

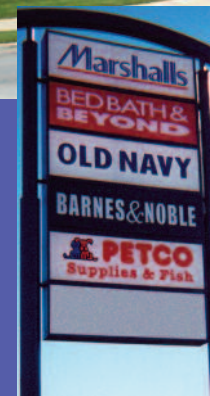
# FOR LEASE

1,160 - 31,613 SF Available  
at 866,536 SF Center



## La Frontera Village

I-35 & St. Hwy. 45 Austin, TX



- ❖ Newer Center at major intersection (I-35/Hwy 45); Road construction has been fully completed!
- ❖ Located in Round Rock, part of the Austin, Texas MSA, which Forbes Magazine lists as 2nd fastest growing cities out of top 10 and 3rd fastest recovering cities out of top 100
- ❖ Over 260,000 residents in 7 mile area
- ❖ Resident population has grown 50% in 3 mile radius since 1990
- ❖ Dell Computer's national headquarters with over 8,500 employees directly across Interstate 35
- ❖ Other employers include IBM, Motorola, Texas Instruments and Samsung
- ❖ Excellent ingress and egress brings nearly 60,000 cars per day to Center



### DEMOGRAPHICS\*

THREE MILE RADIUS:		FIVE MILE RADIUS:	
Population	72,765	Population	169,266
Households	27,107	Households	62,694
Avg. Household Income	\$68,730	Avg. Household Income	\$72,889
TEN MILE RADIUS:			
Population	470,082		
Households	190,228		
Avg. Household Income	\$71,674		

\*Source: Applied Geographic Solutions ©2004 MapInfo Corporation

Managed by:



Leasing by:

**Daniel Gostylo - Broker**  
210-366-4444  
dan@pcres.com

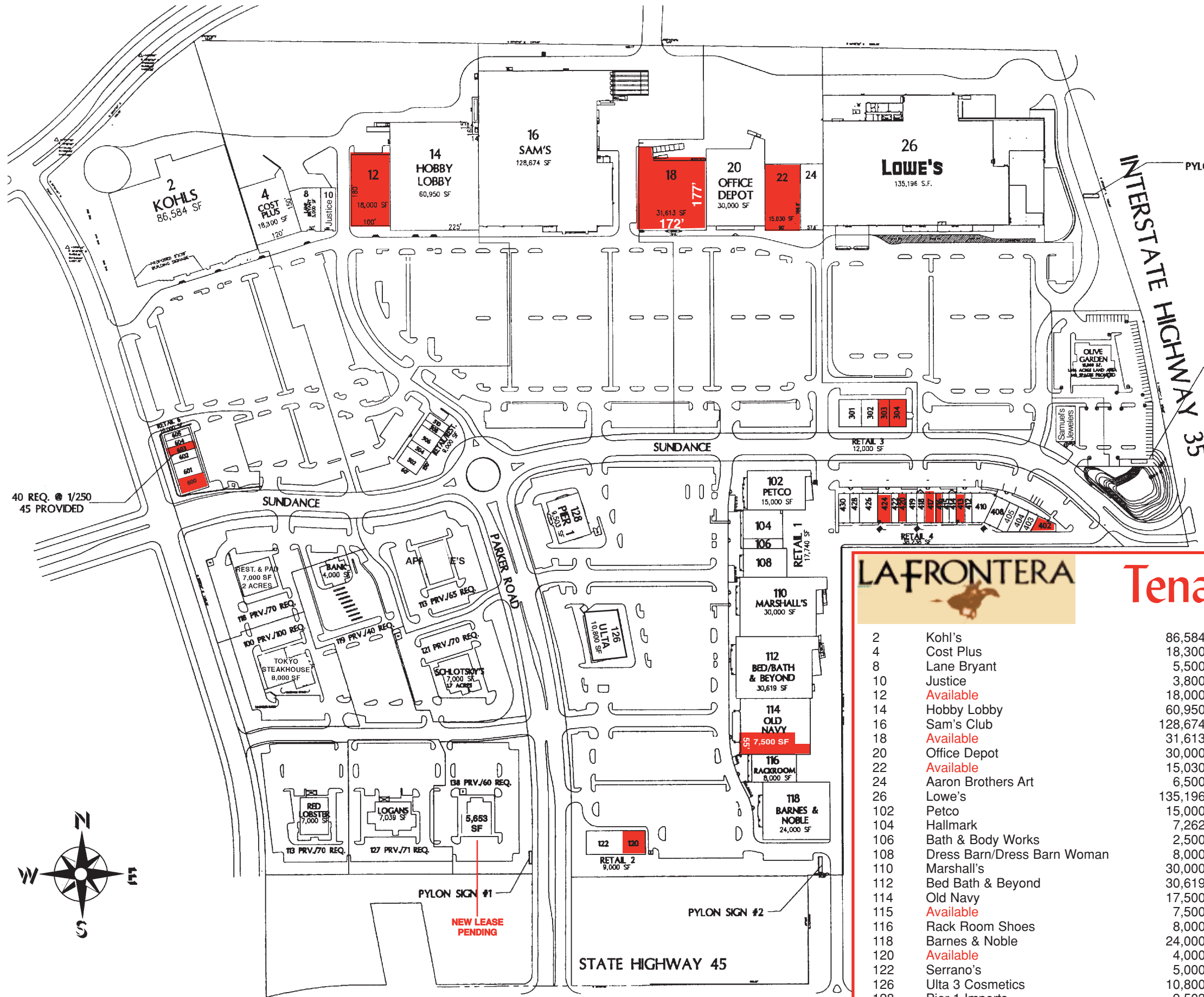
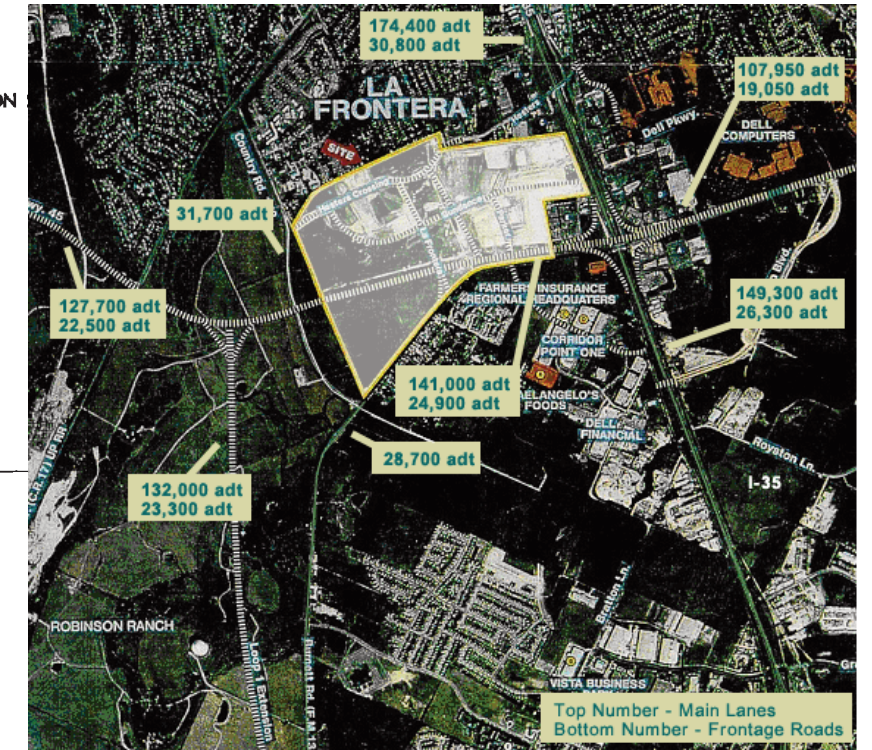
Guiding Visionary Properties <sup>SM</sup>

OFFICE

INDUSTRIAL

RETAIL

# La Frontera Traffic Map



LA FRONTERA		Tenant Index		
2	Kohl's	86,584 SF	402 Available	1,750 SF
4	Cost Plus	18,300 SF	403 Serenity Floor & Design	1,817 SF
8	Lane Bryant	5,500 SF	404 Jimmy John's	1,283 SF
10	Justice	3,800 SF	405 Pipe World	1,902 SF
12	Available	18,000 SF	408 IBM Texas Credit Union (Amplify)	2,680 SF
14	Hobby Lobby	60,950 SF	410 Mongolian Grille	3,600 SF
16	Sam's Club	128,674 SF	412 Edible Arrangements	1,200 SF
18	Available	31,613 SF	413 Available	1,639 SF
20	Office Depot	30,000 SF	414 Cunningham Chiropractor	1,275 SF
22	Available	15,030 SF	415 Claire's Boutique	1,243 SF
24	Aaron Brothers Art	6,500 SF	416 Available	1,160 SF
26	Lowe's	135,196 SF	417 Available	2,218 SF
102	Petco	15,000 SF	418 Econo Box	1,484 SF
104	Hallmark	7,262 SF	419 Laser Cosmetic Solutions	1,945 SF
106	Bath & Body Works	2,500 SF	420 Available	1,500 SF
108	Dress Barn/Dress Barn Woman	8,000 SF	422 Al's Formal Wear	1,388 SF
110	Marshall's	30,000 SF	424 Available	2,500 SF
112	Bed Bath & Beyond	30,619 SF	426 Eyemart Express	3,500 SF
114	Old Navy	17,500 SF	428 VoiceStream Wireless (T-Mobile)	1,800 SF
115	Available	7,500 SF	430 Austin Professional Dental	2,148 SF
116	Rack Room Shoes	8,000 SF	502 Chipotle	2,800 SF
118	Barnes & Noble	24,000 SF	504 Smoothie King	1,013 SF
120	Available	4,000 SF	506 Fire Bowl Cafe	2,800 SF
122	Serrano's	5,000 SF	508 Wingstop Restaurant	1,100 SF
126	Ulta 3 Cosmetics	10,800 SF	510 Maggie Moo's Ice Cream	1,200 SF
128	Pier 1 Imports	9,503 SF	600 Available	2,000 SF
301	Mattress Firm	4,000 SF	601 Plato's Closet	3,000 SF
302	Leslie's Poolmart	3,000 SF	602 Cingular Wireless	1,500 SF
303	Available	2,000 SF	603 Available	1,297 SF
304	Available	3,000 SF	604 Q & T Jewelers	945 SF
			605 GameStop	1,260 SF

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.