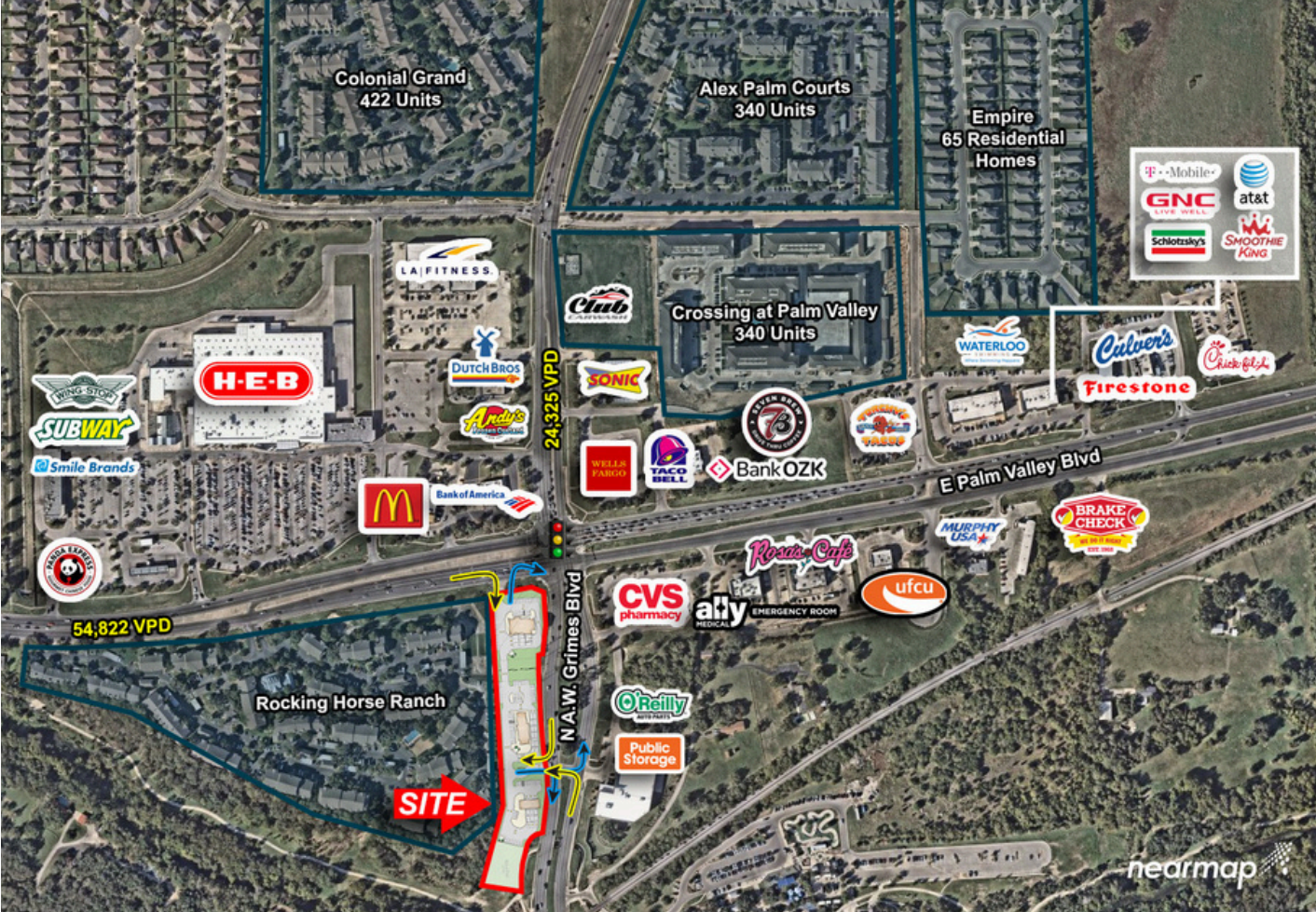
 SEE A BRIGHTER WAY

Property Overview

- Rare, pad site available in the US-79/E Palm Valley Round Rock corridor surrounded by:
 - H-E-B Plus! (1.8M annual visits)
 - Dell Diamond (11,631 capacity, 502K annual visits)
 - Kalahari Resort (975-room resort and convention center, ±1M visitors annually, 1,000+ employees)
 - Planned “Kenney Fort North PUD,” a \$300M, 110-acre, mixed-use development (SWC Hwy 79 [E Palm Valley]/S Kenney Fort Blvd.)
- US-79/E Palm Valley Blvd. (40,490 VPD) is a major East/West Round Rock thoroughfare
- The City of Round Rock continues to boast greater density (21.4% growth rate from 2012-2022)

Location	1901 E. Palm Valley Blvd. Round Rock, TX 78664
Hard Corner	E Palm Valley Blvd. / N A.W. Grimes Blvd.
Access/Visibility	US-79 (E. Palm Valley Blvd) & A.W. Grimes Blvd.
Zoning	General Commercial (C-1).
Existing Curb Cuts	<ul style="list-style-type: none"> • <u>E Palm Valley Blvd</u>: Right In/Right Out • <u>N.A.W. Grimes</u>: Full Access
Area Retail	H-E-B Plus!, Chick-fil-a, LA Fitness, McDonald’s, Wells Fargo, Bank of America, Dutch Bros, Taco Bell, CVS, Panda Express, Torchy’s Tacos



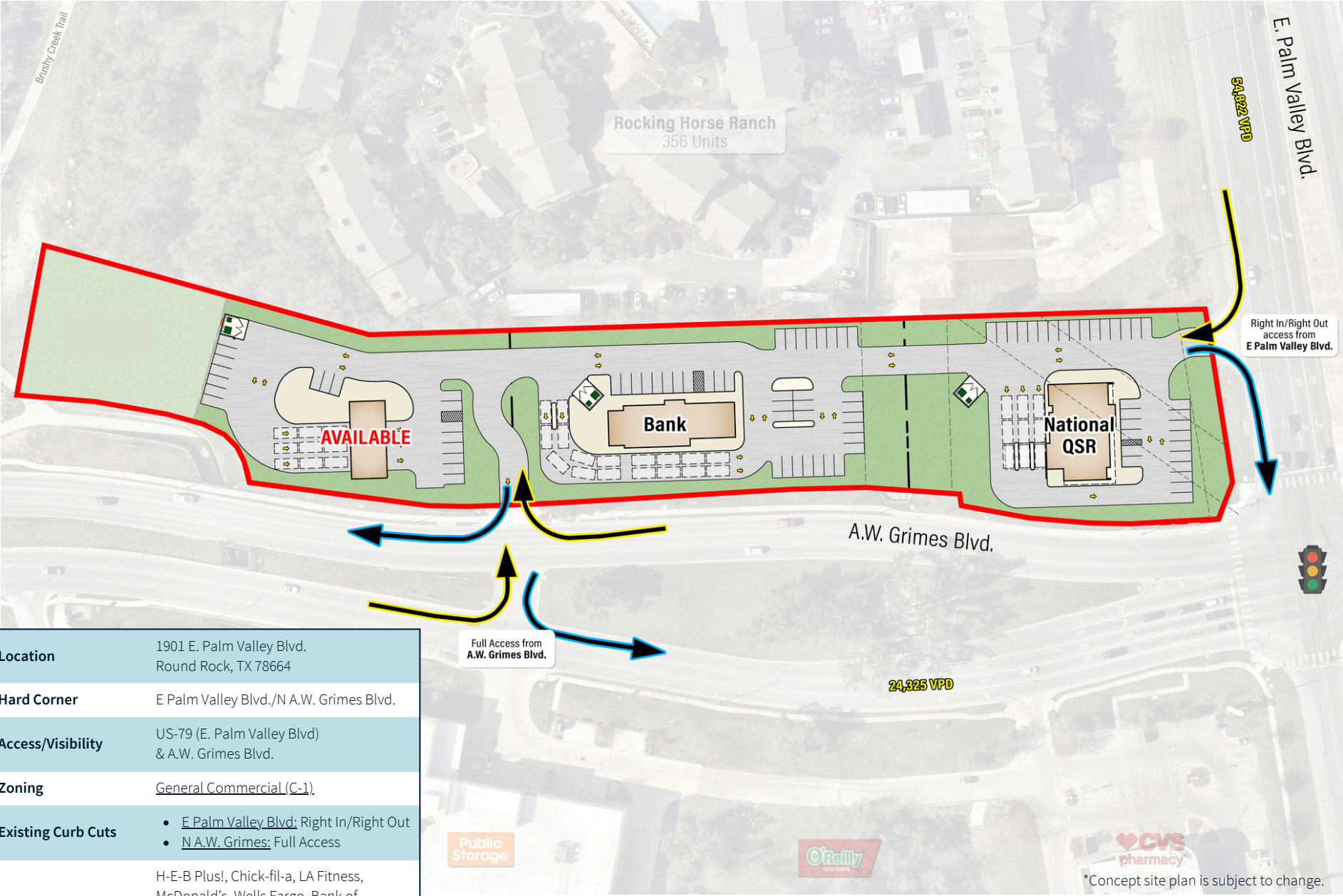
Demographics

	1 mile	3 miles	5 miles
2023 Estimated Population	14,760	96,506	232,293
2023 Estimated Households	5,704	35,792	85,420
2023 Average HH Income	\$97,263	\$110,551	\$124,555
2023 Daytime Population	10,576	115,617	229,294

Trade Area



Concept Site Plan



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Contact

Josh Green

Vice President

Joshua.Green@jll.com

+1 (512) 861-3434

Jon Switzer

Executive Vice President

Jon.Switzer@jll.com

+1 (512) 368-7091



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.

11-2-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Green	N/A	Joshua.Green@jll.com	512-861-3434
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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