

Highland Vista Office Condos Unit #1701

Smartly designed offices.
Even smarter as an investment.

\$450,000

**100% NNN Leased
On New 3 Year term**

**2951 FM 1460 at Westinghouse Road
Georgetown, Texas 78626**



Highland Vista Office Park is strategically located between IH-35 and SH-130 toll road on FM 1460 at its intersection with Westinghouse Road. We are located right on the southern border of the city of Georgetown adjacent to the northern boundary of Round Rock - two of the fastest growing cities in the country. The site enjoys over 400 feet of frontage on FM 1460 and was selected for its proximity to significant existing and proposed single family subdivisions, multi-family and commercial developments. We are located right across the street from the Teravista master planned community and golf course. The site has excellent visibility from the Westinghouse intersection and easy access on to FM 1460.

Unit #1701 is newly constructed single story office building containing approximately 1,000 sq.ft. of NLA. The unit is 100% leased to a Georgetown Integrative Psychiatry & Wellness PLLC on a new 3-year NNN lease.

Professionally
Marketed By:

Ross J.R. McIver Owner/Broker Commerce Realty Advisors
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Investment Summary

Property: 2951 FM 1460, Unit 1701, Building #17
Georgetown, Williamson County, Texas 78626

Price: \$450,000 FIRM

Unit Size: 1,001 sq.ft. Net Leasable Area (NLA)

Age: 2024

Construction: Single story wood frame construction with 100% masonry exterior comprised of limestone and stucco. Roof is a 30-year composition shingle with standing seam metal accents.

Occupancy: 100%

Price PSF: \$450 psf (NLA)

Proforma
Income: \$28,000 Base Rent Year 1 (\$28 psf)
\$11,100 Estimated NNN expenses
\$39,100 Gross Rent
-\$11,100 NNN expense
\$28,000 Net Operating Income

Cap Rate: 6.22% Year 1
6.41% Average over 3-year term

Tenant: Georgetown Integrative Psychiatry & Wellness, PLLC
<https://gtpsychiatry.com>

Guarantors: Dr. Inyene E. Umoren, MD
Ini Umoren

Lease Term: 3 years; 2/19/2026 – 3/31/2029

Base Rent: 3.0% annual increases

	<u>Monthly</u>	<u>Annually</u>
Year 1	\$2,333.33	\$28,000.00
Year 2	\$2,403.33	\$28,840.00
Year 3	\$2,475.83	\$29,710.00

Expenses: Tenant pays Base Rent plus estimated NNN expenses. The NNN expenses consist of the HOA fee of \$250 per month plus the estimated property taxes of 675 per month. For 2026, the NNN expenses are estimated at \$11,100 per year (\$11.10 psf) or \$925 monthly. In addition, Tenant pays for all interior maintenance and repair, janitorial, electric and phone/internet.

HOA Fee: The regular condominium assessment is \$250 per month. With the assessment, the HOA maintains all exterior elements of the building (including roof, foundation and exterior walls) and all common areas including the parking lot and landscaping; weekly trash pickup; water for the units as well as common area irrigation; casualty insurance for the building and liability insurance for the common areas.

Security Deposit: \$3,258.33

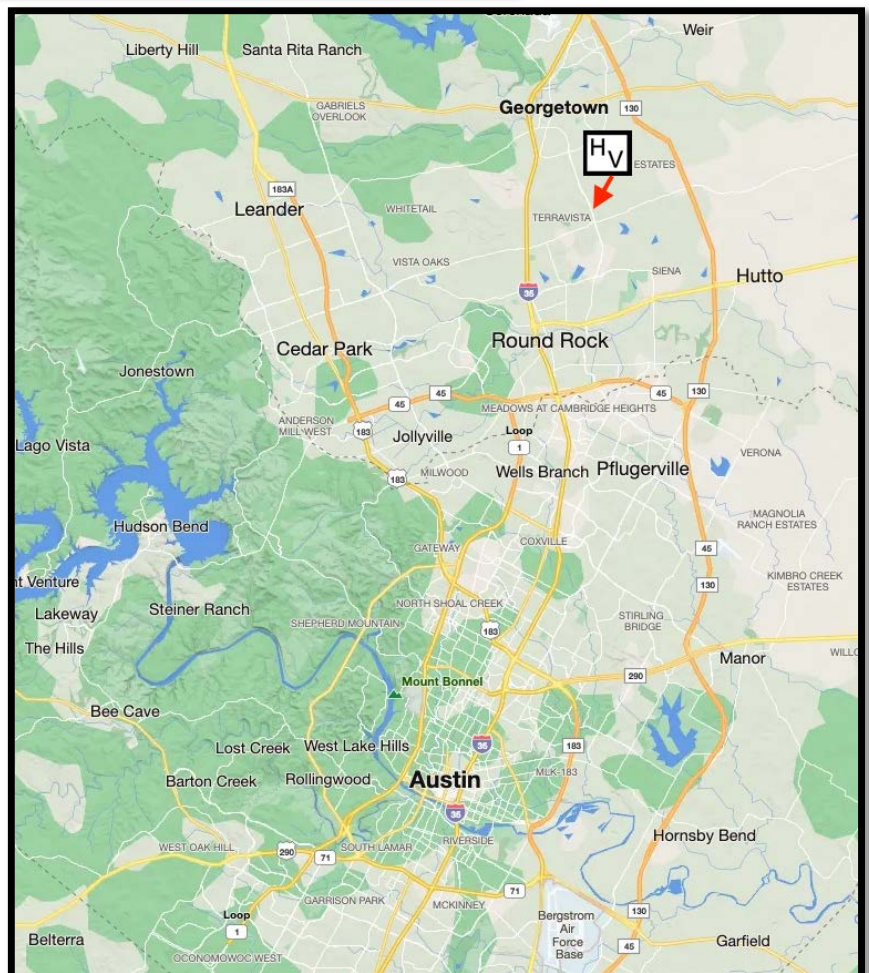
Demographics:

DEMOGRAPHIC PROFILE	1 Mile	3 Mile	5 Mile
2024 Population	8,750	54,577	131,765
Annual Growth 2010-2024	12.5%	5.8%	4.4%
Avg Household Income	\$153,396	\$130,761	\$134,623
<u>TRAFFIC COUNTS</u>			
FM 1460	22,722 vpd (TxDOT 2023)		
Westinghouse Road	4,495 vpd (TxDOT 2020)		
	<i>Source ESRI</i>		

Property Website: www.HighlandVistaOffices.com

LOCATION

2951 FM 1460 Georgetown Texas



HIGHLAND VISTA OFFICE PARK

Highland Vista Office Park is being constructed in phases and when fully completed will consist of 18 single story professional office buildings ranging in size from 2,000 sf to 4,000 sf designed to specifically meet the needs of small professional businesses and medical practitioners. The park will contain a total of 46,000 sf of highly efficient office space in 46 individual condo units which can be offered either for lease or sale to individual owner/occupants, tenants, or investors. Each condominium unit contain approximately 1,000 sf. Approximately 70% of the park has been completed to date, with Phase 3 currently under construction.



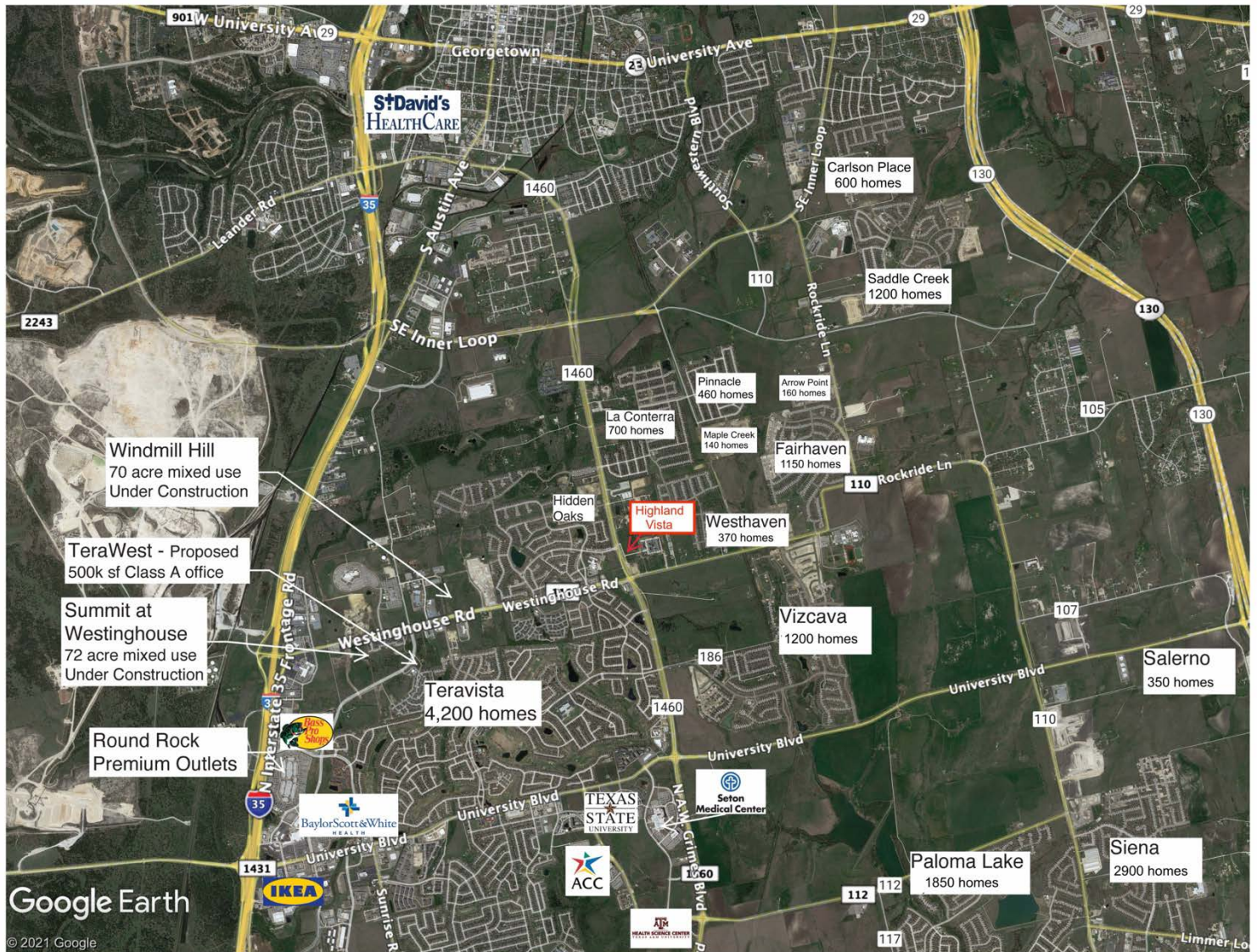
LAND AREA: 5.728 ACRES
NET LEASABLE AREA: 46,000 SF
GROSS FLOOR AREA: 47,826 SF
REQUIRED PARKING: 160 SPACES
PROVIDED PARKING: 198 SPACES

Generous Parking Ratio

198 on-site surface parking spaces
4.1 spaces / 1,000 sq. ft.

Special care was taken in the site planning to ensure that abundant parking is located just steps from the front door of each unit.

AERIAL



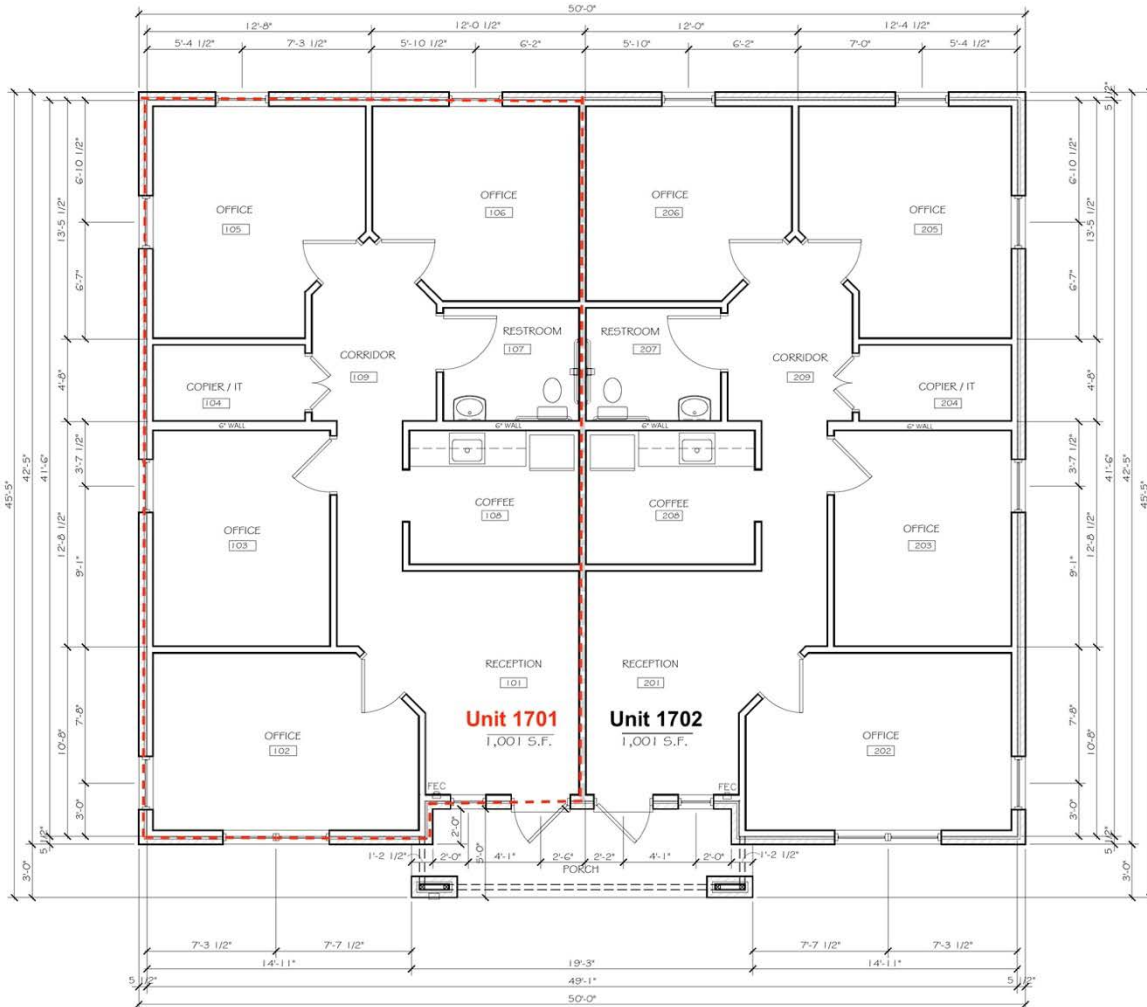
Abundant shopping, dining and other services are available less than 5 minutes away and include the Round Rock Premium Outlet Mall, Bass Pro Shops, IKEA and HEB. Three hospitals: St. David's Georgetown, Baylor Scott & White and the Ascension Seton Campus are located in the immediate area. Located 1 mile to the south of our site is The Avery Centre, a 128-acre master planned development, that in addition to Seton Hospital, includes campuses for Austin Community College (ACC), Texas State University and Texas A&M Health Science Center. Significant new mixed use developments under construction along Westinghouse Road include the 70 acre Windmill Hill and 72 acre Summit at Westinghouse.

Multiple residential subdivisions containing 1,000's of homes are located near the Highland Vista site with more currently under construction. Most notable is the 4,200 home Teravista golf course community located immediately across FM 1460. Other significant residential developments include La Conterra, Westhaven, Fairhaven, Vizcaya, Saddle Creek, Carlson Place, Salerno, Siena, and Paloma Lake which combine to represent over 10,000 home sites all within minutes of our project.

UNIT #1701 FLOOR PLAN

Two Unit Duplex
2,000 sq. ft.

UNIT #1701 is one-half of Building #17, a 2,000 sq. ft. duplex. Unit 1701 contains a reception area, 4 private offices, ADA compliant restroom, kitchenette and storage area. The adjacent tenant is the law offices of SanLaurent & Hutchens.



Interior Photos



Interior Photos



