

Sendero Springs

Round Rock, TX 78681

THE SITE

- Located along RM 1431
- Signalized Intersection

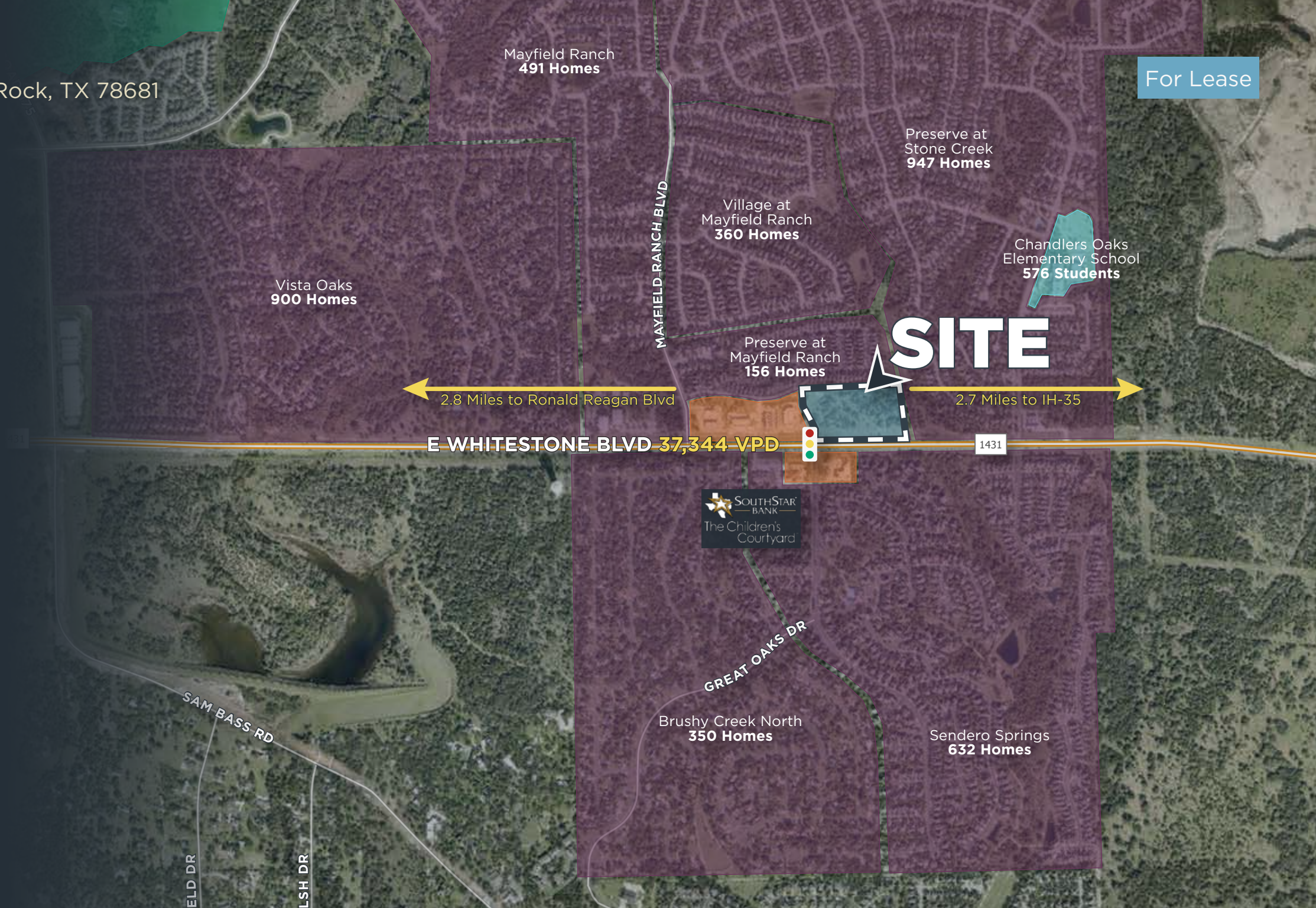
SPACE AVAILABLE

- Pad Sites: ±0.86 - ±2.58 ac.
- Retail Space: 1,200 - 6,480 SF

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2025)





THE DISTRICT OF NEW HOPE
500k SF Industrial | 30K SF Retail

the PARKE

WHOLE FOODS MARKET, DICK'S Sporting Goods, Michaels, Marshalls, DSW, Nordstrom Rack, ULTA BEAUTY, OLD NAVY, Starbucks, Chuy's, World Market, CAVENDER'S, petco, TWIN LIQUORS, MATTRESS FIRM, Red Robin, POTBELLY, CoreNow, swish, Freebirds, and others.

1890th RANCH
EIGHTEEN NINETY RANCH

SUPER TARGET, CINEMARK, CRUNCH, Academy, PETSMART, Burlington, Office Depot, Hobby Lobby, SEPHORA, ROSS, DOLLAR TREE, Verizon, Firehouse Subs, and others.

ROUND ROCK PREMIUM OUTLETS

GAP, Columbia Sportswear Company, ZALES, Starbucks, Under Armour, NIKE, PLACE, Bath & Body Works, LOFT, adidas, Levi's, carter's, Eddie Bauer, Reebok, BANANA REPUBLIC ANN TAYLOR, COACH.

UNIVERSITY COMMONS

H-E-B, CINEMARK, TOMLINSON'S, TWIN LIQUORS, THE JOINT chiropractic, IN-N-OUT, at&t, MATTRESS FIRM, GAMBUZZA'S, OUTBACK STEAKHOUSE, MOD YAH, PNC, Freebirds, SUPER CUTS, salata, URBAN BIRD, Summer Smoothie.

UNIVERSITY OAKS SHOPPING CENTER

IKEA, five BEL'W, JCPenney, JOANN, PETSMART, DSW, CRUNCH, MOD YAH, WELLS FARGO, Cane's, and others.

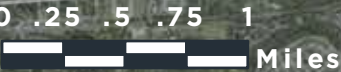
the grove, hopdoddy, POPSTROKE, FIRST WATCH, Lola Savannah, Cane's, Panera Bread, and others.

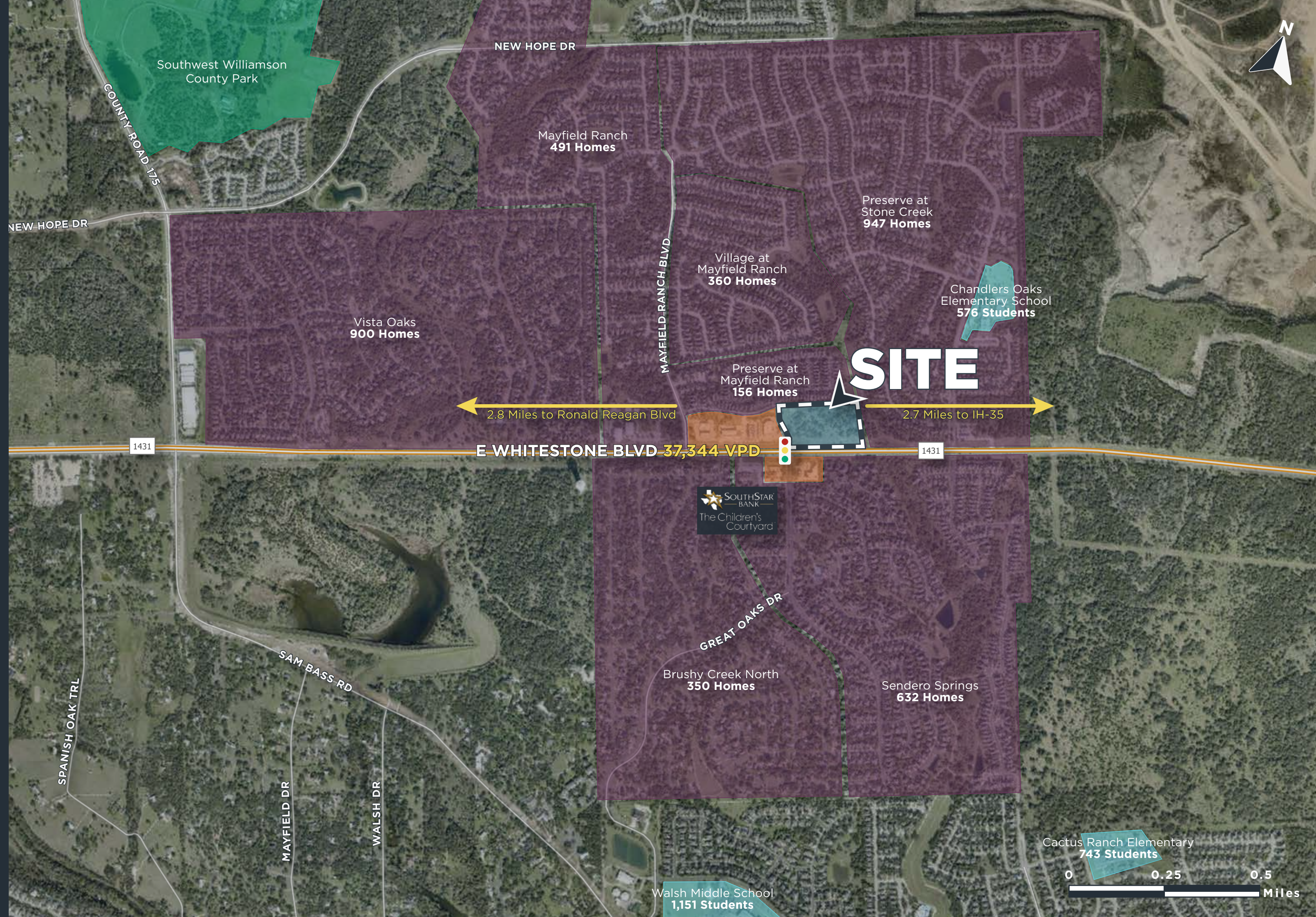
Poke-Jos, TORCHY'S TACOS, Starbucks, SHAKE SHACK, Gatti's, TACO BELL, POPEYES, O'Reilly, and others.

Office DEPOT, McDonald's, STAYBRIDGE Suites, LESLIE'S, and others.

Walgreens, Starbucks, CVS pharmacy, Chick-fil-A, Popeyes, McDonald's, Burger King, Taco Bell, and others.

Kerbey Lane, TUMBLE 22, Casa Garcia's, SONIC, and others.





Southwest Williamson
County Park

NEW HOPE DR

Mayfield Ranch
491 Homes

Preserve at
Stone Creek
947 Homes

Village at
Mayfield Ranch
360 Homes

Chandelers Oaks
Elementary School
576 Students

Vista Oaks
900 Homes

Preserve at
Mayfield Ranch
156 Homes

SITE

2.8 Miles to Ronald Reagan Blvd

2.7 Miles to IH-35

E WHITESTONE BLVD 37,344 VPD

**SOUTHSTAR
BANK**
The Children's
Courtyard

Brushy Creek North
350 Homes

Sendero Springs
632 Homes

Cactus Ranch Elementary
743 Students

Walsh Middle School
1,151 Students

0 0.25 0.5
Miles



Village at Mayfield Ranch
360 Homes

Preserve at Mayfield Ranch
156 Homes

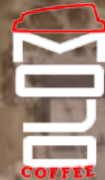
SITE

Preserve at Stone Creek
311 Homes

STONE OAK DR



MAYFIELD RANCH BLVD



1431

E WHITESTONE BLVD 37,344 VPD

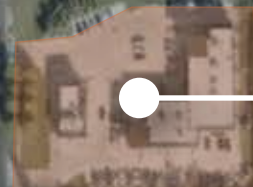


4,769 VPD SENDERO SPRINGS DR

1431



Brushy Creek North
350 Homes



Sendero Springs
632 Homes



- Available
- LOI Working
- Negotiating Lease
- Lease Executed



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