

902 Palm Valley Blvd

Round Rock, TX 78664

For Lease

THE SITE

- NEC of Palm Valley and N Georgetown Street
- Existing bank with drive thru in an LMI Zone
- Lighted Intersection

SPACE AVAILABLE

- For Lease
- 0.5 ac. lot | 4,077 SF Existing Bank Building

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)
- 56,404 VPD (E Palm Valley at IH-35)

SITE

H-E-B
Papa Murphy's
COTTON PATCH CAFE
WING-STOP
TWIN LIQUORS
SUBWAY

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

Kalahari
RESORTS & CONVENTIONS
1 Million
Visitors Annually

Jack
in the box
LA FITNESS
DUTCH BROS
Andy's
Frozen Custard

BLUEFIN
SUSHI BAR & RAMEN
GNC
LIVE WELL
Schlotzsky's
AUSTIN EATERY
T-Mobile

LA FRONTERA SHOPPING CENTER
HOBBY LOBBY
sam's club
Lowe's
Burlington
KOHLS
Olive Garden
WORLD MARKET
BOOT BARN
LANE BRYANT

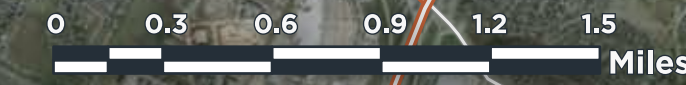
Walmart
Save money. Live better.
Chick-fil-A
THE HOME DEPOT
ROSS
DRESS FOR LESS
PETSMART
chili's
HALF PRICE BOOKS

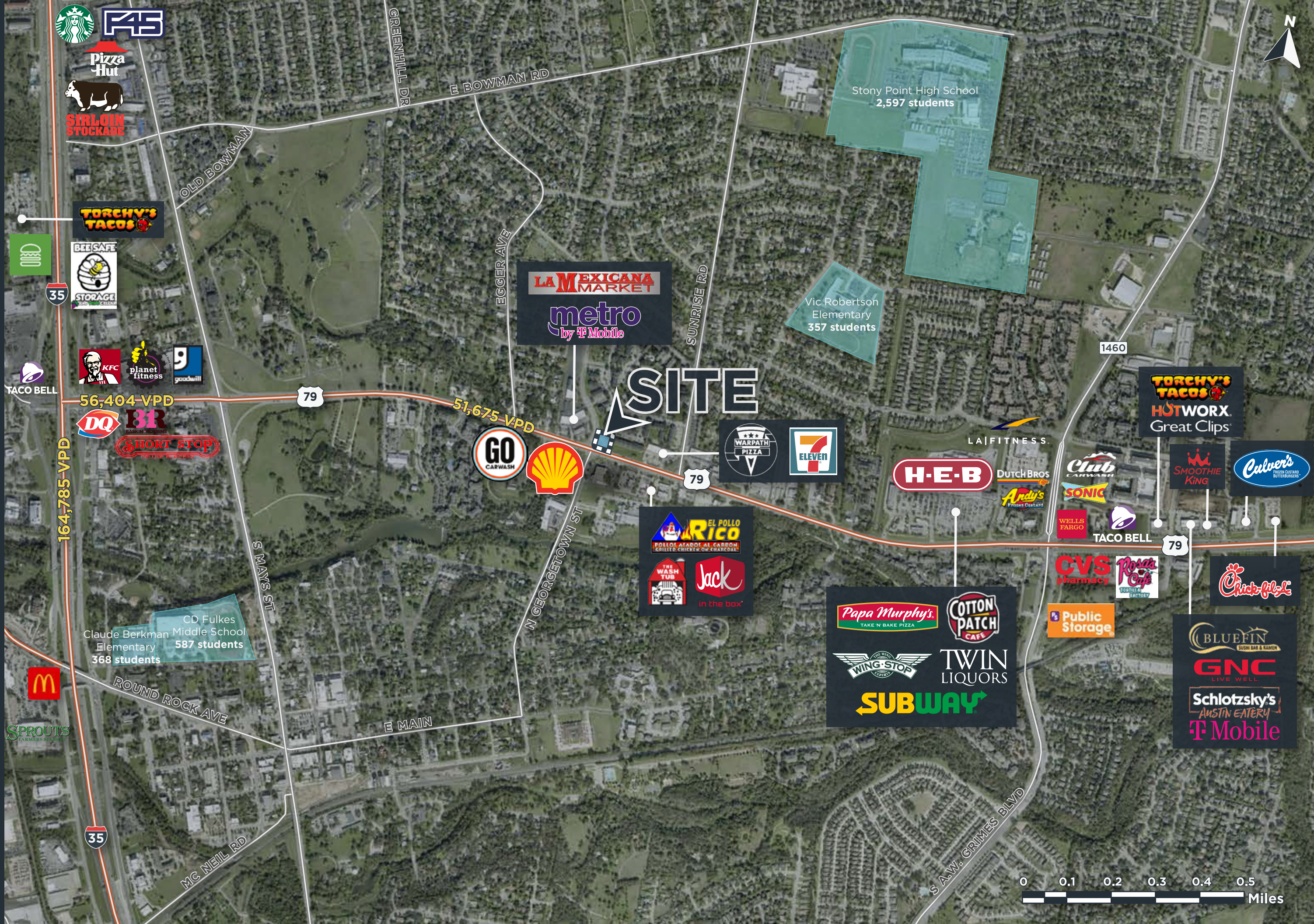
STONEHILL TOWN CENTER
TARGET
THE HOME DEPOT
ROSS
DRESS FOR LESS
DICK'S SPORTING GOODS
at home
HOBBY LOBBY
PETCO
MATTRESS FIRM
TORCHY'S TACOS
CINEMARK
WING-STOP
ULTA BEAUTY
PANDA EXPRESS
ARDY'S
SMOOTHER KING
OFFICE DEPOT
FIVE GUYS
CANE'S
IN-N-OUT
EINSTEIN BROS
BAGELS
DOLLAR TREE
FIVE BELOW
IHOP

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

TARGET
MICHAELS
BEST BUY
Tiff's Treats
DISCOUNT COOKIES
CRUMBL COOKIES
DOLLAR TREE
Jason's deli
FIVE GUYS
Great Clips
FIREHOUSE SUBS

H-E-B
GameStop
Orangetheory FITNESS
STARBUCKS
KFC
DUTCH BROS
DICKEY'S BARBECUE PIT
Quiznos SUB







LA MEXICANA MARKET

Summerset Apartments
196 Units

metro
by T-Mobile

Round Rock
Laundromat



The Sweet Tooth Parlor
Bakery & Cafe

Burros TexMex
Bar and Grill

SITE

79

51,675 VPD



79

Quick Pharmacy

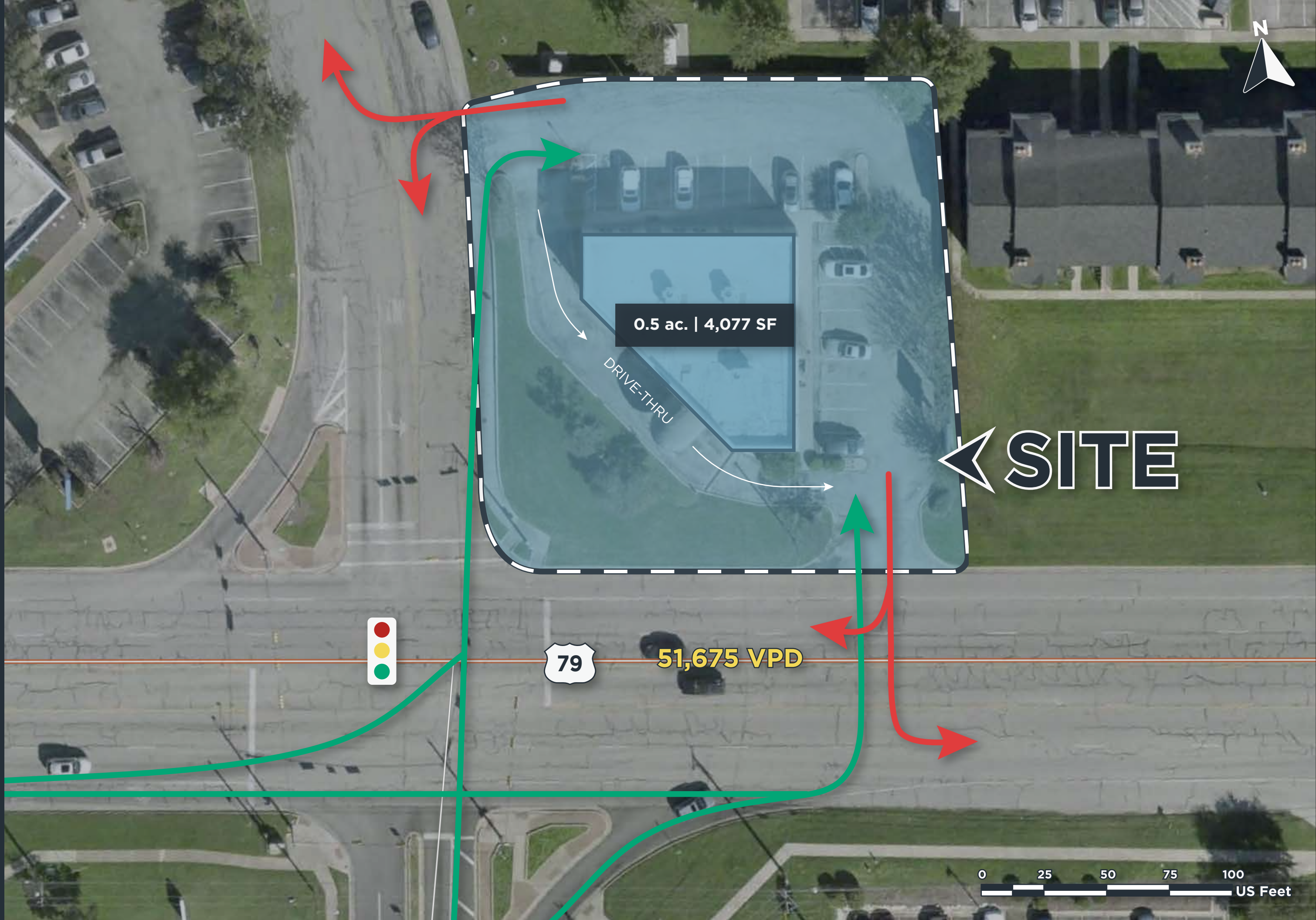


N GEORGETOWN ST 3,671 VPD

Walgreens

EL POLLO RICO
POLLOS ASADOS AL CARBON
GRILLED CHICKEN ON CHARCOAL





0.5 ac. | 4,077 SF

DRIVE-THRU

SITE

79

51,675 VPD





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

Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

Connor Austin Lammert

Sales Agent/Associate's Name

730868

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.

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