

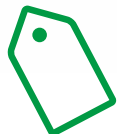
1300 ROUND ROCK AVENUE

NWC Round Rock Ave. & Lake Creek Dr.
1300 Round Rock Avenue
Round Rock TX 78681

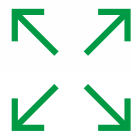
RESOLUTRE



5.75%
CAP RATE



SOLD



9,472 SF
GLA

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1300 ROUND ROCK AVENUE - INVESTMENT SALE

- Fully-occupied retail center located in fast-growing Round Rock
- Strong co-tenancy with neighborhood-friendly concepts
- Located across the street from Round Rock High School and ISD Building
- Highly-visible building and pylon sign right on 620

Confidential Memorandum and Disclaimer

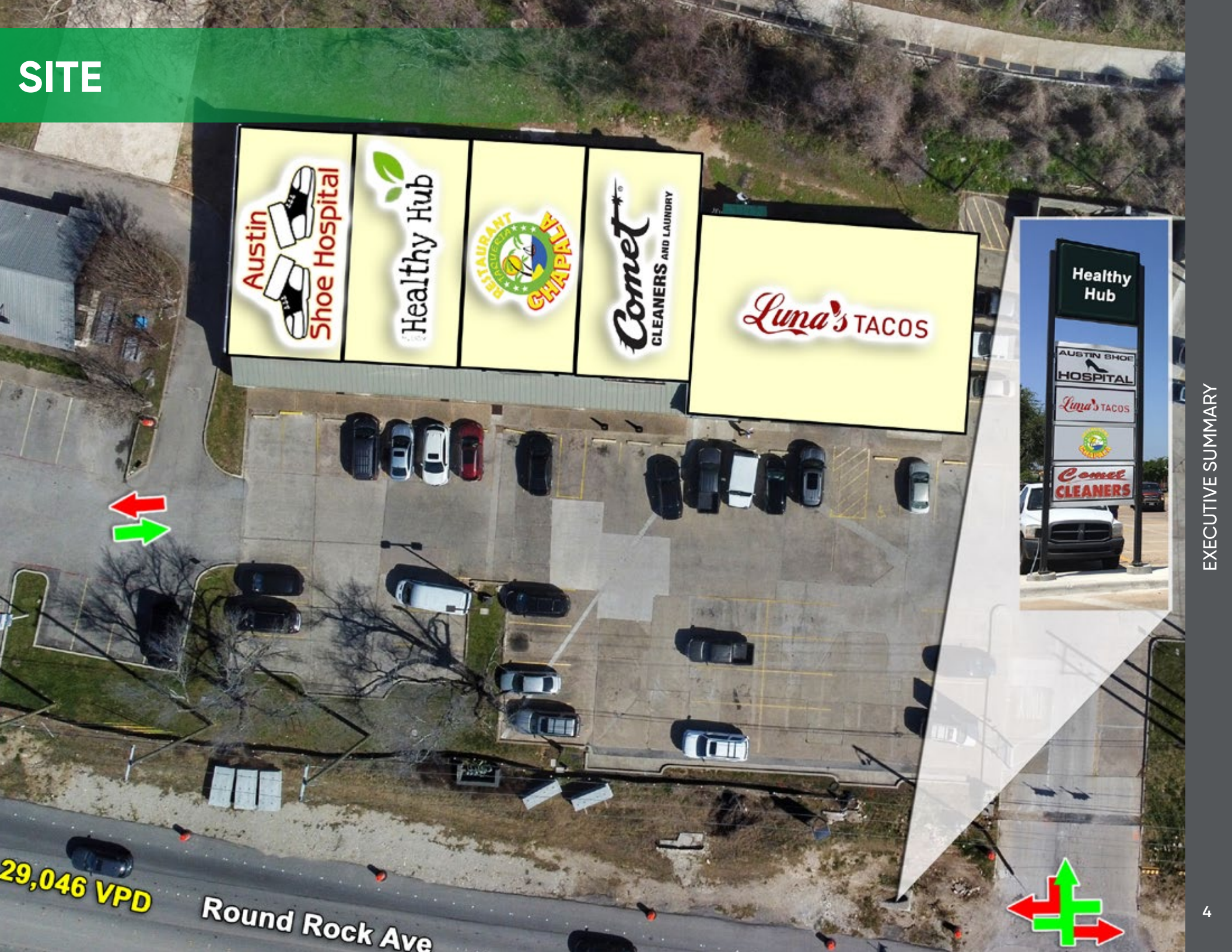
Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.

SITE



Austin Shoe Hospital

Healthy Hub

CHAPALA RESTAURANT

Comet CLEANERS AND LAUNDRY

Luna's TACOS



29,046 VPD

Round Rock Ave



**PRICE:
SOLD**



**CAP RATE:
5.75%**

PROPERTY HIGHLIGHTS

Property Address	1300 Round Rock Ave, Round Rock, TX 78681
Location	NWC Round Rock Ave. & Lake Creek Dr.
County	Austin
Property ID	R051466
Gross Leasable Area	9,472 SF
Lot Size	1.58 Acres
Year Built	1993
Occupancy	100%
Lease Type	NNN lease

AREA TRAFFIC GENERATORS



TENANT PROFILE



Austin Shoe Hospitals are part of the world-famous Shoe Hospital family of companies that have been repairing shoes, boots, handbags—even luggage, horse saddles, jackets, and near-anything made of leather—throughout the great state of Texas since 1906.

The Shoe Hospitals very first store in Houston took the shape of a horse-drawn carriage one hundred and fourteen years ago.

Since then, The Shoe Hospitals have opened dozens of brick and mortar stores throughout Houston, Austin, Dallas/Fort Worth, Plano, and San Antonio to serve the repair needs of all shoe and boot buffs, connoisseurs, mavens, collectors, and enthusiasts alike!

Today, the Shoe Hospital family of companies is the largest shoe repair company in the world, taking great pride in the quality of our craft.

[WEBSITE](#)



Offering healthy, freshly prepared smoothies, teas, iced coffee drinks and more!

This locally owned spot was opened in 2020 and has become a healthy hit! Their menu is loaded with protein and vitamin-filled drinks. We're drooling just thinking of their shake flavors like bananas foster, mint chocolate, and pineapple mango. They also have caffeinated teas that are low-calorie and sugar-free. Yippee!

[WEBSITE](#)

TENANT PROFILE



Tacos are quite possibly the perfect meal! The delicious outer shell can be filled with a variety of foods ranging from traditional to exotic! For your tasting pleasure here is our list of the Best Tacos in Round Rock!

[WEBSITE](#)



Although not officially incorporated until 1957, Comet Cleaner's history dates all the way back to the 1920's where founder R.L. "Jack" Godfrey opened his first dry cleaning store. Comet Cleaners has remained in the Godfrey family ever since, with Jack Godfrey, Jr. becoming the third generation to own and operate the franchise.

As a family, we have been heavily involved in advancements and innovations in the industry. Just look at our achievements in the timeline below!

[WEBSITE](#)



Authentic Mexican dishes, tex-mex dishes and breakfast tacos!

"Cooking is all about people. Food is maybe the only universal thing that really has the power to bring everyone together. No matter what culture, everywhere around the world, people eat together."

-Guy Fieri

[WEBSITE](#)



POPULATION
92,190 (3 MILE)



INCOME:
\$98,018 (3 MILE)



TRAFFIC:
29,046 VPD
(RR 620 / ROUND ROCK AVE)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	6,766	92,190	224,098
2026 Population Projection	8,211	112,764	270,526
Annual Growth 2010-2020	0.6%	1.4%	2.7%
Annual Growth 2021-2026	4.3%	4.5%	4.1%
Medium Age	38.0	34.5	34.1
Bachelor's Degree or Higher	39.3%	41.4%	45.5%
U.S. Armed Forces	4	92	250

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$111,789	\$98,018	\$99,138
Medium Household Income	\$94,634	\$92,246	\$98,202
< \$25,000	112	1,455	2,928
\$35,000- 50,000	221	3,380	7,368
\$50,000- 75,000	350	6,563	14,955
\$75,000- 100,000	412	5,661	13,176
\$100,000 - 125,000	290	3,929	10,478
\$125,000 - 150,000	242	2,728	8,217
\$150,000 - 200,000	277	3,308	9,095
\$200,000+	249	3,553	9,836

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
RR 620 / Round Rock Ave	N Lake Creek Dr	29,046	2020	0.1 mi
Interstate 35	RR 620 / Round Rock Ave	18,396	2020	0.6 mi

*Source: TxDot

AERIAL



SITE

Round Rock High School
(3,807 Students
2018-2019)

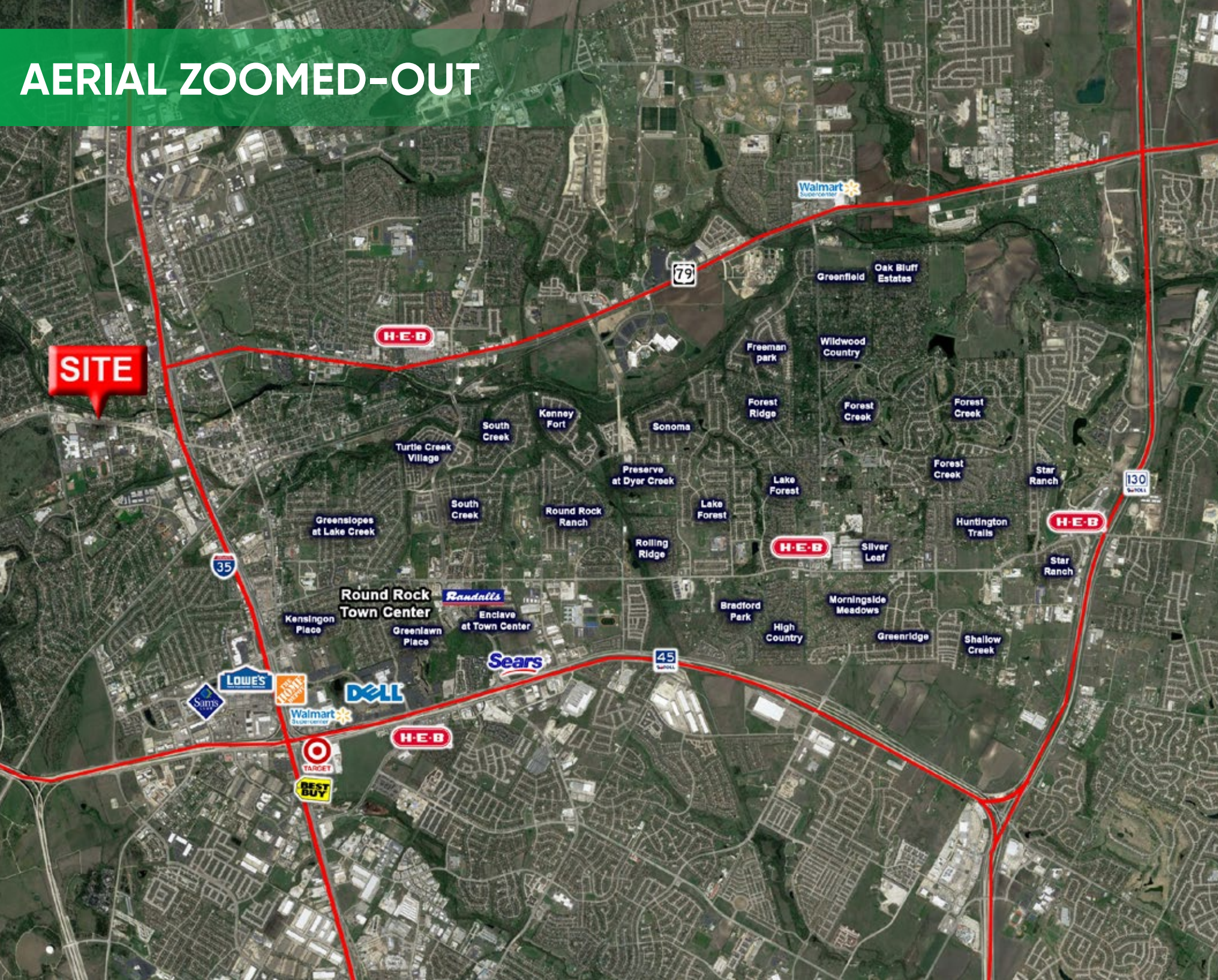
Chisholm Trail Middle School

29,046 VPD

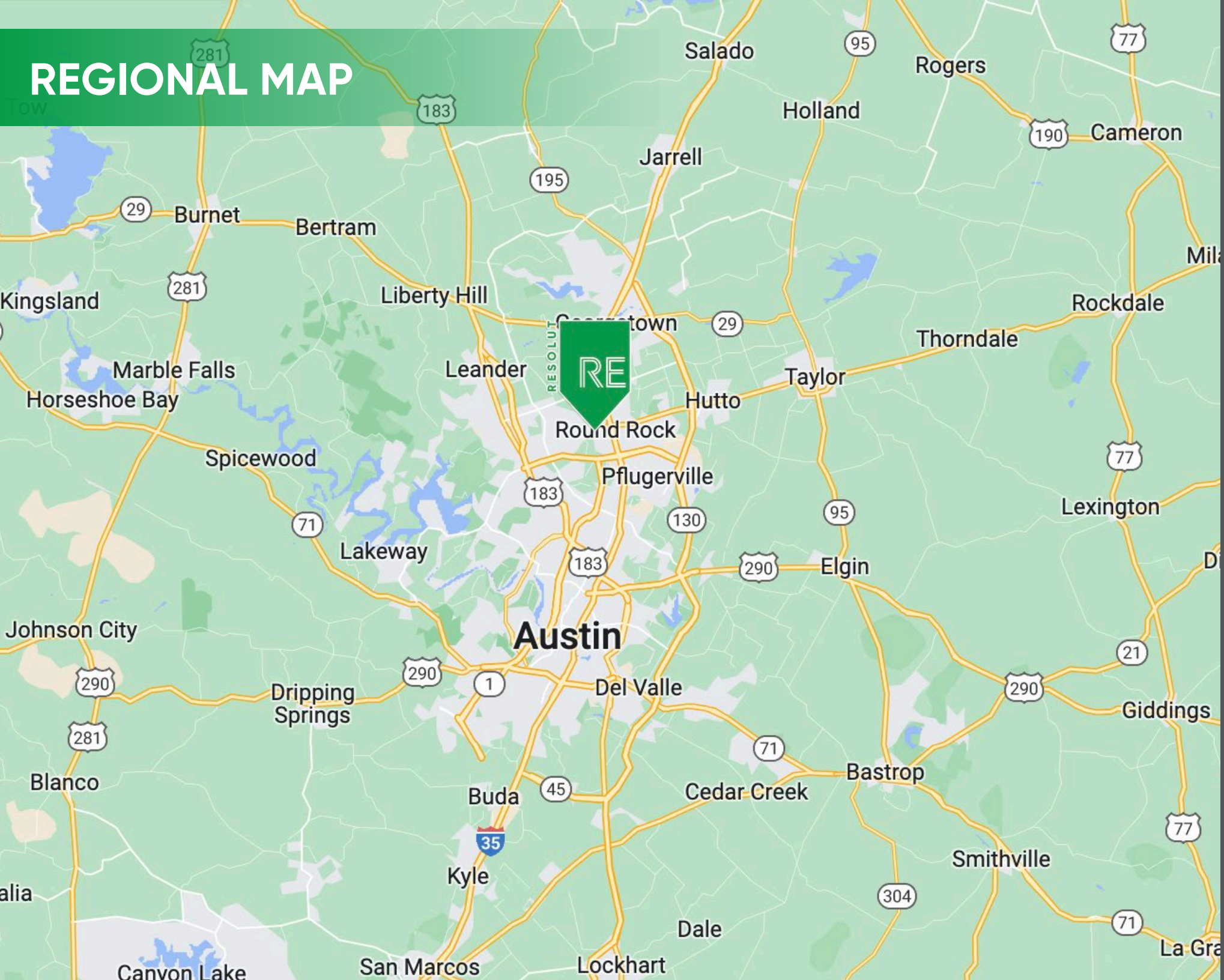
18,396 VPD

- LOWE'S
- OLD NAVY
- Pier 1 Imports
- BED BATH & BEYOND
- KOHL'S
- HOBBY LOBBY
- PETCO
- WORLD MARKET
- Marshalls
- BARNES & NOBLE
- LANE BRYANT
- ULTA

AERIAL ZOOMED-OUT

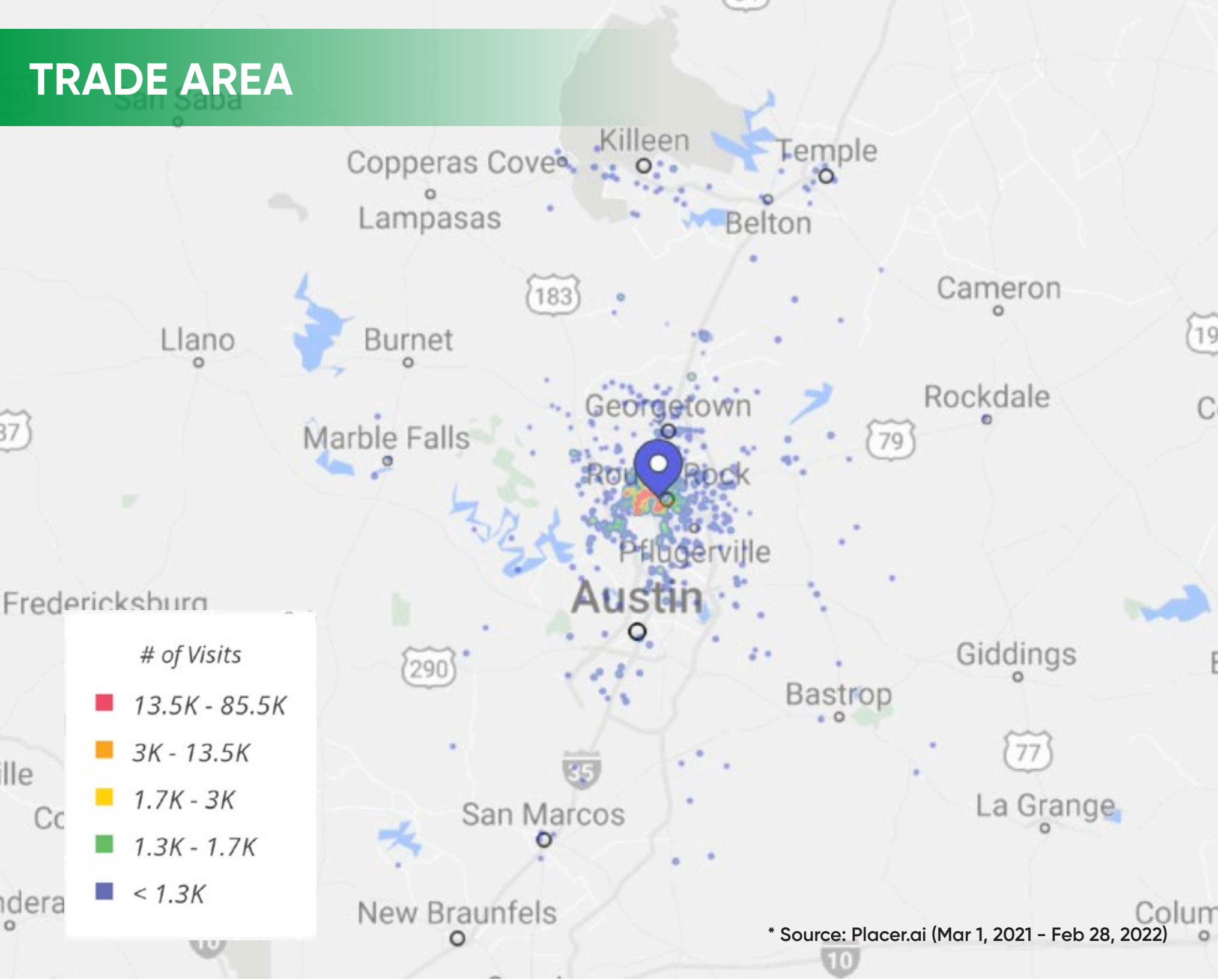


REGIONAL MAP



LOCATION OVERVIEW

TRADE AREA



LOCATION OVERVIEW

* Source: Placer.ai (Mar 1, 2021 - Feb 28, 2022)

LISTING AGENT



TUCKER FRANCIS

Vice President

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tucker@resolutre.com
resolutre.com

Tucker Francis joined RESOLUT RE as an intern in October 2010, where he gained hands-on experience with market research, website development, and assisting with daily leasing and sales activities.

Tucker represents regional landlords such as Hunington Properties and FMOC, Ltd., and tenants like Killer Burger, Freebirds World Burrito, Main Squeeze Juice Company, and Floyd's 99 Barbershop.

Tucker graduated from the University of Texas in the Fall of 2012 with a degree in Business/Cultural Geography. He is an active member of the International Council of Shopping Centers (ICSC) and the Real Estate Council of Austin (RECA).



MICHAEL NOTEBOOM

Assistant Vice President

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Michael Noteboom joined RESOLUT RE as a Research Associate in 2018. During that time, he gained valuable experience performing market research and assisting in day-to-day brokerage responsibilities. As a Research Associate, he began negotiating deals for tenants and landlords and earned his way into full-time brokerage 7 months later.

Born and raised in Austin, Michael uses his extensive knowledge of the city to educate his clients on the market, to fulfill their real estate needs. He represents various Landlords including HEB, Washington Prime, Encore Enterprises, MFB Real Estate Services, and Pebb Enterprises.

Michael graduated with a B.A. in Economics and minor in Business from The University of Texas at Austin, where he also worked, helping students find apartments and houses to lease for the school year. He is a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT
resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



Information About Brokerage Services

11-2-2015

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 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____