

# FOR LEASE

VERSATILE OFFICE SPACE  
AVAILABLE

2 BUILDINGS AVAILABLE: LEASE TOGETHER  
OR SEPARATELY ON 5.524 ACRES



12516 Walnut Park Xing, Ste.  
200 Austin, TX 78753



(512)-785-0137



[www.LTCommercialGroup.com](http://www.LTCommercialGroup.com)

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**REAL ESTATE**





**FOR LEASE**

VERSATILE OFFICE SPACE

2 BUILDINGS AVAILABLE: LEASE TOGETHER OR SEPARATELY ON 5.524 ACRES

**3 WESTVIEW DR**

**Building 1**

**Building 2**

**Lot Size: 5.524 Acres**

**CALL FOR PRICING!**

**CONTACT FOR MORE INFORMATION**



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**HIGHLIGHTS:**

- Two buildings available for office Conversion.
- Flexible options to rent together, separately, and with or without the accompanying land.
- Easy access to major highways such as I-35 and TX-45,
- Perfect for office or educational use with ample outdoor space
- Located just off Gattis School Road, surrounded by attractive neighborhoods and thriving businesses.

**TRAFFIC COUNTS**

Gattis School Rd	24,058 VPD
Red Bud Ln	15,525 VPD
A W Grimes Blvd	29,696 VPD
SH 45	41,879 VOPD

**DEMOGRAPHICS YEAR: 2024**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total Population	13,159	100,260	257,695
Estimated Households	4,324	36,649	93,900
Avg HH Income	\$153,827	\$132,933	\$128,085



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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## 3 WESTVIEW DR 5.524 Acres

- Two residential structures ideal for office conversion
- Flexible leasing: lease individually or combine for additional space
- Option to lease buildings and land separately or together
- Land can be subdivided to meet tenant or landlord preferences



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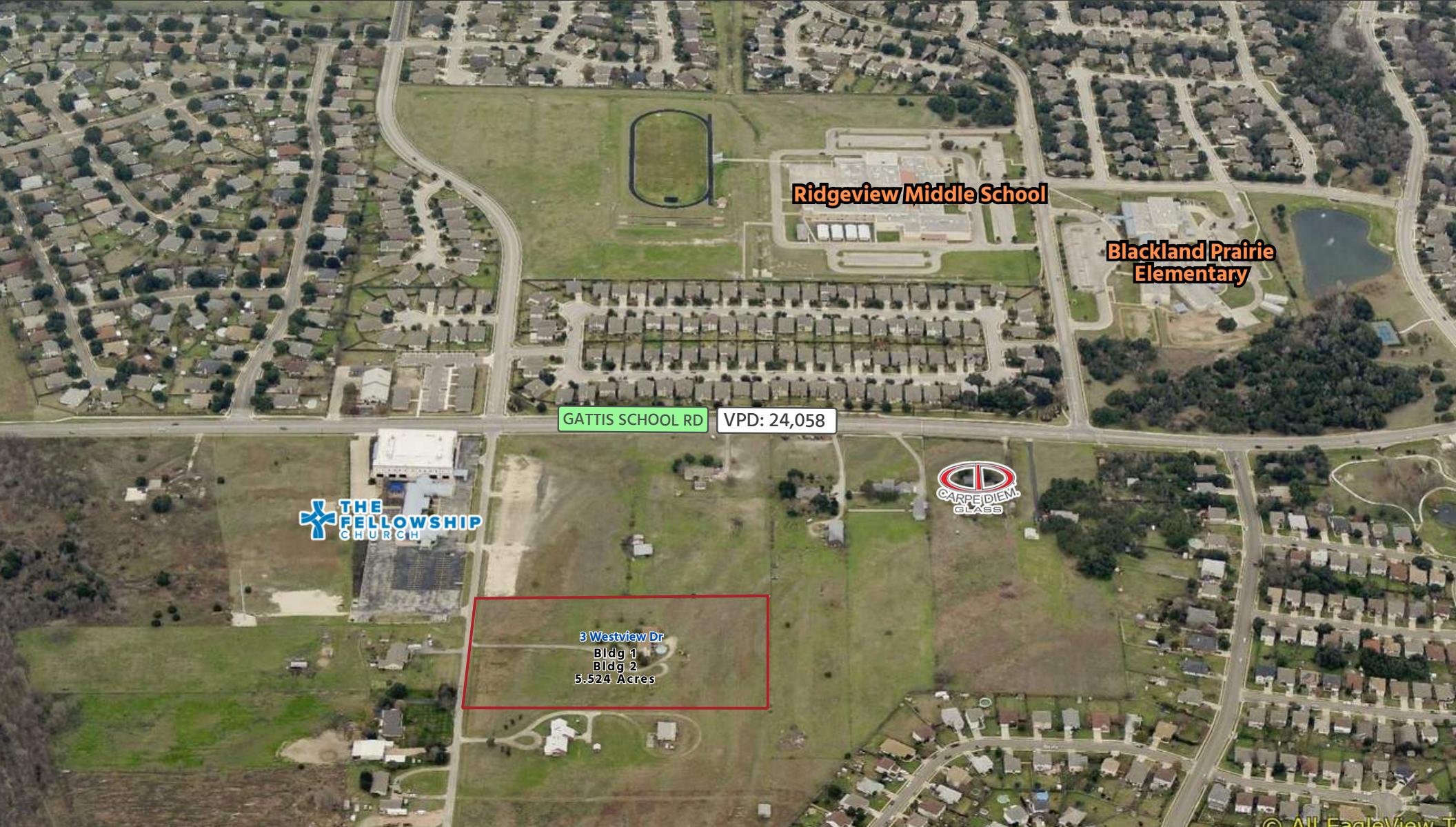


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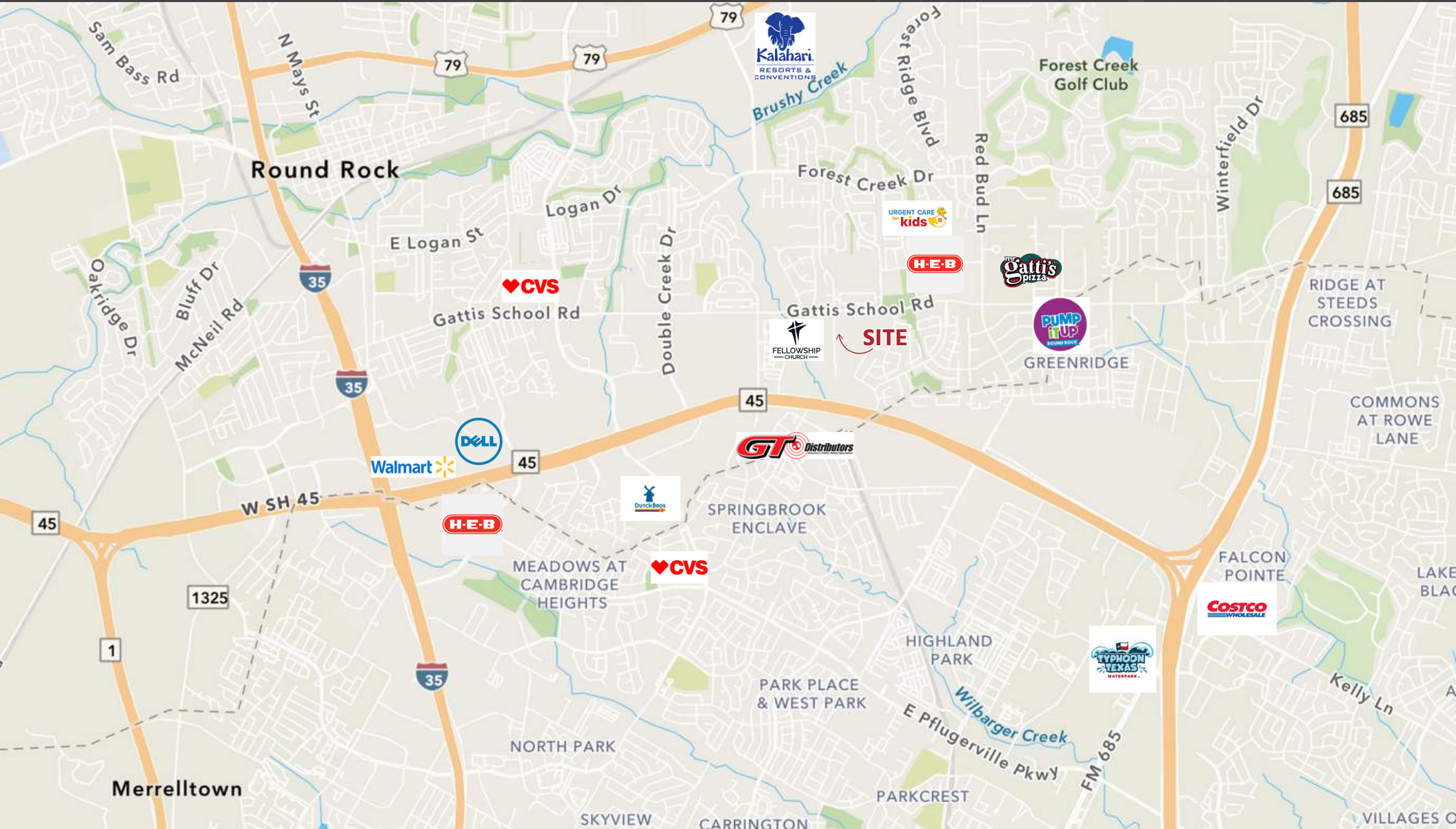


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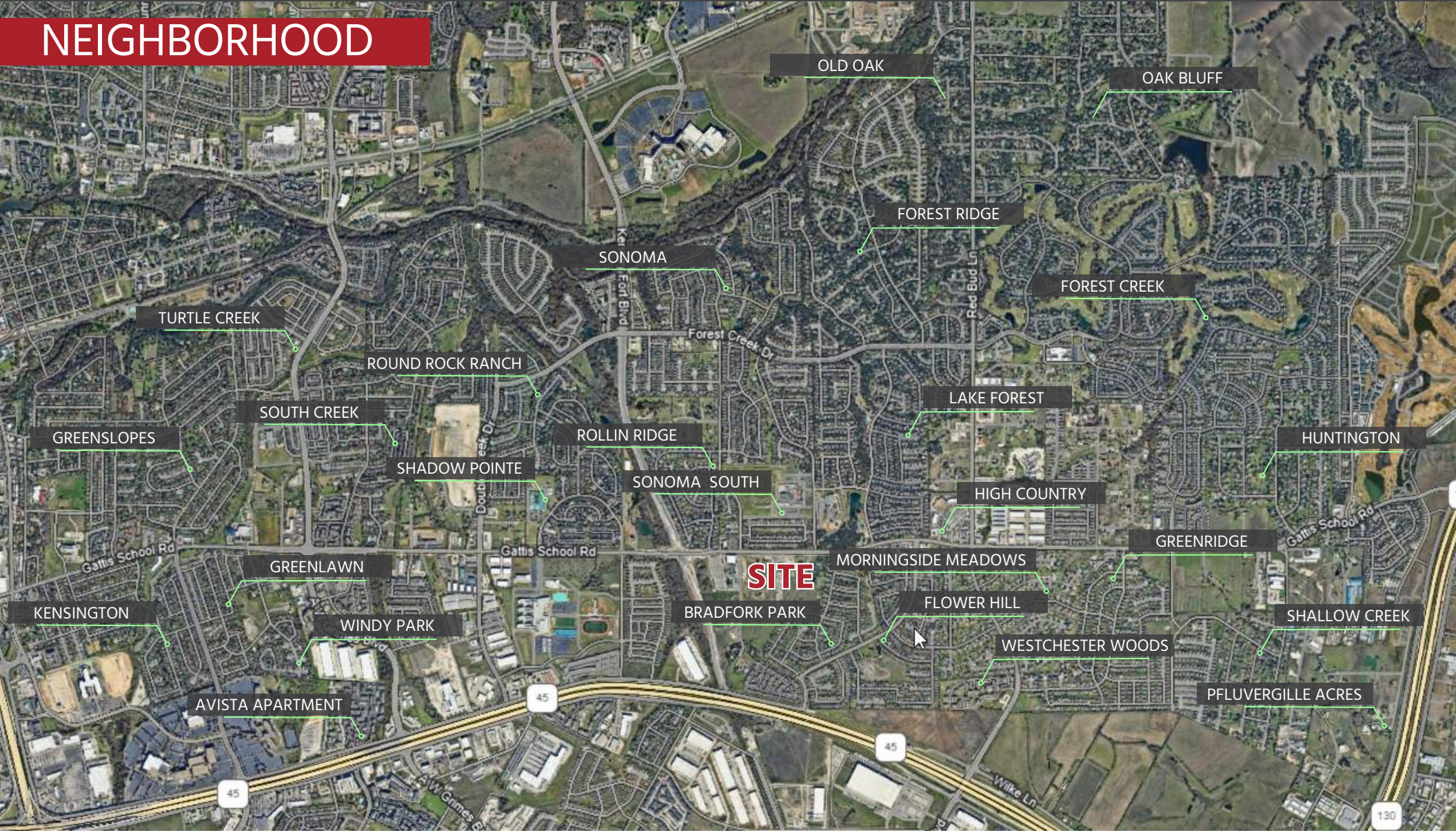
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### NEIGHBORHOOD



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Building 2



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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