

FOR LEASE — SHOPS AT GREENLAWN

RETAIL + SECOND GENERATION RESTAURANT SPACE

3200 GREENLAWN BLVD., ROUND ROCK, TX, 78664



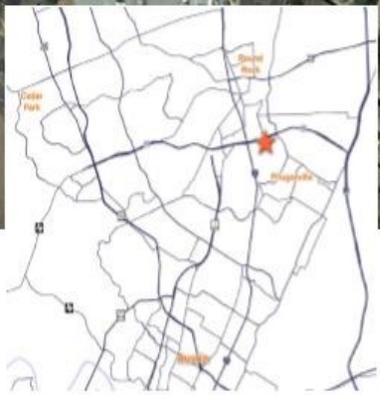
*Can accommodate
needs of
1,646 to 3,646 SF!*

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.

3200 GREENLAWN BOULEVARD ROUND ROCK, TX 78664



THE SHOPS AT GREENLAWN

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Property Information

Space Options 1,646 SF & 2,000 SF (can be combined for 3,646 SF)

1,981 SF (2nd gen. restaurant)

Rental Rate Call for Pricing

NNN \$14.12 PSF

Total SF in Center 23,196

Property Highlights

Directly across from the main entrance to Dell headquarters and HEB. New elementary school opening across Greenlawn in Fall 2020!

Area Retailers



Demographics

Population	1 mi. - 9,273
(2019)	3 mi. - 104,100
	5 mi. - 244,971
Average Household Income	1 mi. - \$82,574
	3 mi. - \$85,040
	5 mi. - \$95,894

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Suite	SF Avail	Description
140	1,646	2nd Gen. Retail
150	2,000	Shell Space
280	1,981	2nd Gen. Restaurant

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AERIAL MAP



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PLANNED MIXED-USE PROJECT ADJACENT TO 3200 GREENLAWN

THE DISTRICT

Mark IV Capital acquired 65 acres of land adjacent to 3200 Greenlawn. The company is currently working with Gensler to develop a site plan for a mixed-use project. The preliminary intent for the site is to combine a mixture of office, residential, hospitality, and retail uses to create a dense, mixed-use environment, a first for the City of Round Rock.



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NEW SCHOOL OPENING ACROSS THE STREET FROM 3200 GREENLAWN

IDEA Public Schools Will Expand to Round Rock Next Summer

Community Impact By Kelsey Thompson (September 20, 2019)

IDEA Public Schools announced it would build a new school in Round Rock—IDEA Round Rock Tech Academy—in a Sept. 20 news release. IDEA has 14 schools and 6,000 students enrolled in Austin and plans to add 16 more schools during the next four years, per the release.

“We are excited about the continued expansion of IDEA schools in the Austin area with the addition of IDEA Round Rock Tech,” said Tricia Noyola, the executive director of IDEA Austin, in the news release. “We look forward to serving and supporting students, families, and community members in Austin. Our top priority is providing quality education to students that will prepare them for college and life.”

The campus expects to open in August 2020 and service K-2nd grade and 6th grade, and will continually add a new grade each year until it is a full-service, K-12 grade campus. The new school will be located at 3301 Greenlawn Blvd., Round Rock. Following application submissions, a randomized lottery will be held Feb. 15, 2020 to select which students will fill the campus’s available spots in each school.



NEW MOMENTUM BUILDS BEHIND THE DISTRICT, \$200M DEVELOPMENT PROPOSED IN ROUND ROCK

Hotel, residences, office space planned near Dell HQ

Austin Business Journal By Kathryn Hardison (May 6, 2021)

After a long quiet period, there is new movement on a \$200 million mixed-use development proposed near the Dell Technologies Inc. headquarters in Round Rock in the form of a planned unit development rezoning request.

At its May 5 meeting, the Round Rock Planning and Zoning Commission unanimously recommended approval of PUD zoning for The District, a 65.5-acre project that could bring residences, offices and stores to a greenfield site. The request still needs the support of Round Rock City Council.

The project was first introduced in 2017 and Council in February 2019 approved a development agreement with developer Mark IV Capital. The agreement calls for 1 million square feet of residential, retail and office space through an investment of \$200 million, according to city documents.

In return, the city and the Round Rock Transportation and Economic Corp. would invest \$12.56 million in public infrastructure improvements, according to past Austin Business Journal reporting.

The proposed PUD calls for mixed-use/greenfield zoning at the site near I-35 and State Highway 45 in Round Rock. The California based developer plans multifamily housing, hotels, offices, retail stores, restaurants and a grocery store. Michele Lynch, director of land use and entitlements for Metcalfe Wolff Stuart & Williams LLP, represented the developer at the May 5 meeting and presented the renderings featured in this article.

Developers are asking for 15-story building heights across the entire site and an open space plan through the PUD. It's also planned to construct an office building in the first phase of development, according to city documents.

"This is just the first step for approvals that will put us in a position to continue moving forward on-track with our development plans," Justin Basie, senior vice president at Mark IV Capital, said in a statement. "We look forward to sharing more complete information soon showcasing the exciting features that this game-changing development will bring to the region. We are excited to meet surging demand for modern, live-work-play environments as a key driver for business and economic development."

The suburbs are bustling with activity as people and companies flood the Austin area, and Round Rock is no exception. The city north of Austin has welcomed a few HQ relocations since the start of the year, and another massive project, the Kalahari Resort, opened in late 2020.

Mark IV Capital developed the nearly 93,000-square-foot Summit II at La Frontera office building at Hesters Crossing Road and La Frontera Boulevard, a couple of miles from The District site. It also owns the 136,444-square-foot office building at 10800 Pecan Park Blvd. near SH 45 and U.S. Highway 183, according to its website.

Mark IV Capital has developed additional commercial projects in Arizona, Colorado, Nevada and California.





11-2-2015



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at
www.trec.texas.gov/ABS 1-0