

**THE ENCLAVE at
MAYFIELD RANCH**
Round Rock, Texas

The Enclave at Mayfield Ranch

NE of FM 1431 and Mayfield Ranch Blvd.
Round Rock, TX 78681

Features

- Pad sites and retail available
- Located at the entrance of large neighborhoods
- Williamson County is the fastest-growing county in the U.S.
- Pad Site 1 - 2.1 acres
- Pad Site 2 - 13,000 SF retail available for lease
- Pad Site 3 - Restaurant pad site with drive thru

Demographics

Year: 2015	1 Mile	3 Mile	5 Mile
Population Estimate	11,318	50,873	136,209
Total Households	3,488	16,402	45,857
Average HH Income	\$134,002	\$124,061	\$104,817
Daytime Population	6,885	34,364	116,475

FOR LEASE

Contact Broker for more information

Traffic Counts

FM 1431 41,705 VPD

Area Retailers & Businesses



Parker Estes
Senior Vice President
(512) 482-0094
pestes@weitzmangroup.com

Matt Epple
Senior Vice President
(512) 482-6108
mepple@weitzmangroup.com

Austin
4200 North Lamar Boulevard, Suite 200
Austin, TX 78756

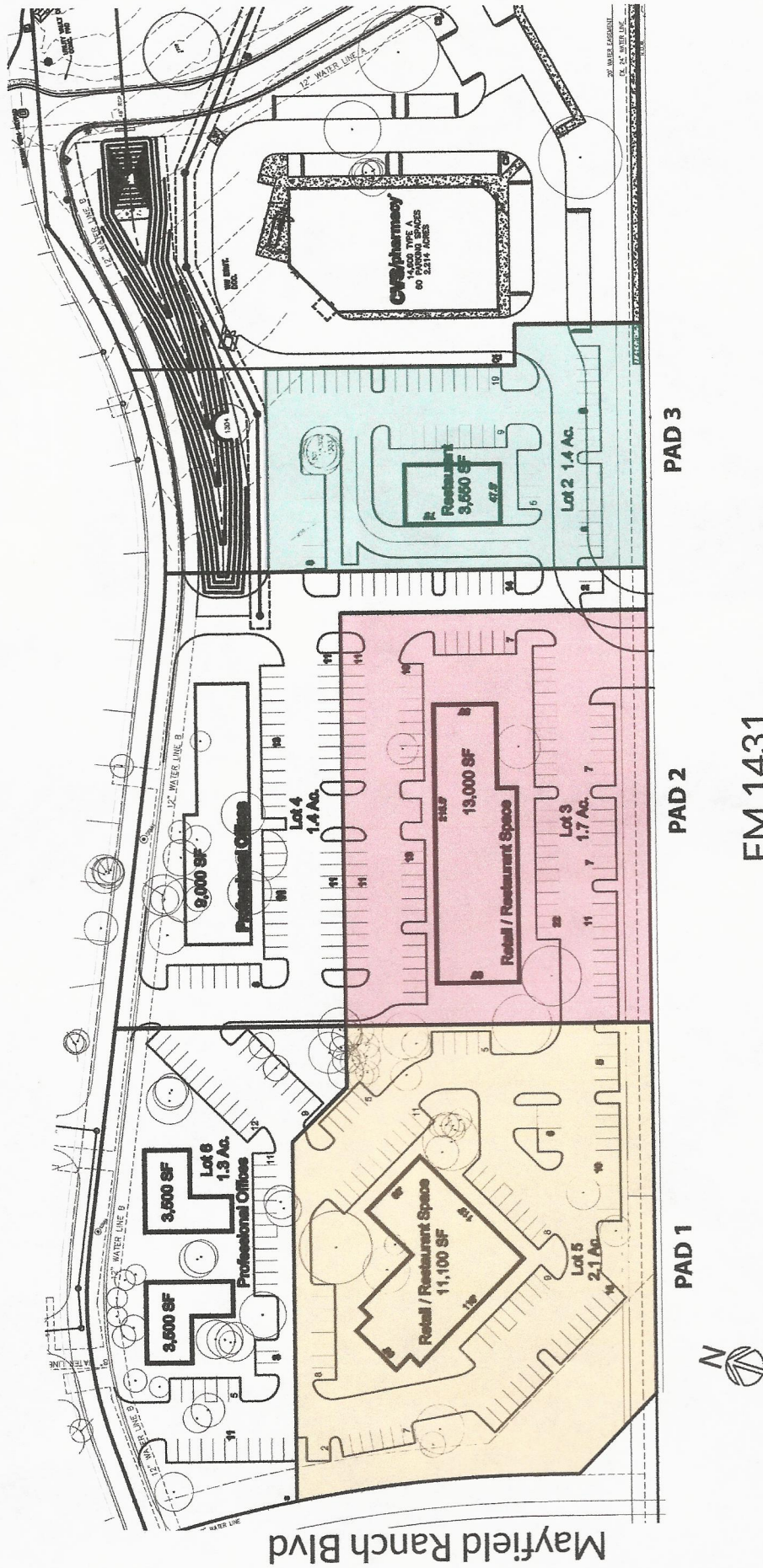


WEITZMAN CENCOR
The Retail Specialists®

The Enclave at Mayfield Ranch

NEC of FM 1431 and Mayfield Ranch

Round Rock, Texas



FM 1431

Austin
4200 N Lamar Boulevard, Suite 200
Austin, Texas 78756

With regard to this Exhibit, the parties agree that the exhibit is attached solely for the purpose of locating the Shopping Center and the Demised Premises within the Shopping Center and that no representation, warranty, or covenant is to be implied by any other information shown on the exhibit (i.e., any information as to buildings, tenants or prospective tenants, etc., is subject to change at any time).

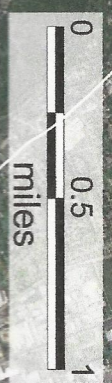


SITE

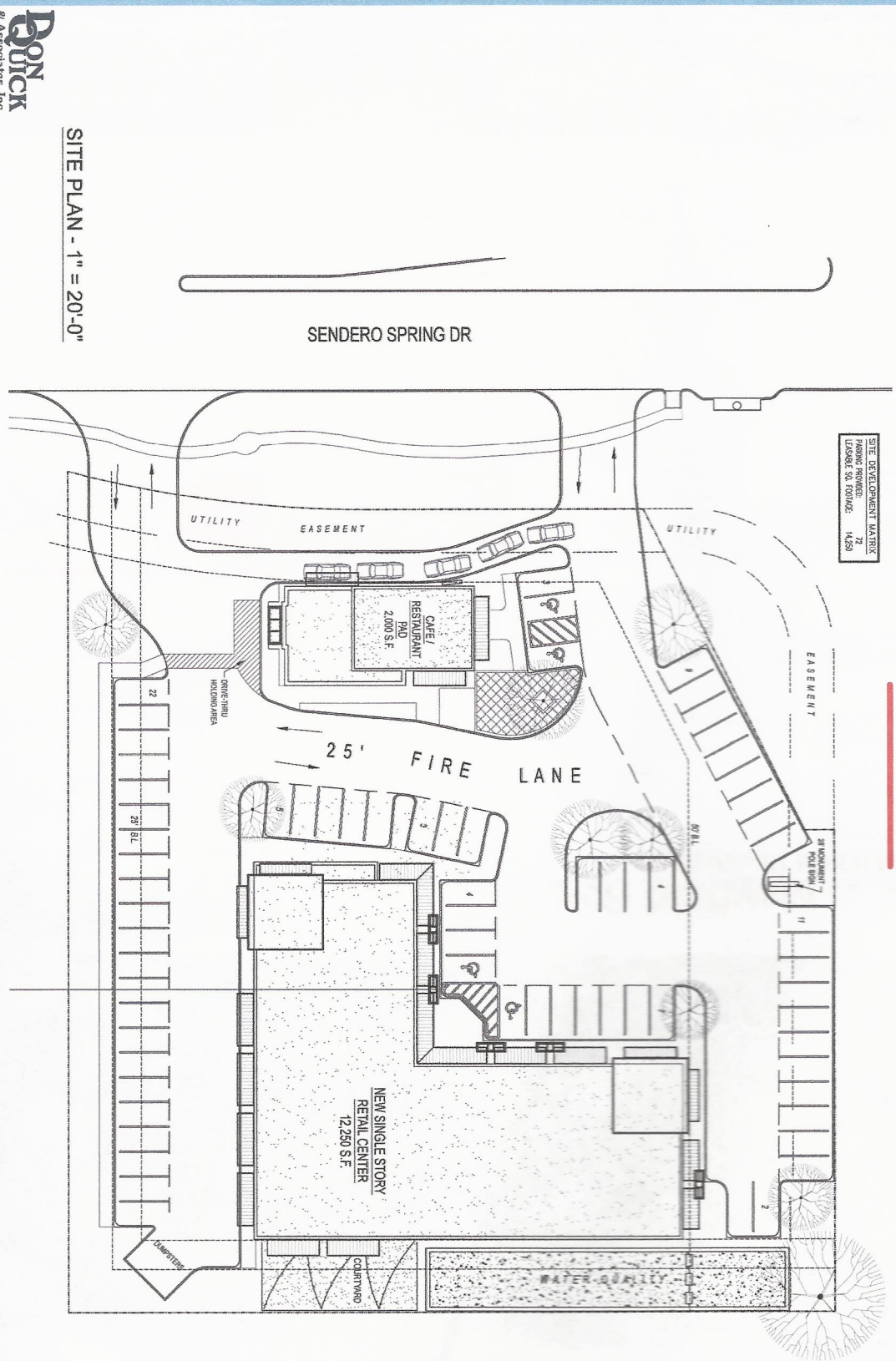
THE ENCLAVE at MATHERFIELD RANCH

Assessable Acres: 18.0

TO: IH-35 3.0 Miles
(from site)



SITE PLAN



SITE DEVELOPMENT MATRIX

PARKING PROVIDED:	72
USING 30' FOOTING:	1450

SITE PLAN - 1" = 20'-0"



SHOP | EAT | DRINK

Sendero Square

PLAY | ENJOY | RELAX