



FOR SALE/ FOR LEASE

Centre at Warner Ranch

791 Louis Henna Blvd
Round Rock, TX 78664



Robert Shore
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Brent Campbell
brent@donquick.com

PROPERTY SUMMARY

The Centre at Warner Ranch is an 18.998 acre property with great visibility and accessibility ideally situated for a neighborhood retail center and/or office complex

LOCATION

Conveniently located at the southwest corner of A.W. Grimes Blvd. and the SH-45 frontage road with visibility from more than 70,000 cars per day

Lots platted to fit needs up to 18.998 AC



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PROPERTY DETAILS

- Total Acreage: 18.998
- Utilities all around site
- Offsite detention
- No impervious cover limits
- Zoning: PUD 42, Parcel 6
- Zoning permits C1 Commercial uses up to 12 stories with limited exceptions
- Permitted uses include:



RETAIL



HOTELS



SCHOOLS



MEDICAL



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SALE PRICE

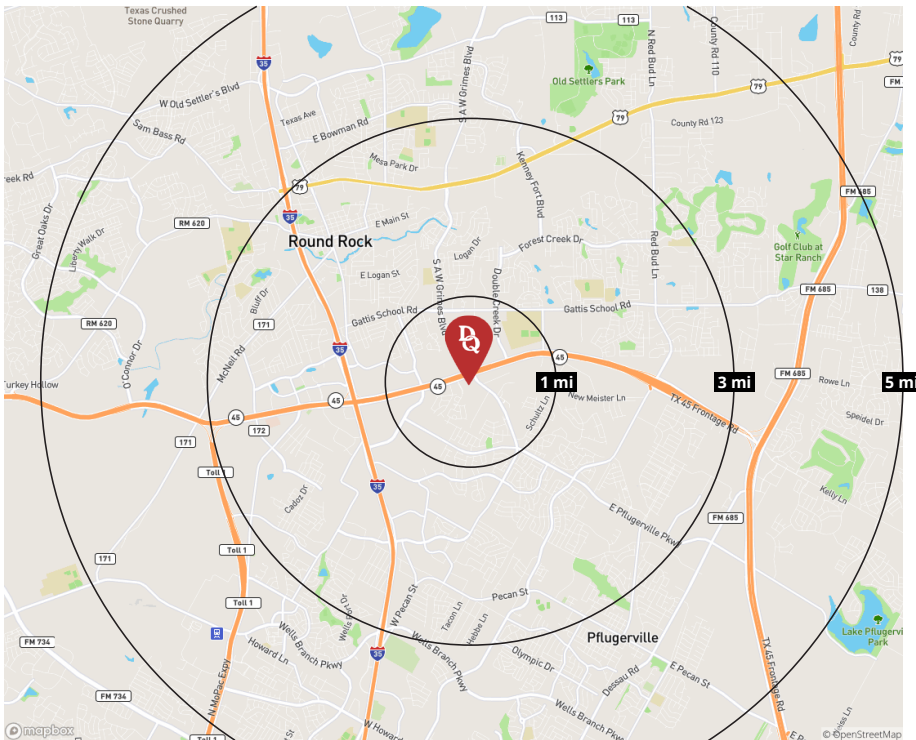
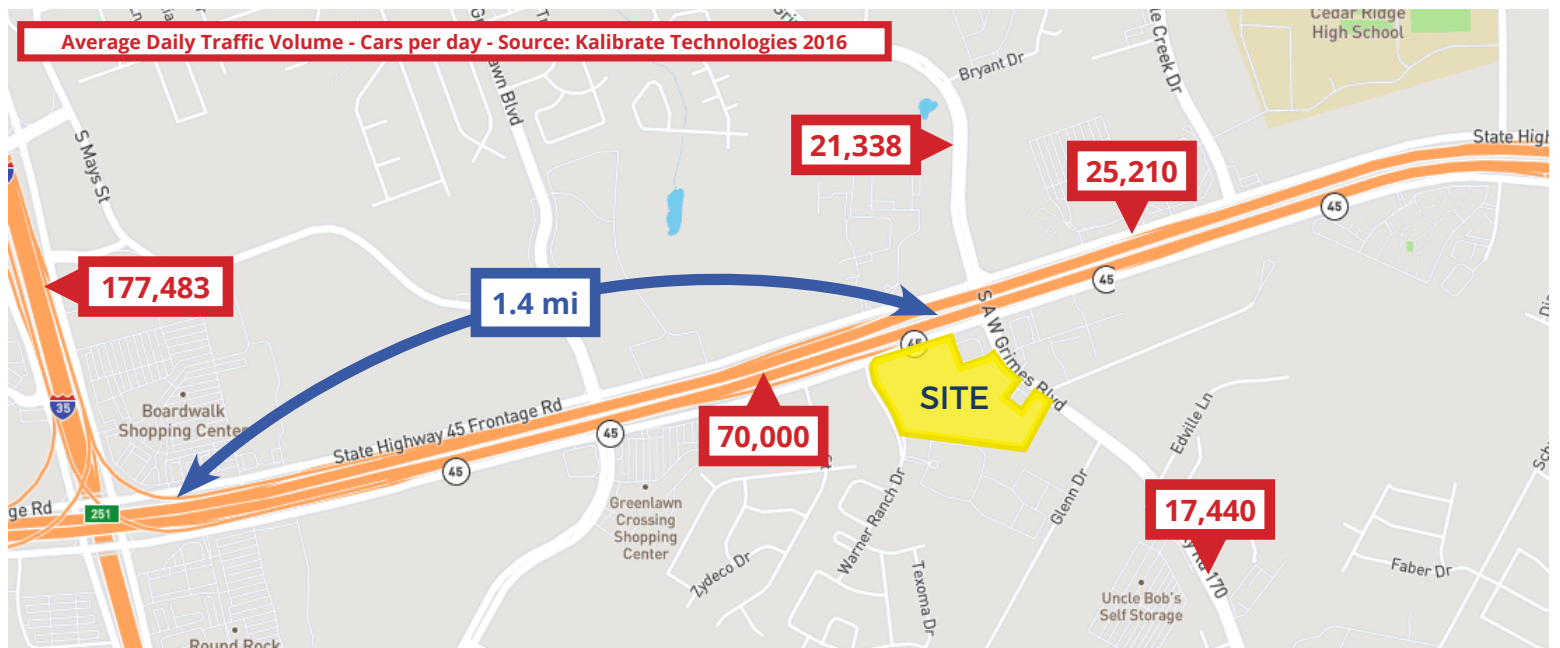
Frontage lots: \$14.00 - \$16.00 PSF

Rear Lots: \$10.00 - \$12.00 PSF

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Average Daily Traffic Volume - Cars per day - Source: Kalibrate Technologies 2016



DISTANCE TO:

IH-35 1.4 mi

Downtown Round Rock 3.3 mi

Kalahari Waterpark 3.9 mi

Dell Diamond 4.3 mi

The Domain 9.2 mi

Downtown Austin 17 mi

AREA DEMOGRAPHICS

2016 Population

1 mile

9,218

3 miles

101,573

5 miles

228,310

est. 2021 Population

10,640

114,499

257,568

Avg. Household Income

\$78,334

\$80,736

\$87,939

2016 Households

3,414

36,644

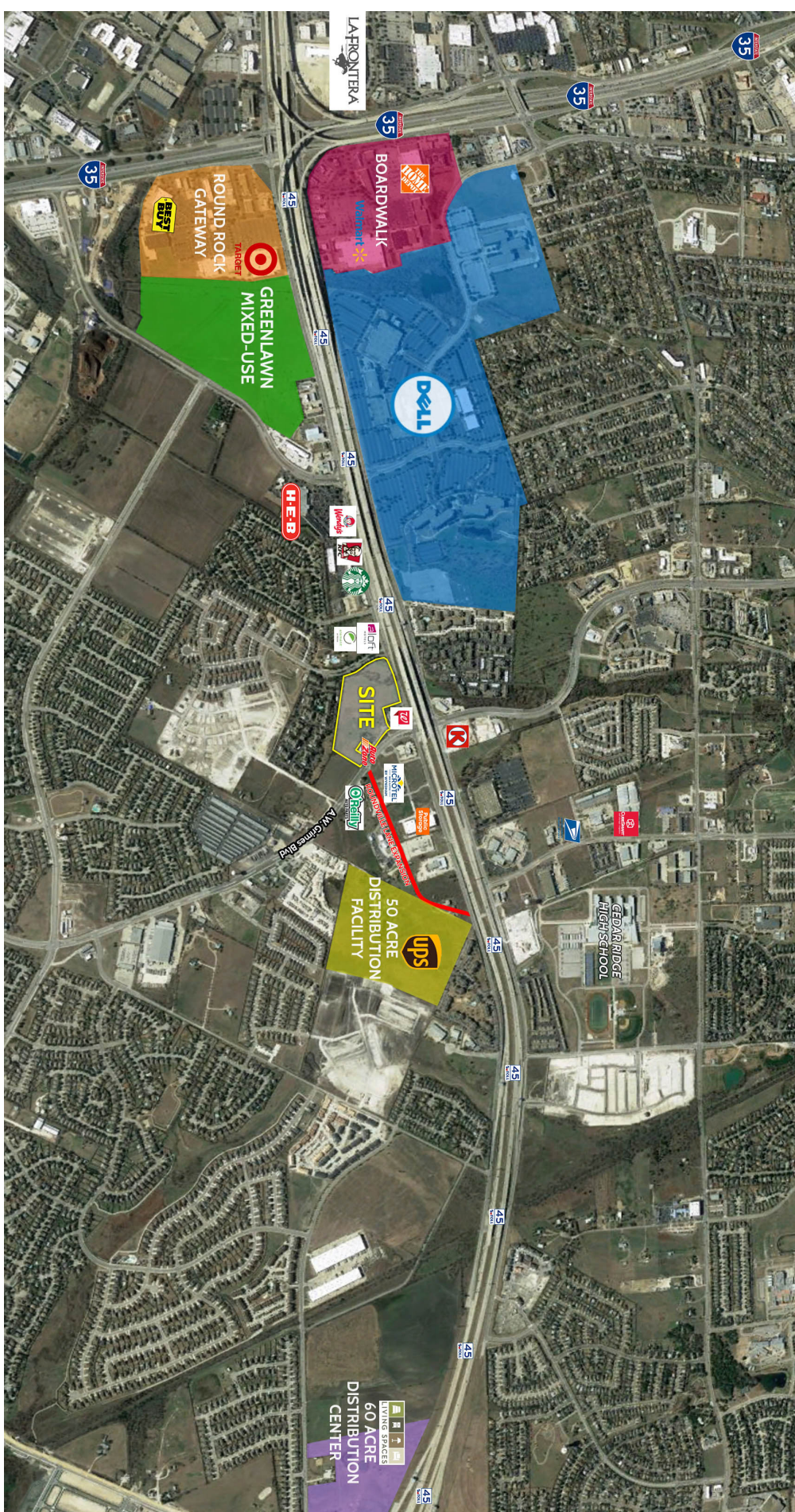
81,444

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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
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Campbell	505073	brent@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



EQUAL HOUSING
OPPORTUNITY

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