



# University Oaks Shopping Center

Round Rock, TX 78665

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- 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, Ross Dress for Less, and R.E.I.

### Space Available

- 1,600 SF
- 1,961 SF
- 32,900 SF

### 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)



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MERCEDES OF GEORGETOWN

VOLVO OF GEORGETOWN

BEASLEY MAZDA

HEWLETT AUTO DEALERSHIPS

Oakmont Dr

To Georgetown

To SH-130

FM 1460  
To Pflugerville

Teco Westinghouse  
(400 Employees)

Outdoor World  
CAVENDERS

ROUND ROCK PREMIUM OUTLETS  
(500 EMPLOYEES)

Melograno Apts at 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  
Caldwell Heights Elem

Stoney Brook

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

Scott & White Hospital  
(1,500 Employees)

CINEMARK

IN-N-OUT

H-E-B

CVS pharmacy

EXXON

Miranda's Cafe

Compass

Walgreens

McDonald's

Round Rock Primary Care & Specialty Clinic

Indian Ridge

Laurel Ridge

TX A&M HEALTH SCIENCE CENTER  
(165 STUDENTS)

1431

IKEA  
University Oaks

REI

Firestation

JCPenney

CHANDLER CREEK BUSINESS PARK

Sunrise Rd

Eagle Ridge

Lakeside

Union Hill Elem

Hopewell Middle School

Meadow Lake

0 1/4 1/2 Mile



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Outdoor World  
TRACKER  
CAVENDER'S  
LA-Z-BOY  
Teravista Parkway  
Oakmont Dr

Round Rock Premium Outlets  
114 Retailers

Scott & White Hospital  
(1,500 Employees)

CINEMARK  
H-E-B  
Popeyes  
McDonald's  
Wendy's  
Chick-fil-A  
Subway  
CVS pharmacy  
Exxon  
University  
Shell  
Burger King

Round Rock Primary Care & Specialty Clinic

University Oaks  
IKEA  
REI  
JO-ANN  
PETSMART  
FRIDAY'S  
WORLD MARKET  
WALDEN'S  
DICK'S Sporting Goods  
DSW  
ROSS  
JCPenney  
Austin Telco  
Kinross

Chandler Creek Business Park

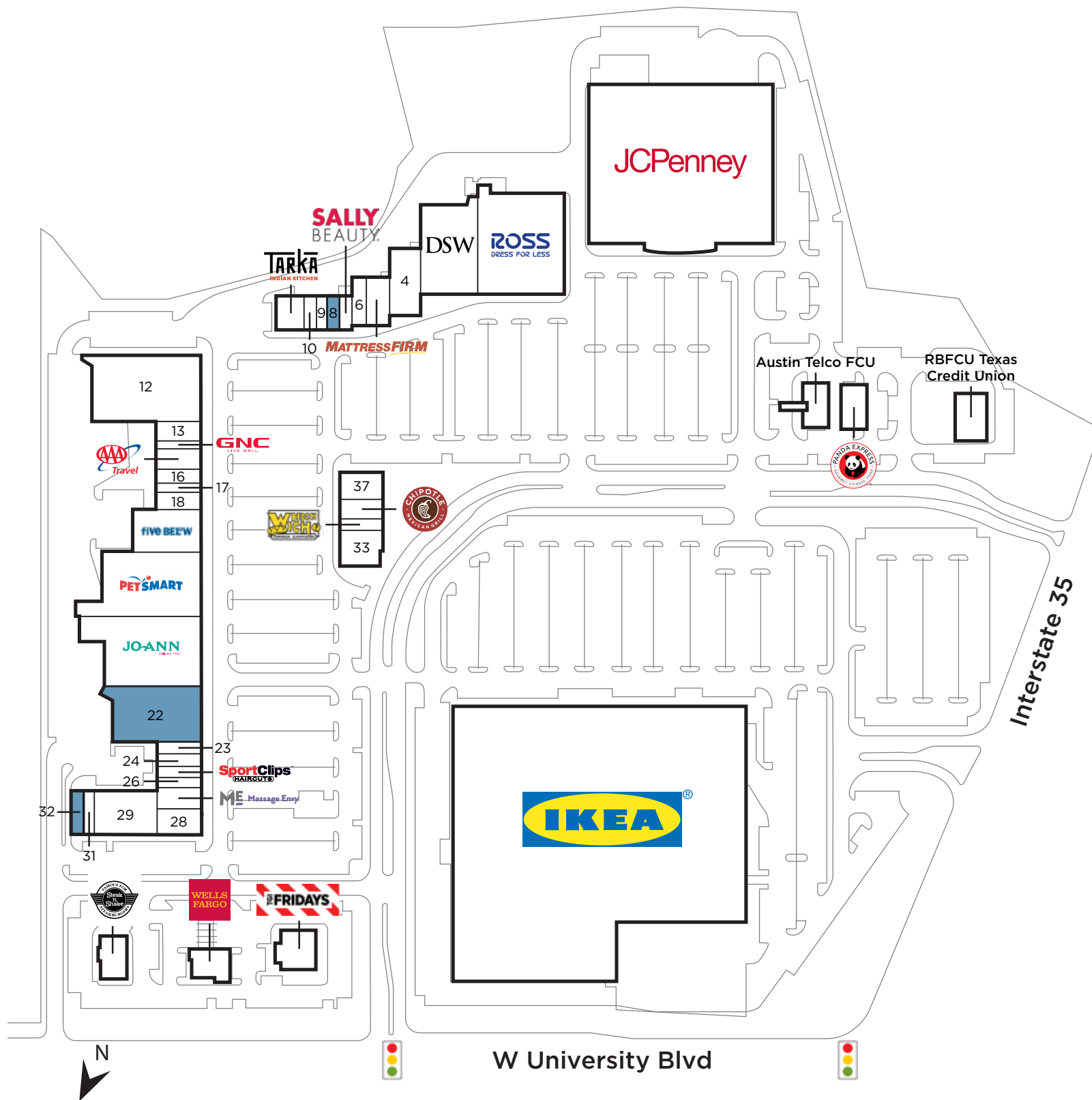
1431

35

0 1/8 1/4 Mile



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1	J.C. Penney	N/A
2	Ross Dress for Less	30,187 SF
3	DSW	17,940 SF
4	Salons @ University Oaks	7,054 SF
5	Mattress Firm	4,000 SF
6	Z Nails & Spa	2,254 SF
7	Sally Beauty Supply	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	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	Available	1,961 SF
33	Razzoo's Cajun Cafe	5,000 SF
34	Which Wich Superior Sandwiches	1,760 SF
35	Chipotle Mexican Grill	2,700 SF
37	Mighty Fine Burger Fries Shakes	3,945 SF
38	TGI Friday's	N/A

39	Wells Fargo Bank	N/A
40	Steak 'N Shake	N/A
41	IKEA	N/A
42	Austin Telco Federal Credit Union	N/A
45	Panda Express	N/A



11-2-2015

## 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.

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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