

# Freestanding Building on IH-35 & HWY 45

210 Louis Henna Blvd, Round Rock, TX 78664

For Lease

- 3,521 SF freestanding building
- 21 parking spaces
- Ingress & Egress in all directions
- HWY 45 Frontage
- Surrounded by +1 million SF La Frontera Shopping Center & Walmart-anchored Boardwalk Shopping Center
- Next to the Dell World Headquarters

## Land Size

- 0.62 acres

## For Lease

- Call for pricing

## Demographics



### Population Estimate

1 mi	3 mi	5 mi
8,439	100,137	252,816

### Daytime Population

1 mi	3 mi	5 mi
31,528	83,426	159,273



### Median Household Inc.

1 mi	3 mi	5 mi
\$67,739	\$72,886	\$82,770



### Traffic Counts

- 181,119 VPD (IH-35 north of the site)
- 21,915 VPD (La Frontera Blvd)
- 68,683 VPD (SH-45 tolled mainline btwn La Frontera & Kouri Ave.)
- 44,196 VPD (SH-45 non-tolled service road btwn La Frontera & Kouri Ave.)



## Major Area Retailers



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

Dan Frey  
512-682-5507  
dfrey@endeavor-re.com

Adam Zimel  
512-682-5548  
azimel@endeavor-re.com

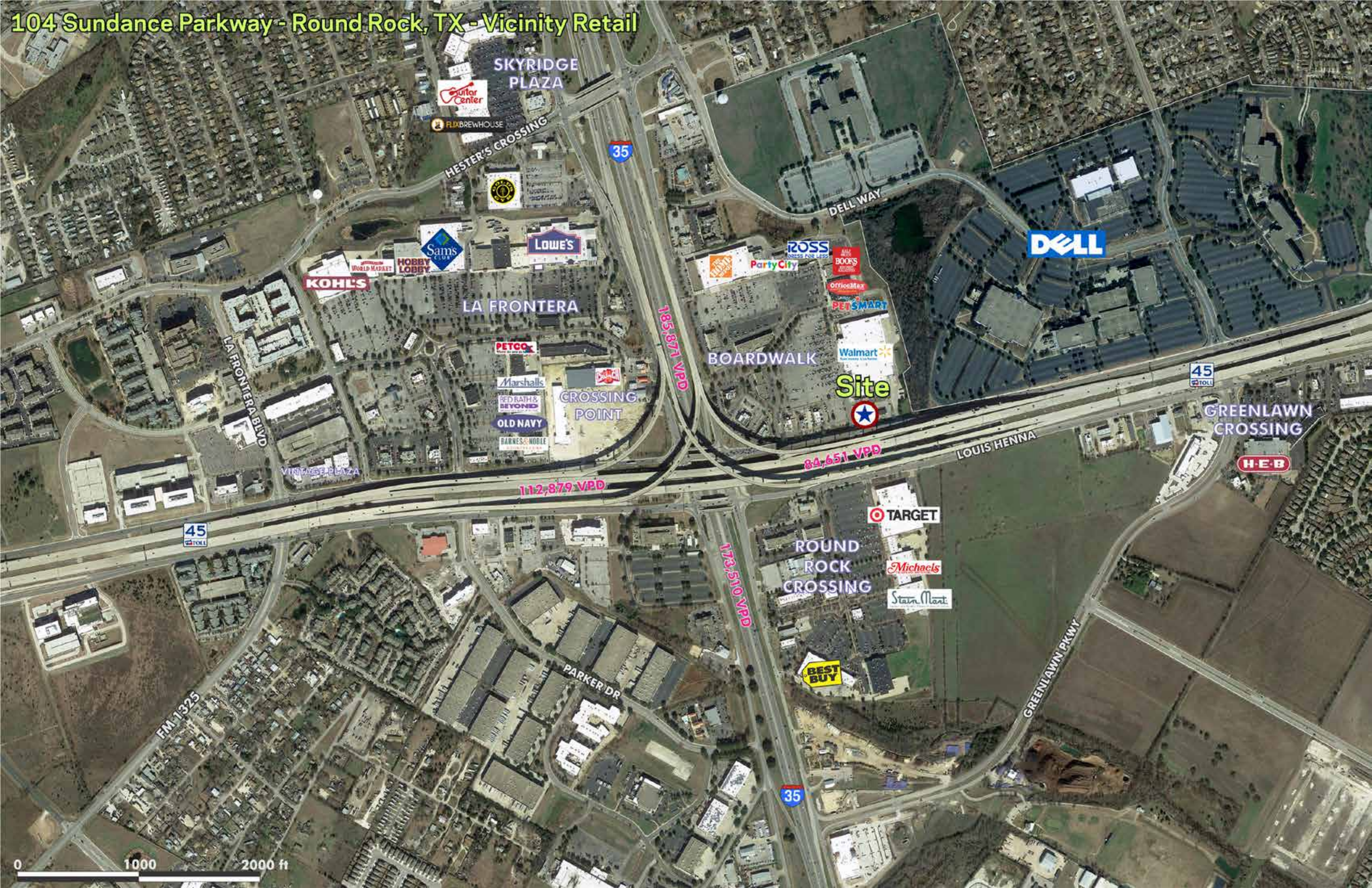
Evan Deitch  
512-682-5544  
edeitch@endeavor-re.com



endeavor-re.com



# 104 Sundance Parkway - Round Rock, TX - Vicinity Retail



SKYRIDGE PLAZA



HESTER'S CROSSING



LA FRONTERA



CROSSING POINT



BOARDWALK

Site



GREENLAWN CROSSING



LOUIS HENNA



ROUND ROCK CROSSING



173,510 VPD



GREENLAWN PKWY

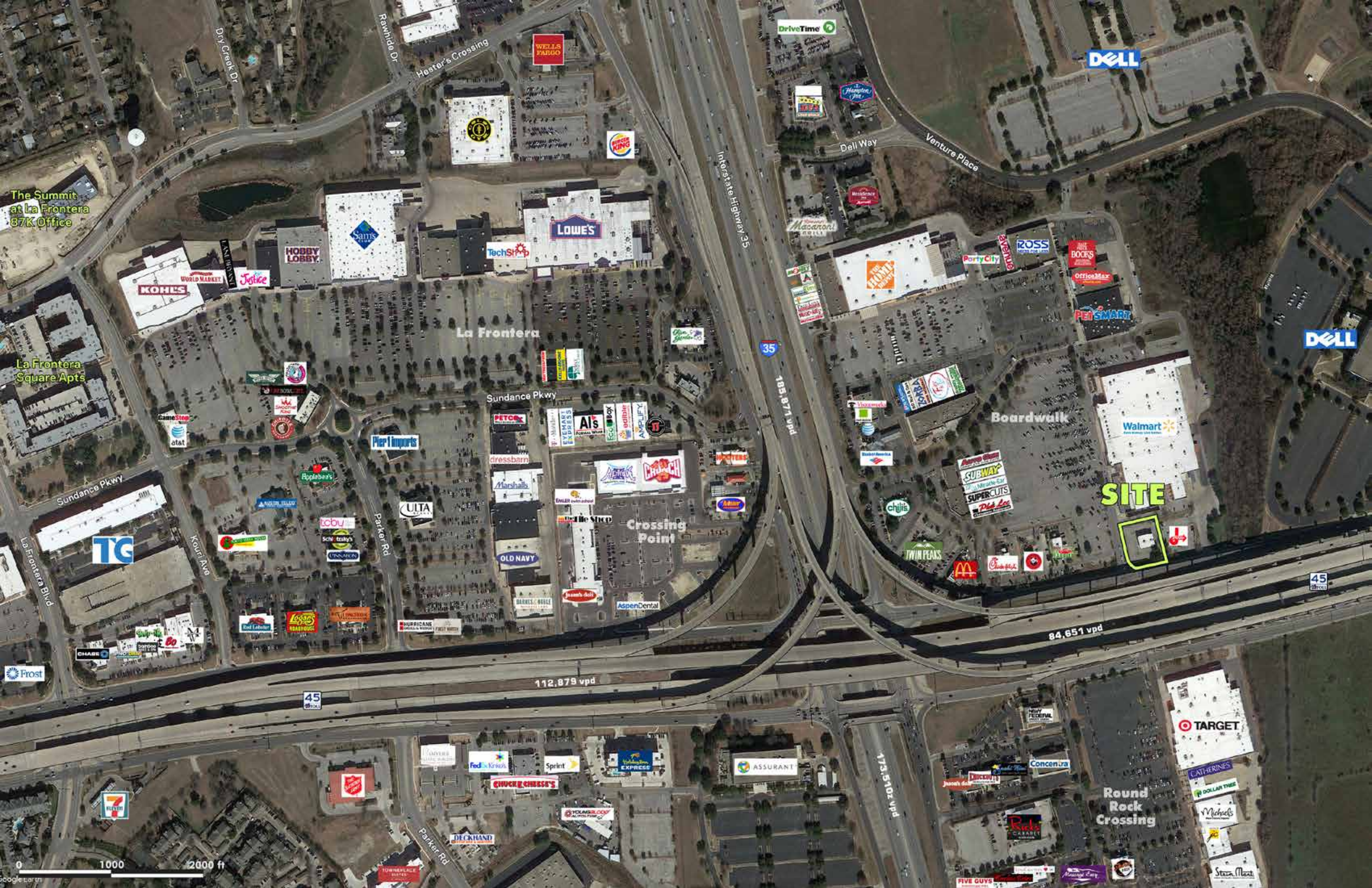


FM 1325

PARKER DR

0 1000 2000 ft





The Summit  
at La Frontera  
87K Office

La Frontera  
Square Apts

WELLS FARGO

McDonald's

DriveTime

DELL

KOHL'S

HOBBY LOBBY

Sams Club

TechShop

LOWE'S

Hampton Inn

Party City

ROSS

OfficeMax

PET SMART

DELL

La Frontera

35

185,871 vpd

Boardwalk

Walmart

SITE

Sundance Pkwy

PETCO

AL's

AMPLIFY

at&t

Pier 1 Imports

dressbarn

AMERISOURCE

WALMART EXPRESS

Walmart

Bank of America

Sundance Pkwy

Applebee's

ULTA

Marchalls

AMERISOURCE

Walmart

Walmart

chili's

Subway

SuperCuts

McDonald's

La Frontera Blvd

TC

Kouri Ave

Parker Rd

OLD NAVY

AMERISOURCE

Walmart

Walmart

chili's

McDonald's

Chick-fil-A

Walmart

112,879 vpd

45

ASSURANT

FedEx

Sprint

EXPRESS

CHUCK CHESS'S

YOUNG & RUBICAM

DECKHAND

475,510z vpd

ConcenJa

TARGET

CATHERINES

DOLLAR TREE

Michels

Star Meat

Round Rock Crossing

Red's

CARABE

FIVE GUYS

Massage City

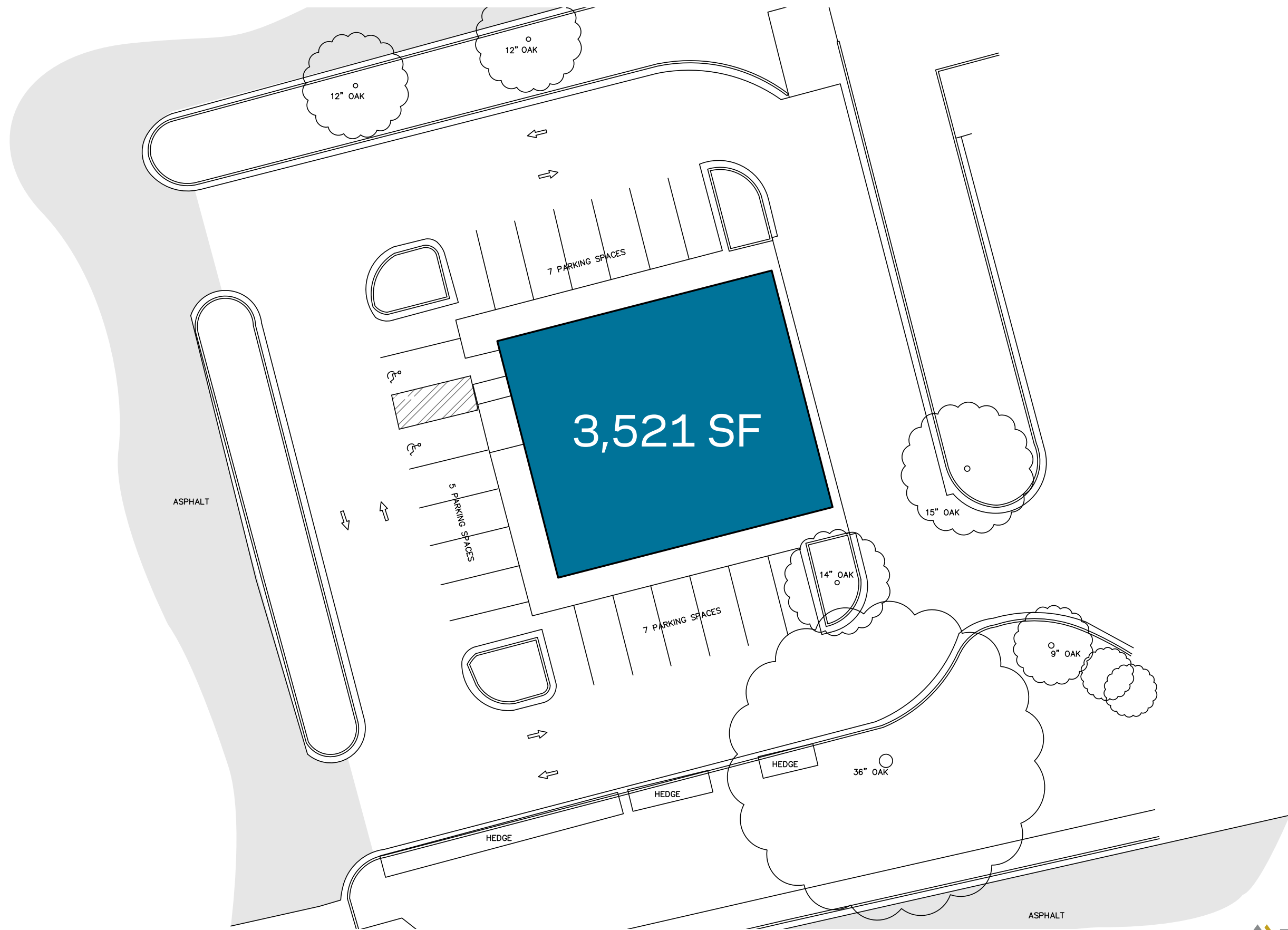
Starbucks

Star Meat

0 1000 2000 ft



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## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

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OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)