



MESA RIDGE SHOPPING CENTER

1350 E PALM VALLEY ROUND ROCK, TEXAS 78664

AVAILABILITY:
1,000-5,000 SF CONTINUOUS

(512) 626-4424 | www.goldtier.net | taylor@goldtier.net



PROPERTY HIGHLIGHTS:

- 12,638 SQ FT
- Parking: 50 Spaces
4 Spaces per 1,000 SQ FT

LOCATION:

- On Highway 79
- Great street visibility
- Extremely high growth area
- Within 3 miles of Round Rock Express and Kalahari Resort
- Traffic Count: 35,339 in 2018



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AREA DEMOGRAPHICS:



POPULATION:

1 MILE	13,305
3 MILE	92,651
5 MILE	205,216



POPULATION GROWTH (2018 - 2023):

EXPECTED
12%
INCREASE IN
POPULATION



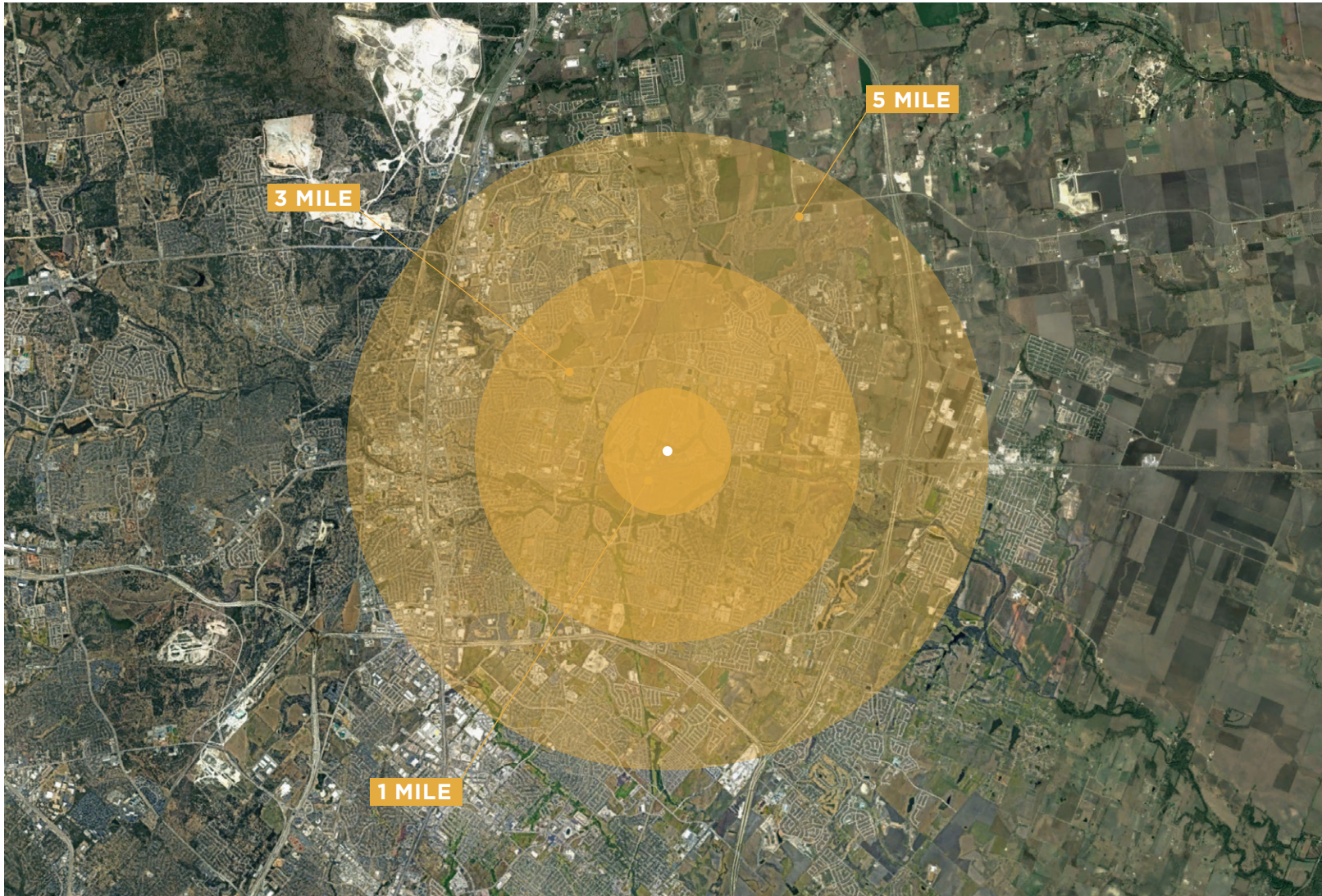
ROOFTOPS:

1 MILE	5,233
3 MILE	29,528
5 MILE	70,983



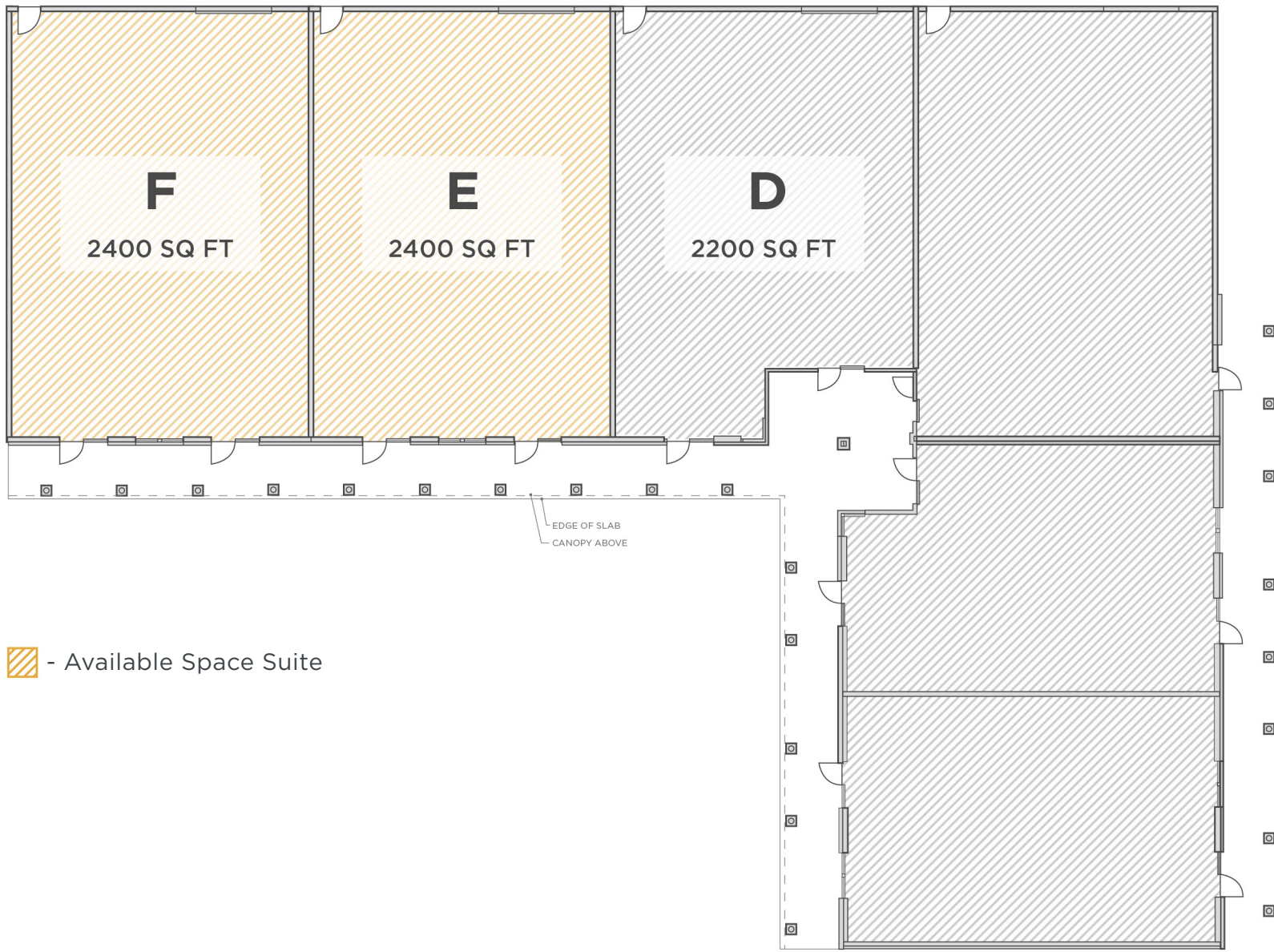
HOUSEHOLD INCOME:

1 MILE	\$61,191
3 MILE	\$79,955
5 MILE	\$88,458



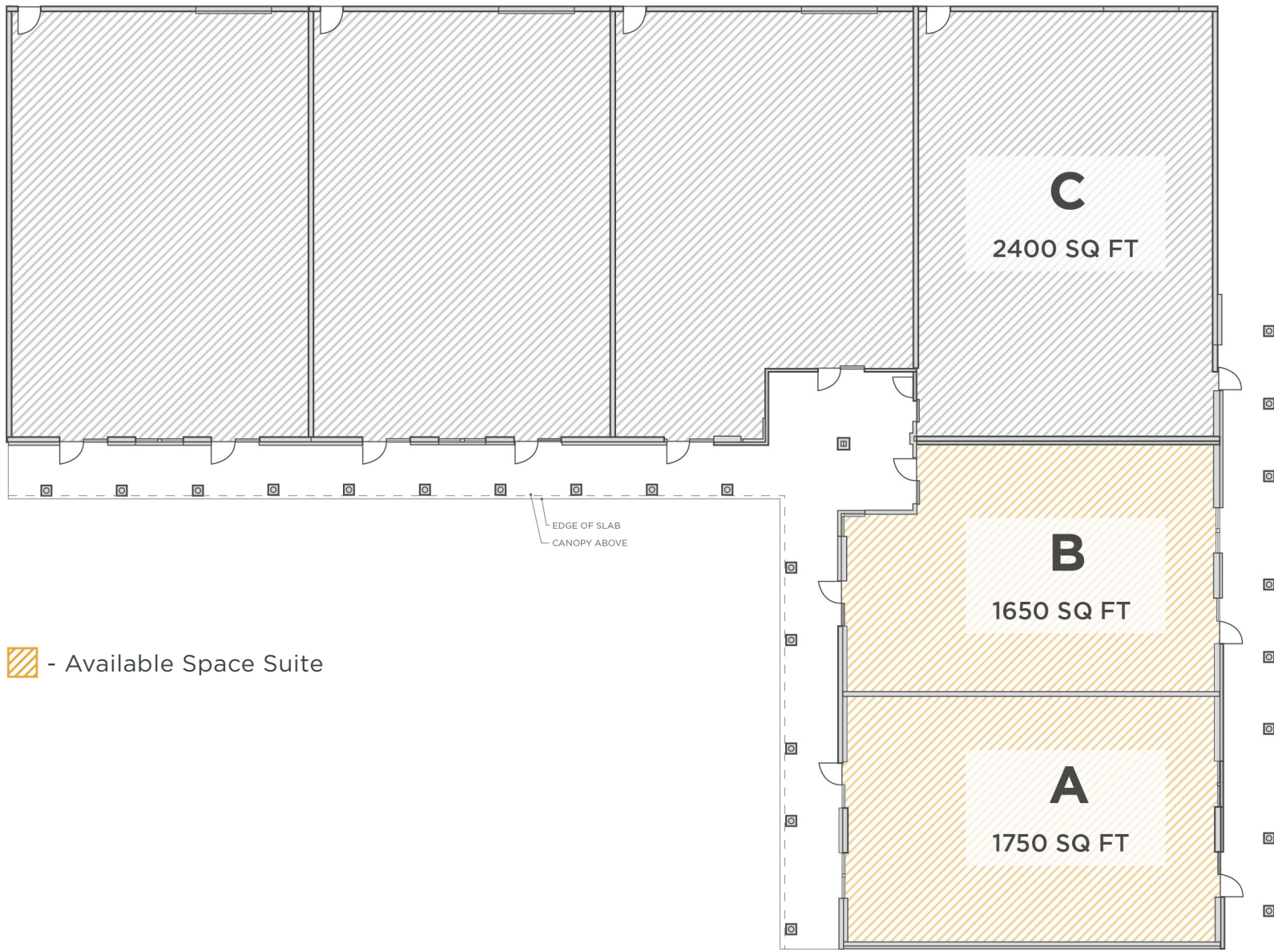
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AVAILABLE SPACE SUITE D-F



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AVAILABLE SPACE SUITE A-C



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CITY OF ROUND ROCK

Round Rock frequently appears on lists of best cities in the United States. You would be hard-pressed to find a city with growth like this. From July 2016 to July 2017, the Austin-Round Rock metro area was the fastest-growing one in the state, adding 55,269 residents, according to the U.S. Census Bureau. Economic development wins are an important part of Round Rock's success story with major economic drivers like the Kalahari Resort, Dell Diamond, Dell World Headquarters, Amazon Round Rock Premium Outlets, IKEA, Emerson Process Management, Bass Pro Shops, and more.



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KALAHARI - RESORT & CONVENTION CENTER



The Kalahari is America's Largest Indoor Waterpark on over 351 acres of Round Rock, Texas land. This \$550 million dollar project is located less than 1 mile from the site.

The project diversified the City of Round Rock property tax base by bringing a new industry - the resort/convention business. The project will generate an estimated \$4.7 million in net direct annual tax revenue to the City, and will provide many jobs for varying experience levels including: full time, salaried, part-time and hourly opportunities.

DIRECT TEXT FROM THE KALAHARI WEBSITE:

"While Kalahari Resorts & Conventions may have been voted as the "World's Coolest Indoor Waterparks!", we're more than just America's largest indoor waterparks - we're also authentically-African themed resorts, state-of-the-art convention centers, world-class dining, luxurious spas, diverse shopping experiences, cutting-edge arcades, and thrilling theme parks. Most importantly, though, we are where memories are made. Located in the Pocono Mountains, Pennsylvania, Sandusky, Ohio and Wisconsin Dells, Wisconsin, and coming November 12, 2020, Round Rock, Texas, there's adventure, excitement, and memories happening near you."

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DELL WORLD HEADQUARTERS

Round Rock, site of Dell world headquarters, is recognized as a driving force for economic development in Central Texas. Dell is the city's largest sales tax generator, contributing to the public safety, transportation network, parks, library and more.

Dell has an impact far beyond Round Rock city limits. For each of the approximately 16,000 employees working for the company in Texas, another 3.5 jobs are supported across the state. The company spends \$3 billion with Texas-based suppliers, supporting more than 71,500 jobs.

DELL DIAMOND

Less than a mile away from the site, Dell Diamond is the home stadium of the Round Rock Express, the Triple-A Minor League Baseball affiliate of the Houston Astros major league baseball team.

Dell Diamond is built on 85 acres of former farmland on the east side of Round Rock.

In addition to the direct economic benefit to Round Rock and Texas, Dell is well known for its social responsibility in the Central Texas region. Technology programs led by Dell have helped educate approximately 2,194 underserved youth at the Boys & Girls Club of the Austin Area, and more than \$13.4 million and 200,000 hours of volunteer time have been donated across the state supporting initiatives like environmental protection, youth education and disaster relief.

The company's headquarters-related business in Round Rock has earnings of \$9.9 billion, making up 29 percent of Dell's overall U.S. revenues.

The city of Round Rock contributed \$7.35 million to the \$25 million cost of the facility. The city owns the ballpark and gave the Express a 38-year lease. Local-based computer technology company Dell contracted for naming rights in a deal that will cost the company \$2.5 million over 15 years.



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AMAZON

The 32-acre site is currently under construction at the Chisholm Trade Center located near Interstate Highway 35 and Old Settlers Boulevard. The location will comprise three buildings, with one set to house Amazon's delivery operations and the remaining two designated for interior parking for Amazon associates and drivers. Several hundred jobs are expected to come to Round Rock as a result of the project.

"If you look at the experience of the Austin metro post-the 2008-2009 economic downturn when people were saying, 'Whoa, we're having some real national problems,' this economy [the Central Texas area] grew right through it," said Jason Ball, the Round Rock chamber's president and CEO.. "In fact, it was pain in the other parts of the United States that drove more people to seek jobs here or to maybe move their companies here, and that is what we're predicting this is going to look like."



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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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date