MULTI-TENANT RETAIL DEVELOPMENT

FOR LEASE

WELLS BRANCH RETAIL CENTER

14900 N IH-35 | Austin, Texas 78728

DON QUICK & Associates, Inc.

1000 N Interstate 35, Round Rock, Texas 78681 | 512.255.3000 | www.donquick.com

Don Quick & Associates, Inc.

Brent Campbell
(512) 814-1814

Charles Harvey
(512) 814-1817

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

PROPERTY DETAILS

Located on the northwest corner of IH-35 and Wells Branch Parkway, just north of KFC.

Planned Building Size: 8,000 SF

Retail and office space, including one drive-thru

Space available: 2,000 SF

LEASE RATE

$30.00 PSF + NNN (est. $9.00 PSF)

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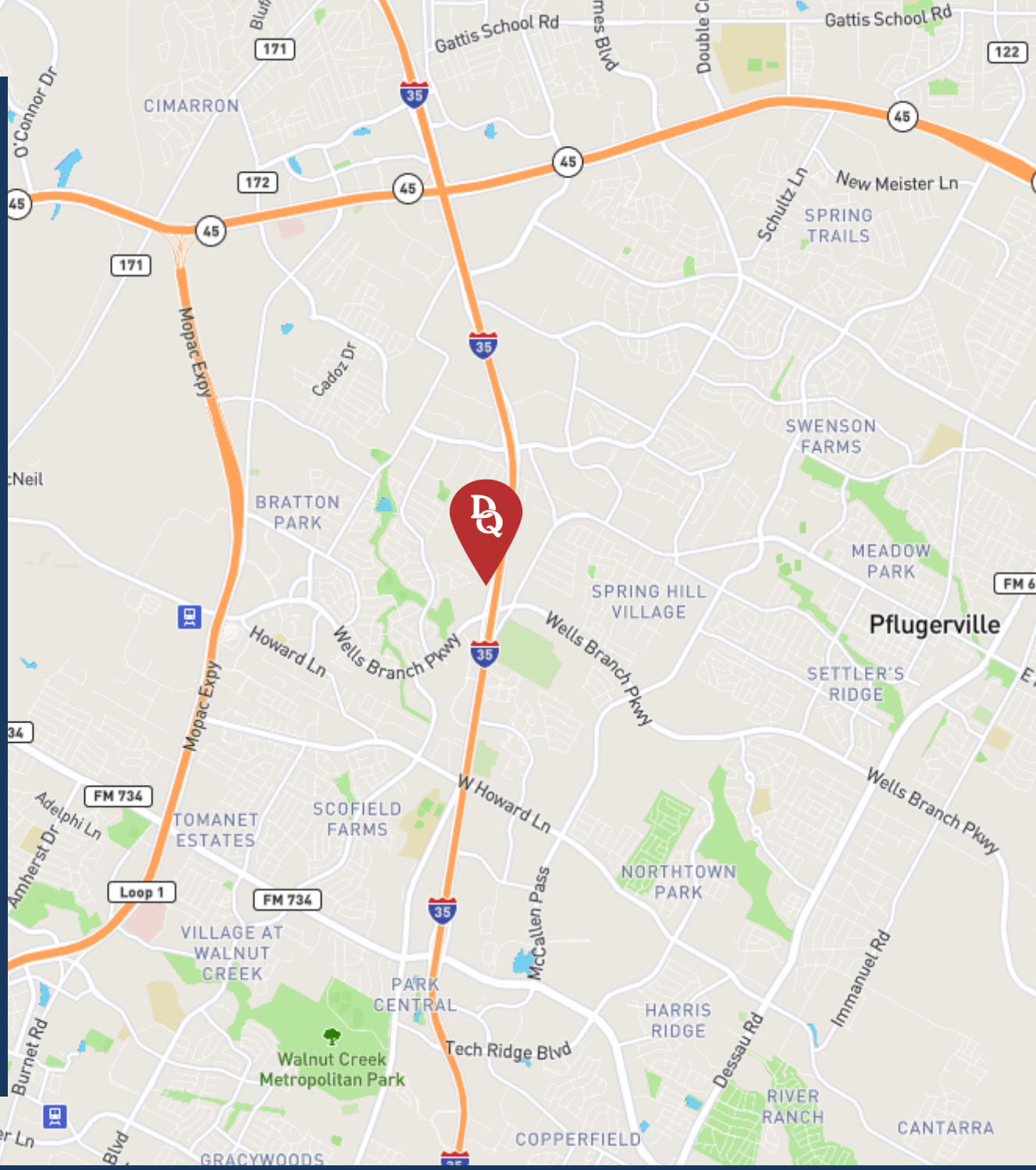
DRIVE TIMES

In Minutes, Approximate

SH 45	4
Downtown Round Rock	6
HWY 183	8
The Domain	9
SH 130	10
Cedar Park	12
Downtown Austin	16
Austin-Bergstrom Intl' Airport	23

DEMOGRAPHICS

	1 mi	3 mi	5 mi
2019 Population	**16,307**	**105,277**	**261,857**
Households	**6,798**	**41,963**	**104,809**
Average HH Income	**$81K**	**$87K**	**$89K**
Median Age	**33.4**	**33.8**	**33.9**



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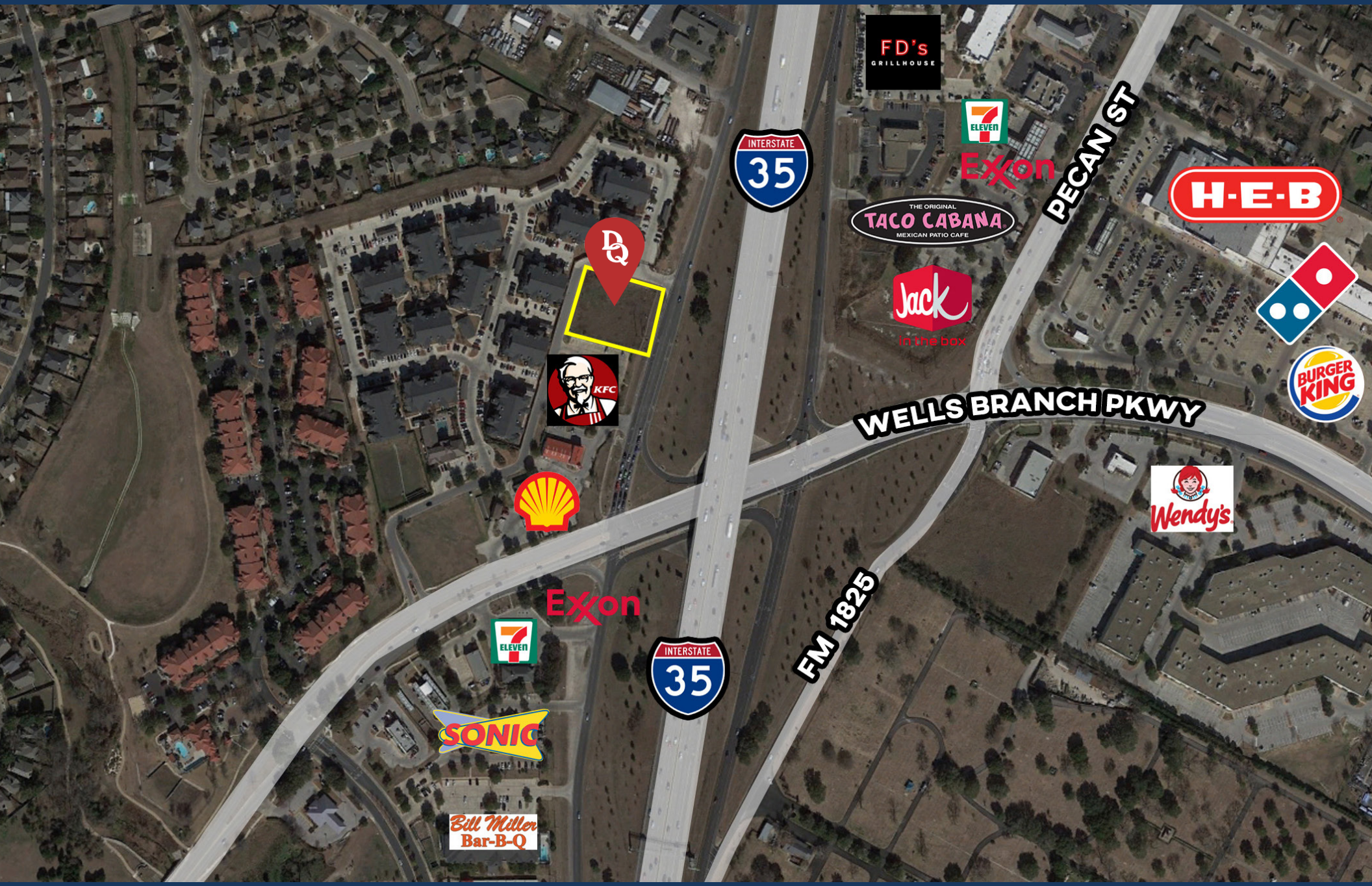

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FOR LEASE - ACCESS MAP

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RESTAURANTS

By Category, within 5 miles

Fast Food	26
American	24
Mexican	20
Asian	15
Pizza	8
Seafood	7
Bars	6
International	5
Barbeque	5
Other	13

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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 per formed 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 an 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone
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 Initials Tenant Initials Seller Initials Landlord Initials Date