GREENLAWN CROSSING

601 LOUIS HENNA BLVD | ROUND ROCK, TX

RETAIL FOR LEASE

- Located at the SEQ of SH-45 and Greenlawn Blvd in Round Rock, Texas.
- H-E-B anchored retail shopping center.

AVAILABLE SPACE

- 1,200 SF
- 1,605 SF

AREA RETAILERS & EMPLOYERS

Greenlawn Crossing is an H-E-B grocery-anchored, multi-tenant shopping center consisting of 132,740 square feet of retail space. Greenlawn Crossing is positioned one mile east of IH-35, and directly across SH-45 from the Dell headquarters, which is home to 13,000 employees that serve as a strong customer base for the Greenlawn tenants.

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,325	101,209	257,473
Avg HH Income	$145,309	$133,906	$127,761
Total Households	4,334	38,396	99,027

TRAFFIC COUNTS

102,948 VPD on SH-45
361,563 VPD on IH-35

CONTACT FOR MORE INFORMATION

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The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.

IRONWOOD

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HEB Grocery
Austin Regional Clinic

1. HEB Grocery Curbside Pickup
2. Twin Liquors
3. Quizno's Subs
4. H&R Block
5. **1,200 SF AVAILABLE**
6. Total Men's Primary Care
7. JuiceLand
8. Eye Trends
9. Cash Store
10. Cost Cutters
11. Elements Salon
12. Thrive Pet Healthcare
13. Thrive Pet Healthcare Urgent Care
14. **1,605 SF AVAILABLE**
15. Pho Vietnamese
16. Kyoka Sushi
17. Pita Fusion
18. Barrio Burrito Bar
19. Budget
20. Palm Beach Tan
21. AA Nails
22. Happy Dragon
23. Dental
24. Flaunt Salon
25. Orange Theory Fitness
26. HEB Fuel
27. Wendy's
28. KFC
29. Truwest Credit Union
30. The Joint Chiropractic
31. Starbucks

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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 actives, 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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initial

Date