

# Louis Henna Retail

Round Rock, TX 78664

41,869 VPD

15,154 VPD

LOUIS HENNA BLVD

1,200 SF

MOD  
Open & Operating

FedEx  
Express  
Open & Operating

PARKING LOT



SITE



Castle Dental

Concentra

Tiff's Treats



Jason's deli

KNOCKOUTS

Great Clips

SALLY BEAUTY

Michaels

**The District**  
3mm SF Office,  
200K SF Retail,  
247 Hotel Rooms,  
900+ MF Units

# Louis Henna Retail

Round Rock, TX 78664

## THE PROJECT

- New multi-tenant in front of Target
- 2 million+ SF at the regional intersection

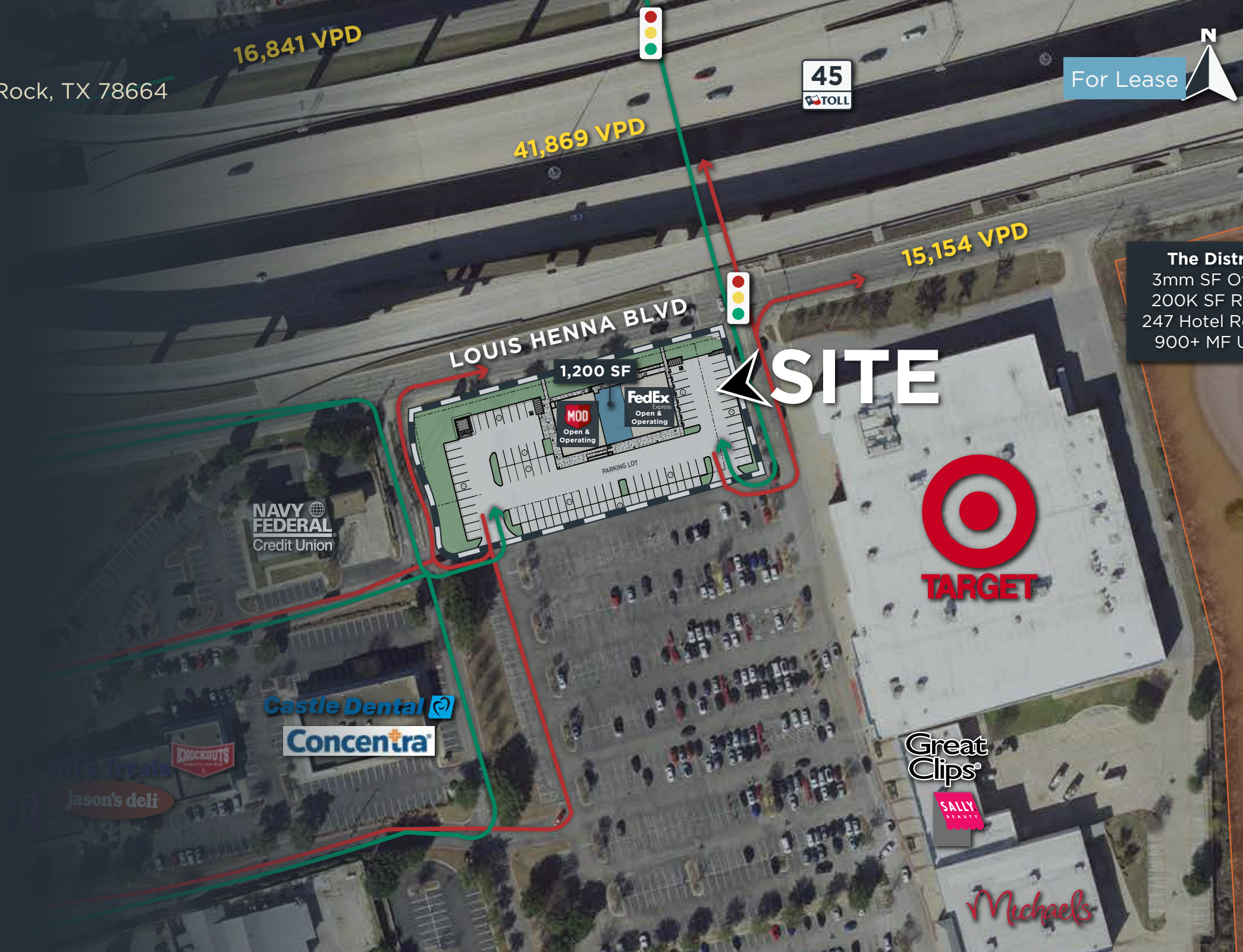
## SPACE AVAILABLE

- 1,200 SF

## LEASE RATES

- \$13/SF estimated NNN's
- Please contact broker for details

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION ESTIMATE

3 mi	5 mi
99,528	263,548



### DAYTIME POPULATION

3 mi	5 mi
67,320	150,666



### MED. HOUSEHOLD INCOME

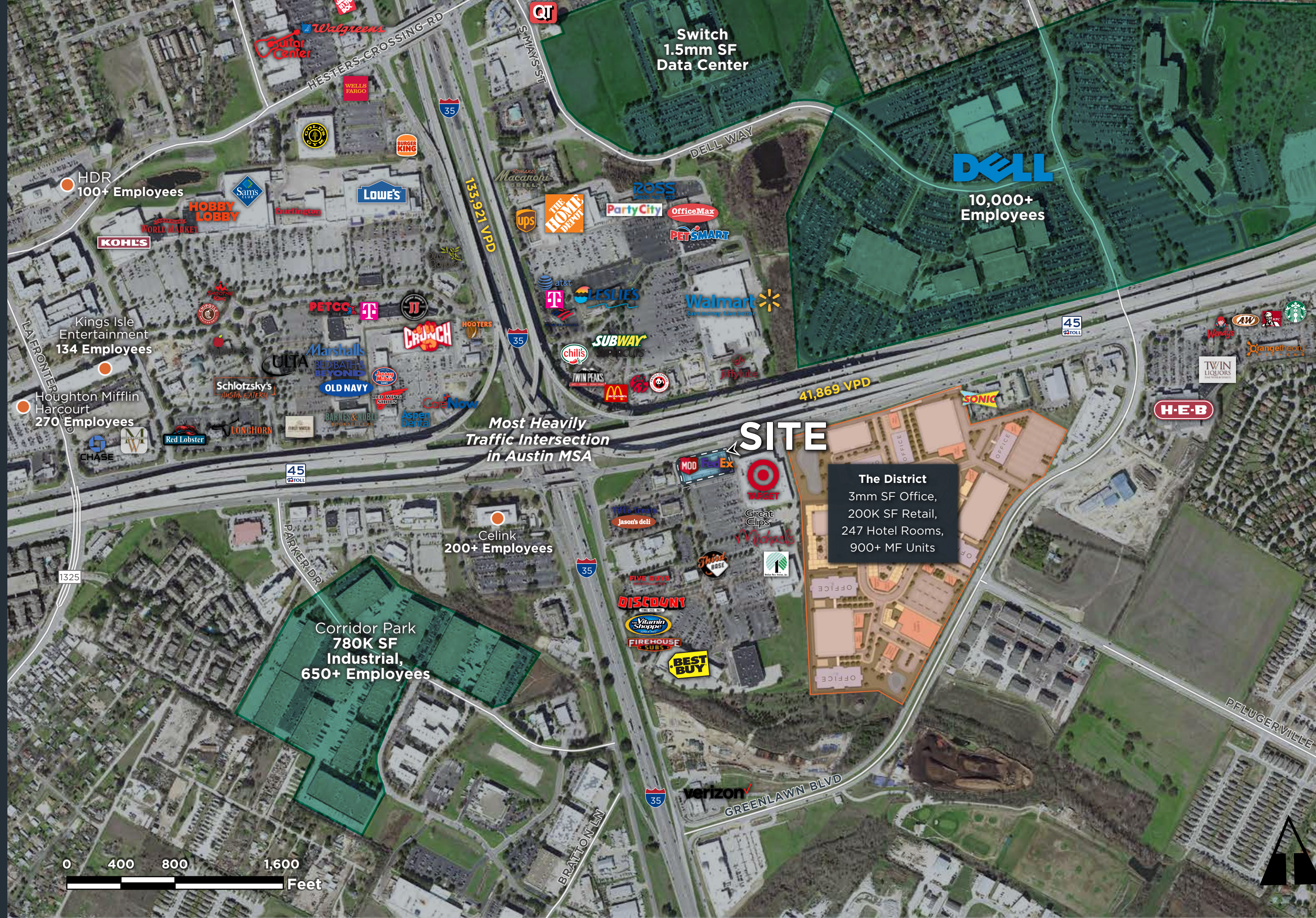
3 mi	5 mi
\$78,871	\$89,615



### TRAFFIC COUNTS

- 16,841 VPD (SH-45, frontage)
- 133,921 VPD (IH-35, both ways)
- 41,869 VPD (SH-45, both ways)







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41,869 VPD

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NAVY  
FEDERAL  
Credit Union

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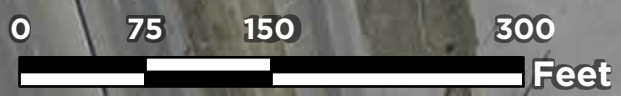
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133,921 VPD





45  
TOLL

35



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Credit Union

SITE



FedEx  
Express

45  
TOLL

41,869 VPD

35

133,921 VPD





45  
TOLL

H-E-B

**DELL**  
Round Rock  
Campus

45  
TOLL

**Walmart**  
Save money. Live better.

45  
TOLL  
41,869 VPD

**The District**  
3mm SF Office,  
200K SF Retail,  
247 Hotel Rooms,  
900+ MF units

**TARGET**

Great  
Clips

SALLY  
BEAUTY

**Michaels**  
Where Creativity Happens

**DOLLAR TREE**

**Third  
BASE**

LOUIS HENNA BLVD 15,154 VPD  
MOD  
FedEx

**SITE**



LOUIS HENNA BLVD 15,154 VPD



Available

LOI Working

Negotiating Lease

Lease Executed



Open & Operating

1,200 SF



Open & Operating

PARKING LOT

EXISTING  
PARKING LOT



Available

LOI Working

Negotiating Lease

Lease Executed

LOUIS HENNA BLVD.





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 counteroffer 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.

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Sales Agent/Associate’s Name

License Number

Email

Phone

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)

