



Larkspur: 1,500+ Homes

**Casagave at Larkspur:
254 Units**

Flex: 101,420 SF
Retail: 37,874 SF

**Future Office
Development**

San Gabriel River

Spur Creek Blvd.

Larkspur Park Blvd.



**TXDOT AADT:
38,018 (2022)**

Spur Plaza

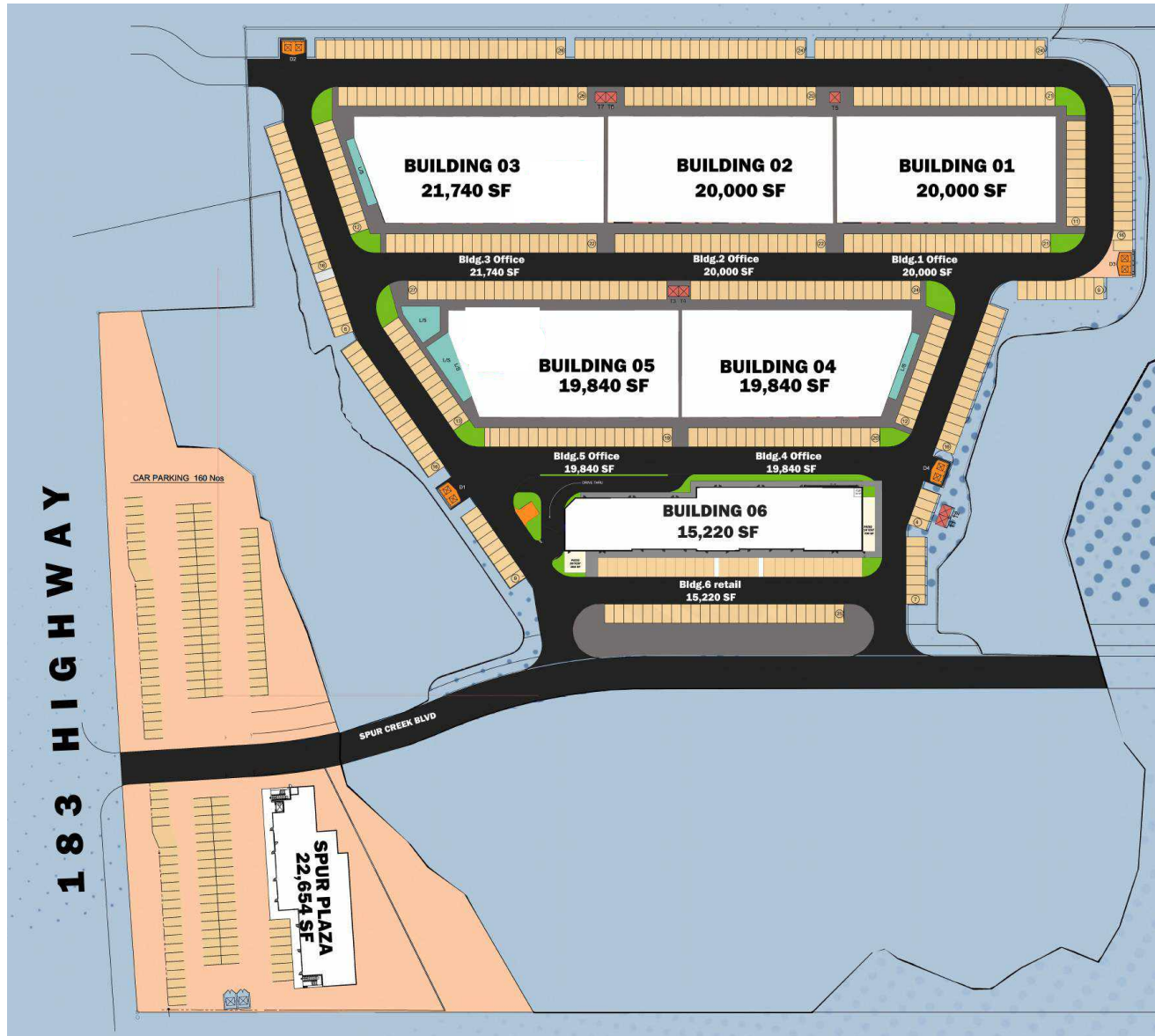
Approximately 140,000 square feet of commercial space coming soon to Leander and Liberty Hill! Strategically located just south of the entrance to Larkspur and directly east of Summerlyn with a combined total of over 2,500 homes, Spur Plaza is directly in the path of growth on 183 connecting Leander to Liberty Hill. The development is also located in the Liberty Hill ETJ so it is un-zoned, which allows for a variety of different uses. Flexible unit sizes as small as 970 square feet for retail and 1,650 square feet for the Class A flex units. Landlord also has the ability to offer turnkey delivery for the flex units depending on tenant specifications. Construction will begin January 2025 and shell units will be delivered fourth quarter of 2025.

John Cummings

John@QuestRealtyAustin.com

512.415.8508





Property Summary

- Address: 2085 US-183, Leander, TX 78641
- Breaking ground summer of 2024 with shell delivery Q2 of 2025
- Owner: Prime Spur Plaza, LLC
- Zoning: None. Liberty Hill ETJ.
- Buildings 1-5 Flex: Asking **\$24 NNN** (\$6.50)
- Retail Building 6: Asking **\$36 NNN** (\$10)
- Spur Plaza First Floor: Asking **\$36 NNN** (\$10)
- Spur Plaza Second Floor: Asking **\$32 NNN** (\$10)
- Contact broker regarding TI packages and turnkey delivery options!

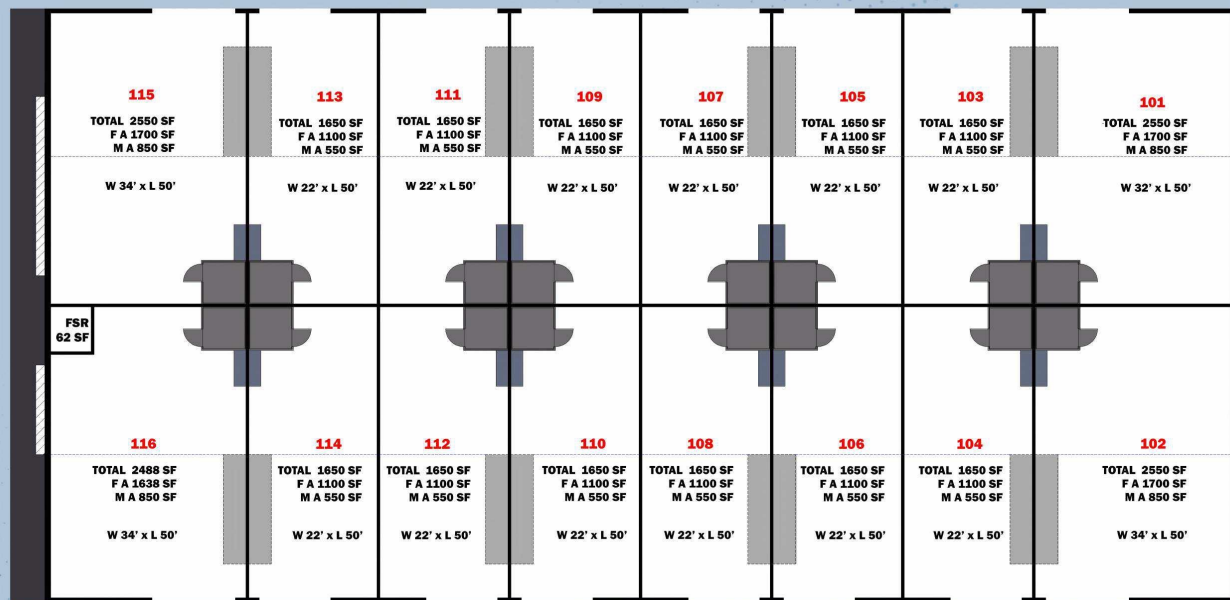
West Aerial



Building 1



Building 1



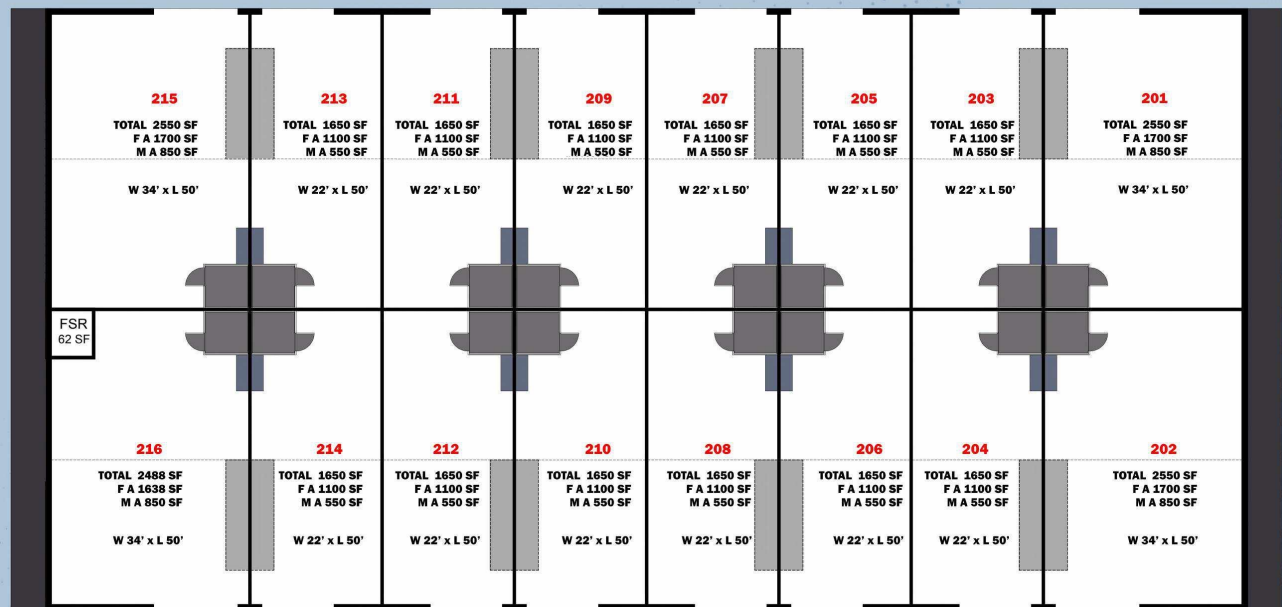
**Bldg. 01 Office
20,000 SF**

- Asking \$24 NNN
- Class A Flex 100% HVAC controlled

Building 2



Building 2



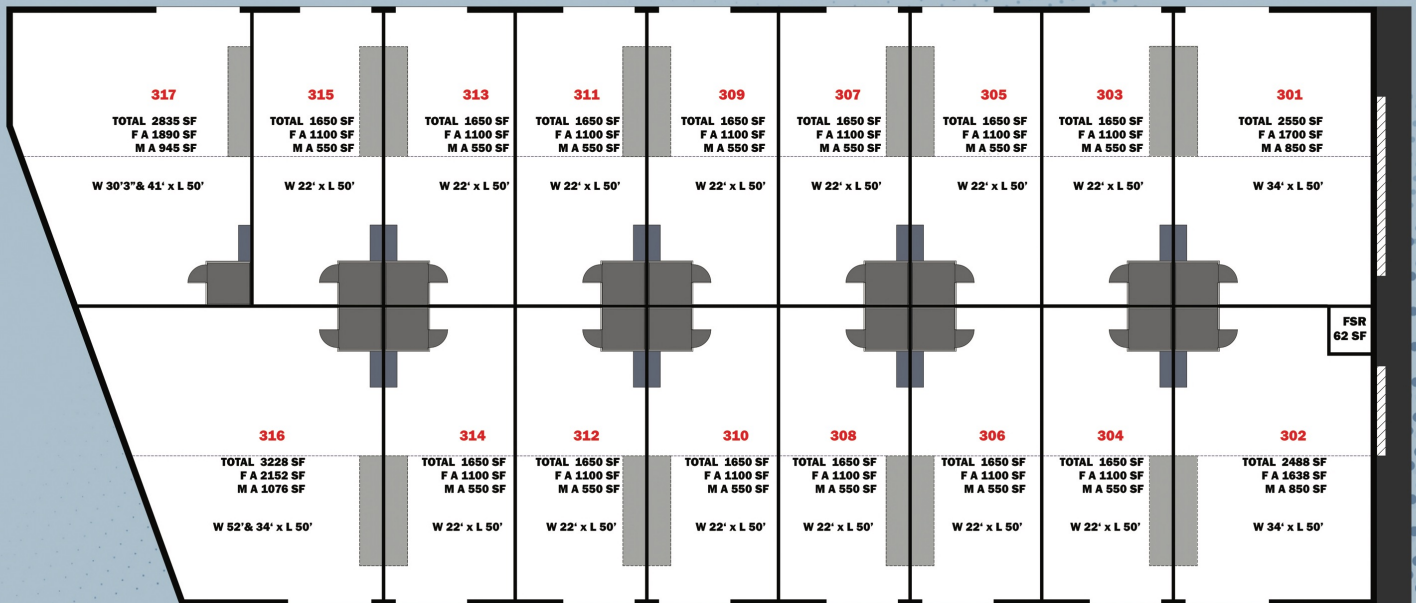
Bldg. 02 Office
20,000 SF

- Asking \$24 NNN
- Grade-level doors

Building 3



Building 3



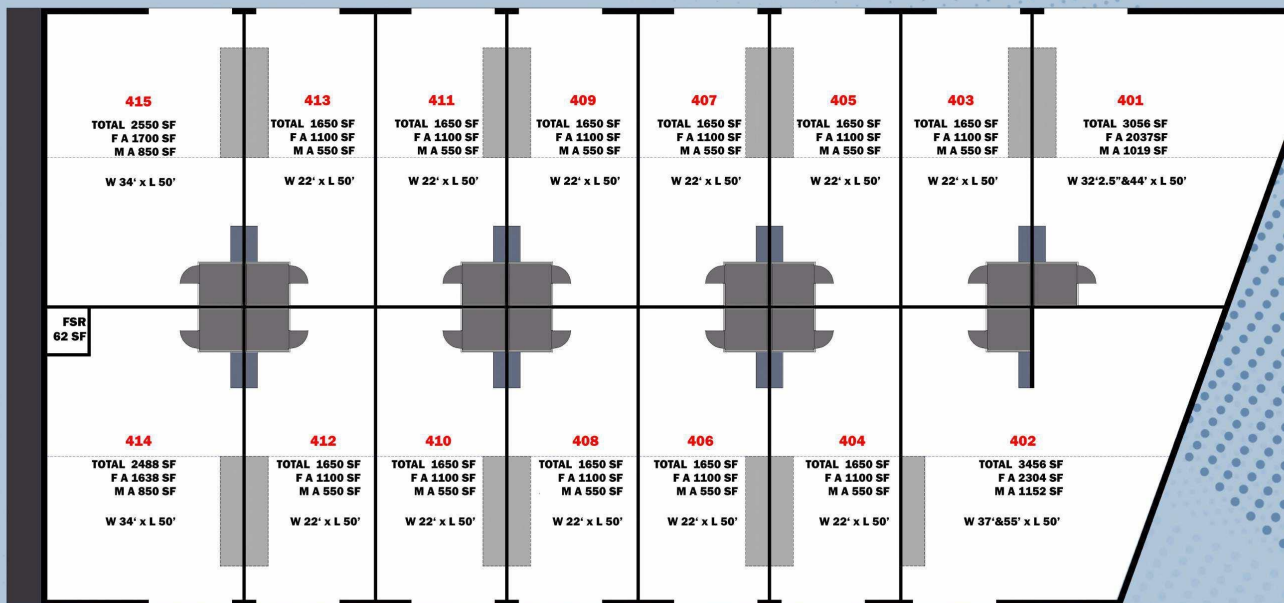
Bldg. 03 Office
21,740 SF

- Asking \$24 NNN
- Units can be combined for larger tenants



Building 4

Building 4



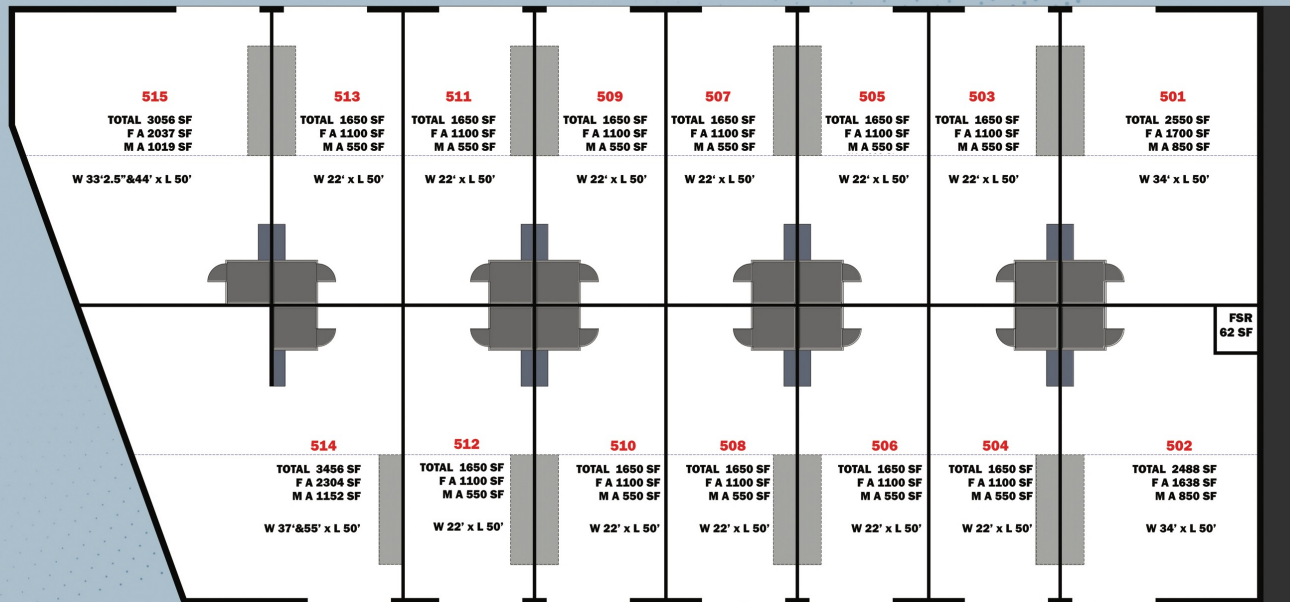
**Bldg. 04 Office
19,840 SF**

- Asking \$24 NNN
- Easy access to 183A!

Building 5



Building 5



Bldg. 05 Office
19,840 SF

- Asking \$24 NNN
- No zoning restrictions!



Retail Building 6

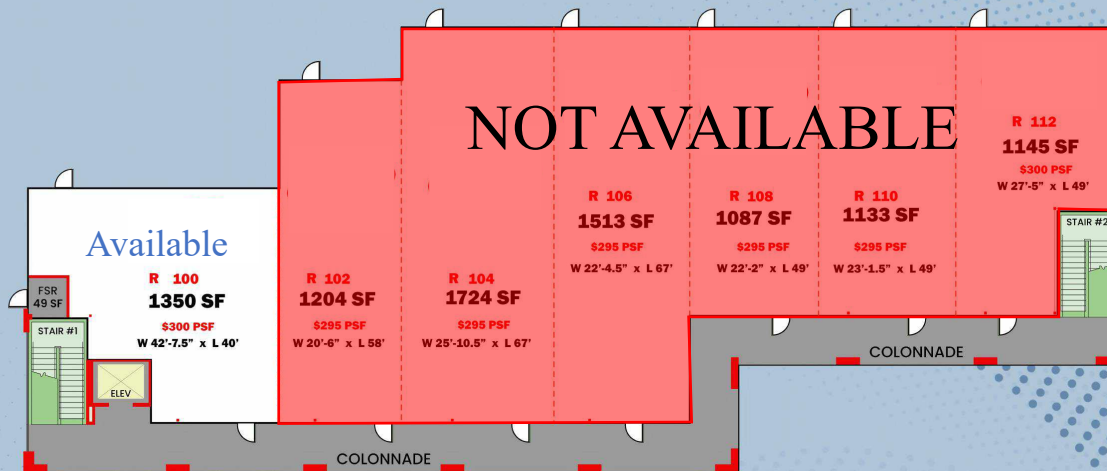


- Asking \$36 NNN
- Restaurant spaces available with outdoor patios and drive-thru

**Bldg. 6 Retail
15,220 SF**



Spur Plaza First Floor



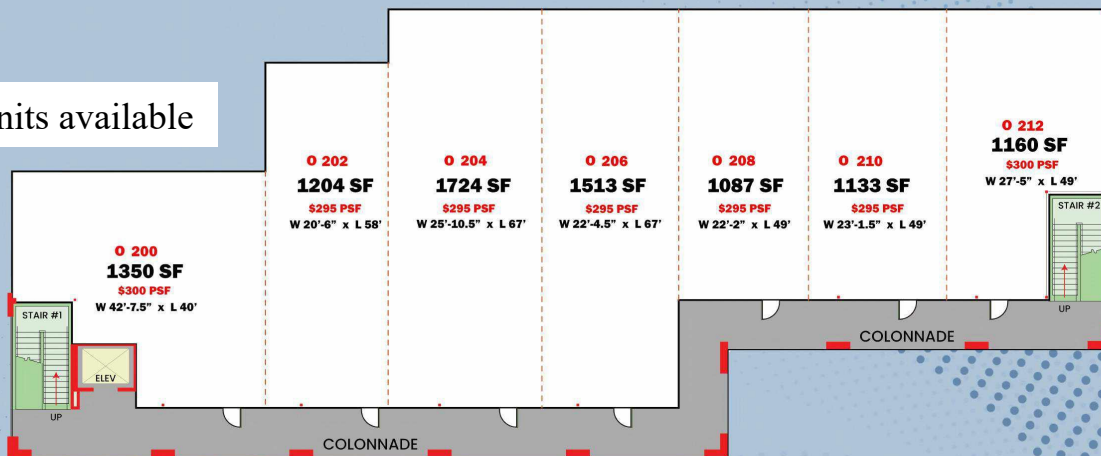
FIRST FLOOR 11,327 SF

- Asking \$36 NNN
- Prime visibility and exposure to 183



Spur Plaza Second Floor

*All units available



SECOND FLOOR 11,327 SF

- Asking \$32 NNN
- Contact about turnkey delivery!

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>John P. Cummings Jr.</u>	<u>348897</u>	<u>Sean@TemplarDevelopment.com</u>	<u>(512)656-8030</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

