

Highlands Office Park



LEASE

1667 N HIGHWAY 183 // LIBERTY HILL, TX // 78641

5 BLDG.
OFFICE/MEDICAL
PROJECT

Robert D. Girdley
Email: Robert@tierraventa.com
Mobile: 512.626.1687

Highlands Office Park

OFFICE + MEDICAL // FOR SALE



TIERRA VENTA
VENTURES



Located in the fastest growing city in the US for the last 5 years, Highlands Office Park is one of the few existing office/medical developments with lease and purchase options available in the market today for the small business community.

OFFERING

Building 1	9,159 RSF	LEASED
Building 2	5,323 RSF	(Shell Condition)
Building 3	6,252 RSF	(Shovel Ready)
Building 4	4,852 RSF	(Shovel Ready)
Building 5	4,852 RSF	(Shovel Ready)

FEATURES

- 30,438 RSF Total
- Medical or general office
- Located along Hwy 183 near the confluence of Leander, Liberty Hill, and Georgetown Markets
- Part of mixed-use development: 183 Highlands Retail, Trillium Montessori, Paws Landing Dog Daycare, Office, Medical
- Within 3 miles of the Metro Rail Station, new St. David's Leander campus, and new Austin Community College campus
- 16 miles from \$1B Apple Campus
- Surrounded by abundant single family growth in all directions

1667 N HIGHWAY 183 // LIBERTY HILL, TEXAS 78641

Project Highlights

OFFICE + MEDICAL // FOR SALE



TERRA VENTA
VENTURES



TRAFFIC COUNTS

CROSS STREETS	TRAFFIC VOL.	DISTANCE
US 183 & Mourning Dove Ln	11,790 (2022)	0.8 mi
US 183 & Green Valley Dr	32,836(2022)	0.69 mi
Hwy 29 & Holmes	12,056 (2022)	1.3 mi
Hwy 29 & Stonewall Pkwy	19,495 (202)	2.5 mi

PUBLIC TRANSPORT

COMMUTER RAIL	DRIVE	DISTANCE
Capital Metro: Leander Station	7 mins	3.4 mi

DEMOGRAPHICS

	1 MILE	3 MILES
Population	5,680	20,119
Household	1,964	6,932
Average Age	36.9	38.2
Median HH Income	\$104,519	\$107,995
Daytime Employees	213	1,569
Population Growth 2022-2027	▲ 30.69%	▲ 31.24%
Household Growth 2022-2027	▲ 29.63%	▲ 30.24%

1667 N HIGHWAY 183 // LIBERTY HILL, TEXAS 78641

Area Overview

OFFICE + MEDICAL // FOR SALE



TIERRA VENTA
VENTURES



DRIVE TIMES	
GEORGETOWN	20 MINS
CEDAR PARK	15 MINS
THE DOMAIN	28 MINS
AUSTIN CBD	33 MINS
ABIA	37 MINS

Buildings 1-5 Overview

OFFICE + MEDICAL // FOR SALE



TERRA VENTA
VENTURES



BUILDING 1



Corporately guaranteed **Action Behavior Centers** ("ABC") recently sign a new lease for 10+ years including annual rent increases. ABC was founded in 2017, possess strong credit and boasts over 100 locations in TX, AZ, IL, and NC.

BUILDING 2

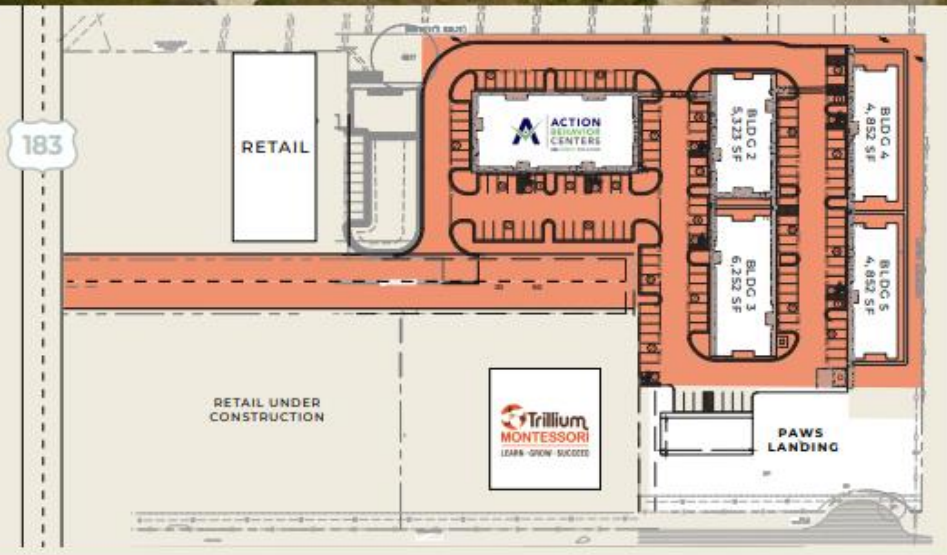
Building 2 is complete in cold, dark shell with slab leave-outs for plumbing and ready for tenant improvements



CLICK OR SCAN TO VIRTUALLY TOUR BUILDING 2

BUILDINGS 3-5

Buildings 3-5 are in shovel-ready condition with site development permits stamped and ready



1667 N HIGHWAY 183 // LIBERTY HILL, TEXAS 78641