



## THE SHOPS AT WHITESTONE

202 WALTON WAY, CEDAR PARK, TX 78613

### Features

[theshopsatwhitestone.com](http://theshopsatwhitestone.com)

- Shadow retail at high-volume Wal-Mart Supercenter
- Cedar Park is one of the fastest growing suburbs in the nation according to Forbes Magazine
- Co-Tenants- SportClips, GameStop, Sprint, Sally Beauty
- Located at the intersection of two of Cedar Park's main arterials

### FOR LEASE

TOTAL SF: 35,703

MIN CONTIGUOUS SF: 1,190

MAX CONTIGUOUS SF: 2,222

CONTACT FOR MORE INFORMATION

### Traffic Counts

US 183 (Bell Blvd)	30,828 VPD
FM 1431 (Whitestone Blvd)	38,565 VPD

### Demographics

YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population	9,070	80,381	170,040
Daytime Population	11,092	62,094	134,547
Average HH Income	\$90,466	\$102,414	\$105,997
Total Households	3,538	27,778	61,025

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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.

**weitzman**<sup>®</sup>

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Available Space	
100	2,222 sf *
114	1,190 sf

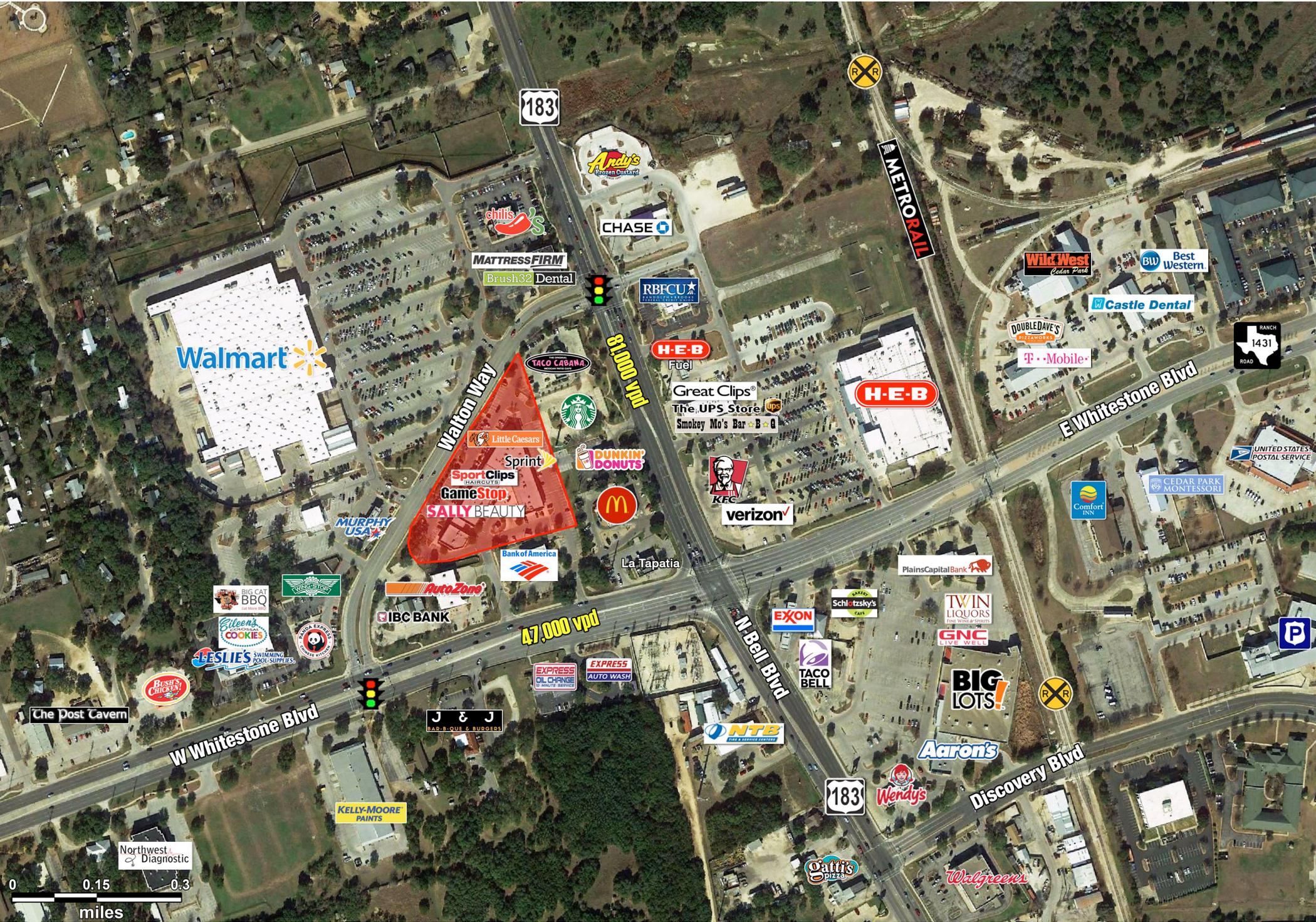
\*2nd gen restaurant

Current Tenants		
116	Lan Foot Spa	2,240 sf
120	Check N Go	1,260 sf
124	Super Donuts	1,260 sf
132	Modern Kitchen	1,470 sf
142	Sprint PCS	3,000 sf
150	Gangnam Zip	1,800 sf
154	Texas Military Recruiting	1,863 sf
158	Little Caesars	1,600 sf
164	Sports Clips	1,200 sf
168	H&R Block	1,540 sf
172	GameStop	1,540 sf
180	Rooster's Paint	2,400 sf
184	Code Galaxy	1,565 sf
188	VIP Nails	1,200 sf
192	Pak Mail of Cedar Park	1,260 sf
196	Sally Beauty	1,500 sf
198	Republic Finance	1,500 sf
200	Flow Yoga	4,000 sf

FM 1431 - 47,000 VPD

US HWY 183 - 81,000 VPD

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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 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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