



## ROUND ROCK CROSSING | 3021 - 3202 N IH-35, ROUND ROCK, TX 78664

### Features

- Located at the southeast corner of SH-45 and IH-35 in Round Rock
- Tenants include: Target, Best Buy, Michaels, Salons by JC, Five Below, Desi Bros, Picklr, and Five Guys

### FOR LEASE

MIN CONTIGUOUS SF: 1,635  
 MAX CONTIGUOUS SF: 25,000  
 CONTACT FOR MORE INFORMATION

### Traffic Counts

IH-35	180,146 VPD
SH-45	113,558 VPD

### Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	6,716	101,189	261,093
Total Households	2,788	41,579	101,795
Avg HH Income	\$98,732	\$106,643	\$123,546
Daytime Population	36,506	122,494	260,490

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### Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman**<sup>®</sup>

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Available Space	
752	1,635 sf
585	3,179 sf
520	3,793 sf
280-300	20,000 sf (Phase III New Construction Q2-Q3 2026)
320-340	40,000 sf (Phase III New Construction Q2-Q3 2026)

Current Tenants		
000	Target	123,000 sf
100	Great Clips	1,200 sf
110	Sally Beauty	1,400 sf
120	Amazing Lash Studio	1,506 sf
130	Nothing Bundt Cakes	1,920 sf
140	Crumble Cookies	1,674 sf
150	Regymen Fitness	4,000 sf
190	Michaels	23,656 sf
210	Play Street Museum	4,000 sf
220	Dollar Tree	9,000 sf
230	Five Below	12,000 sf
240	The Picklr	24,000 sf
260	Salons by JC	8,000 sf
500	Desi Brothers	48,814 sf
560	Sri Krishna Indian Restaurant	2,500 sf
590	White Tiger Taekwondo	1,464 sf
595	The Little Gym	3,536 sf
600	Best Buy	45,700 sf
630	Firehouse Subs	2,200 sf
650	Vitamin Shoppe	4,000 sf
750	Five Guys	2,750 sf
753	Menchie's Frozen Yogurt	1,318 sf
755	Wingstop	1,675 sf
757	Pizza Twist	1,750 sf
760	Inchin's Bamboo Garden	3,367 sf
770	Share Tea	1,705 sf
775	Halal Bros	1,680 sf
780	LensCrafters	3,000 sf
790	Bliss Nail Bar	7,074 sf
810	Third Base Sports Bar	6,035 sf
820	Besos Cocina y Cantina	6,034 sf

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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
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