

# 2309 Palm Valley Blvd

Round Rock, TX 78664

For Sale or Ground Lease

## THE SITE

- Pad site with HWY 79 Frontage
- Just west of Kalahari Resorts and Dell Diamond

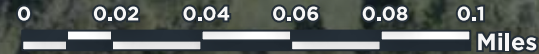
## SPACE AVAILABLE

- For Sale or Ground Lease
- 1.243 ac. lot

## RATES

- Please call for pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION ESTIMATE

1 mi	3 mi	5 mi
14,157	96,506	240,356



### DAYTIME POPULATION

1 mi	3 mi	5 mi
17,876	101,225	212,418



### MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$66,383	\$90,712	\$108,856



### TRAFFIC COUNTS

- 164,190 VPD (IH-35 S of E Palm Valley Blvd)
- 49,419 VPD (E Palm Valley at IH-35)



Great Clips **HOTWORX** **TORCHY'S TACOS**  
 SMOOTHIE KING TACO BELL Culver's Chick-fil-A

**Walmart**  
 Save money. Live better.

**H-E-B** **COTTON PATCH CAFE**  
 Papa Murphy's TAKE 'N BAKE PIZZA  
**WING-STOP** **TWIN LIQUORS**  
**SUBWAY**

1460  
 Urban Betty tropical CAFE  
 Western Union MASA JITAS RESTAURANT  
 QT QuikTrip  
 Chicken EXPRESS SHIPLEY DONUTS  
 ROUND ROCK  
 Palm Valley Lutheran Church  
 Dell Diamond  
 Jersey Mike's SUBS  
 HAT CREEK

**W**  
 Starbucks  
**TACO CABANA**  
 THE ORIGINAL MEXICAN PIZED CAFE

**SITE**

**Kalahari**  
 RESORTS & CONVENTIONS  
 1 Million Visitors Annually

WARPATH PIZZA  
**7 ELEVEN**

**SONIC**

**WELLS FARGO**

**CVS**  
 pharmacy

**Rosa's Cafe**  
 TORTILLA FACTORY

**BLUEFIN**  
 RESTAURANT & BAR  
**GNC**  
 LIVE WELL  
**Schlotzsky's**  
 AUSTIN EATERY  
**T-Mobile**

**W**  
**Jack**  
 in the box

**LA FITNESS**  
**DUTCH BROS**  
**Andy's**  
 Frozen Custard

**H-E-B** **PNC**  
**Jack** **ZAXBY'S**  
 in the box

**H-E-B** **McDonald's**  
**Little Caesars Pizza**  
**Dominos Pizza**

**LA FRONTERA SHOPPING CENTER**  
**HOBBY LOBBY** **sam's club** **Lowe's**  
**Burlington** **COAST CITY CAFE**  
**Olive Garden** **WORLD MARKET** **KOHL'S**  
**LANE BRYANT** **BOOT BARN**

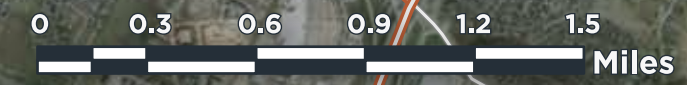
**Walmart** **Chick-fil-A**  
 Save money. Live better.  
**THE HOME DEPOT** **ROSS**  
 DRESS FOR LESS  
**chili's** **PET SMART**  
**HALF PRICE BOOKS**

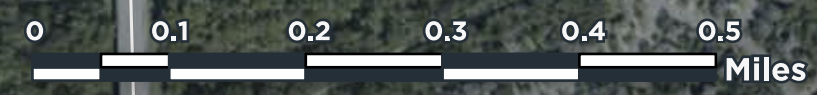
**STONEHILL TOWN CENTER**  
**TARGET** **THE HOME DEPOT** **ROSS** **DICK'S SPORTING GOODS**  
**HOBBY LOBBY** **petco** **at home**  
**TORCHY'S TACOS** **WING-STOP** **MATTRESS FIRM**  
**Chick-fil-A** **chili's** **CINEMARK** **ULTA BEAUTY**  
**PANDA EXPRESS** **Andy's** **SMOOTHIE KING** **Office DEPOT**  
**Canoe's** **IN-N-OUT** **Office DEPOT** **FIVE GUYS**  
**DOLLAR TREE** **IN-N-OUT** **Office DEPOT** **FIVE BEL'W**  
**ihop**

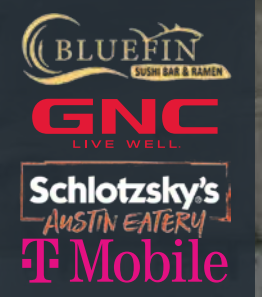
**Marshalls** **BARNES & NOBLE** **petco**  
**OLD NAVY** **Schlotzsky's** **FIRST WATCH** **Applebee's**  
**ULTA BEAUTY** **Bath & Body Works** **LONGHORN** **RED LOBSTER**

**TARGET** **Michaels** **BEST BUY** **Tiff's Treats**  
**DISCOUNT** **crumbl** **DOLLAR TREE** **Jason's deli**  
**FIVE GUYS** **Great Clips** **FIREHOUSE SUBS**

**H-E-B** **GameStop**  
 power to the players  
**Orangetheory FITNESS** **Starbucks** **KFC**  
**HER BLOCK** **DICKEY'S BARBECUE PIT** **Quiznos SUB**  
 HMMM...TOASTY!



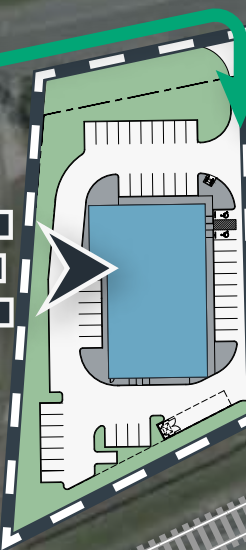




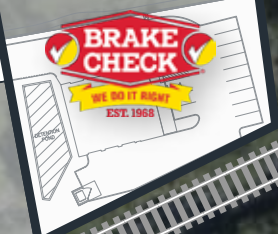
49,419 VPD



SITE

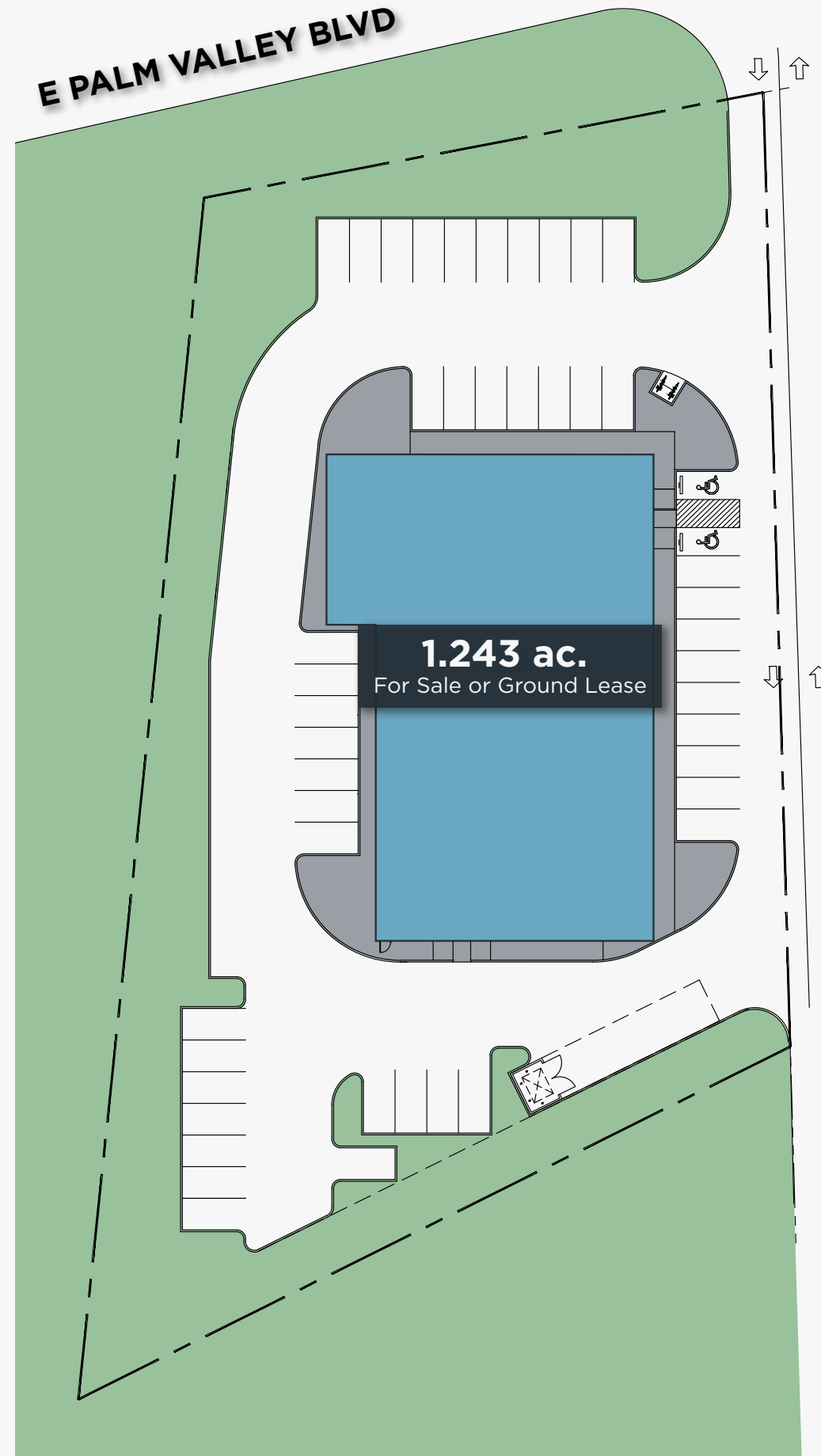


Future Retail





E PALM VALLEY BLVD



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.

#### Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

#### Robert Charles Northington

Designated Broker of Firm

374763

License Number

#### Daniel Joseph Frey

Licensed Supervisor of Sales Agent/Associate

637356

License Number

#### Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

**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.

#### CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

#### CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

#### DFrey@Endeavor-Re.com

Email

512-682-5507

Phone

#### AOMary@Endeavor-Re.com

Email

512-682-5501

Phone

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

