

CALL FOR MORE INFORMATION



FOR LEASE

\$18.00 PSF / YR NNN  
\*NNNS \$6.50 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,200 SF - 4,900 SF

PROPERTY HIGHLIGHTS

- Easy on/off access with no traffic lights or impediments
- Jarrell is the first major stopping point for vehicles traveling from San Antonio to Dallas along 130
- Drive-thru availability Grease traps in place
- Covered patio available
- Access to Pylon Signage
- Additional Rear Access to Retail Center for Truck Stop
- TI available
- Community grease trap available

TRAFFIC COUNT

IH-35: 84,129 VPD  
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



**4.7%**  
PROJECTED ANNUAL GROWTH  
(2020-2025)  
3 MILE RADIUS



**\$61.01M**  
TOTAL RETAIL EXPENDITURE  
3 MILE RADIUS



**\$53,736**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**84,129 VPD**  
IH-35

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# Sonterra Center

NEQ OF IH-35 & SONTERRA BLVD  
11720 NORTH IH-35  
JARRELL, TX 76537



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Rank	Property	2019 No. Of Housing Starts	Neighborhood	2019 No. Of Home Closings	Major Cross Streets	County
1	<b>I-35/CR 313/Sonterra Blvd., Jarrell, Texas</b> I-35/CR 313/Sonterra Blvd. Jarrell, TX 76537	547	Sonterra	437	I-35/CR 313/Sonterra Blvd.	Williamson
2	<b>I-35/FM 2001/Overpass Road, Buda, Texas</b> I-35/FM 2001/Overpass Road Buda, TX 78610	493	Sunfield	437	I-35/FM 2001/Overpass Rd.	Hays
3	<b>H-130/E. Pecan St./Weiss Ln., Pflugerville, Texas</b> H-130/E. Pecan St./Weiss Ln. Pflugerville, TX 78660	482	Carmel	441	SH-130/E. Pecan St./Weiss Ln.	NA

## Austin area home to 3 of nation's top-selling neighborhoods

Austin is on the national radar for its fast-growing master-planned communities – a reputation that could flourish in the coming year as the population continues to swell.

Three subdivisions near the Texas capital were recently named among the 50 top-selling master-planned communities in the nation, including No. 11 in the United States, Sonterra in Jarrell.

That was according to the closely watched annual ranking produced by Washington, D.C.-based RCLCO Real Estate Advisors, the latest edition of which was released Jan. 3.

Sonterra – which is about 40 miles north of downtown Austin – sold 741 homes in 2019. Sonwest is the developer and builders active in the community include D.R. Horton Inc., Lennar Corp., LGI Homes and Starlight Homes.

The other Austin-area communities to make RCLCO's list were Sunfield in Buda and Santa Rita Ranch in Liberty Hill. Sunfield, developed by Scarborough Lane, came in at No. 17 with 550 sales last year and Santa Rita Ranch, developed by Mariner Real Estate, came in at No. 48 with 372 sales.

Both Sonterra and Sunfield are seeing rapid growth because they are supplying many homes that start at under \$300,000. Those more affordable homes are in low supply and high demand, said Vaika O'Grady, Austin regional director for residential real estate data collector Metrostudy.

Sonterra is on the northern edge of Williamson County. That can mean a one-way commute of over an hour to downtown Austin when traffic is heavy.

But O'Grady said Sonterra and other Williamson County communities are benefitting from the growth of employment hubs on the north side of the metro area, like The Domain and Apple's new \$1 billion campus off Parmer Lane.

"Having employment growth on the north side of town really benefits that northern corridor," she said. "Not everyone is having to commute to downtown Austin anymore."

Austin Business Journal highlighted some of those employment and demographic shifts at its most recent North Austin Growth Summit, held in April. Tech giants are building offices, homebuilders are anxious to turn empty fields into new neighborhoods and commercial developers are not far behind with new stores and restaurants.

RCLCO also named the top-performing master-planned communities of the decade. Four communities in the Houston area made the list – but none from Austin did. Master-planned communities have propelled much of the growth in the Houston area in the past 10 years, especially in suburbs like Katy and The Woodlands.

O'Grady pointed out that Austin has a history of big, successful master-planned communities, from Circle C to Steiner Ranch. And she expects more Austin communities could make the RCLCO list next year as some new developments start to deliver.

*Source: Austin Business Journal*

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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.

11-2-2015



## 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:
  - 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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	<b>leads@resolutre.com</b>	<b>512.474.5557</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date