

1890^R
RANCH

EIGHTEEN NINETY RANCH

1335 E. Whitestone Blvd, Cedar Park, 78613

Evan Deitch
512.682.5544
edeitch@endeavor-re.com

Pierce Jones
512.682.5582
pjones@endeavor-re.com

Connor Lammert
512.532.2181
clammert@endeavor-re.com

Alexa O'Mary
512.682.5501
aomary@endeavor-re.com





SUPER  TARGET®



 PET SMART

 NATURAL GROCERS®
good4u



20 Best in Class Anchors



900k
Total Center SF

595k
SF of Anchors & Shadow Anchors

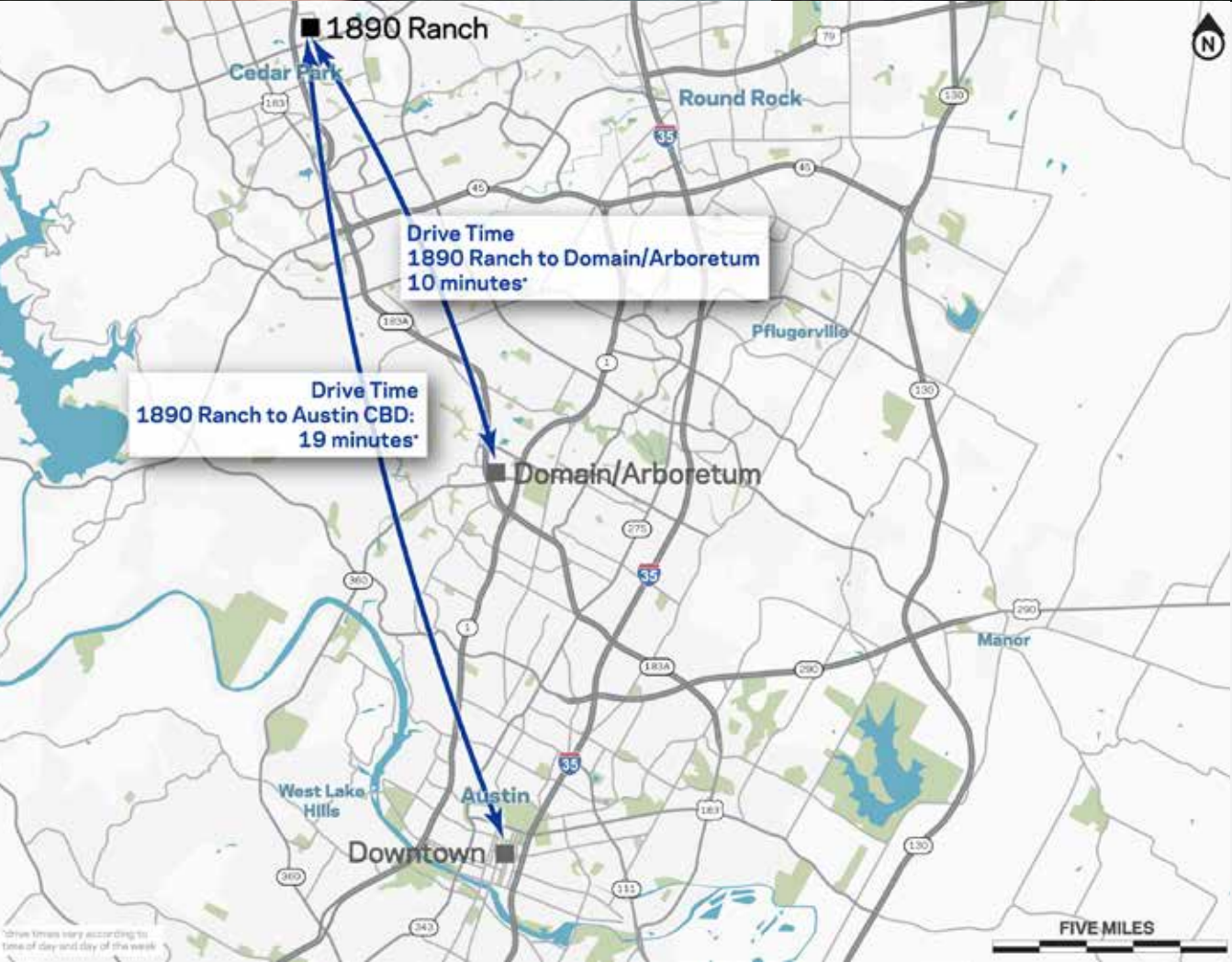
1890 Ranch

The 1890 Ranch Shopping Center is Cedar Park's premier shopping destination. The Class-A center is home to best-in-class retailers such as SuperTarget, Natural Grocers, PetSmart, Hobby Lobby, Academy, Burlington, Ross and Cinemark amongst others.

Cedar Park

Located in Northwest Austin, the City of Cedar Park has grown by 250% in the last decade, been twice ranked by the U.S. Census Bureau as the fastest growing city in the country, and remains among the United States' Top 15 fastest growing cities. Located 17 miles from Downtown Austin, Cedar Park is now the third largest city in the Austin MSA; with nearly 70,000 people in the city limits and over 185,000 people in the trade area.

Two Fortune 500 companies reside in Cedar Park, Dana Corporation and National Oilwell Varco. Additional area attractions include two professional sports teams, the Texas Stars (hockey) and Austin Spurs (basketball), the Cedar Park Center, Cedar Park Regional Hospital, and the new Dell Children's Hospital Center.



2020 Demographics



Population Estimate

1 mi	3 mi	5 mi
6,722	81,801	199,526



Daytime Population

1 mi	3 mi	5 mi
50,886	102,785	251,935



Median Household Income

1 mi	3 mi	5 mi
\$92,441	\$102,449	\$112,969



Visitors to Nearby Shopping Centers / 15 mile radius



Rank	Name	Visits
1	Stone Hill Town Center / Town Center Dr, Pflugerville, TX	7.29 M
2	1890 Ranch / E Whitestone Blvd, Cedar Park, TX	6.7 M
3	La Frontera Village / La Frontera Blvd	5.61 M
4	The Parke / 183A Toll Rd, Cedar Park, TX	5.08 M
5	Wolf Ranch / W University Ave, Georgetown, TX	4.77 M
6	Shops at Arbor Walk / N Mopac Expy, Austin, TX	3.4 M
7	Lakeline Plaza / Pecan Park Blvd, Cedar Park, TX	3.07 M
8	Gateway Center / Research Blvd, Austin, TX	3.05 M
9	Round Rock Crossing / S I-35 Frontage Rd, Round Rock, TX	2.97 M
10	Shops at Tech Ridge / N I-35 Frontage Rd, Austin, TX	2.61 M
11	Anderson Arbor / N Hwy-183, Austin, TX	2.58 M

H-E-B CENTER
CEDAR PARK

Over 150 Events &
1 million visitors \ year
181,000 sf

Home of the AHL's Texas Stars,
the primary affiliate of the
NHL's Dallas Stars and
Austin Spurs Dev-League Basketball Team

NFM
Nebraska Furniture Mart
(Future)

1890th RANCH

CEAR PARK REGIONAL
85 Beds
561 Physicians

the PARKE

183 TEXAS

N

18
90 R

0 1/2 1 Mi

57 Aerial

NFM
Nebraska Furniture Mart
(Future)

H-E-B CENTER
CEDAR PARK

New Hope Rd

the PARKE

Marshalls

Michaels

OLD NAVY

bugybug BABY

DICK'S

CEDAR PARK REGIONAL
Medical Center
Cedar Park
Regional Imaging Center

CEDAR PARK REGIONAL
MEDICAL CENTER

at home

183 A
TOLL

CINEMARK

1890^R
RANCH
EIGHTEEN NINETY RANCH

Target
SUPER TARGET

NATURAL GROCERS

PETSMART

Academy

ROSS

HOBBY LOBBY

MEDICAL OFFICES

MEDICAL OFFICES

THE RAILYARD SHOPPING CENTER
18 Local Tenants

CEDAR PARK
MEDICAL PLAZA

Whitestone Blvd

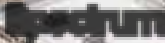
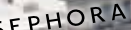
46,000 vpd

43,858 vpd

Whitestone Blvd

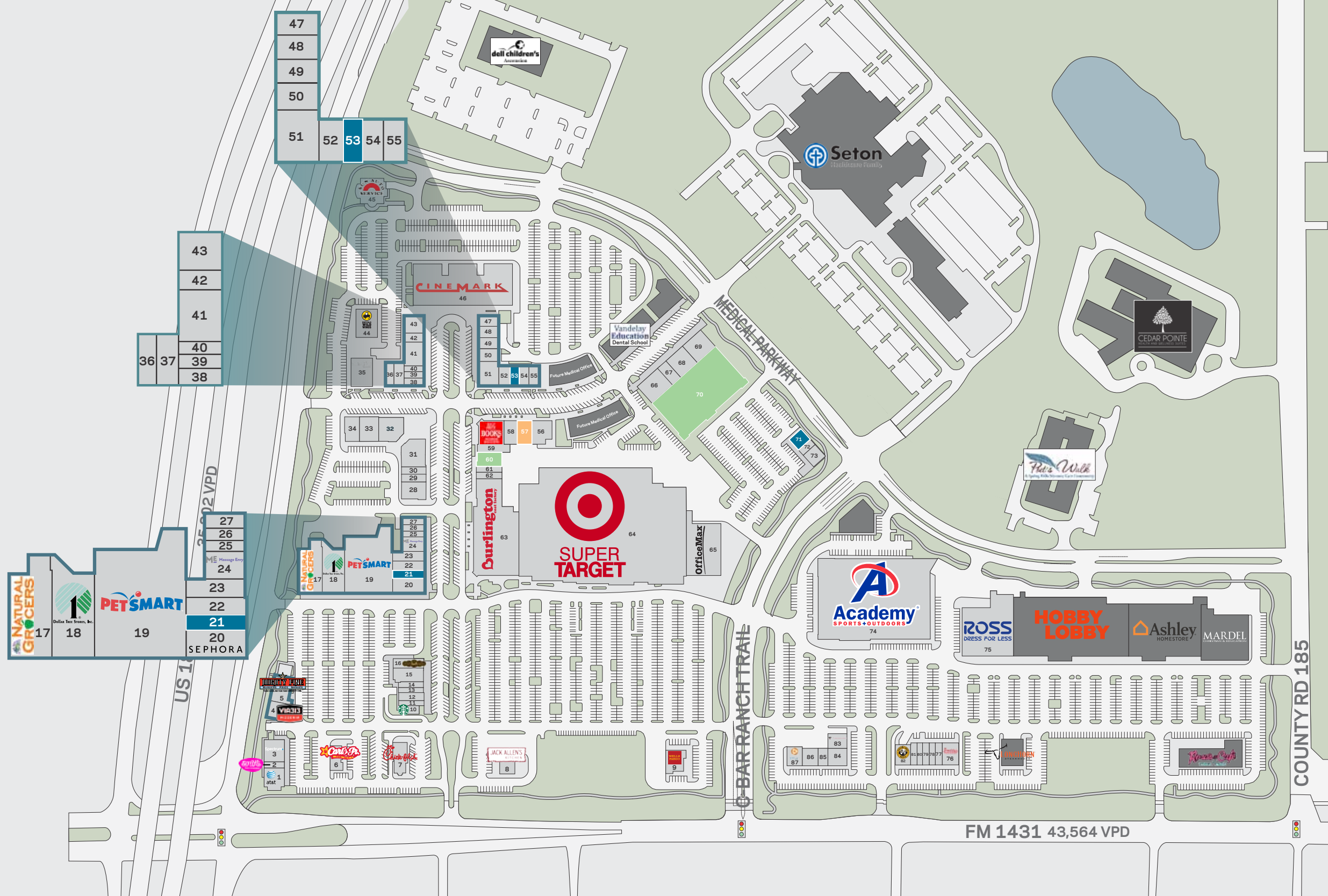
47,533 vpd

0 1/2 1 Mi



183A
TOLL

WHITESTONE BLVD



Lease Space	Current Tenant	SF
21	Available	2,497
53	Available	1,911
57	Available	3,094
60	Available	2,800
70	Available	40,000
71	Available	2,000

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- Not Included in Project

<i>Lease Space</i>	<i>Current Tenant</i>	<i>SF</i>
1	AT&T	4,000
2	Amy's Ice Creams	1,613
3	Spectrum	4,500
4	Via 313	3,426
5	Mighty Fine Burgers	4,085
6	Carl's Jr	2,500
7	Chick-fil-A	2,500
8	Jack Allen's Kitchen	8,533
9	Wells Fargo	4,055
10	Starbucks	1,750
11	Austin Haircut Co.	1,200
12	FedEx Office Print & Ship Center	1,992
13	The Lash Lounge	1,231
14	Crumb Cookie	1,350
15	LensCrafters	5,001
16	Nothing Bundt Cakes	2,025
17	Natural Grocers	10,515
18	Dollar Tree	10,306
19	Petsmart	27,880
20	Sephora	4,340
21	Available	2,497
22	Clear Choice Eyewear	2,595
23	2nd Street USA	3,100
24	Massage Envy	3,000
25	GNC	1,200
26	bex+Co.	1,400
27	Studio Nails	1,642
28	Results Physiotherapy	3,843
29	Maya's Browz Studio	1,157
30	100% Chiropractic	1,590
31	The Salons @ 1890 Ranch	7,267
32	Atiana's Boutique	4,985
33	Big Top Dentistry for Kids	3,420
34	VillageMD	5,000
35	Salata	6,000
36	European Wax Center	1,793
37	Aspire Allergy	2,500
38	No. 1 Boba Tea	1,625
39	Baskin-Robbins	1,300
40	I Spa Nails	1,200
41	Barrett's ATA Martial Arts	4,817
42	Ike's Love & Sandwiches	1,750
43	Amy's China Cuisine	3,500
44	Buffalo Wild Wings	6,000

<i>Lease Space</i>	<i>Current Tenant</i>	<i>SF</i>
45	Sun Auto Service	7,604
46	Cinemark	39,144
47	True REST Float Spa	2,100
48	The Little Gym	3,459
49	Sitterle Homes	1,200
50	Chada Thai	2,500
51	Takara Sushi and Asian Bistro	5,011
52	Curry Pizza House	2,200
53	Available	1,911
54	EurAsia Ramen	1,950
55	Pho Thanh Nhi	2,018
56	Adventure Kids Playcare Drop In Daycare	3,620
57	Available	3,094
58	Breeze Salon + Spa	4,001
59	Half Price Books	8,499
60	Available	2,800
61	Pigtails & Crewcuts Haircuts for Kids	1,600
62	Huntington Learning Center of Cedar Park	2,232
63	Burlington Coat Factory	36,709
64	Super Target	177,531
65	OfficeMax	17,992
66	Aqua-Tots Swim Schools	5,166
67	Remax/1	1,496
68	Chicago Title Insurance Company	3,489
69	Rock Springs Changes	6,783
70	Available	40,000
71	Available	2,000
72	Nutrishop	1,400
73	Tan It All	2,425
74	Academy Sports + Outdoors	80,352
75	Ross Stores	27,689
76	Freddy's Frozen Custard & Steakburgers	3,600
77	Tropical Smoothie Cafe	1,500
78	uBreakiFix	1,086
79	Firehouse Subs	1,680
80	Sport Clips	1,200
81	Total Nutrition	1,400
82	Einstein Bros. Bagels	3,100
83	Visionworks	2,504
84	Verizon Wireless	4,000
85	T4Men Testosterone Replacement Clinic	1,175
86	Pacific Dental	3,400
87	PNC Bank	3,000







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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Evan Gray Deitch	662260	EDeitch@Endeavor-Re.com	512-682-5544
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Alexa O'Mary
512.682.5501
aomary@endeavor-re.com

Connor Lammert
512.532.2181
clammert@endeavor-re.com

Pierce Jones
512.682.5582
pjones@endeavor-re.com

Evan Deitch
512.682.5544
edeitch@endeavor-re.com