

For Sale: Cantera Doors Plaza



PRIME RETAIL SITE | 427 RR 620 S, LAKEWAY, TX





GOLD TIER

EXCLUSIVELY LISTED BY

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4

CANTERA DOORS
PLAZA

2

LAKEWAY MASSAGE

7

ALLIE'S CUSTOM TAILOR SHOP

Allie's
Custom Tailor Shop

Lakeway Massage

CANTERA DOORS

427

OPEN

OPEN



SUBJECT SITE
427 RANCH ROAD 620 S



RANCH ROAD 620: 45,149 VPD (TX DOT)



SUBJECT SITE
427 RANCH ROAD 620 S



RANCH ROAD 620: 45,149 VPD (TX DOT)



LAKE TRAVIS



RANCH ROAD 620 45,149 VPD (TX DOT)

SUBJECT SITE
427 RANCH ROAD 620 S



PROPERTY HIGHLIGHTS

ADDRESS: 427 RR 620 S, Lakeway, TX 78734

SQUARE FOOTAGE: 3,000 Sqft

ACREAGE: 0.6 Acres

PRICING: \$1,350,000

ZONING: C-1 (Office/Retail)

PARKING: 17 Spaces

YEAR BUILT: 2005

FRONTAGE: 130' RR 620 Frontage

TENANTS:

- » Cantera Doors (Owner Occupant)
- » Lakeway Massage
- » Allie's Custom Tailor Shop

REMARKS:

- » Prominent Monument Signage
- » RR 620 Frontage and Visibility



**Buyer to conduct all independent research on the site*



WD WESTLAKE
DERMATOLOGY

Wood-Corley-Fish

SUBJECT SITE
427 RANCH ROAD 620 S

RANCH ROAD 620-45, 140 WPD (TX DOT)



SUBJECT SITE

427 RANCH ROAD 620 S



Lakeway Elementary

Lakeway City Center

The Hills



SUBJECT SITE
211 RANCH ROAD 620 S

Steiner
Ranch

THE DOMAIN
A SUMMIT MALL

HILL COUNTRY
GALLERIA

BEE CAVE

APPLE LONESTAR
DESIGN CENTER

WESTLAKE

OMNI
BARTON CREEK

TEXAS

TEXAS
CAPITOL

ZILKER
100 YEARS

AUSTIN

290
TEXAS

71
TEXAS

LOOP
360

290
TEXAS

LOOP
1

LOOP
1

71
TEXAS

35

35

LOOP
1

LOOP
360

183
TEXAS

LOOP
360

LOOP
1

2223

420

420

420

294

294

294

SOUTHWEST DR



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.



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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Buyer/Tenant/Seller/Landlord Initials

Date