

# IKEA

returns & exchanges

# University Oaks Shopping Center

Round Rock, TX 78665

## Endeavor Real Estate Group

500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

Michele Gary

512-682-553

mgary@endeavor-re.com

Adam Zimel

512-682-5548

azimel@endeavor-re.com

Evan Deitch

512-682-5544

edeitch@endeavor-re.com

 ENDEAVOR

endeavor-re.com

- This center dominates the market and has a trade area of up to 4 miles.
- Excellent position and visibility along I-35, with an est. 99,889 cars per day; the center is well-placed near TSU Round Rock campus, and Baylor Scott & White Medical Center.
- Shadow anchored by IKEA, with national tenants Petsmart, DSW and Ross Dress for Less.

### Space Available

- 1,503 SF
- 1,600 SF
- 4,000 SF
- 32,900 SF - 2 levels

### Lease Rates

- Call broker for pricing
- 2018 NNNs: \$7.88 PSF (estimate provided by Landlord, subject to adjustment)



### Tenants



### Demographics



#### Population Estimate

3 mi	5 mi	7 mi
57,353	154,225	256,332

#### Daytime Population

3 mi	5 mi	7 mi
52,957	130,750	238,376



#### Average Household Income

3 mi	5 mi	7 mi
\$98,804	\$99,528	\$102,909



#### Traffic Counts

- 177,483 VPD (IH 35 N of SH 45)
- 102,948 VPD (SH 45 W of IH 35)

# University Oaks Shopping Center Round Rock, TX 78665



# University Oaks Shopping Center

Round Rock, TX 78665

MERCEDES OF GEORGETOWN

VOLVO OF GEORGETOWN

BEASLEY MAZDA

HEWLETT AUTO DEALERSHIPS

Teco Westinghouse (400 Employees)

ROUND ROCK PREMIUM OUTLETS (500 EMPLOYEES)

Melagrano Apts at Teravista

Teravista

Teravista Golf & Residential

Teravista

Fairway Knoll Apts

TEXAS STATE ROUND ROCK CAMPUS (1,661 STUDENTS)

TEXAS STATE ROUND ROCK SCHOOL OF NURSING (200 STUDENTS)

SETON HOSPITAL (300 BEDS)

ASSISTED LIVING

University Village Townhomes

OFFICE CONDOS

University Blvd

Gaidwell Heights Elem

Stoney Brook

AUSTIN COMMUNITY COLLEGE (CURRENTLY 5,000 STUDENTS PLANNED FOR 80 ACRES, 11,000 STUDENTS, 400 EMPLOYEES)

TX A&M HEALTH SCIENCE CENTER (165 STUDENTS)

Scott & White Hospital (1,500 Employees)

CINEMARK

IN-N-OUT

H-E-B

CVS pharmacy

Minn's Cafe

Compass

IKEA

PET SMART

University Oaks

DSW

ROSS

JCPenney

CVS pharmacy

EXXON

SPCS

McDonald's

Wendy's

Firehouse Subs

Round Rock Primary Care & Specialty Clinic

Cypress Blvd

Sunrise Rd

Eagle Ridge

Lakeside

Union Hill Elem

Hopewell Middle School

Chandler Creek Business Park

To Georgetown

To SH-130

To Pflugerville

FM 1460

Oakmont Dr

Warehouse Rd

35

1431

0 1/4 1/2 Mile

# University Oaks Shopping Center

Round Rock, TX 78665



Outdoor World  
TRACKER  
CAVENDERS  
LA-Z-BOY  
WORTH

Round Rock Premium Outlets  
114 Retailers

Scott & White Hospital  
(1,500 Employees)

CINEMARK  
H-E-B  
ZIPP  
Hill Country  
Cortress

WALGREENS  
Chick-fil-A  
McDonald's  
Popeyes  
Mama Mia's

CVS pharmacy  
EXXON  
University  
SUBWAY  
Coke

Round Rock Primary Care & Specialty Clinic

IKEA  
FRIDAYS  
JOANN  
PET SMART  
LIVE BEL'W  
DSW  
ROSS  
JCPenney

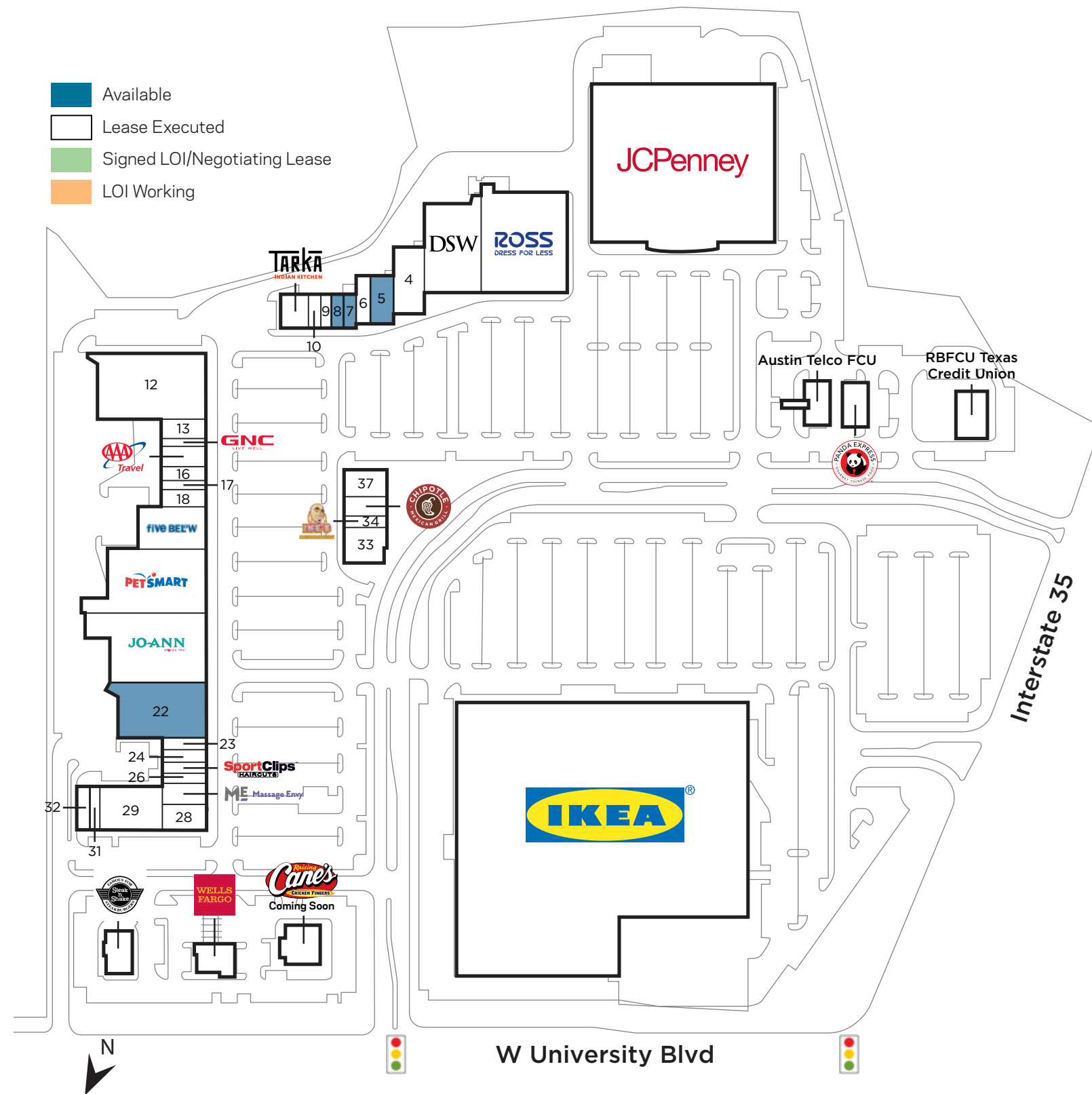
Chandler Creek Business Park

1431

35

0 1/8 1/4 Mile

# University Oaks Shopping Center Round Rock, TX 78665



1	J.C. Penney	N/A	39	Wells Fargo Bank	N/A
2	Ross Dress for Less	30,187 SF	40	Steak 'N Shake	N/A
3	DSW	17,940 SF	41	IKEA	N/A
4	Salons @ University Oaks	7,054 SF	42	Austin Telco Federal Credit Union	N/A
5	Available	4,000 SF	45	Panda Express	N/A
6	Z Nails & Spa	2,254 SF			
7	Available	1,503 SF			
8	Available	1,600 SF			
9	Postnet	1,200 SF			
10	Snow Tea	1,640 SF			
11	Tarka Indian Kitchen	2,699 SF			
12	Spec's Wine Spirits & Finer Foods	25,326 SF			
13	Fortune Garden	2,433 SF			
14	GNC	1,200 SF			
15	AAA Texas	3,500 SF			
16	NuYu Dental	2,300 SF			
17	Creamistry	1,600 SF			
18	Karavel	2,400 SF			
19	Fve Below	8,947 SF			
20	PetSmart	20,263 SF			
21	Jo-Ann Fabrics	25,000 SF			
22	Available - two levels	32,900 SF			
23	Poke House	1,900 SF			
24	Waterloo Tan	1,934 SF			
25	Sport Clips	1,360 SF			
26	Studio Nails & Spa	1,600 SF			
27	Massage Envy	3,000 SF			
28	Factory Mattress	4,000 SF			
29	Seton Healthcare	9,137 SF			
31	Papa John's	1,520 SF			
32	Sushi Koen	1,961 SF			
33	Razzoo's Cajun Cafe	5,000 SF			
34	Ike's Love & Sandwiches	1,760 SF			
35	Chipotle Mexican Grill	2,700 SF			
37	Mighty Fine Burger Fries Shakes	3,945 SF			
38	Raising Cane's	N/A			



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Michele Ann Gary	531394	MGary@Endeavor-Re.com	512-682-5593
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date