

**Prime Retail Space with  
Drive Through Available**

# Old Settlers Market Place

1400 E. Old Settlers Blvd. Round Rock, TX 78664



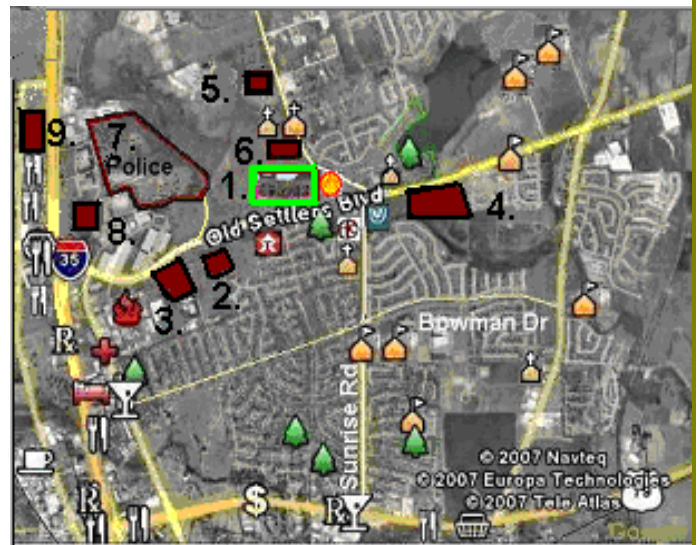
**Broker/Owner: Aman Bandali**  
[aman@bandalicommercial.com](mailto:aman@bandalicommercial.com)  
(512)784-8070

**Anchor tenant: Jungle Java**  
approx. 6500 sq ft with a coffee shop and a children entertainment center.

**Other tenants include Diamond Nails, Top Liquor, Beijing Express, Dance Gallery, Best Cleaners and Round Rock Karate Academy.**

## Area Activities and Highlights:

1. Old Settlers Market Place.
  2. Spectrums at Crystal Park—include 10 buildings with 86,000 sq ft of office space/condos built within an estimated 400,000 sq ft of planned flex space.
  3. Green Square—include 135,000 sq ft of office space over 13 acres.
  4. Round Rock Annex—include EMS, Tax office, other city and county offices.
  5. Coming Soon! Williamson County Health and Human Services at the NW of the property.
  6. Assisted Living and Court at Round Rock.
  7. New Police Headquarters and future Regional Training Facility.
  8. TriFusion with over 125,000 employees.
- HIGH Drive-By & HIGH Growth Area, approx. 1 ½ - 2 miles off IH-35.
  - Multiple schools are near by filled with staff & thousands of students.
  - Multiple Churches, Apt. Communities & Hundreds of Homes within the Primary Trade Area.
  - Businesses nearby—Ikea, JCPenny, Major Banks, Outlet Mall, Round Rock TX State Univ. Scott & White Hospital, Teravista.com and more off IH-35.



## High End Shopping Center Old Settlers Market Place

### Features:

#### **BUILDINGS**

3 separate buildings in a horseshoe configuration, a total of 30,000 sq ft. Suites divided into approx. min. 1060 sq ft.

#### **BASED RENTS**

Negotiable.

#### **TENANT IMPROVEMENTS**

Negotiable or Vanilla box for qualified customers.

#### **POTENTIAL TENANTS**

Jewelers, Dentists, Optometrists, wireless stores, small fitness/Gym, Tanning Salon, Day Spa, Apparel, Education, Insurance, Attorneys, Home Décor Store, Restaurants, Shoe Store, Coffee Shops, Bakery, Candy/Follower Shops, Crafts, Pet/Groomer Store, Dollar Store, Mail Stop, and Professionals

#### **DEMOGRAPHICS**

~ 2006 Adult Population within 5 miles estimated @ 80,794

~ 2006 Daytime Population is estimated @ 101,283

~ Highest % of Population is Under 19 & Ages 22-44 Est. @ 25-33% each

~ Median HH Income: \$ 72,485. Avg. HH Income: \$87,692

~ % Change: 1980 - 1990 Est. 162%, 1990 – 2000 Est. 98%

~ Drive-by Traffic estimated at 30,000!!

\*\* Detailed Area Demographics are available\*\*

#### **BROKER/OWNER**

**Aman Bandali**

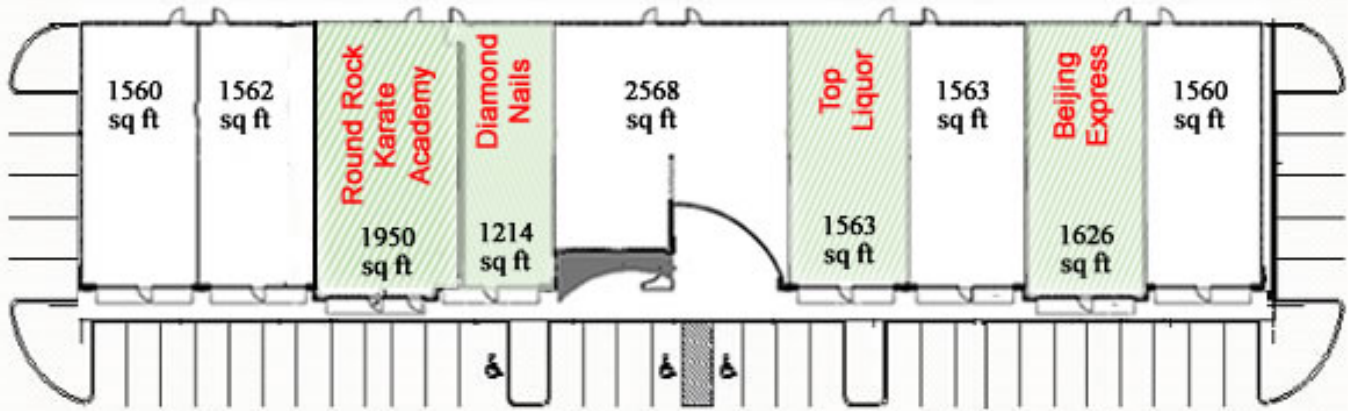
[Aman@BandaliCommercial.com](mailto:Aman@BandaliCommercial.com)

**(512) 784-8070**

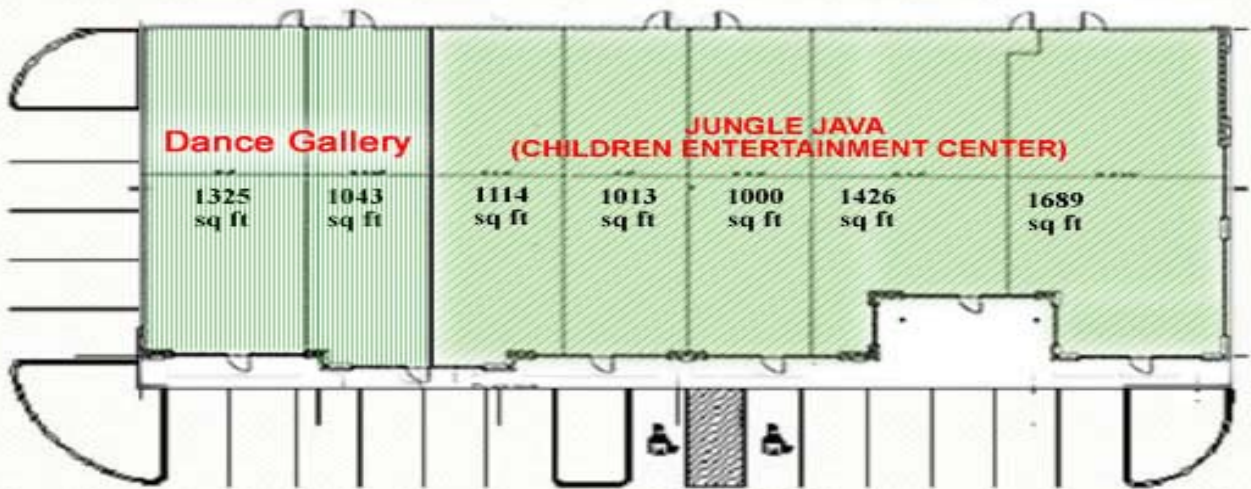
Bandali Commercial, subsidiary of Bandali Builder & Estate Developers, 7818 Rockwood Ln, #300, Austin, TX 78757

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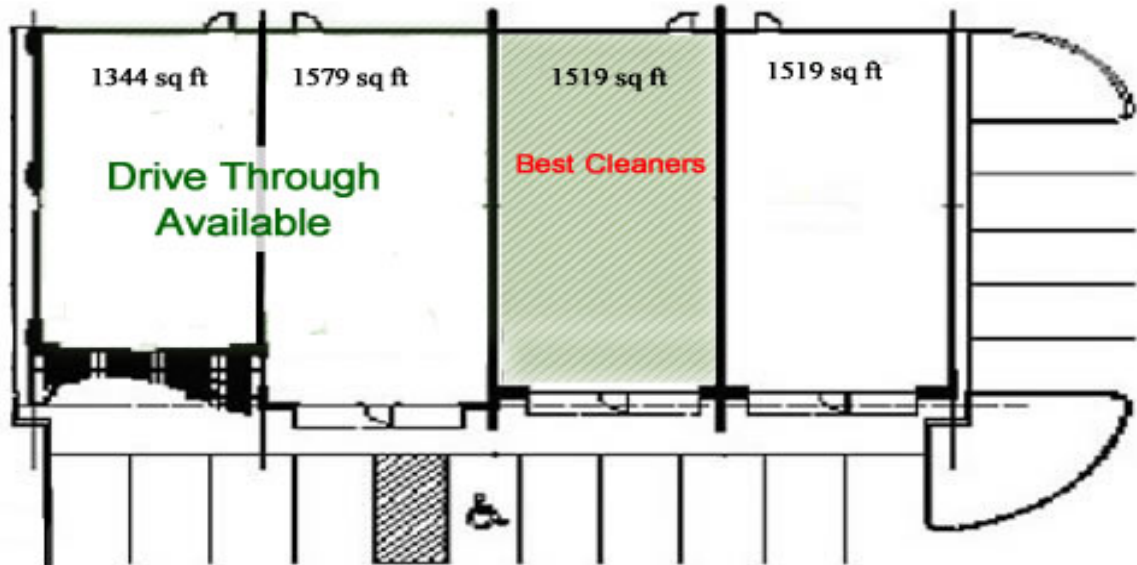
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Old Settlers Market Place Bldg #1—1400 E Old Settlers Blvd. Round Rock, TX 78664



Old Settlers Market Place Bldg #2—1400 E Old Settlers Blvd. Round Rock, TX 78664



Old Settlers Market Place Bldg #3—1400 E Old Settlers Blvd. Round Rock, TX 78664

*Bay can be combined to accommodate larger square footage needs*