



Retail & Office Suites For Lease

Oak Hill Executive Suites

8305 State Highway 71, Austin, TX 78735

JIM ROURKE
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OAK HILL EXECUTIVE SUITES

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FOR LEASE

Property Summary



PROPERTY DESCRIPTION

Retail and office suites available for lease at Oak Hill Executive Suites. Located two miles west from the "Y" in Oak Hill, on HWY 71 at Silvermine Drive. Ground-level retail suites feature easy access and strong visibility on W HWY 71 with traffic flow between Austin and Bee Cave, TX. The second floor offers executive office suites that are perfect for small businesses and startup companies, with office suites from 100 - 600 square feet. Ample parking, with lots in the front and rear of the building. See broker for further details or to schedule a property tour.

PROPERTY HIGHLIGHTS

- Retail and Office suites available
- High visibility on W HWY 71
- Easy access to HWY 71, US-290, and MoPac (Loop 1)
- Ample parking

OFFERING SUMMARY

Lease Rate:	contact broker for details
Available SF:	150 - 1,200 SF
Lot Size:	1.41 Acres
Building Size:	8,464 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 105	contact broker for details	1,200 SF
Suite 200	contact broker for details	150 SF
Suite 215	contact broker for details	150 SF
Suite 240	contact broker for details	300 - 600 SF
Suite 250	contact broker for details	150 - 600 SF
Suite 255	contact broker for details	150 - 600 SF

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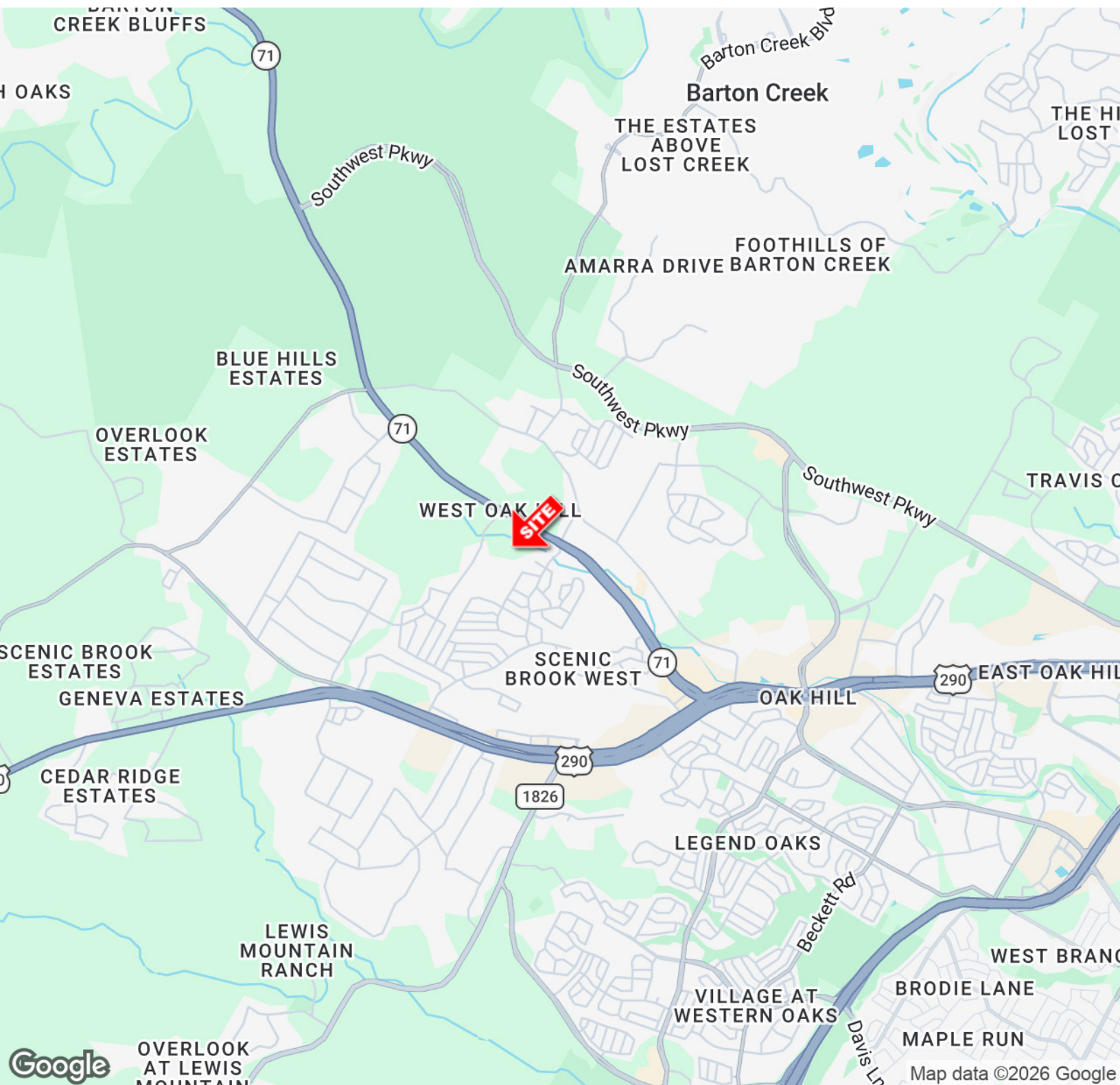
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Location Map



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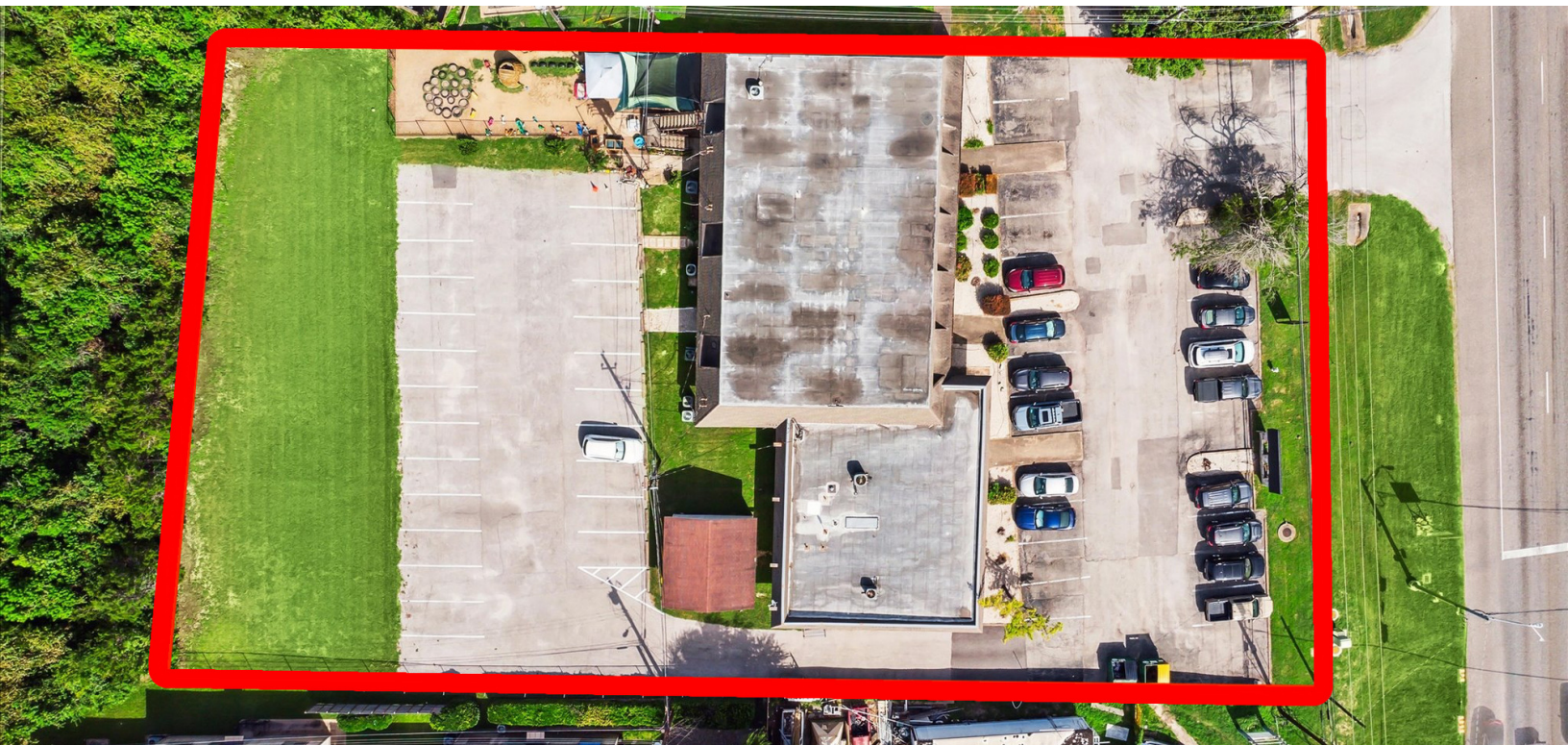
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Site Plan



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Aerial Overview



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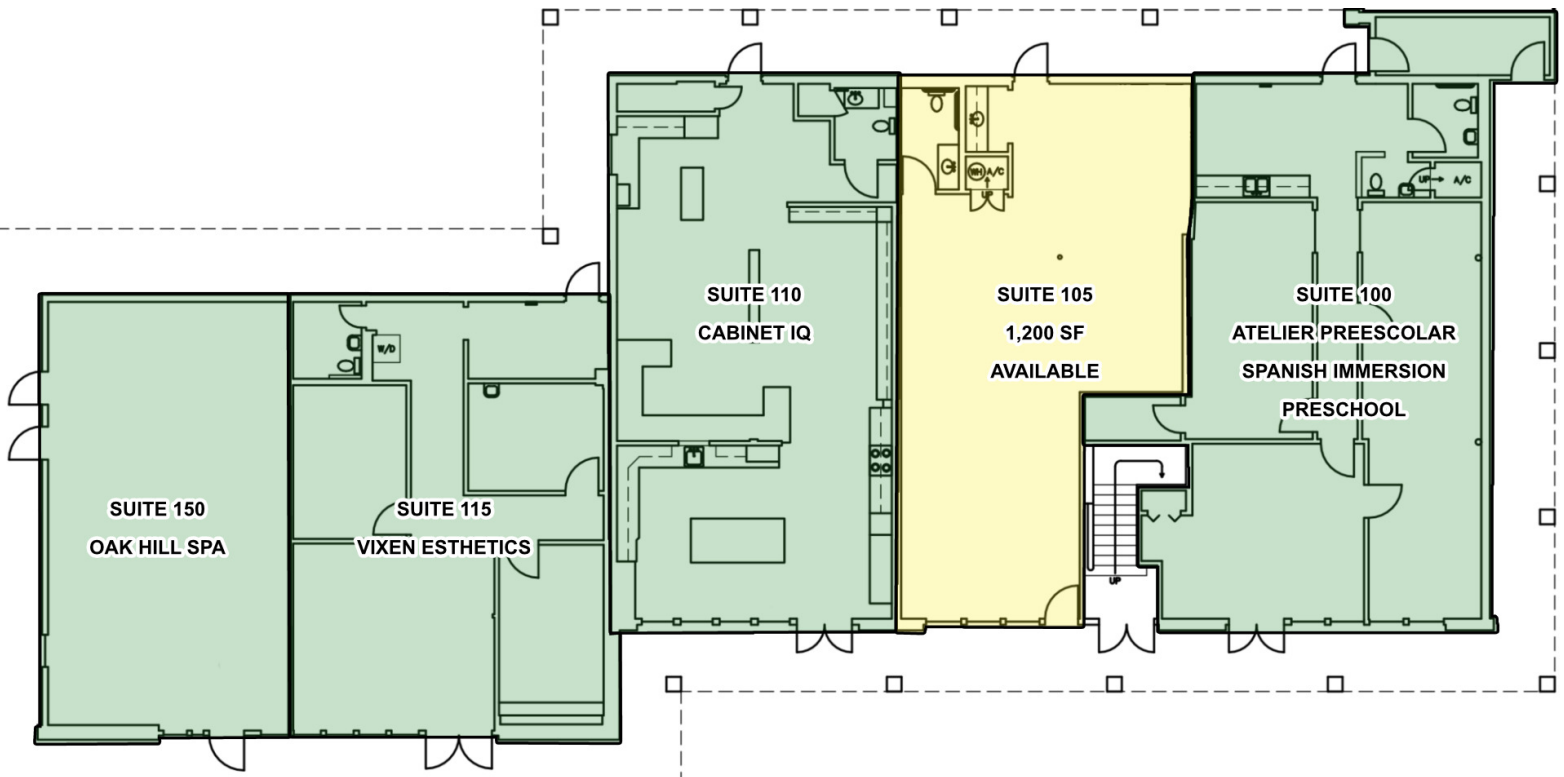
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1st Floor - Retail Suites



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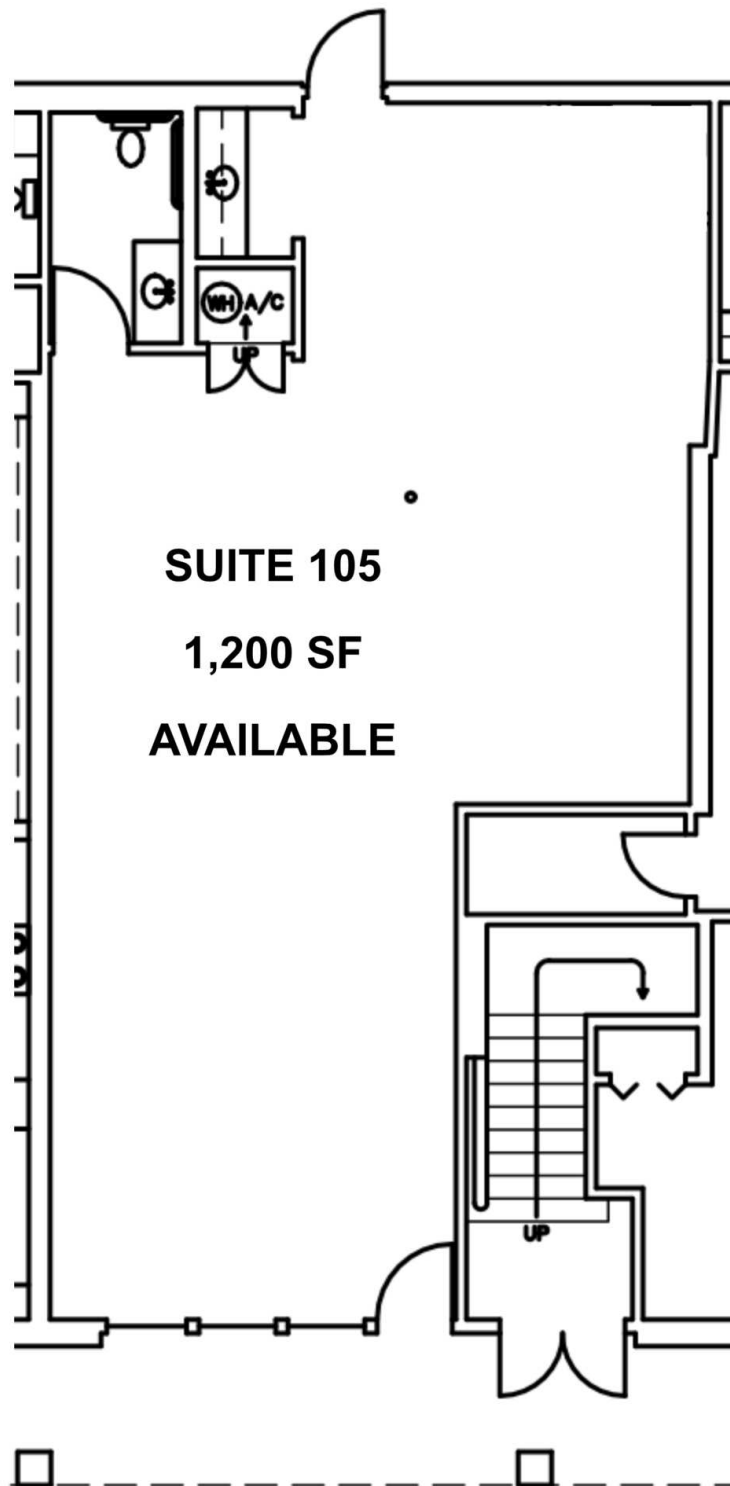
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Suite 105 Floor Plan



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2nd Floor - Executive Office Suites



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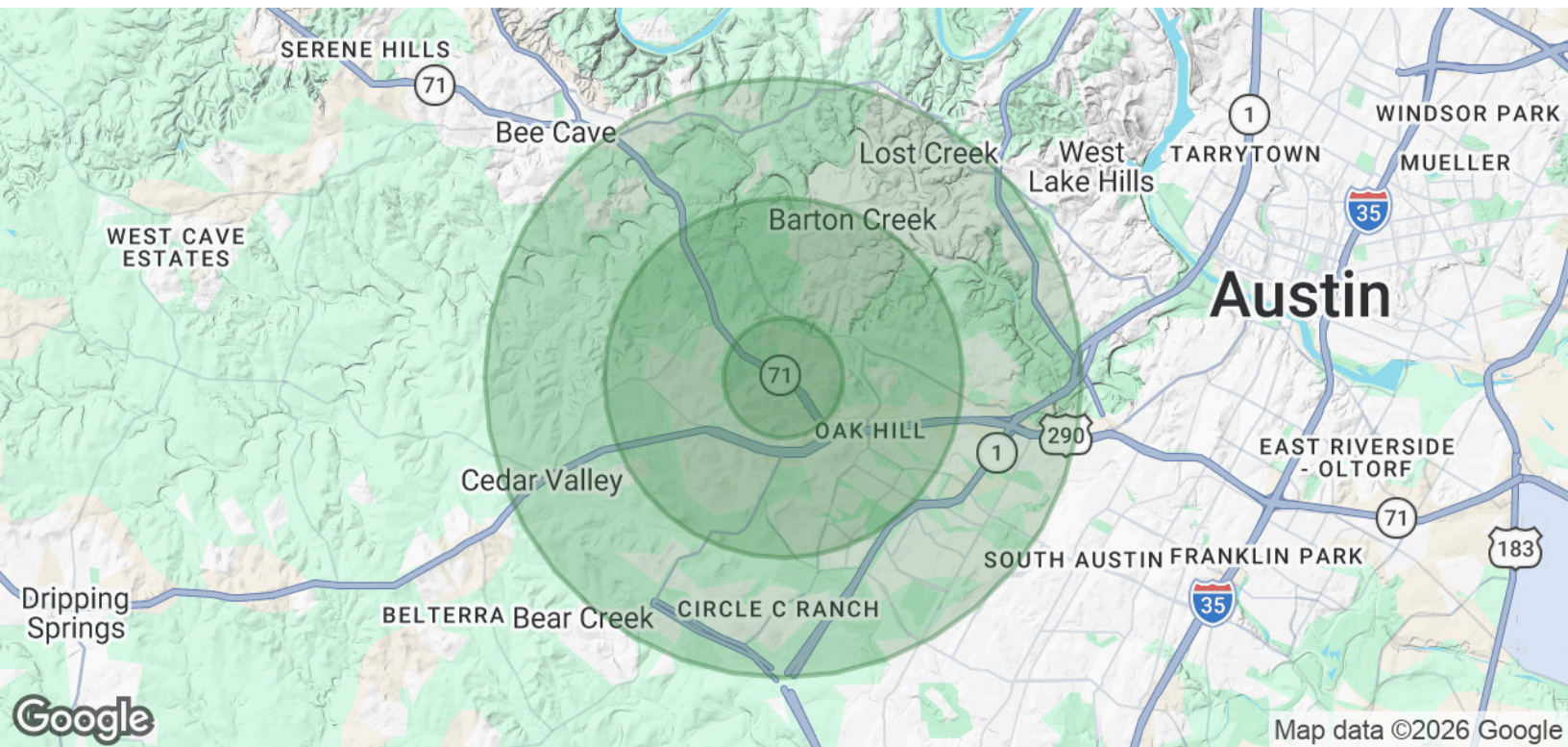
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,134	40,048	104,524
Average Age	35.2	41.9	41.5
Average Age (Male)	35.7	41.7	41.2
Average Age (Female)	34.3	41.7	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,123	17,151	44,314
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$127,713	\$162,773	\$175,459
Average House Value	\$557,418	\$700,241	\$752,819

2023 American Community Survey (ACS)

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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