



SCOTTSDALE CROSSING

LIGHTED INTERSECTION OF SCOTTSDALE DRIVE AND HWY 183A, LEANDER, TX 78641

Features

- Retail and Pad Sites for Lease
- Offsite detention in place
- Lighted Intersection

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

Hwy 183A (Main- both ways)	45,700 VPD
Hwy 183A (Southbound frontage)	30,069 VPD
Hwy 183A (Northbound frontage)	15,635 VPD

Demographics

	YEAR:	1 MILE	3 MILE	5 MILE
Total Population		10,326	71,598	174,411
Total Households		3,033	24,619	64,429
Avg HH Income		\$96,303	\$97,727	\$107,260
Daytime Population		5,634	58,366	127,424

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Area Retailers & Businesses



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.

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WILCO WORK SPACES
RedHorn RENOVATION CHURCH
LIFEFAMILY
WINSTON WATER COOLER, LTD.
MSB SCHOOL SERVICES
Partners
THE TRUTH

SCOTTSDALE CROSSING
 TECHNOLOGY CENTER

THE CROSSOVER
ICE & FIELD
 at THE CROSSOVER
1m visits annually

Crawford
 CONSULTING LLC
CORSAIR
 STEPHEN STEVENSON
FIREFLY
 AEROSPACE
RC BILLING
 technology billing specialists

JAMES AVERY
 artisan jewelry
 Retail Store &
 Regional Corp. Office

SITE

5.5 Acres
Retail Site
Divisible

183A
TOLL

13,780 vpd

60,947 vpd

8,000 vpd





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JAMES AVERY
artisan jewelry
Retail Store &
Regional Corp. Office

Scottsdale Dr
SITE

Crawford
CORSAIR
A Sonapar Company
STEWART STEVENSON
FIREFLY
AEROSPACE
RCBILLING

SC
SCOTTSDALE CROSSING
TECHNOLOGY CENTER

proposed
118ac - 5m sf
mixed-use project
convention ctr,
hotel, warehouse

NFM.
SCHEELS
EMPLOYEE OWNED
POPSTROKE
ICE CREAM

718k visits
annually
H-E-B CENTER
CEDAR PARK

183A
TOLL

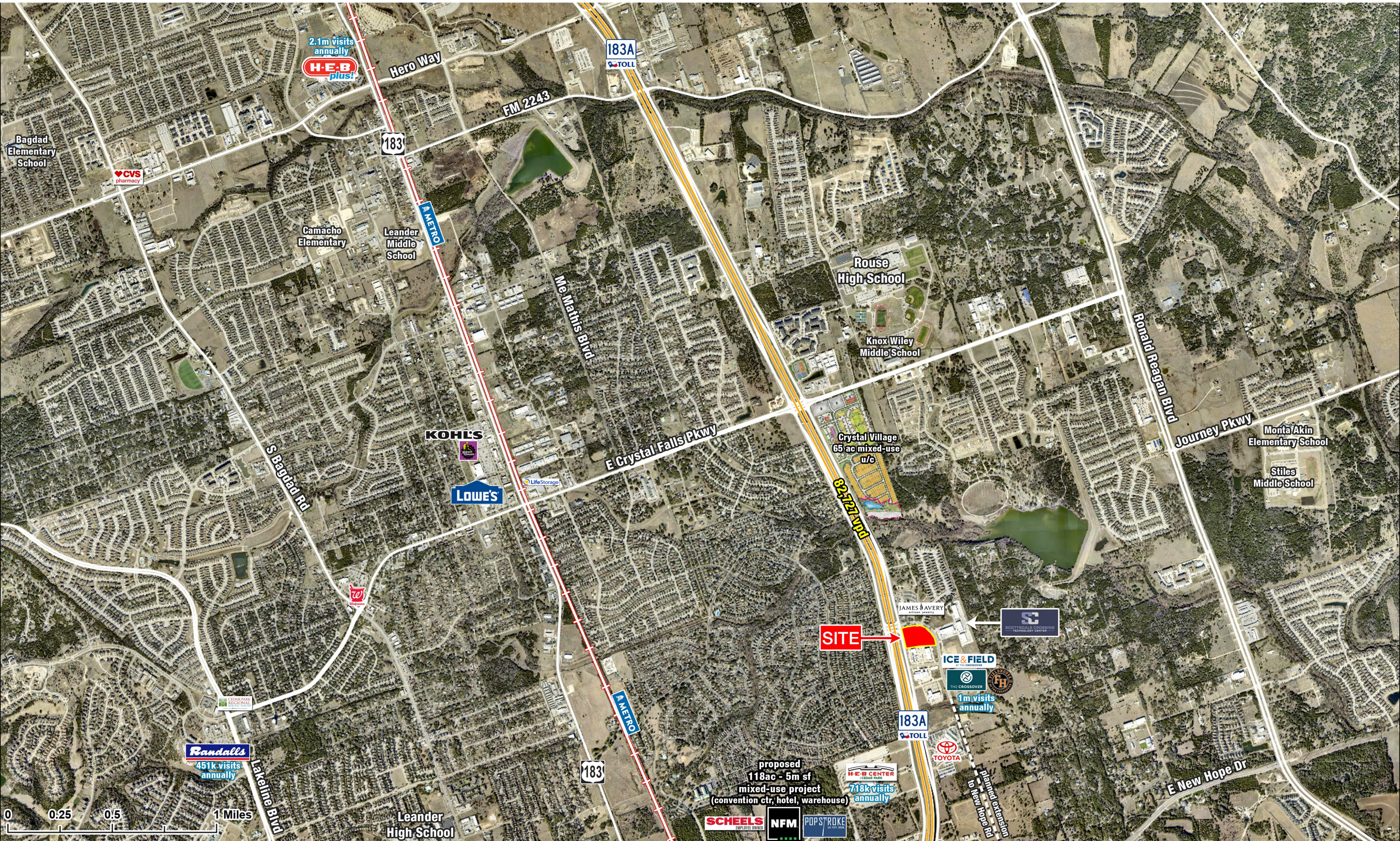
TOYOTA

planned extension
to Merrill Hopewell Rd

WILCO WORK SPACES
RedHorn
LIFE FAMILY
RENEWAL CHURCH
INSTON WATER COOLER, LTD.
MSB
SCHOOL SERVICES
Parametrix

THE CROSSOVER
ICE & FIELD
AT THE CROSSOVER
MUV
THE TRUTH

0 0.15 0.3 Miles



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 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:

- 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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Buyer/Tenant/Seller/Landlord Initials

Date

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