 VPD

IDEA Public Schools

The DISTRICT

MIXED USE DEVELOPMENT
OVER 3MIL SF OF OFFICE, RETAIL
AND MULTI-FAMILY



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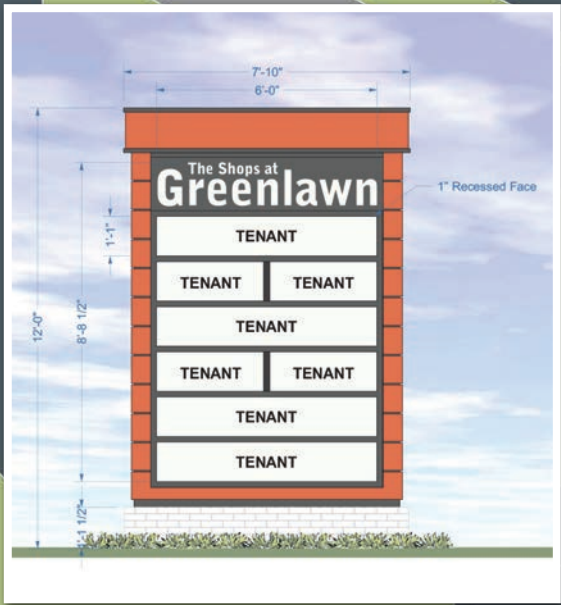
The DISTRICT



SUITE	TENANT	SF
100	Tide Dry Cleaners	3,000
120	Wise Guys	2,500
130	F45	2,400
140	Piper & Paul	1,607
160	Next Level Urgent Care	3,813
170	Wow Eyebrows	1,000
180	Clearview Dental	2,000
270	Available-2nd Gen Retail	1,940
280	Available-2nd Restaurant (12/31/26)	1,981
300	Conjeo's Restaurant	2,869

SITE LEGEND	
■ Available	■ Occupied
■ Not A Part	■ Site Boundary

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 3200 Greenlawn Blvd,
 Round Rock, TX 78664





Information About Brokerage Services



Texas law requires all real estate licensees 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.

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