

New Retail Coming 2021



The Shops at Mayfield Ranch

Whitestone Blvd. West of I-35 between CVS & Quick Trip | Round Rock, TX 78681



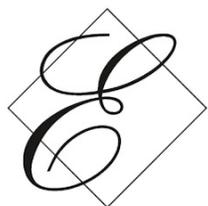
EXECUTIVE REAL ESTATE GROUP
Austin | Houston | DFW | San Antonio

FOR LEASE

**End Cap Drive -Thru, In -Line Retail,
End Cap Restaurant With Patio**



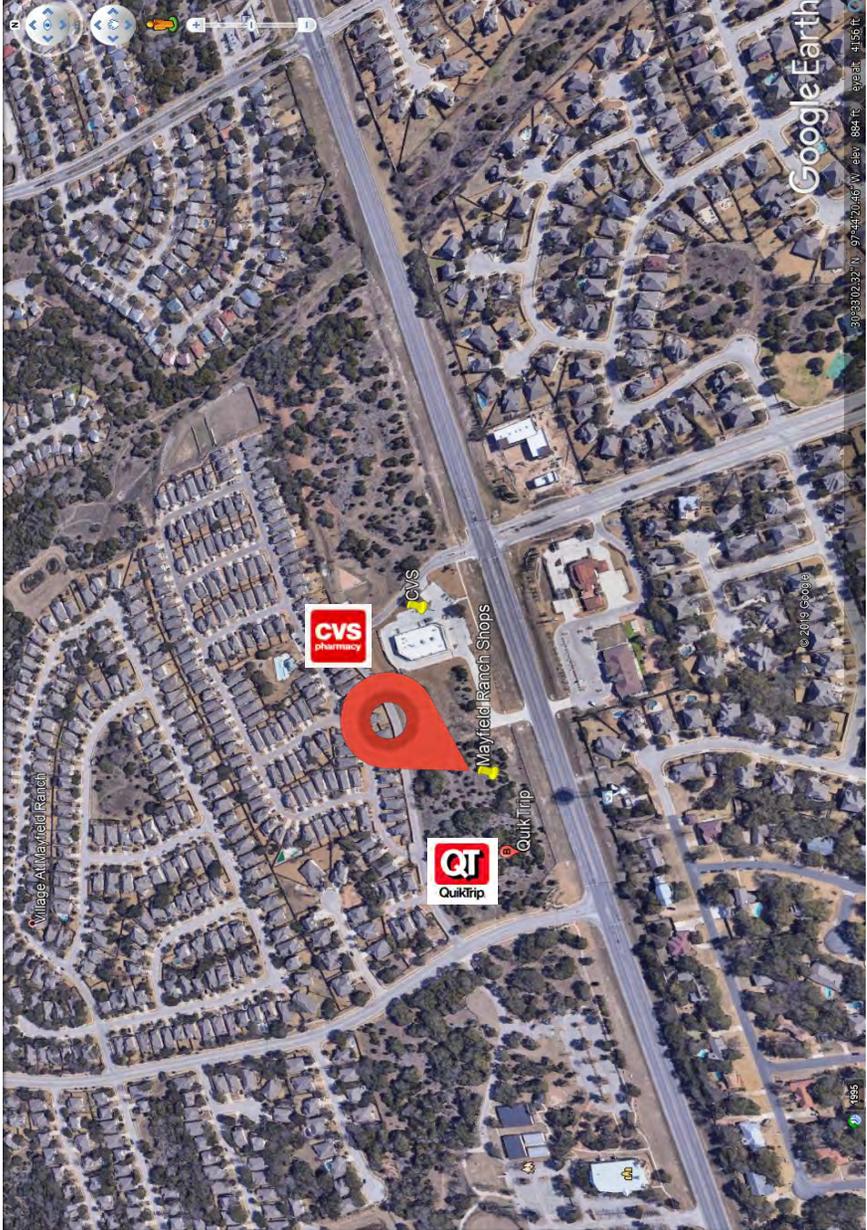
Demographics



EXECUTIVE REAL ESTATE GROUP
Austin | Houston | DFW | San Antonio

YEAR 2019	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,145	54,676	143,373
DAYTIME POPULATION	7,269	35,349	121,548
AVERAGE HH INCOME	\$134,556	\$135,463	\$116,526
TOTAL HOUSEHOLDS	4,546	18,934	50,283

J.E. Aranda, Broker | 512-750-5690 | Justen@eregtx.com
Serving Austin | DFW | Houston | San Antonio



Lease Pricing

\$27- \$32 PSF + NNN

13,000 SF Building

Details

- Area Retailers Ikea, HEB, CVS, Quick Trip
- Zoning: Commercial Retail
- Frontage: Approx 250' on Whitestone Blvd.
- 44,000 Vehicles per day
- Tenant Improvement package available
- Located in front of Mayfield Ranch master plan subdivision
- New development delivery 2021



Reserve At Mayfield Ranch

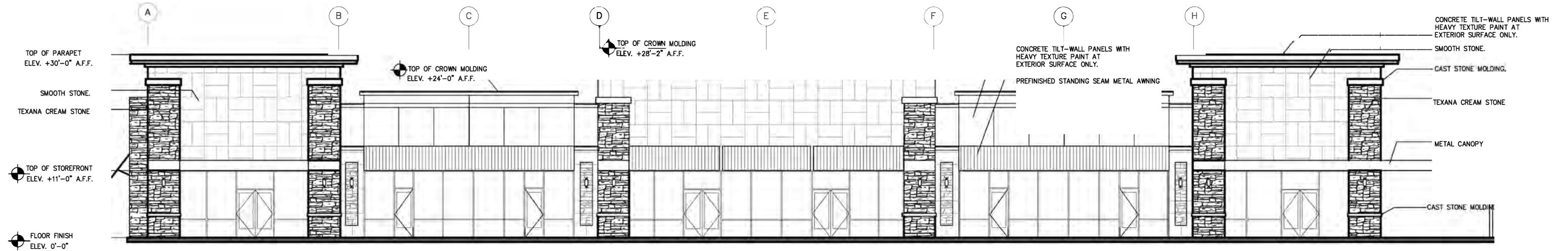


Subject

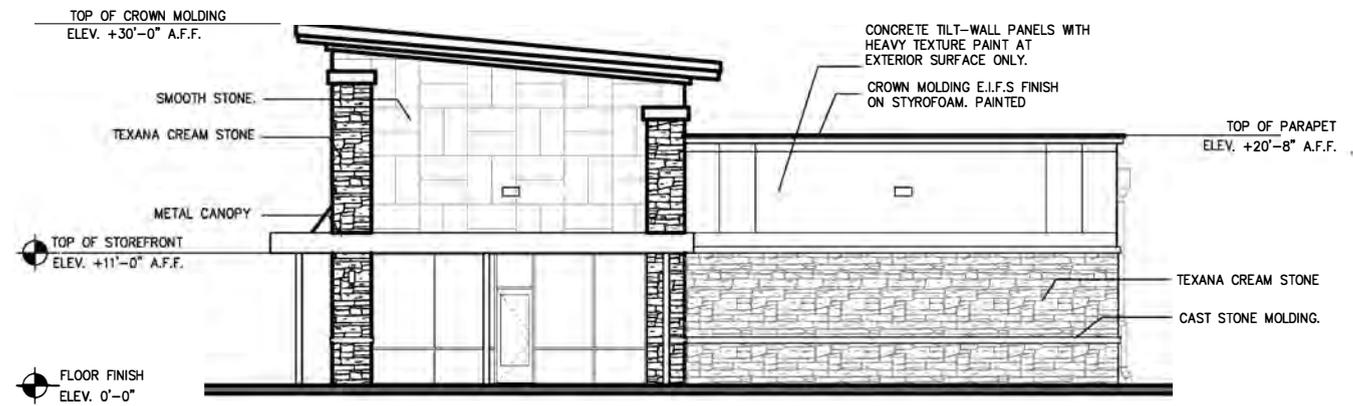
Whitestone Blvd. 1431



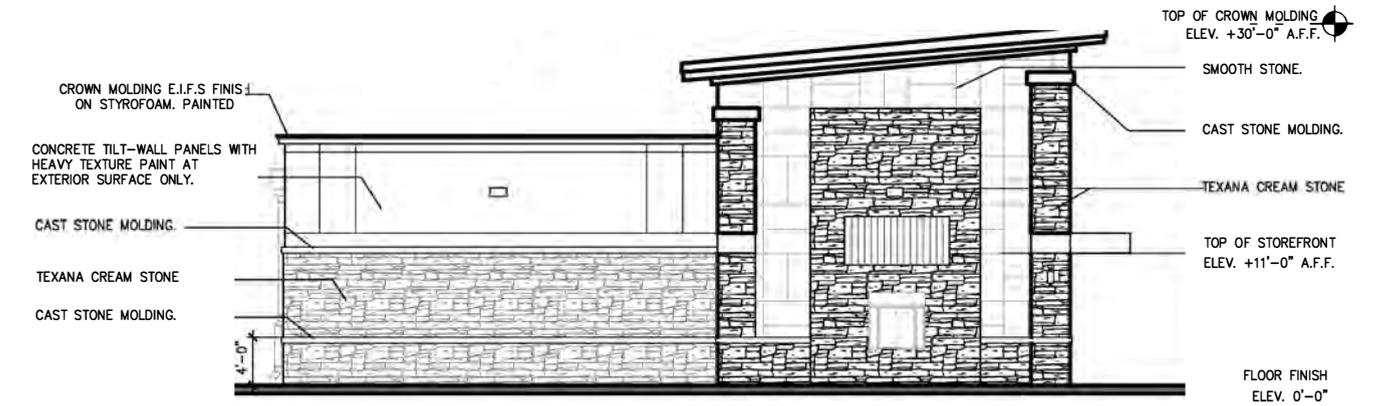
Elevation



FRONT ELEVATION



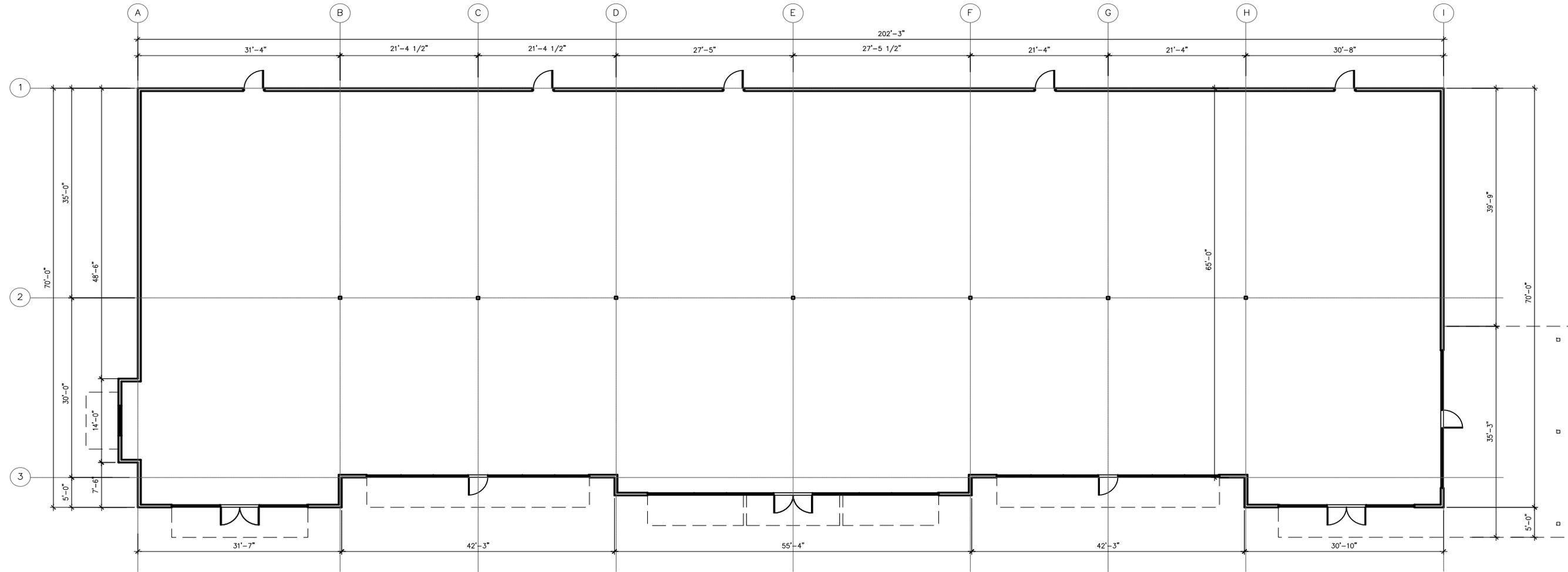
RIGHT ELEVATION



LEFT ELEVATION



Floor Plan Layout



EXECUTIVE REAL ESTATE GROUP
Austin | Houston | DFW | San Antonio

J.E.Aranda, Broker | 512-750-5690 | Justen@eregtx.com
Serving Austin | DFW | Houston | San Antonio



Location Overview

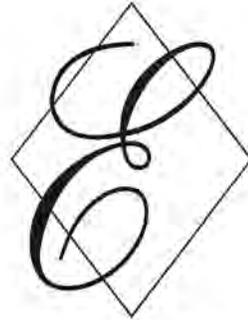
Round Rock, Texas, with a population of around 116,000, is located 15 miles north of Austin in the Central Texas hill country. Round Rock is the 31st largest City in Texas, according to the 2010 U.S. Census Bureau data.

Major employers include Dell, Sears Teleserv, Emerson and Texas Guaranteed Student Loan. Its combined property tax and utility rates are among the lowest in the region. It has an award-winning park system, school district and is one of the safest cities with a population of at least 100,000 population in the United States.

Round Rock is one of the fastest growing cities in the nation, and one of the best-managed cities in Texas. The city has maintained high quality of life while becoming a major center for economic growth in Central Texas, with industry clusters in Clean Energy, Advanced Manufacturing, Life Sciences and Computer/Software Development.

Planning: As the winner of the prestigious Comprehensive Planning Award from the Texas Chapter of the American Planning Association and a 3CMA Savvy Award for Community Visioning, the City prides itself on its long-term strategic planning.

Dell's worldwide headquarters is located in Round Rock, a suburb of Austin.



EXECUTIVE REAL ESTATE GROUP

Austin | Houston | DFW | San Antonio

J.E. Aranda, Broker TX

License #584534

(512) 750-5690

justen@eregtx.com

www.eregtx.com



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.

<i>Executive Real Estate Group</i>	<i>9000645</i>	<i>justen@eregtx.com</i>	<i>512-368-9360</i>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<i>J.E Aranda</i>	<i>584534</i>	<i>justen@eregtx.com</i>	<i>512-750-5690</i>
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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