



FOR LEASE

\$12.00 - \$21.00 PSF NNN
*NNNs \$6.31 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

16,503 SF Ground Floor
+ 4,043 SF Mezzanine

3,898 SF 2nd Gen Gym

1,440 - 1,500 SF Inline

PROPERTY HIGHLIGHTS

- Great visibility from IH-35
- Convenient to IH-35, SH 45, RR 620 & Loop 1
- Parking ratio of 1 to 200
- Pylon signage available
- Anchored by Flix Brewhouse
- Zoning C-1 General Commercial

TRAFFIC COUNT

IH-35: 159,494 VPD
Hesters Crossing Rd: 17,338 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	15,182	90,964	246,467
2019 Average HH Income	\$66,023	\$82,410	\$97,380
2019 Daytime Population	34,222	82,224	156,025

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Sky Ridge Plaza

NWC OF INTERSTATE 35 & HESTER'S CROSSING
2000 S IH-35 FRONTAGE RD
ROUND ROCK, TX 78681



A1	Skinny Bob's Billiards	G1	Y'all Down Home Cafe	N1	Teapioca Lounge
A5	Austin Vapor, LLC	G3	China Wall	N2	Occupied but Available 1,500 SF
A6	Lucky Dog	H1	Kapsner Chiropractic	N3	CBD
A8	GNC	H3	Foot Heaven	N4	Sport Clips, Inc
A9	Rent-A-Center	J1	Available 16,503 SF +	N5	Direct Orthopedic Care
B1	Flix Brewhouse	4,043 SF Mezzanine		P1	CLIKworks
B3	Armstrong McCall	K1	Round Rock Family Dental	Q1	Available 1,440 SF
B4	Guitar Center	K3	Republic Financial	Q3	Zoar Tabernacle Ministries, Inc
C1	Ros Niyom Thai	K4	DK Nails	Q5	Whataburger Office
C2	Cristales Boutique	K5	Navy Recruitment Center	Q8	Economy Computer Repair
D1	Fogueira Gaucha	L1	Available 3,898 SF	Q11	Office
E1	Realty Texas LLC	2nd Gen Gym		Q14	Sylvan Learning Center
F5	Escapeology	L2	Plato's Closet	Q15	Office
F1	Courtyard Salons	M1	Todd Pilates		
		M2	US Army		

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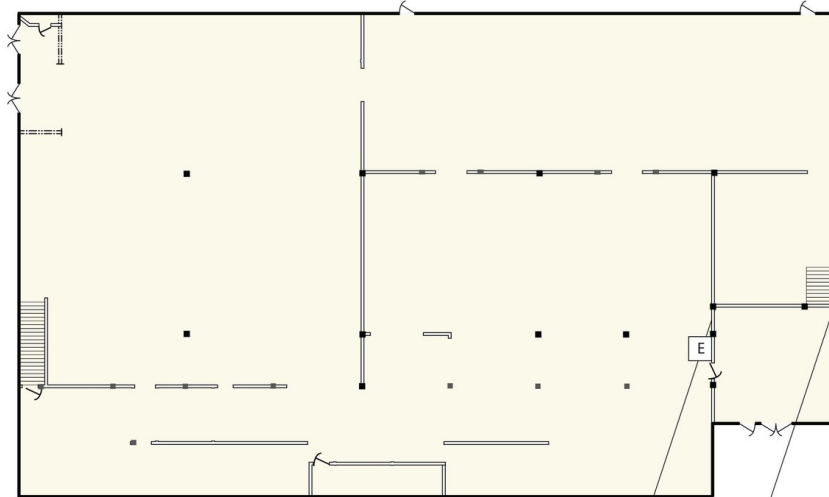


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Suite J1

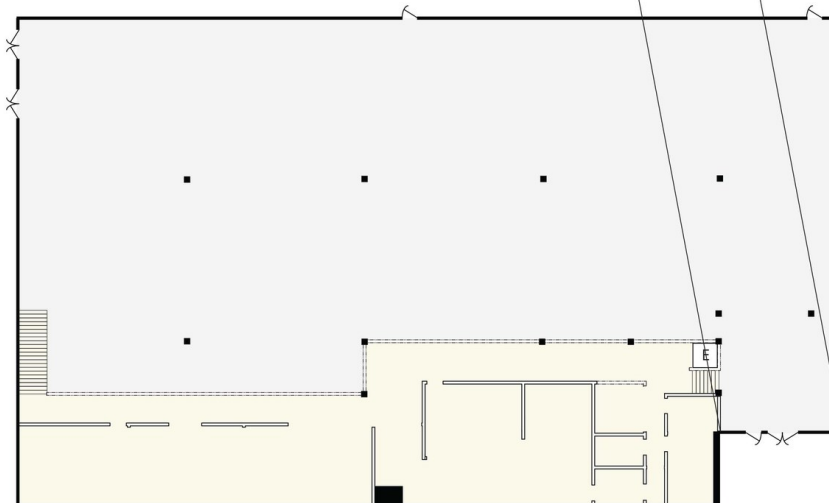
16,503 RSF*

Ground Floor - 16,503 SF



Reception Area - 632 SF

Mezzanine - 4,043 SF



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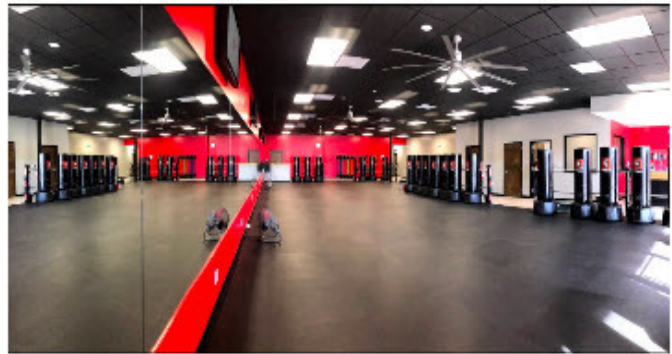
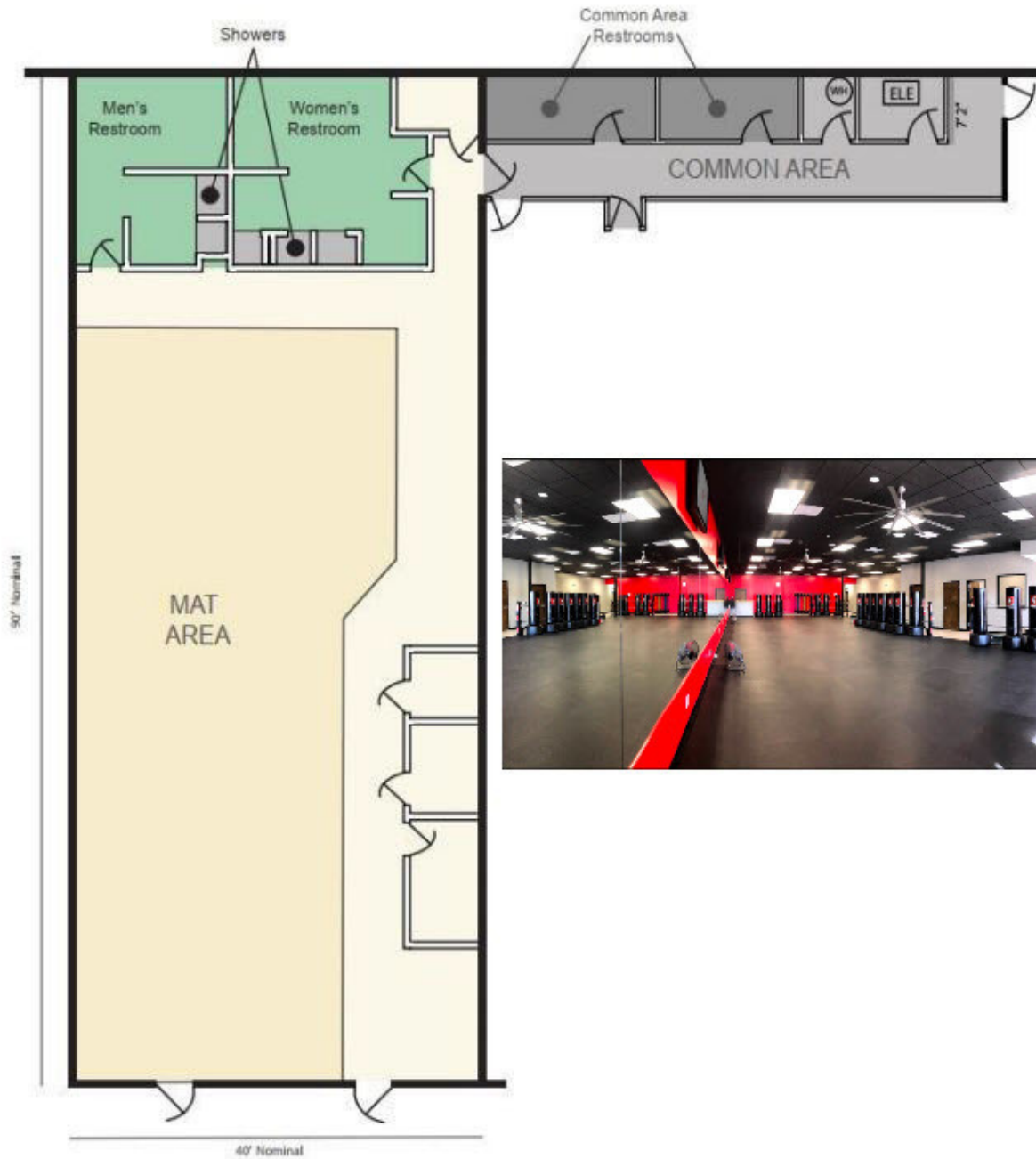
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Suite L1

3,898 RSF



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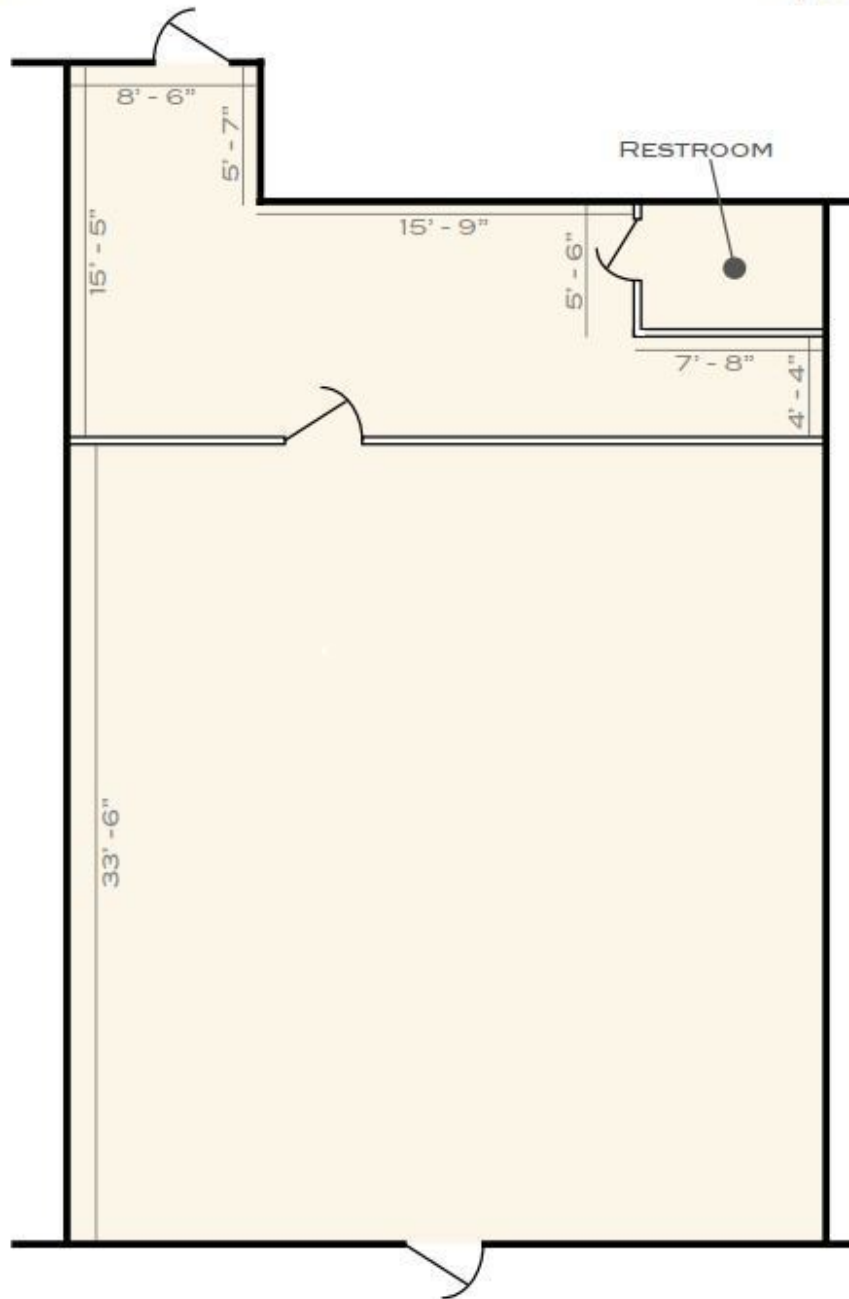
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Suite N2

1,500 SF



*Measurements are approximate and should be field measured for accuracy

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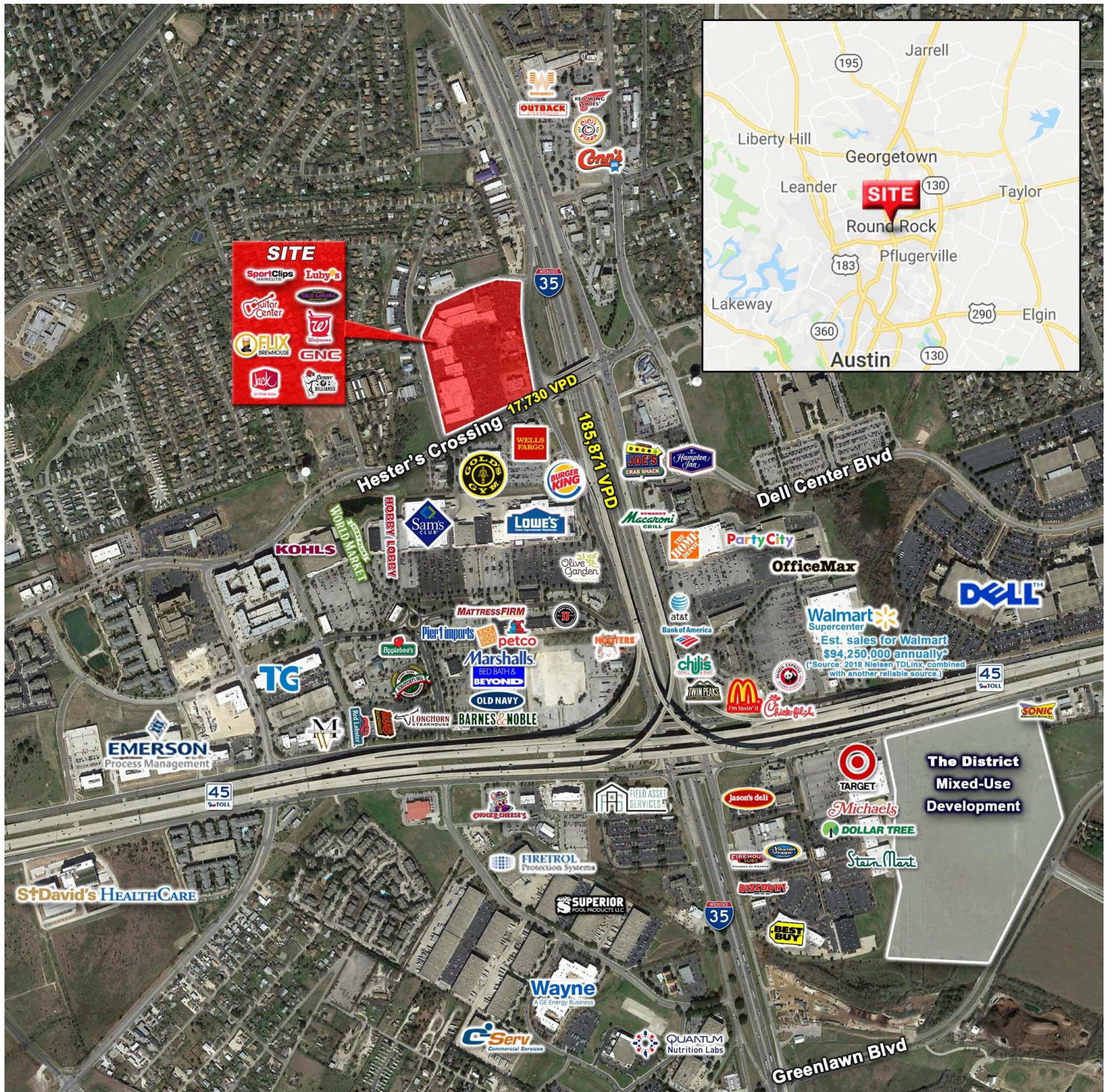
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Information About Brokerage Services

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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date