



SAGE
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Office Condos For Lease

Mayfield Office Park

3835 County Road 175, Leander, TX 78641

JIM ROURKE
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Property Summary



PROPERTY DESCRIPTION

Mayfield Office Park office condo suites available for lease. Located near the intersection of Sam Bass Rd. & E. New Hope Dr. in Leander, TX. Office buildings feature four sides masonry and rock exteriors with a metal roofing system. The building is well insulated with a high-efficiency A/C system, individual water heaters, and LED can-lights throughout. Each suite boasts a spacious reception area, four (4) private offices, and ADA Restroom and Coffee Bar/Break Area. Contact broker for further details or to schedule a property tour.

PROPERTY HIGHLIGHTS

- Brand new office suites - built in 2025
- Reception, 4 offices, Restroom, Break area
- High-efficiency A/C system
- ADA restrooms
- PUD zoning, C-1 (General Commercial - Limited)
- **VIRTUAL TOUR:** <https://kuula.co/share/collection/7HL2z?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

OFFERING SUMMARY

Lease Rate:	contact broker for details
Number of Units:	5
Available SF:	850 SF
Building Size:	4,250 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 420	contact broker for details	850 SF
Suite 430	contact broker for details	850 SF
Suite 520	contact broker for details	850 SF
Suite 920	contact broker for details	850 SF
Suite 930	contact broker for details	850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,737	19,069	55,413
Total Population	5,739	59,262	162,843
Average HH Income	\$193,518	\$196,657	\$172,634

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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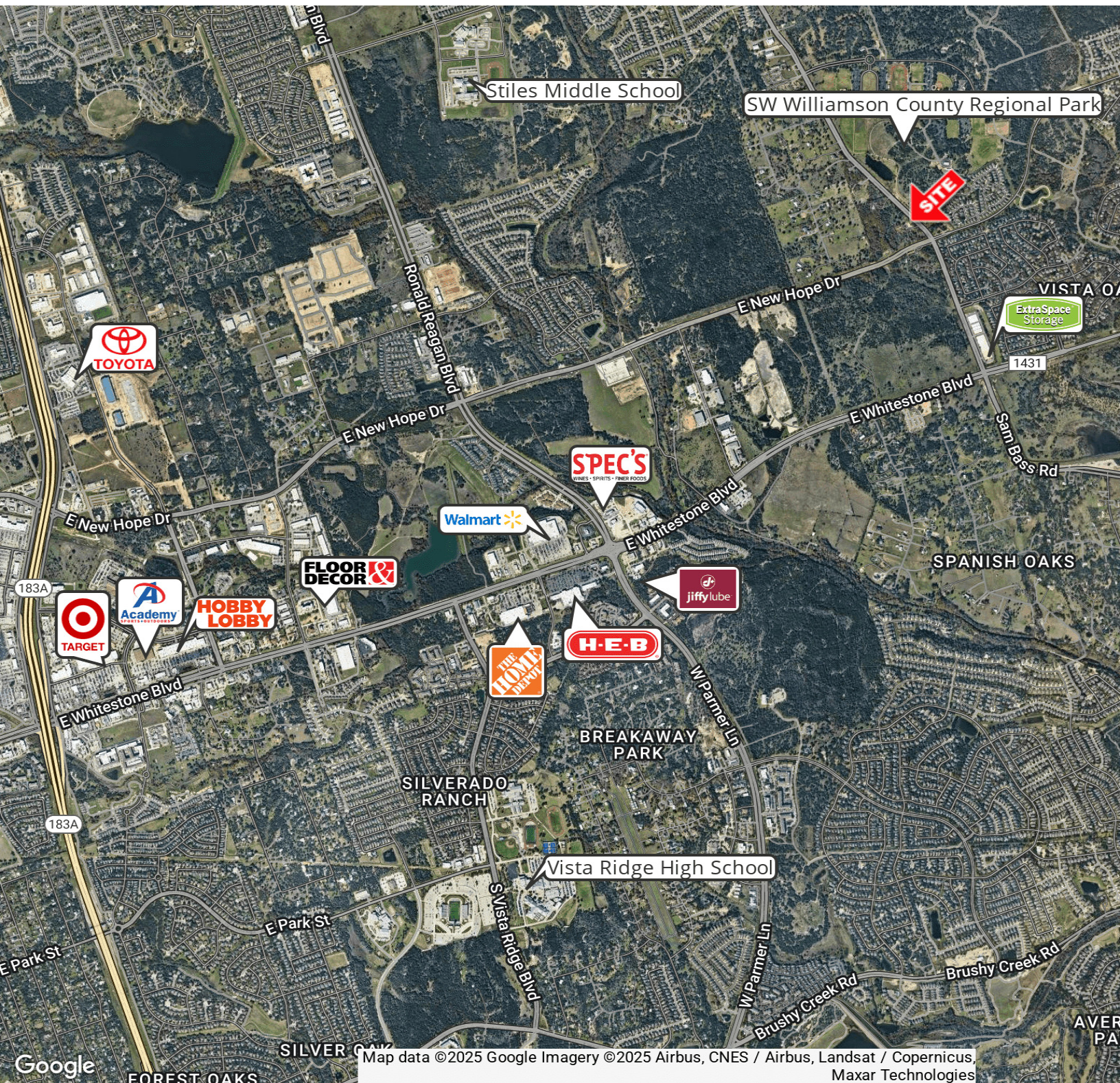
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Aerial Overview



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Site Plans



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Exterior Photos



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Interior Photos



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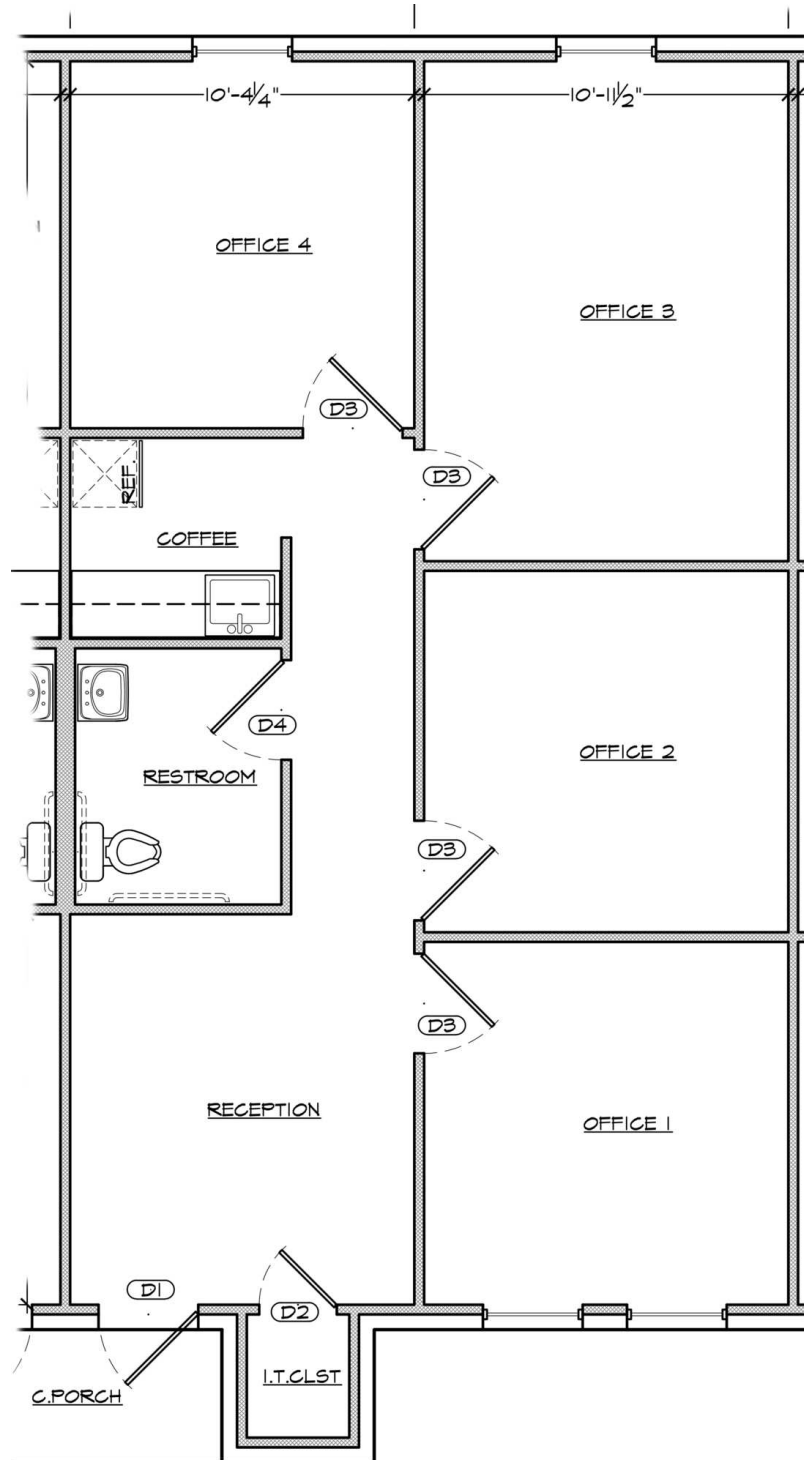
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Floor Plan



VIRTUAL TOUR: <https://kuula.co/share/collection/7HL2z?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

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Zoning - Permitted Uses

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the TH (Townhouse), C-1a (General Commercial – Limited), C-2 (Local Commercial) districts, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

6. PERMITTED USES

6.1. Land Use Table

The following table contains the uses allowed according to the parcel boundaries described in Exhibit “C”.

Land Use	RES Parcel	COM Parcel 1	COM Parcel 2	Allowed with Conditions (See Section 6.2 below)
Single family detached, common lot	X			1
Park, neighborhood	X		X	
Amenity center	X	X	X	
Day care		X	X	2, 3, 4
Utilities (Minor and Intermediate)	X	X	X	5
Community service		X		
Office		X	X	
Office, medical		X	X	6
Eating establishments - no drive through lanes		X	X	7
Indoor entertainment		X		8
Retail sales and services		X	X	See Section 7
Convenience stores		X		
Fuel sales		X		9
Banks		X		
Senior group living		X		10

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Zoning - Prohibited Uses

7. PROHIBITED USES

The following uses are prohibited within the PUD. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

- (1) Auto Service facilities
- (2) Auto Body and Painting facilities
- (3) Business specializing in Bankruptcy or Liquidation Sales, or Fire-Damaged Sales
- (4) Auction House, Flea Market, Pawn Shop, Thrift Store, Used or Second-Hand Stores
- (5) Kennel or other business involving the outdoor boarding or care of animals
- (6) Automobile, Truck, Mobile Home, or Recreational Motor Vehicle Sales
- (7) Dance Hall (except professional Dance Instruction Studio), Discotheque, or Game Parlor
- (8) Sexually Oriented Business
- (9) Gambling Establishment or Betting Parlor
- (10) Mortuary, crematorium, or Funeral Home
- (11) Overnight accommodations



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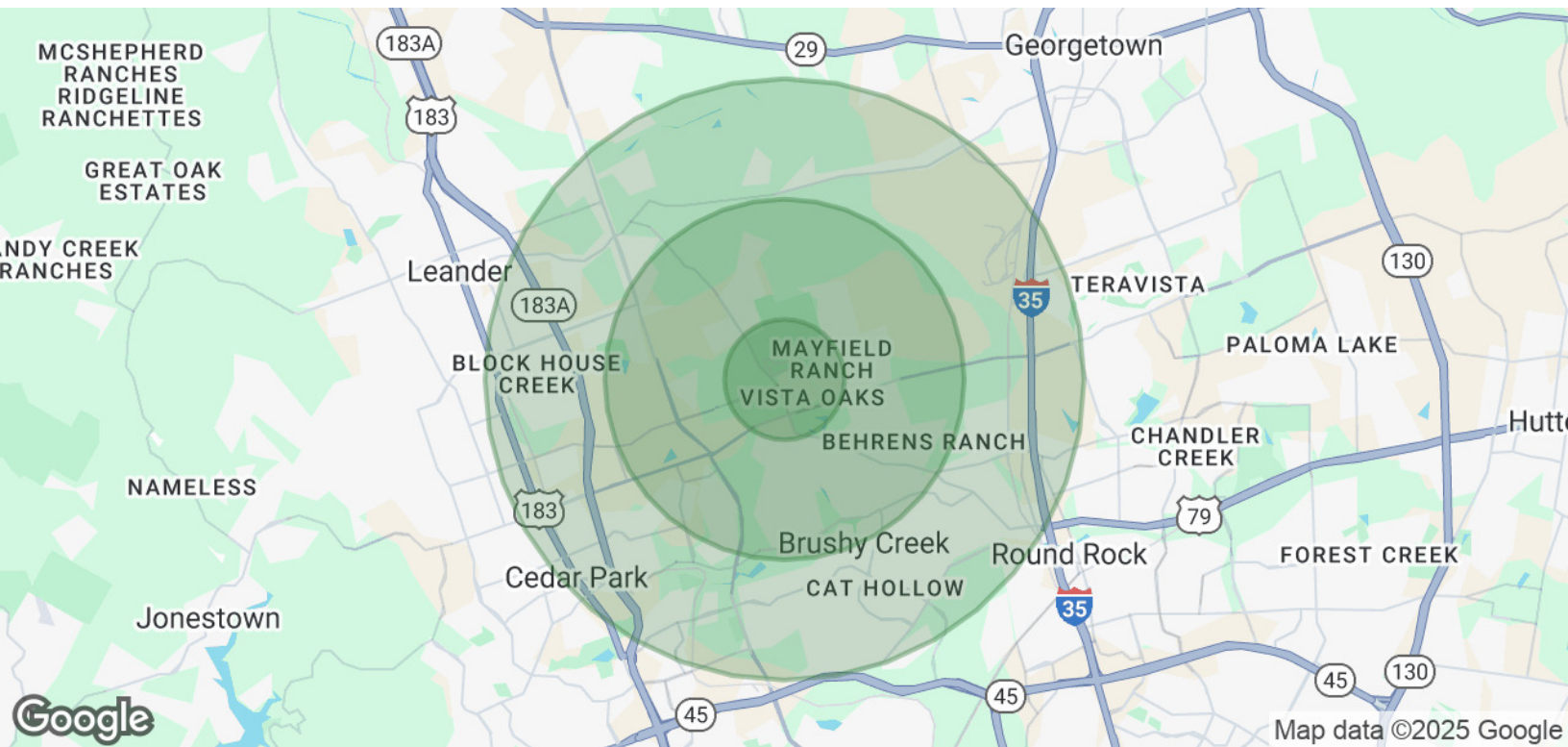
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,739	59,262	162,843
Average Age	37	35	36
Average Age (Male)	36	35	35
Average Age (Female)	37	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,737	19,069	55,413
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$193,518	\$196,657	\$172,634
Average House Value	\$530,774	\$617,291	\$564,983
RACE	1 MILE	3 MILES	5 MILES
% White	62.2%	48.4%	52.7%
% Black	3.5%	3.9%	4.7%
% Asian	16.5%	31.4%	22.9%
% Other	2.7%	2.9%	4.8%

Demographics data derived from AlphaMap

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES ROURKE	559994	jim@sagecommercialtx.com	(512) 921-1234
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date