PALM VALLEY PLAZA | 4500 E PALM VALLEY BLVD , ROUND ROCK, TX 78665

Features

palmvalleyplaza.com

- Walmart reports strong average transaction numbers and rapid sales growth
- Immediate-area restaurants report outstanding sales
- Palm Valley Blvd. is one of Round Rock's primary east/west arteries

FOR LEASE

TOTAL SF: 38,361
CONTACT FOR MORE INFORMATION

Traffic Counts

Palm Valley Blvd. (US Highway	59,435 VPD

Demographics

YEAR:	1 MILE	3 MILE	5 MILE
Total Population	6,020	74,811	212,518
Daytime Population	4,535	52,618	196,843
Average HH Income	$160,341	$143,849	$122,916
Total Households	1,980	25,530	75,210

Area Retailers & Businesses

CATO, SportClips Haircuts, Taco Cabana, Walmart, Dollar Tree

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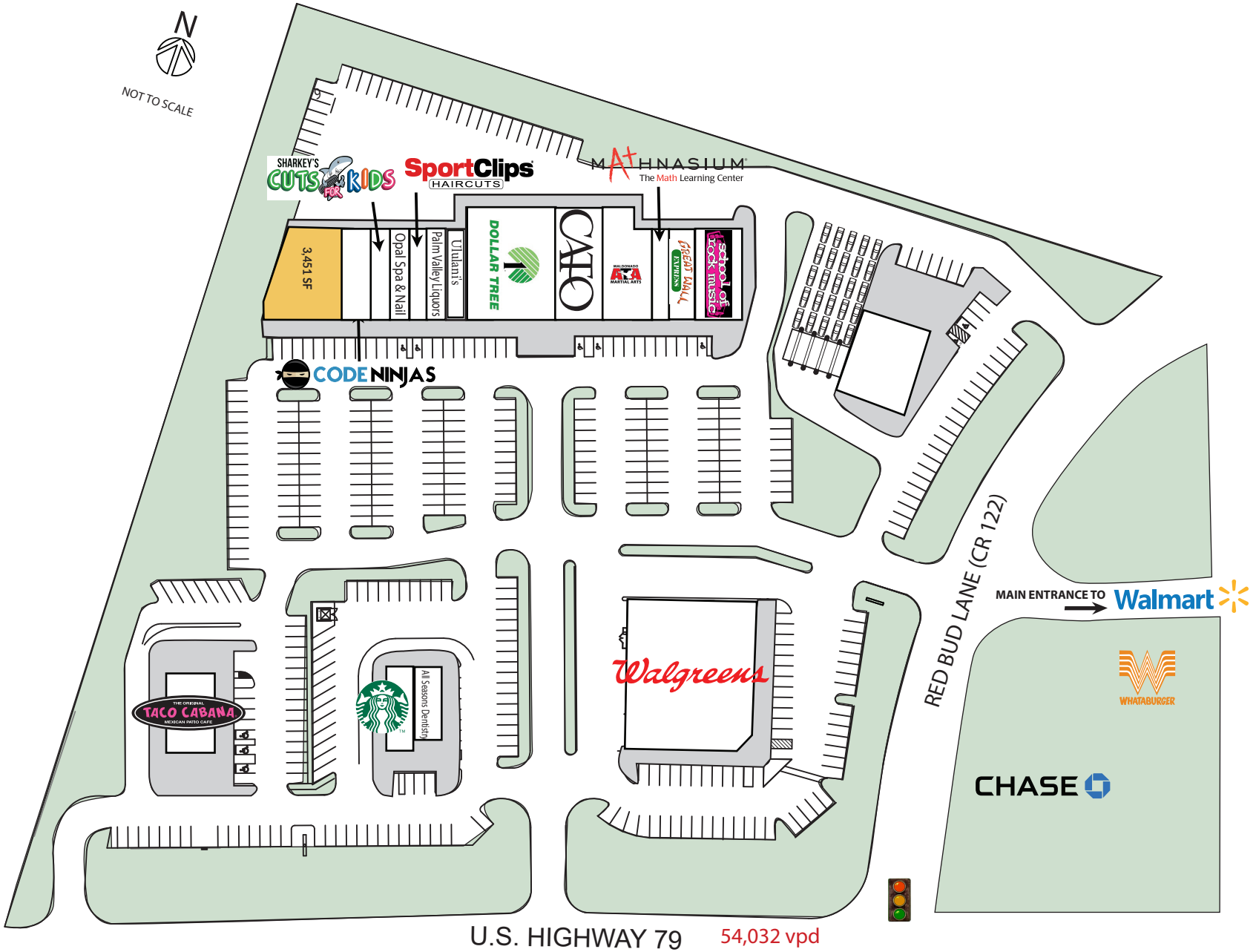

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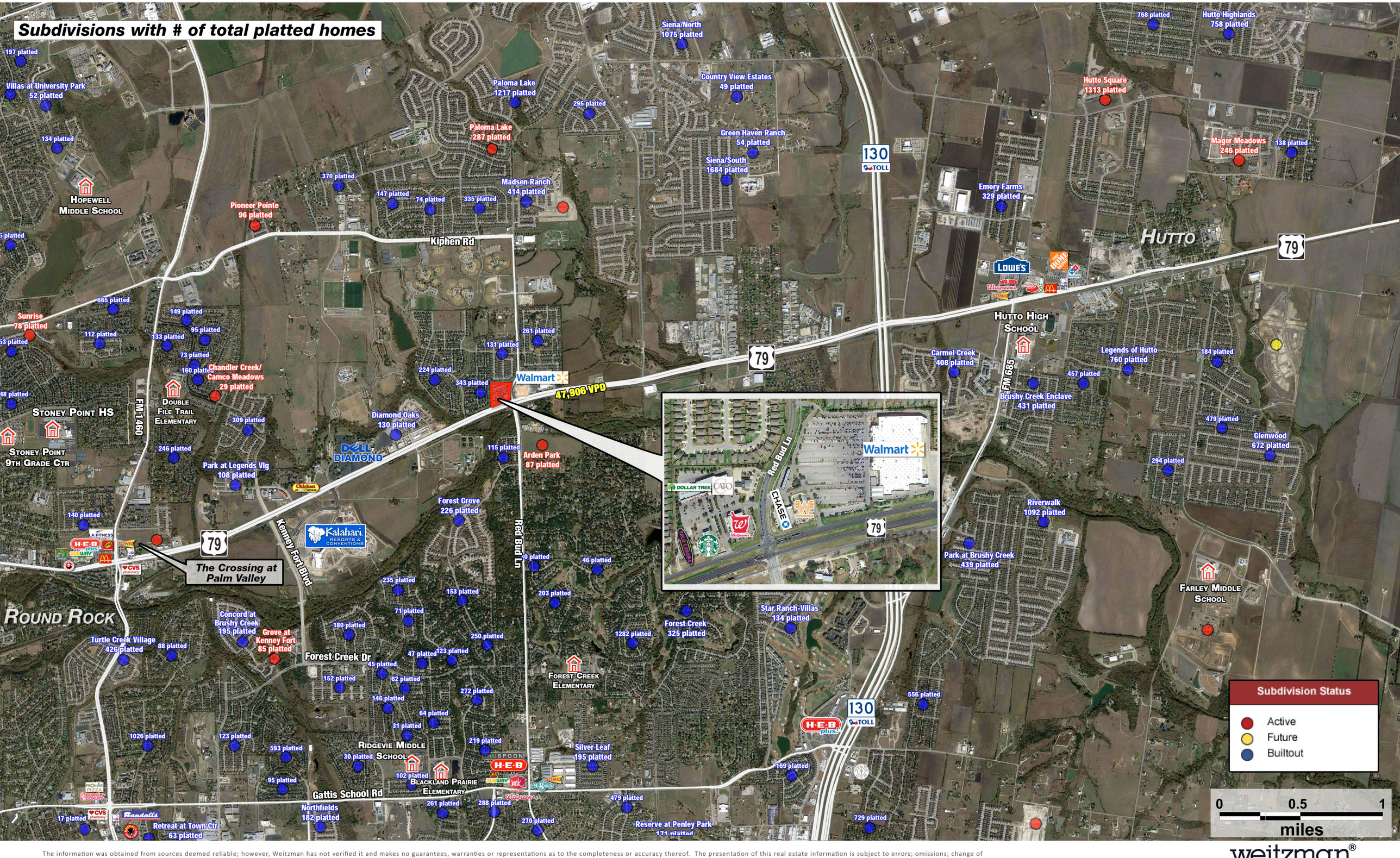

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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:

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  - that the owner will accept a price less than the written asking price;
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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.

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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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emily James	804722	ejames@weitzmangroup.com	512-482-0094
Sales Agent/Associate's Name	License No.	Email	Phone

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William Ramberg	804114	wramberg1@weitzmangroup.com	512-482-0094
Sales Agent/Associate's Name	License No.	Email	Phone

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