

1890 Ranch

1335 E Whitestone Blvd, Cedar Park, TX 78613

Endeavor Real Estate Group

500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

Adam Zimel

512-682-5548

azimel@endeavor-re.com

Evan Deitch

512-682-5544

edeitch@endeavor-re.com

Pierce Jones

512-682-5582

pjones@endeavor-re.com

Connor Lammert

512-532-2181

clammert@endeavor-re.com



endeavor-re.com

- Located at the regional intersection of HWY 183A and Whitestone Blvd (FM 1431) in Cedar Park.
- 700,000 SF shopping center anchored by Super Target, Academy Sports, Cinemark, Gold's Gym, Ross, Petsmart and Hobby Lobby
- Access from 183A, Whitestone Blvd, and C-bar Ranch Trail

Space Available

- 1,496 -7,000 SF

Lease Rates

- Call broker for pricing

2020 Estimated NNN Expenses

- \$9.87/SF (estimate provided by landlord & subject to adjustment)



Tenants



Demographics



Population Estimate

1 mi	3 mi	5 mi
6,722	81,801	199,526

Daytime Population

1 mi	3 mi	5 mi
8,736	40,809	100,873



Average Household Income

1 mi	3 mi	5 mi
\$92,441	\$102,449	\$112,969



Traffic Counts

- 43,858 VPD (RM 1431 W of Parmer Ln)
- 35,302 VPD (HWY 183A)



OVER 150 EVENTS &
1 MILLION VISITORS \ YEAR
181,000 SF
HOME OF THE AHL'S TEXAS STARS,
THE PRIMARY AFFILIATE OF THE
NHL'S DALLAS STARS AND
AUSTIN SPURS DEV-LEAGUE BASKETBALL TEAM

H-E-B CENTER
CEDAR PARK

THE PARKE

WHOLE FOODS MARKET, DICK'S SPORTS & SHOE, Marshalls, Michaels, NORDSTROM, RACK, PETCO, buy buy BABY, WORLD MARKET, ULTA, OLD NAVY, FOREVER 21, Bath & Body Works, DSW, Tuesday Morning, Orangetheory, AMPLIFY, TWIN LIQUORS, MATTRESS FIRM, MASSAGE HEIGHTS

1890 RANCH

Target, CINEMARK, HOBBY LOBBY, DOLLAR TREE, SUPER TARGET, Academy, ROSS, Office DEPOT, at&t, Freddy's, Room 101, BOVA, Compass, FedEx, Burlington, Famous Footwear

CEDAR PARK REGIONAL MEDICAL CENTER
85 Beds
561 Physicians

CEDAR PARK

Cedar Park, TX

THE PARKE
WHOLE FOODS DICK'S Marshalls Michaels
NORDSTROM RACK PETCO
WORLD MARKET ULTA OLD NAVY
FOREVER 21 Bath & Body Works DSW
Tuesday Morning Olan Mills
TWIN TWIN AMPLIFY
MATTRESS FIRM MASSAGE HEAT THERAPY
buybuy BABY

OVER 150 EVENTS &
1 MILLION VISITORS \ YEAR
181,000 SF
HOME OF THE AHL'S TEXAS STARS,
THE PRIMARY AFFILIATE OF THE
NHL'S DALLAS STARS AND
AUSTIN SPURS DEV-LEAGUE BASKETBALL TEAM

1890 RANCH
Target CINEMARK HOBBY LOBBY DOLLAR TREE
SUPER TARGET Academy ROSS
Office DEPOT
at&t Freddys
FedEx Burlington
at&t at&t at&t
PLATON'S verizon
Burlington

85 Beds
561 Physicians
CEDAR PARK REGIONAL MEDICAL CENTER



Available Space	SF	
13	6,800 (divisible)	360°
14	2,880	
18	7,000 (divisible)	
20	3,100	
23	1,400 (July 2020)	
29	4,985	360°
35	1,625	
45	3,459	
50	1,911	
64	1,496	





- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- Not Included in Project

SPACE	TENANT	SF
1	AT&T	4,000
2	Gigi's Cupcakes	1,613
3	Spectrum	4,500
4	Louisiana Crab Shack	3,426
5	Mighty Fine Burgers	4,085
6	Carl's Jr	2,500
7	Chick-fil-A	2,500
8	Logan's Roadhouse	8,533
9	Wells Fargo	4,055
10	Starbucks	1,750
11	Great Haircuts!	1,200
12	FedEx Office Print & Ship Center	1,992
13	Available (divisible)	6,800
14	Available	2,880
15	Natural Grocers	10,515
16	Dollar Tree	10,306
17	Petsmart	27,880
18	Available (divisible)	7,000
19	Clear Choice Eyewear	2,595
20	Available	3,100
21	Massage Envy	3,000
22	GNC	1,200
23	Available (August 1, 2020)	1,400
24	Studio Nails & Spa	1,642
25	Results Physiotherapy	3,843
26	Maya's Browz Studio	1,157
27	100% Chiropractic	1,590
28	The Salons @ 1890 Ranch	7,267
29	Available	4,985
30	Big Top Dentistry for Kids	3,420
31	Medspring Urgent Care	5,000
32	Salata	6,000
33	European Wax Center	1,793
34	Gymboree Play & Music	2,500
35	Available	1,625
36	Baskin-Robbins	1,300
37	I Spa Nails	1,200
38	Barrett's ATA Martial Arts	4,817
39	Ike's Love & Sandwiches	1,750
40	Amy's China Cuisine	3,500
41	Buffalo Wild Wings	6,000
42	Sun Auto Service	7,604
43	Cinemark	39,144
44	True REST Float Spa	2,100
45	Available	3,459

SPACE	TENANT	SF
46	Sitterle Homes	1,200
47	Chada Thai	2,500
48	Takara Sushi and Asian Bistro	5,011
49	Teji's Indian Restaurant	2,200
50	Available	1,911
51	EurAsia Ramen	1,950
52	Pho Thanh Nhi	2,018
53	PURE Yoga Texas	3,094
54	Adventure Kids Playcare Drop In Daycare	3,620
55	Breeze Salon + Spa	4,001
56	Half Price Books	8,499
57	Plato's Closet	2,800
58	Pigtails & Crewcuts Haircuts for Kids	1,600
59	Huntington Learning Center of Cedar Park	2,232
60	Burlington Coat Factory	36,709
61	Super Target	177,531
62	OfficeMax	17,992
63	Aqua-Tots Swim Schools	5,166
64	Available	1,496
65	Chicago Title Insurance Company	3,489
66	Rock Springs Changes	6,783
67	Gold's Gym	40,000
68	Jenny Craig, Inc.	2,000
69	Nutrishop	1,400
70	Tan It All	2,425
71	Academy Sports + Outdoors	80,352
72	Ross Stores	27,689
73	Hobby Lobby	55,000
74	Ashley HomeStore (proposed)	40,000
75	Mardel Christian & Education	22,000
76	Freddy's Frozen Custard & Steakhburgers	3,600
77	Tropical Smoothie Cafe	1,500
78	uBreakiFix	1,086
79	Firehouse Subs	1,680
80	Sport Clips	1,200
81	Total Nutrition	1,400
82	Einstein Bros. Bagels	3,100
83	James Avery Artisan Jewelry	2,504
84	Verizon Wireless	4,000
85	T4Men Testosterone Replacement Clinic	1,175
86	Pacific Dental	3,400
87	BBVA	3,000



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Evan Gray Deitch	662260	EDeitch@Endeavor-Re.com	512-682-5544
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date