

Prime Retail Space with Drive Through Available

Old Settlers Market Place

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



Broker/Owner: Aman Bandali
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(512)784-8070

Anchor tenant: Safari Champ
approx. 6500 sq ft with a coffee shop and a children entertainment center.

Other tenants: Morelias Restaurant, Kumon Learning Center, Round Rock Karate Academy, Diamond Nails, Top Liquor, Beijing Express, Dance Gallery, Dance Gallery III and Best Cleaners.

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.
9. Encino Park office condos coming soon.



- 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. 1344 sq ft.

BASED RENTS

\$1.00 per sq ft..

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

~ 2009 Adult Population within 5 miles estimated @ 91,078
~ 2009 Daytime Population is estimated @ 121,326
~ Highest % of Population is Under 20 @36.02% & Ages 21-44 @ 42.47%
~ Median HH Income: \$ 69,612. Avg. HH Income: \$87,511
~ % Population Change: 1990 - 2000 Est. 98%, 2000 – 2009 Est.66.14%
~ Drive-by Traffic estimated at 30,000!!
** Detailed Area Demographics are available**

BROKER/OWNER

Aman Bandali

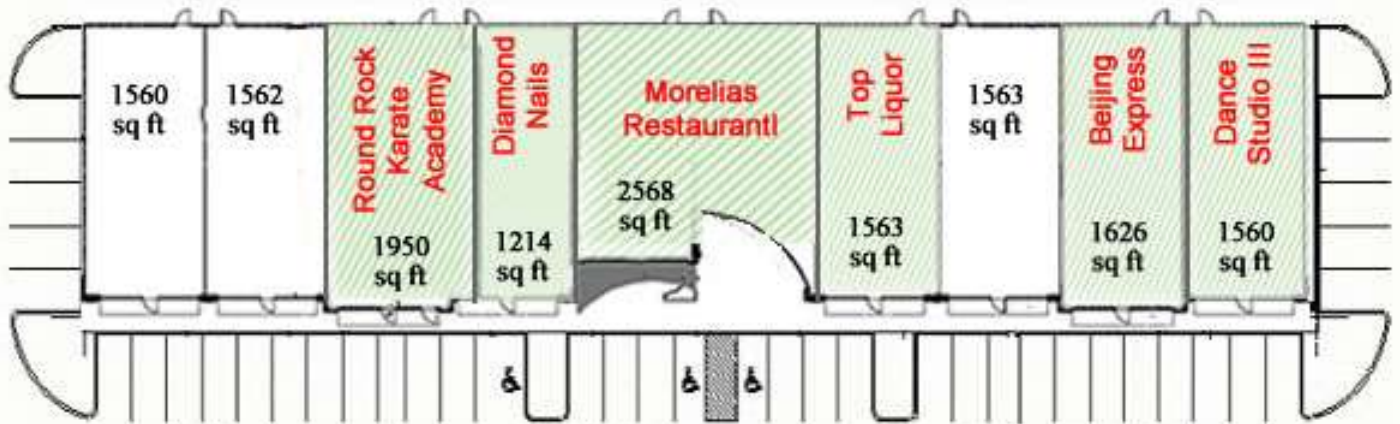
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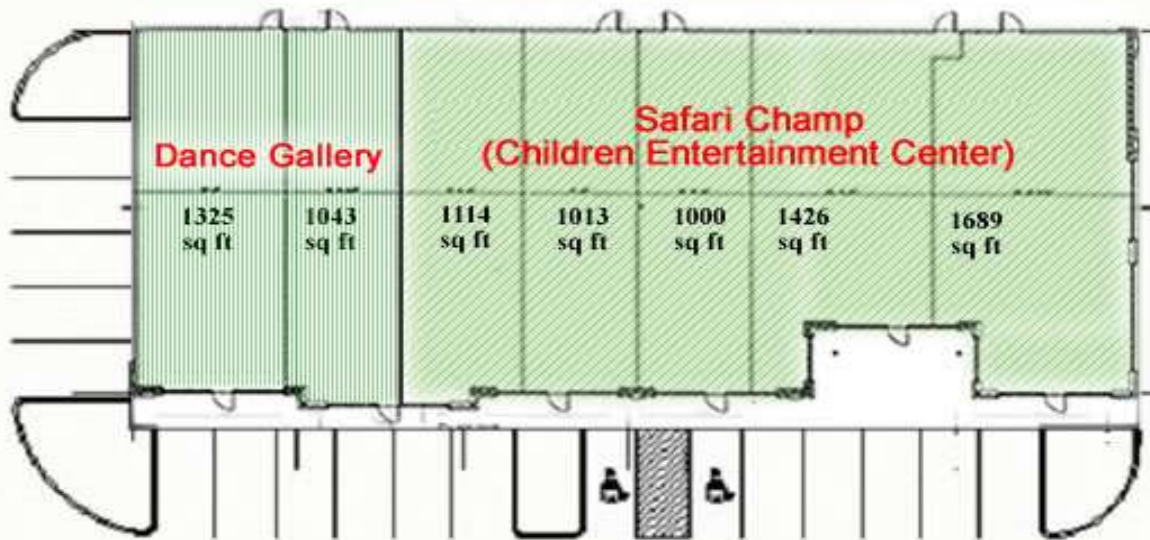
Bandali Commercial, subsidiary of Bandali Builder & Estate Developers, 7818 Rockwood Ln, #300, Austin, TX 78757

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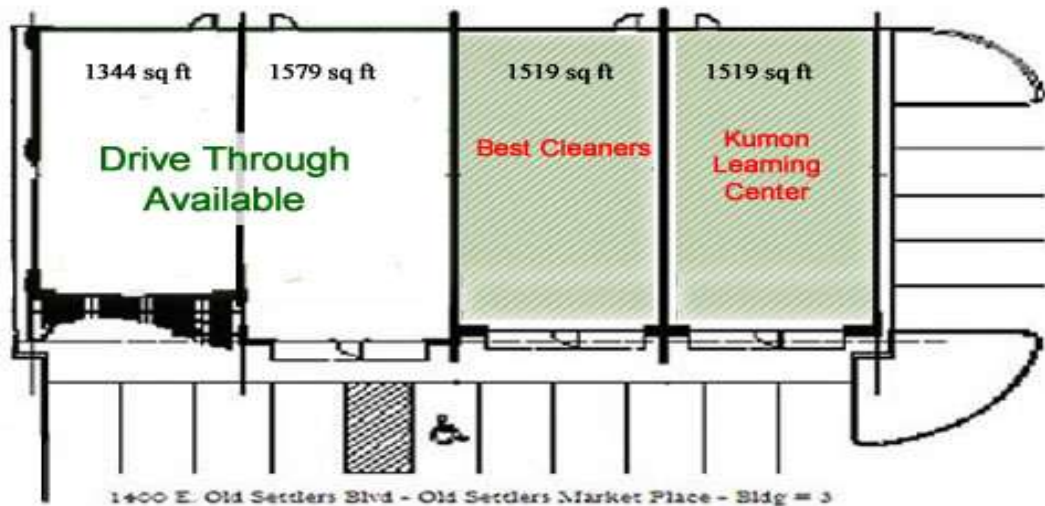
www.bandalicommercial.com



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