

For Sale

Real Estate Only



ReFuel at Travisso

2940 Travisso Parkway, Leander, Texas 78641



Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin, Texas 78746

512-767-7442
hproperties.com



REFUEL AT TRAVISSO

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Executive Summary

Sale Price	Inquire for Price
Building Size	4,815 SF
Lot Size	2.279 Acres



Property Highlights

- Located at the main entrance to the 2,100-acre Travisso Master Planned Community with a total of 4,000 homesites at completion
- Travisso Master Planned Community was voted the Best Family-Friendly Residential Community
- Located at a Signalized Lighted Intersection
- Underserved retail market: closest retail is 4 miles from the site
- High barrier to entry



Demographics

Population (2024)	2 mi. - 44,147
	3 mi. - 93,184
	4 mi. - 146,387
Average HHI (2024)	2 mi. - \$133,136
	3 mi. - \$152,672
	4 mi. - \$153,105
Traffic Counts (2024)	W. Whitestone Blvd (FM 1431)- 56,518 vpd (Combined)



Jeffrey Aron
SVP | Retail Development
jeffrey@hpiproperties.com

Evan Dyer
Principal | Retail Development
evan@hpiproperties.com

Andrew Wright
VP | Investment Sales
andrew@hpiproperties.com

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Lease Abstract

REFUEL OPERATING COMPANY	
Address	2940 Travisso Parkway, Leander, Texas 78641
Lease Type	Absolute NNN
Tenant Guarantor	Corporate
Asking Price	Call for Pricing
NOI	\$451,667.60
Primary Term	20 Years
Rent Increases	10% Every 5 Years
Lease Commencement	05/01/2026
Lease Expiration	05/30/2046
Renewal Options	Four (4), 5-Year
Building Size (Sq Ft)	4,815 SF
Land Size (Acres)	2.279 AC
Year Built	2025

Refuel Operating Company, LLC is a fast-growing retail fuel and convenience store operator with a strong presence across the southeastern U.S. Currently, Refuel owns and operates over 220 convenience stores and fuel stations across five states, South Carolina, North Carolina, Texas, Mississippi, and Arkansas. As a vertically integrated operator, Refuel combines fuel distribution and retail operations to optimize supply and margins, while pursuing growth through strategic acquisitions and expansion into high-traffic corridors.

LEASE YEAR	ANNUAL RENT
Year 1-5	\$451,667.60
Year 6-10	\$496,834.36
Year 11-15	\$546,517.79
Year 16-20	\$601,169.56



(PROPOSED)
Elementary School
Capacity
800 Student

TRAVISO PARKWAY



Multi-Family 18.27 Acres
Proposed

MULTIFAMILY
DETENTION

SITE

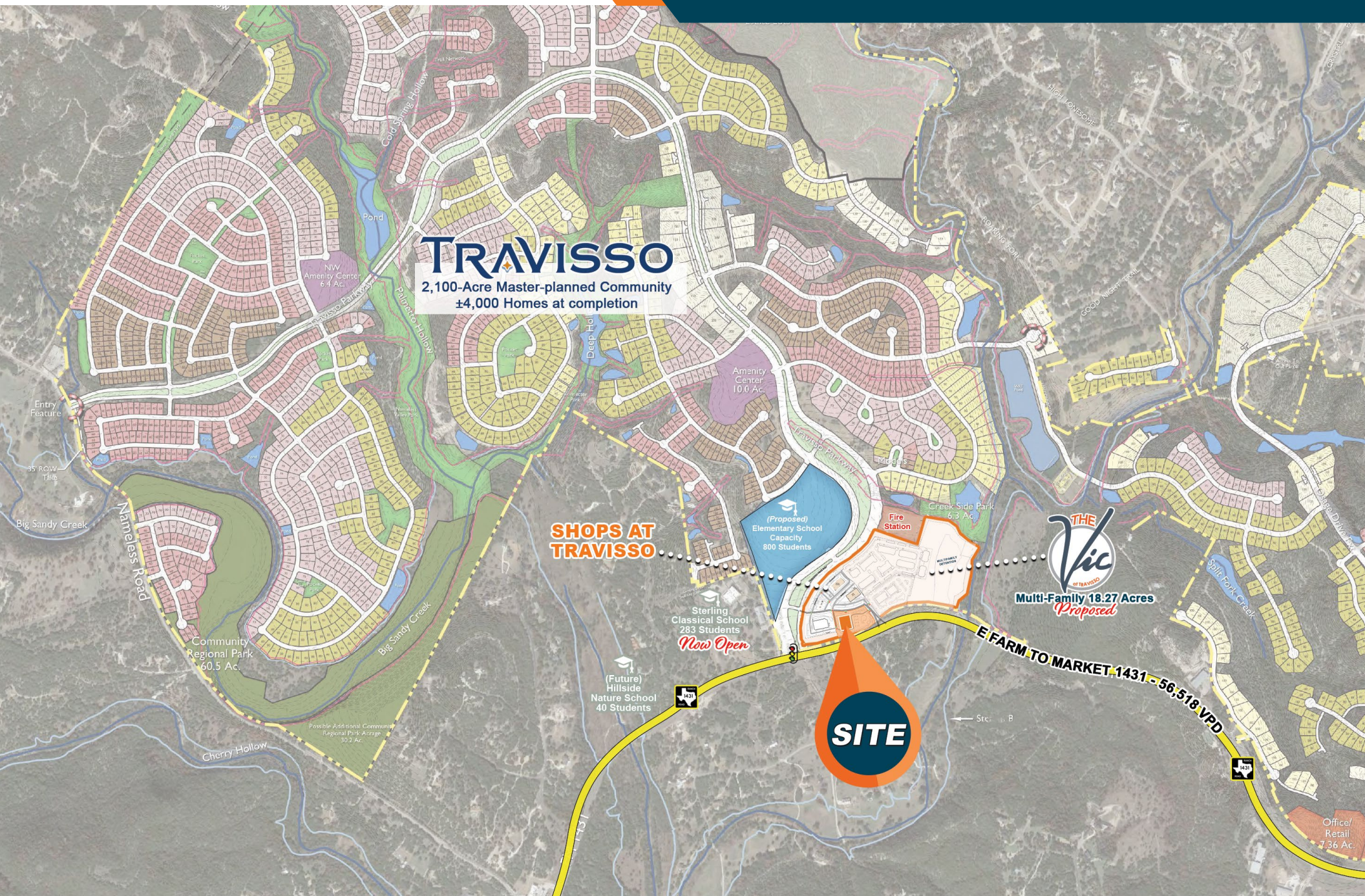
N.A.P.
1.79 AC
AVAILABLE

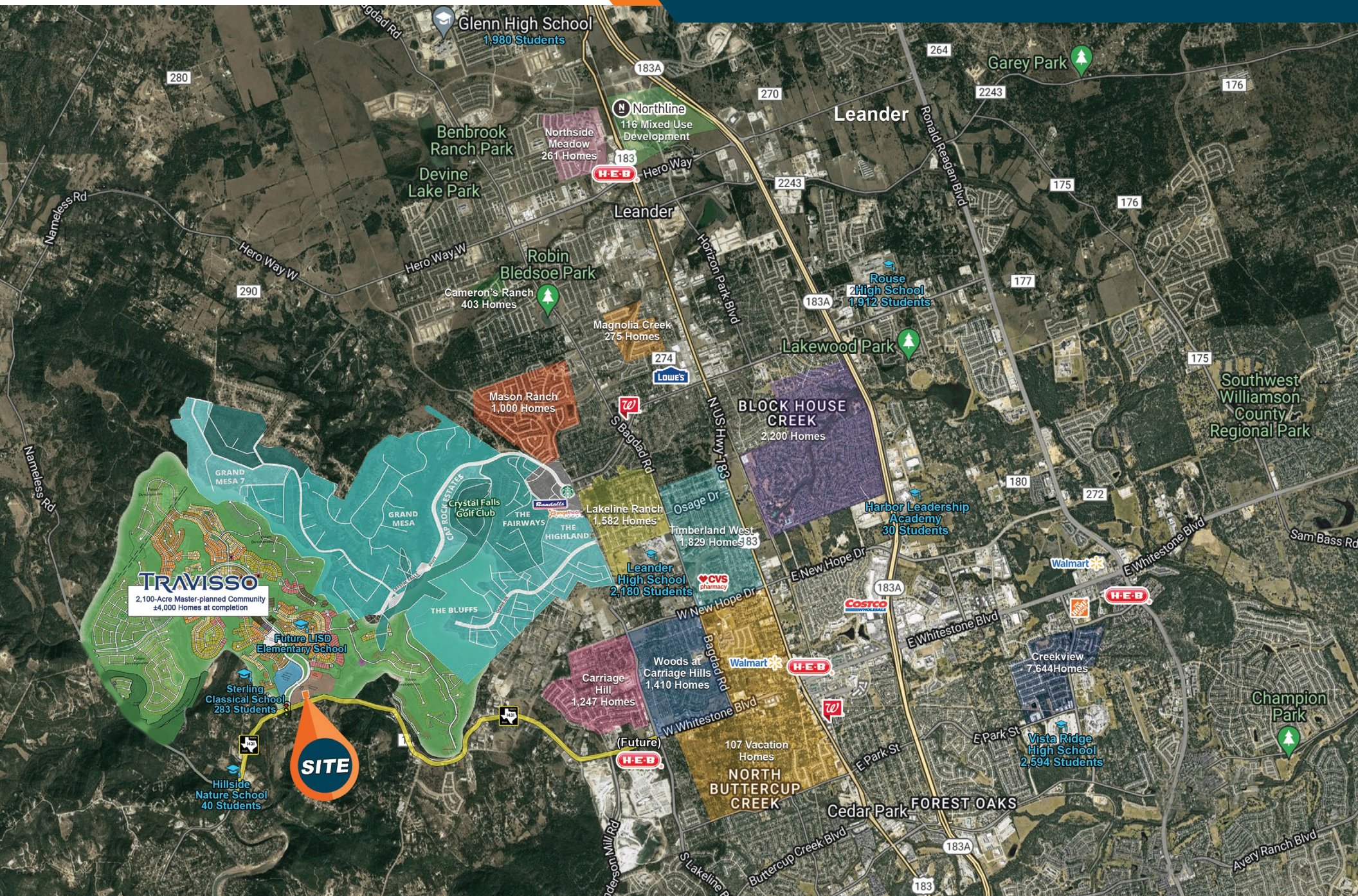
N.A.P.

N.A.P.
2.30 AC
AVAILABLE

N.A.P.
3.57 AC
AVAILABLE
(Will Divide)

E FARM TO MARKET RD 1431 - 56,518 VPD





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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Sanford Paul Aron</u> Designated Broker of Firm	<u>218898</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Evan Dyer</u> Licensed Supervisor of Sales Agent/ Associate	<u>571158</u> License No.	<u>evan@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Jeffrey Aron</u> Sales Agent/Associate's Name	<u>724858</u> License No.	<u>jeffrey@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date