

# BARSHOP & OLES

C O M P A N Y

## UNIVERSITY COMMONS



### for rental rates & availability

please email for information

**University Commons** is a regional community shopping center located at an intersection that has emerged as one of the most dynamic retail areas in the Austin MSA. The project is located at the northeast corner of Interstate Highway 35 and University Boulevard in the City of Round Rock, approximately 15 miles north of Austin. Anchored by a 123,000 square foot HEB Grocery store that opened in the fall of 2013, the center enjoys excellent access to each of the surrounding developments at the intersection, including the Round Rock Premium Outlet Mall, the Cinemark Round Rock 14 movie theater, the Baylor Scott & White Medical Center, and a large IKEA anchored power center to the south. Additional retail buildings in the project include such quality tenants as Mooyah's Burgers, Salata, , Summer Moon Coffee, Freebirds World Burritos, Mattress Firm, Twin Liquors, and a soon to be open Outback Steakhouse

BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746  
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INFORMATION PROVIDED HEREIN IS COMPILED FROM DATA BELIEVED RELIABLE, BUT BARSHOP & OLES COMPANY ASSUMES NO LIABILITY FOR ITS ACCURACY, CREDIBILITY, ERRORS OR OMISSIONS. THIS OFFERING IS SUBJECT TO CHANGE IN PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL FROM THE MARKET, ALL WITHOUT NOTICE

# UNIVERSITY COMMONS

1 FENG CHA STE. 240	1,500 SF
2 YOGURT EXPERIENCE STE. 230	1,400 SF
3 THE UPS STORE STE. 225	1,534 SF
4 WARHAMMER STE. 220	1,050 SF
5 FREEBIRDS WORLD BURRITOS STE. 200	2,500 SF
6 FUJIYA RAMEN SUSHI BAR STE. 100	3,000 SF
7 THE JOINT CHIROPRACTIC STE. 105	1,384 SF
8 SUMMER MOON COFFEE STE. 110	1,600 SF
9 AVAILABLE STE. 350	1,500 SF
10 UNIVERSITY DENTAL STE. 340	2,380 SF
11 TOMLINSON'S PET SUPPLIES STE. 330	2,940 SF
12 RESTORE HYPER WELLNESS STE. 310	2,165 SF
13 JIMMY JOHN'S STE. 300	1,700 SF
14 MOOYAH'S BURGERS STE. 400	2,100 SF
15 AVAILABLE STE. 410	1,748 SF
16 HAND + STONE MASSAGE STE. 415	2,332 SF
17 SALATA SALAD KITCHEN STE. 420	2,460 SF
18 AVAILABLE STE. 500	2,853 SF
19 GAMBUTTA'S BARBER SHOP STE. 510	1,606 SF
20 AVAILABLE STE. 520	1,660 SF
21 PHONATIC VIETNAMESE RESTAURANT STE. 530	2,534 SF
22 URBAN BIRD HOT CHICKEN STE. 600	1,996 SF
23 SPECTRUM STE. 610	3,431 SF
24 AVAILABLE STE. 620	1,634 SF
25 AVAILABLE STE. 630	1,203 SF
26 AVAILABLE STE. 640	2,376 SF
27 MATTRESS FIRM STE. 100	3,980 SF
28 SUPERCUTS STE. 110	1,260 SF
29 TWIN LIQUORS STE. 120	5,950 SF
30 JACK BROWN CLEANERS STE. 130	1,400 SF
31 BUTTERFLY NAIL BAR STE. 140	2,200 SF
32 T-MOBILE STE. 150	2,000 SF
33 BUFF CITY SOAPS STE. 160	2,800 SF
34 AT&T STE. 165	2,210 SF
35 HEB GROCERY STE. 250	123,000 SF
36 OUTBACK STEAKHOUSE	6,540 SF



## UNIVERSITY BOULEVARD

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## NNN's

\$15.03/sf/year

## TI ALLOWANCE

Negotiable

## TRADE AREA & PROPERTY HIGHLIGHTS

- Strong anchor tenant that is the dominant market leader in its category
- Strategic location in a rapidly developing trade area
- Adjacent to Round Rock Premium Outlet Mall, Cinemark Theater, Baylor Scott and White Medical Center and IKEA anchored power center
- Extensive landscaping, outside seating areas and pedestrian friendly setting that encourages cross-shopping
- Convenient surface parking near the tenant storefronts

## DEMOGRAPHICS

	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
<i>Population</i>	8,750	66,604	177,604
<i>Av. Household Income</i>	\$121,716	\$131,471	\$132,365
<i>Households</i>	3,603	24,171	68,290

source: Environics 2023 Estimates

## TRAFFIC COUNTS

<b>IH-35</b>	135,178 VPD
<b>University Blvd. east of IH-35</b>	32,585 VPD

Source: Texas Department of Transportation 2022 Average Annual Daily Traffic Counts

## CONTACTS

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C O M P A N Y

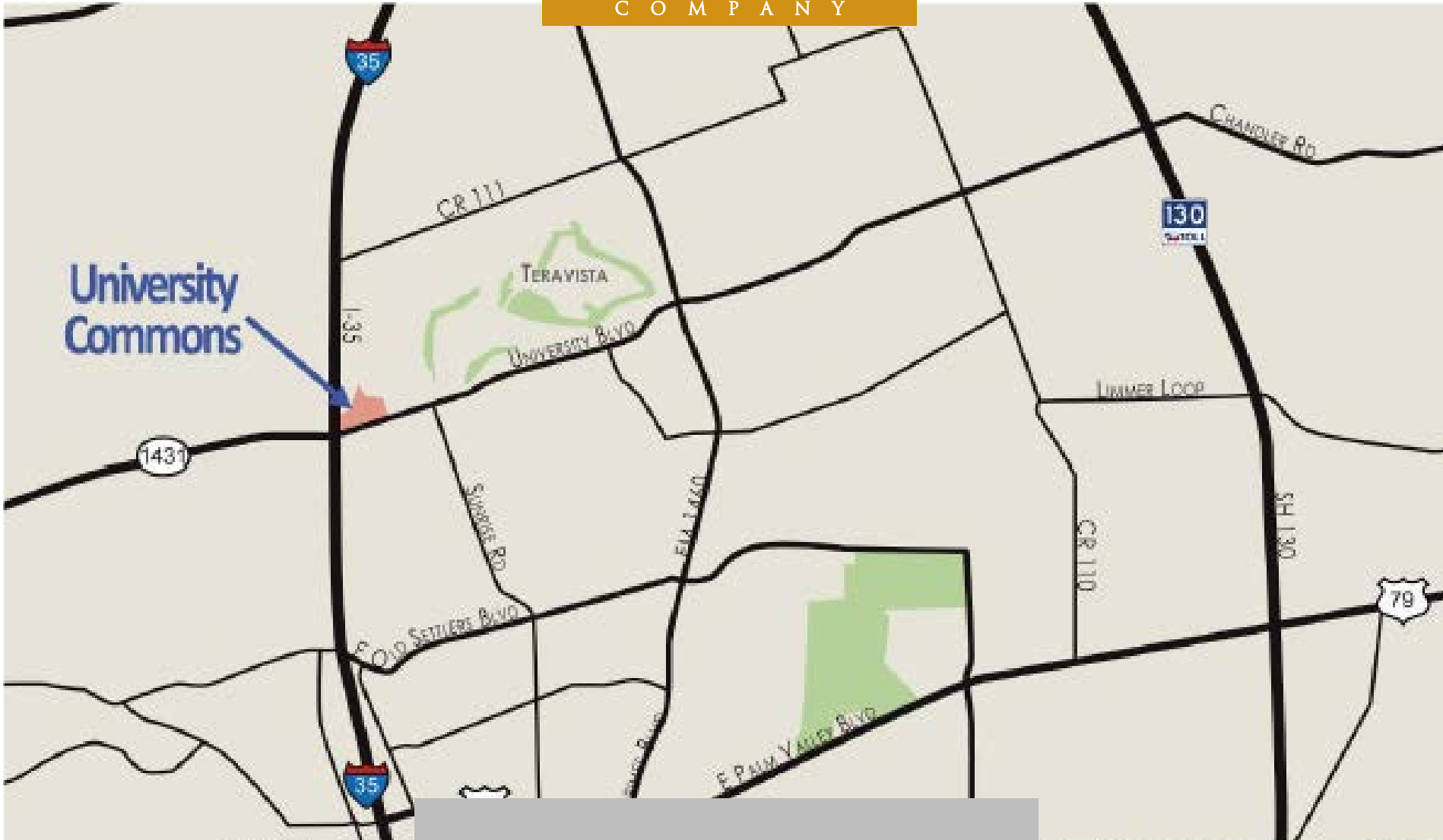


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COMPANY



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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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
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
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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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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