For Lease

Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Hwy #101
Austin, TX 78746
512-767-7442
hpiproperties.com

The Shops at 1890

1335 Whitestone Blvd.
Cedar Park, TX 78613

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THE SHOPS AT 1890

1335 Whitestone Blvd., Cedar Park, TX 78613

Property Information

Space For Lease	7,986 SF (Will subdivide)
Rental Rate	Call for pricing
NNN	$10.00 PSF
Total Size	12,486 SF

Property Highlights

- Retail and office located within the vibrant class A shopping center 1890 Ranch.
- Center is home to best in class retailers such as Super Target, Petsmart, Natural Grocers, Academy, and Cinemark to name a few.
- Cedar park has grown 250% in the last decade and has been one of the 15 fastest growing cities in the U.S.

Demographics

Population (2025)	2 mi. - 34,017 3 mi. - 82,092 5 mi. - 214,426
Average Household Income	2 mi. - $143,607 3 mi. - $155,547 5 mi. - $175,201
Traffic Count	TX 183A Toll: 22,378 VPD E Whitestone Blvd: 44,596 VPD

For More Information

Gigi Gomel
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AJ Loudermilk
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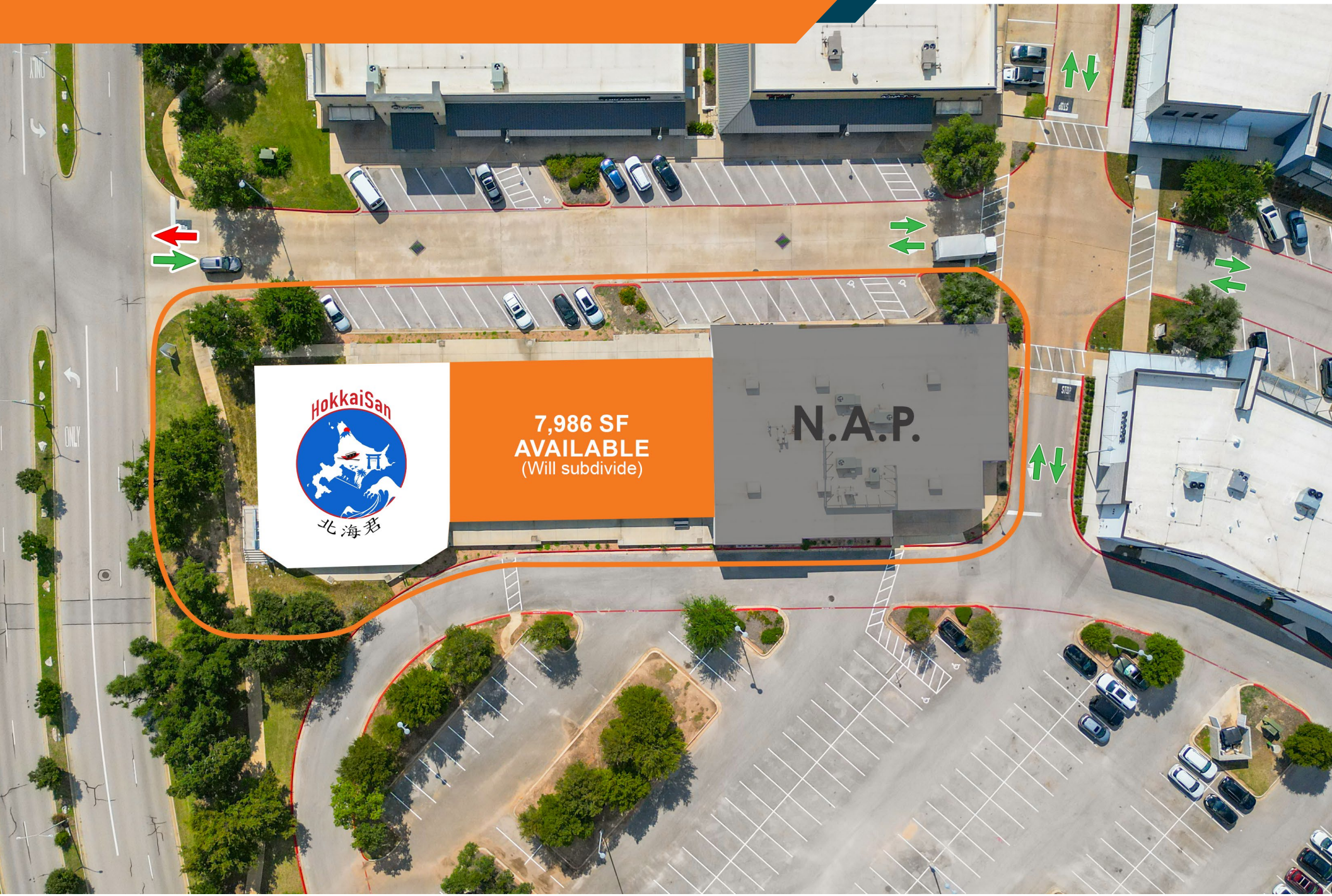

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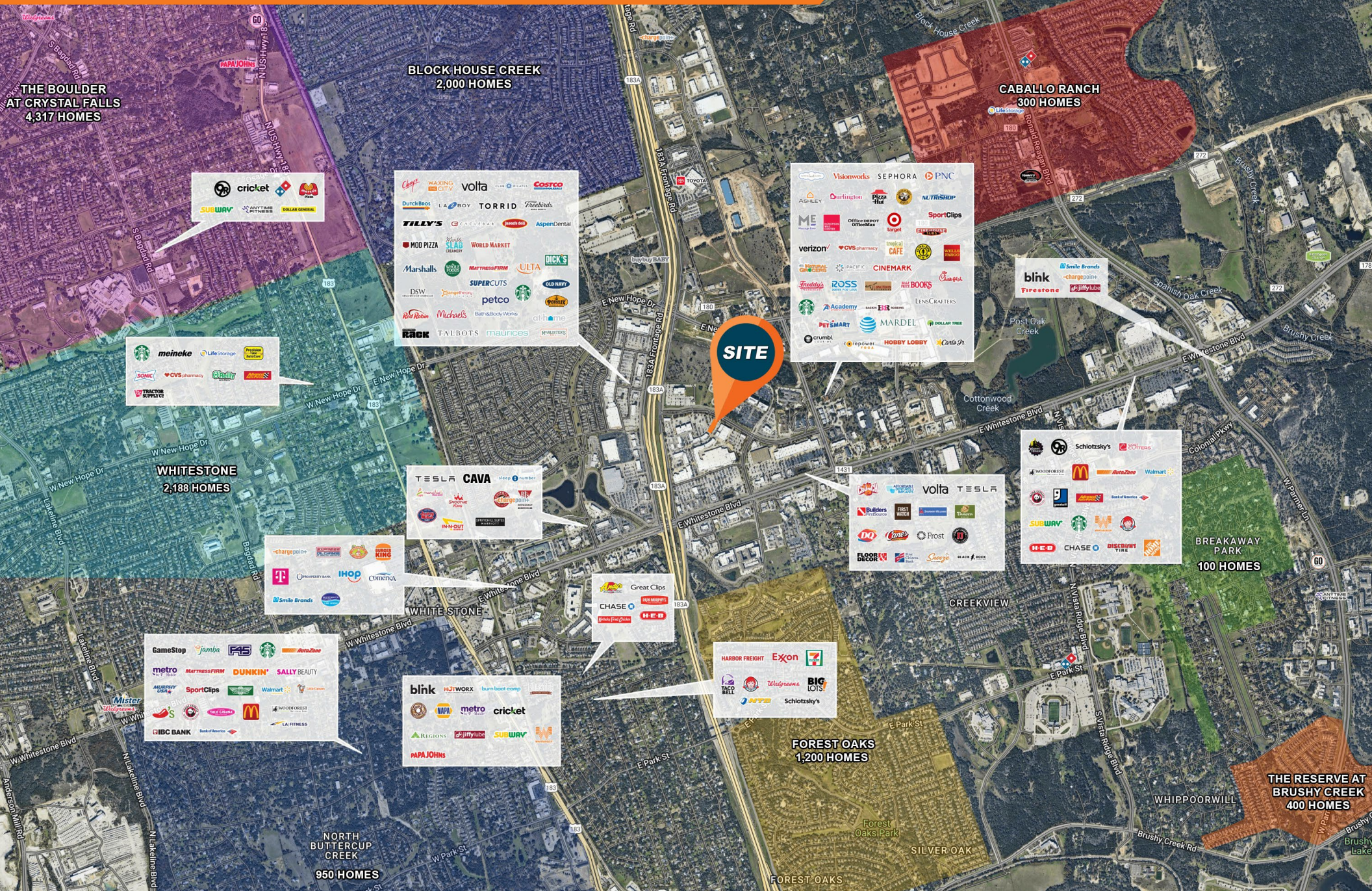

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ABOUT LEANDER, TEXAS

Leander is one of the fastest growing suburbs in the state

Leander lies on the northeast edge of Texas' Hill Country, roughly ten miles due west of Interstate 35 on US 183, just north of Austin TX. Since 2000, the community has grown from 7,600 residents to more than 30,000 in 2010. This makes Leander the 37th fastest growing City in the United States (US Census Bureau, 2009).

Affordability and quality schools have been the historical drivers for the community's growth. Single-family residential homes run the gamut from first-time to executive styled living. The Leander Independent School District's (LISD) 37 campuses provide a varied curriculum. This gives more than 30,000 students a great start to their future.

Over the past decade the City has committed itself to knowing that change is inevitable, so it matters what you do with it. The civic and business leadership collaborated on the community's future. Leander's two award-winning land planning initiatives have provided a framework for sustainable development. We will build a community that lives, works and plays together.

Leander invites residents and visitors to build a sense of place.

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11-2-2015

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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
AJ Loudermilk	**693472**	**aj@hpiproperties.com**	**713.623.6944**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____