

Plaza Volente

SEQ of FM 620 & Anderson Mill Rd

H-E-B
fresh

Plaza Volente

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For Lease

THE SITE

- HEB anchored shopping center
- High income demographic
- Located at signalized intersection

SPACE AVAILABLE

- 1,470 SF
- 1,788 SF
- 2,003 SF | [VIEW THE VIRTUAL TOUR](#)
- 3,200 SF | 2nd Gen. Fitness

RATES

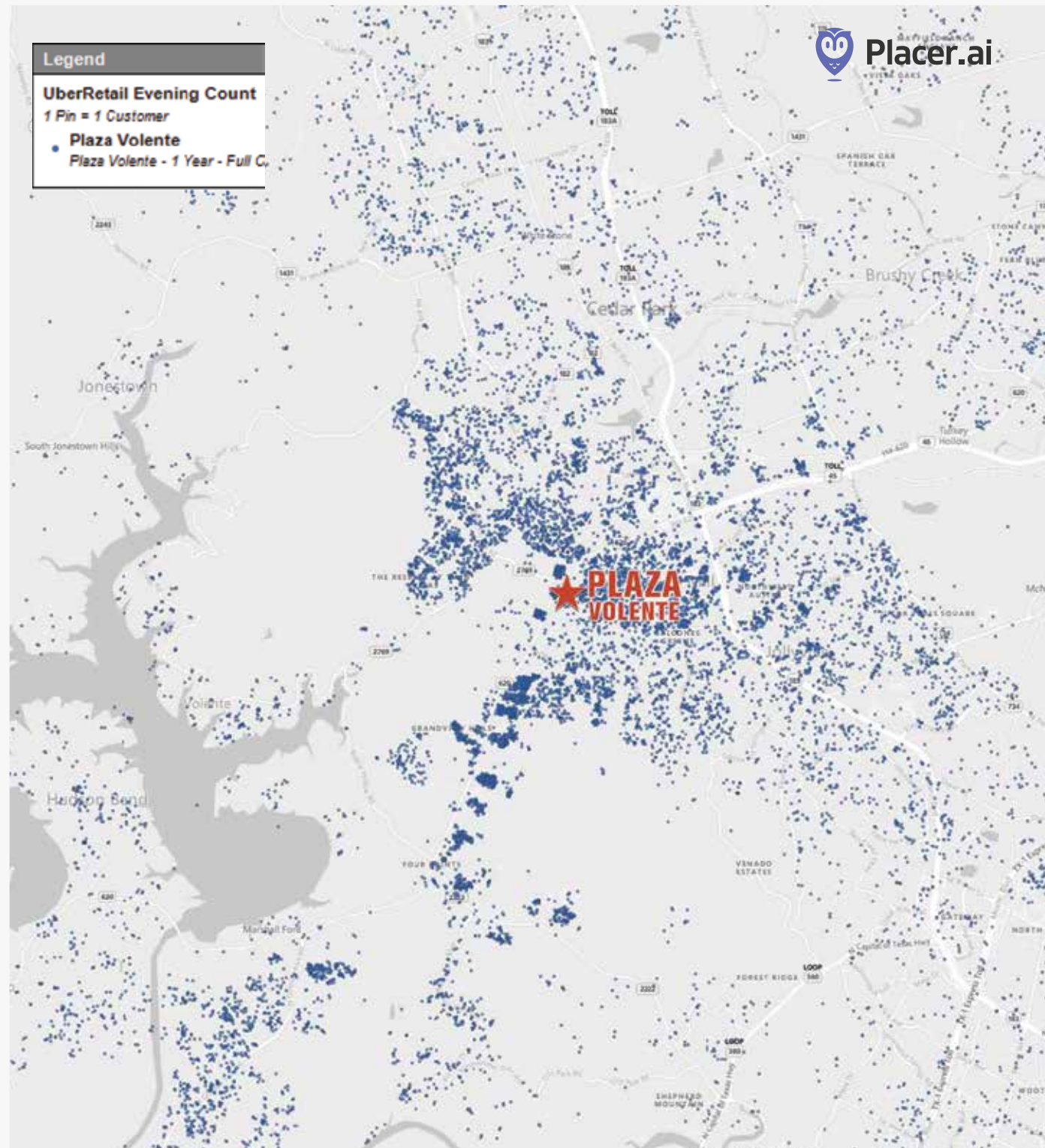
- Please call for pricing
- NNN's estimated to be \$13.62/SF

NEARBY RETAILERS

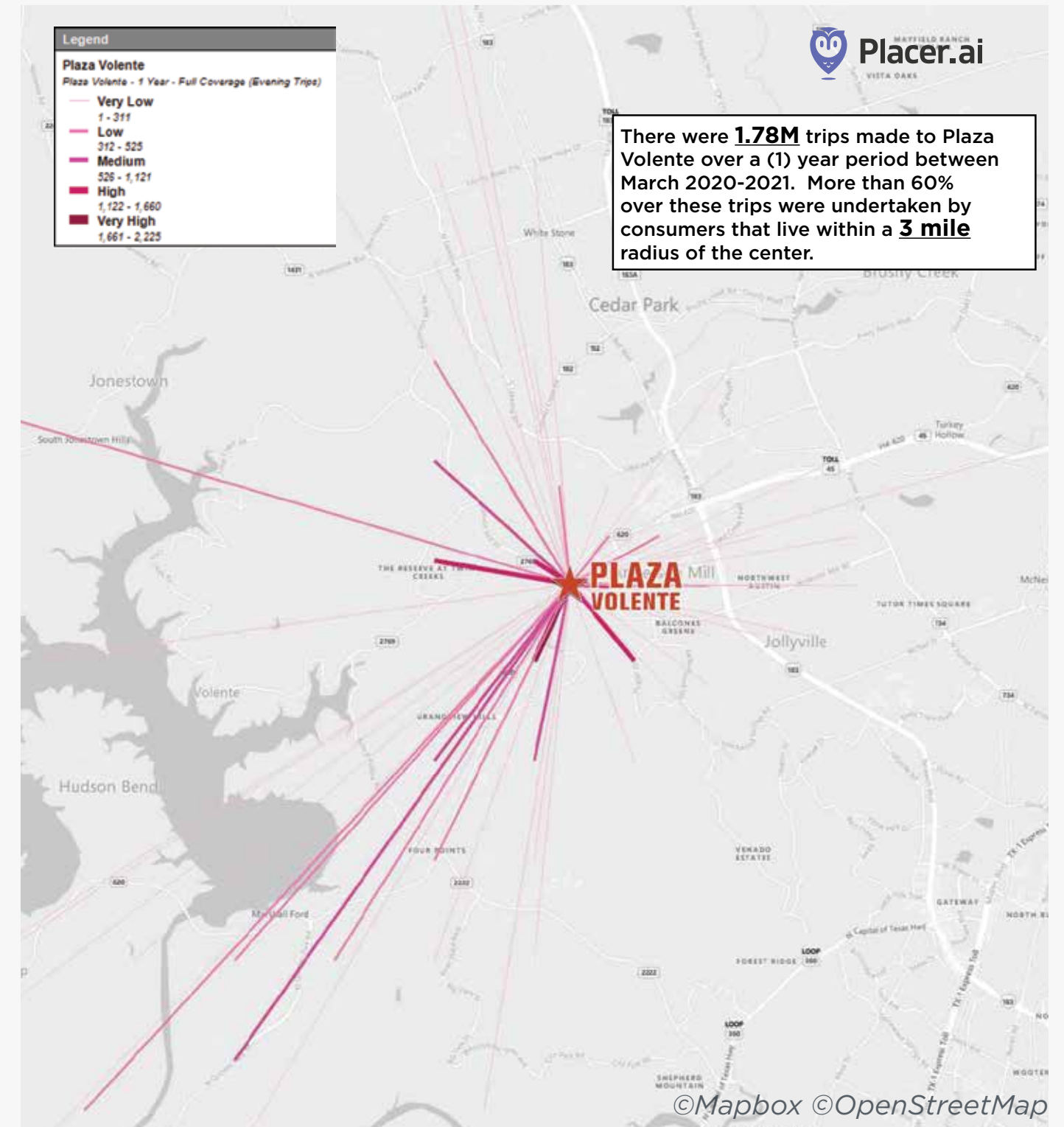


DEMOGRAPHICS (2024)

|  | POPULATION ESTIMATE | | |  | DAYTIME POPULATION | | |  | MED. HOUSEHOLD INCOME | | |  | TRAFFIC COUNTS | |
|--|---------------------|--------|---------|---|--------------------|--------|--------|---|-----------------------|-----------|-----------|---|-----------------------|---------------------------------|
| | 1 mi | 3 mi | 5 mi | | 1 mi | 3 mi | 5 mi | | 1 mi | 3 mi | 5 mi | | | |
| | 8,744 | 78,646 | 170,476 | | 4,384 | 45,978 | 97,742 | | \$150,276 | \$123,035 | \$120,540 | | - 43,885 VPD (FM 620) | - 25,847 VPD (Anderson Mill Rd) |

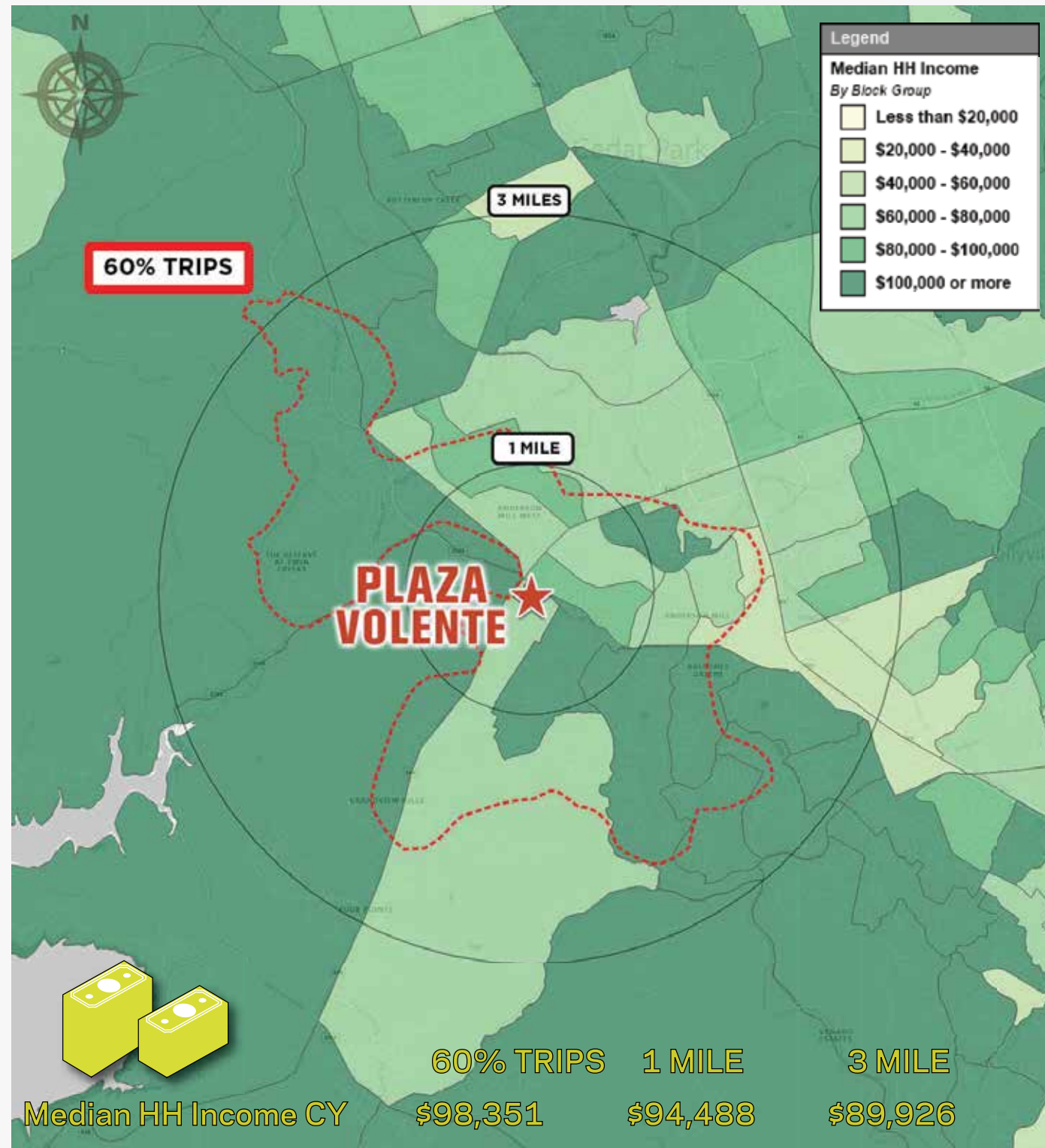


DOT MAP

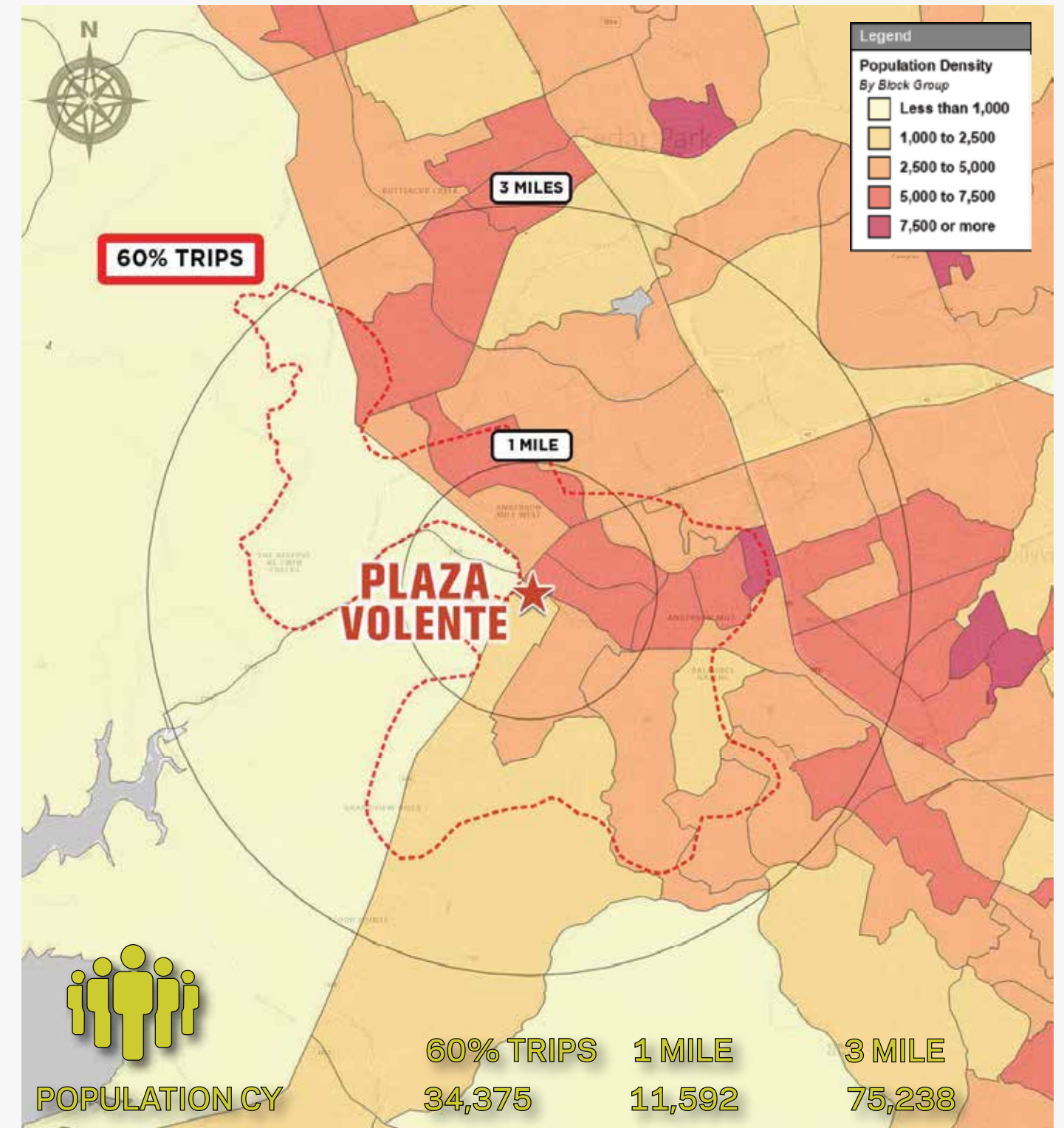


DESIRE LINE MAP

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.



MEDIAN HH INCOME



POPULATION DENSITY CY



Cedar Park High School

LAKELINE MALL

★ macy's JCPenney
R REGAL Dillard's

LAKELINE PLAZA

PETSMART TJ-maxx BEST BUY
ROOMS TO GO OLD NAVY popshelf
five BELOW ROSS OfficeMax

THE HUB

MEGA FURNITURE Fast Eddie's
Chair King STRAIT

Cypress Elementary

El Salido Pkwy

Hill Country Christian

620

Pecan Park Blvd

183

Anderson Mill Rd

MARKET AT LAKE CREEK

24 FITNESS O'Reilly FITNESS CONNECTION
9 goodwill STEEZY CHURCH THERY
Habitat for Humanity AUSTIN CHURCH CLUB

Lake Creek Pkwy

Grisham Junior High

Westwood High School

Purple Sage Elementary

PLAZA VOLENTE

H-E-B HOTWORX Jockey
TORCHYS TACOS Starbucks MOD PANDA EXPRESS
CareNow SL TWIN LIQUORS
Great Clips Total Men's PRIMARY CARE PINCH-A-PENNY POOL-PATIO-SPA

120 Unit Multifamily Under Construction

Anderson Mill Elementary

620

Anderson Mill Rd

Spicewood Elementary

Boulder

0 1/4 1/2 Mi



Anderson Mill Rd

El Salido Pkwy

Purple Sage Elementary

El Salido Parkway

43,885 VPD

25,847 VPD

Anderson Mill Rd

H-E-B

Plaza Volente

120 Unit Multifamily Under Construction

0 1/8 1/4 Mi





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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Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

