

Crossing Point

NWQ of IH 35 & SH 45



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- Regional Intersection (over 2mm sf)
- IH 35 frontage - 177,483 VPD (IH 35)
- Anchor, in-line & pad Opportunities
- Delivery Q2 2017

Space Available

- Anchor Space - 10,000 - 60,000 sf
- In-line Space - 1,280 - 5,000 sf
- Pad/Out parcel - ground lease opportunities

Lease Rates

- call for rates



Area Retailers & Restaurants



Demographics



Population Estimate

1 mi	3 mi	5 mi
6,945	85,088	235,493

Daytime Population

1 mi	3 mi	5 mi
28,121	78,642	149,076



Average Household Income

1 mi	3 mi	5 mi
\$50,215	\$71,777	\$87,206

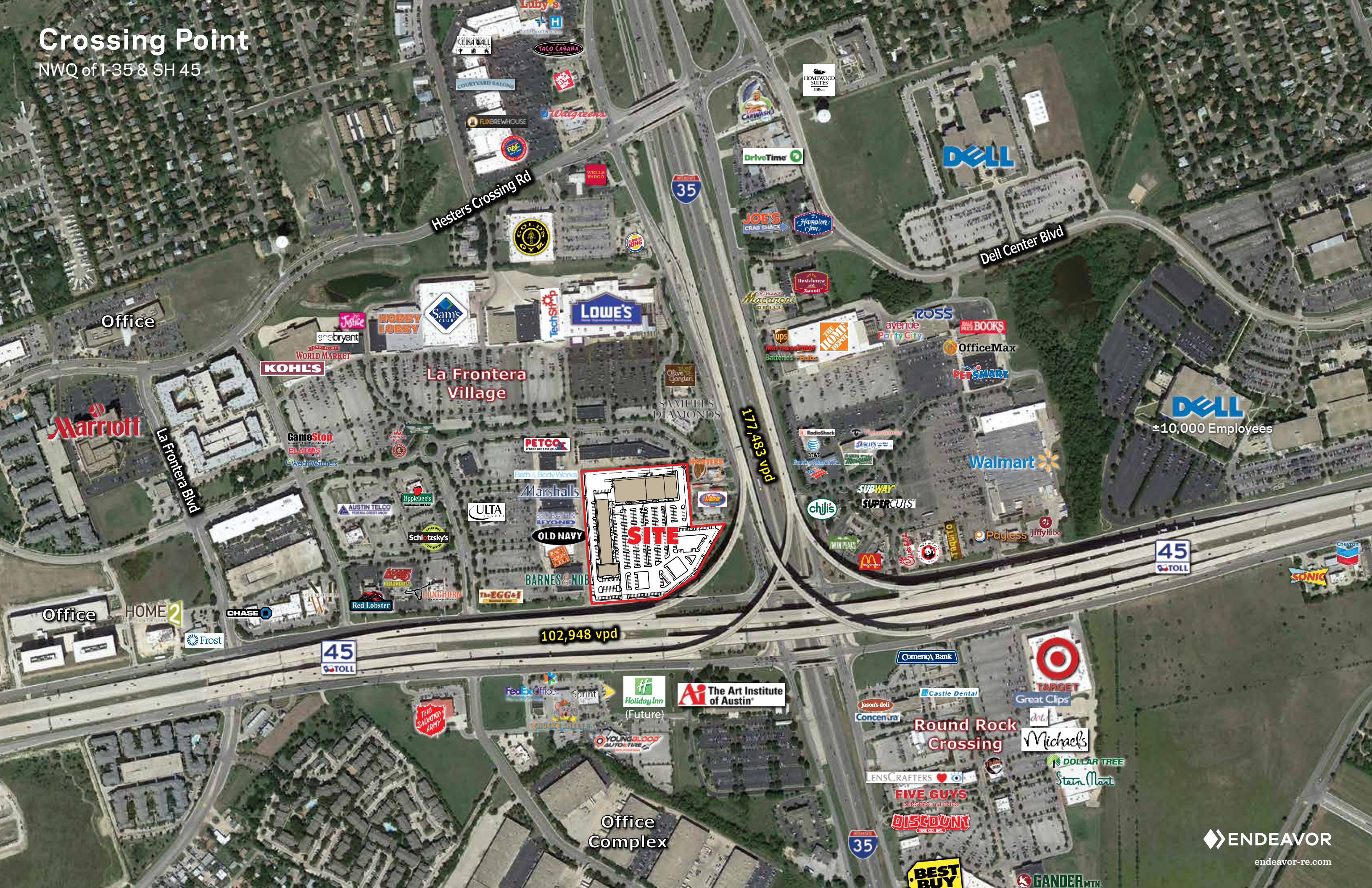


Traffic Counts

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

Crossing Point

NWQ of I-35 & SH 45



Office

Hesters Crossing Rd

35

DELL

Dell Center Blvd

La Frontera Blvd

La Frontera Village

177,483 vpd

±10,000 Employees



102,948 vpd

45

45

Office

HOME 2

CHASE

Red Lobster

THE EGG & I

BARNES & NOBLE

OLD NAVY

MARSHALLS

PETCO

GameStop

Marriott

Comerica Bank

TARGET

Round Rock Crossing

Office Complex

ENDEAVOR

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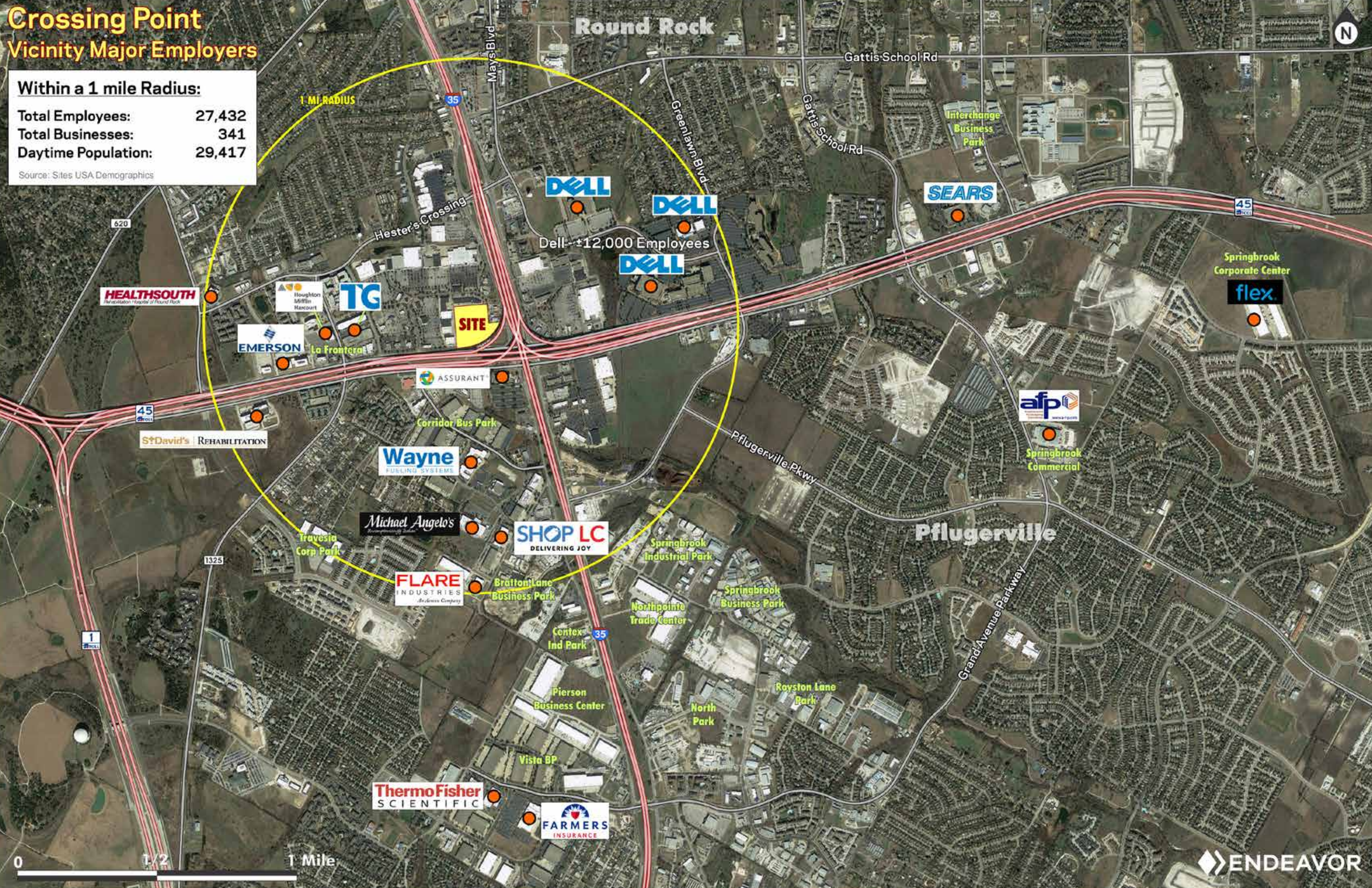
Crossing Point

Vicinity Major Employers

Within a 1 mile Radius:

Total Employees: 27,432
 Total Businesses: 341
 Daytime Population: 29,417

Source: Sites USA Demographics



DELL

DELL

SEARS

Dell - 12,000 Employees

DELL

HEALTHSOUTH
 Rehabilitation Hospital of Round Rock

TG

EMERSON

SITE

ASSURANT

Wayne
 ROLLING SYSTEMS

Michael Angelo's

SHOP LC
 DELIVERING JOY

afp
 www.afp.com

Springbrook Commercial

Springbrook Corporate Center

flex.

StDavid's REHABILITATION

Corridor Bus Park

Travesia Corp Park

FLARE
 INDUSTRIES
 An Avaya Company

Bratton Lane Business Park

Northpointe Trade Center

Springbrook Industrial Park

Springbrook Business Park

Centex Ind Park

Pierson Business Center

North Park

Royston Lane Park

ThermoFisher
 SCIENTIFIC

FARMERS
 INSURANCE

0 1/2 1 Mile

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Crossing Point NWQ of IH 35 & SH 45

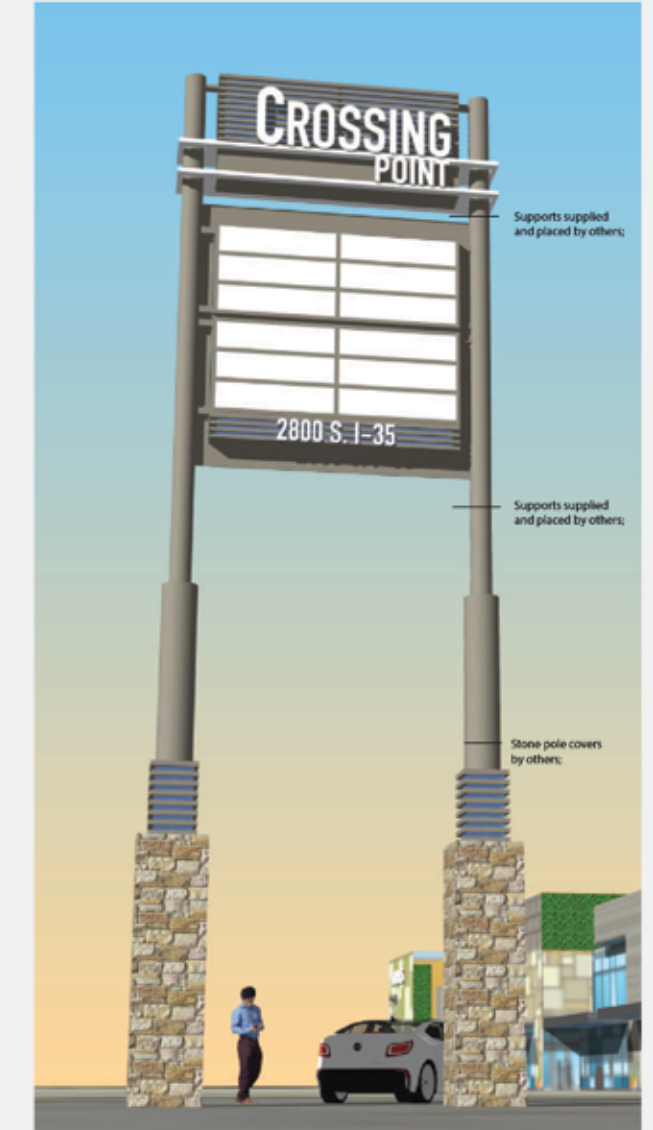


Interstate Highway 35 - (177,483 VPD)

State Highway 45 - (102,948 VPD)

1 PRELIMINARY TENANT EXHIBIT
SCALE: 1/8" = 1'-0"

PYLON SIGNAGE



Key	
	Available
	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working



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
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Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
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Designated Broker of Firm	License No.	Email	Phone
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Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
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Sales Agent/Associate's Name	License No.	Email	Phone
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_____ Buyer/Tenant/Seller/Landlord Initials _____ Date