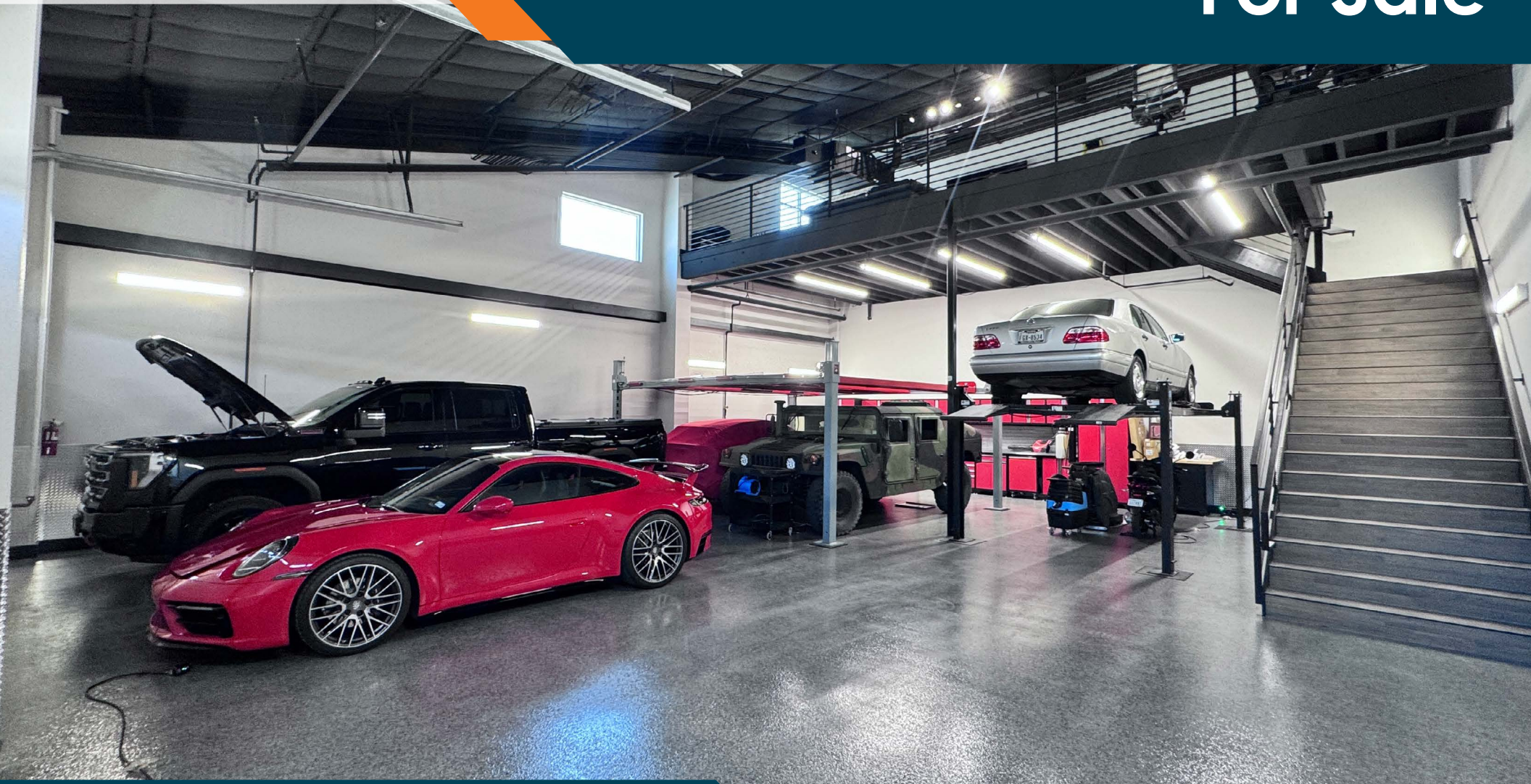
For Sale



Garages of Texas
Luxury Car Condo

1009 Ranch Road 620 N, Lakeway, TX 78734

Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746
512-767-7442
hpiproperties.com

Hunington

For Sale

GARAGES OF TEXAS LUXURY CAR CONDO

1009 Ranch Road 620 N, Lakeway, TX 78734

Property Details

Sale Price	$1,299,999.00
Unit Size	2,700 SF
Year Built/Renovated	2022

Property Highlights

- Largest unit in the project, with high-end build out
- +/-20 foot clear height with oversized insulated overhead doors
- 33% mezzanine for office/storage
- Private balcony views
- Climate-controlled, fully insulated
- 125A / 240V power (metered) + plumbing stub
- LED lighting, sprinklers, secure access
- High-speed internet in place
- 24/7 gated, cameras & fencing
- Clubhouse with full amenities
- Utilities included (water, internet, trash)
- 50' drive aisles for large vehicles
- Car lifts and cabinets included

Demographics

Population (2026)	1 mi. - 3,810 3 mi. - 30,275 5 mi. - 69,049
Average Household Income	1 mi. - $179,790 3 mi. - $233,350 5 mi. - $242,153
Traffic counts	Debba Dr - 5,075 VPD N FM 620 - 74,960 VPD (combined)

AJ Loudermilk
VP | Brokerage
aj@hpiproperties.com
(512)361-6996

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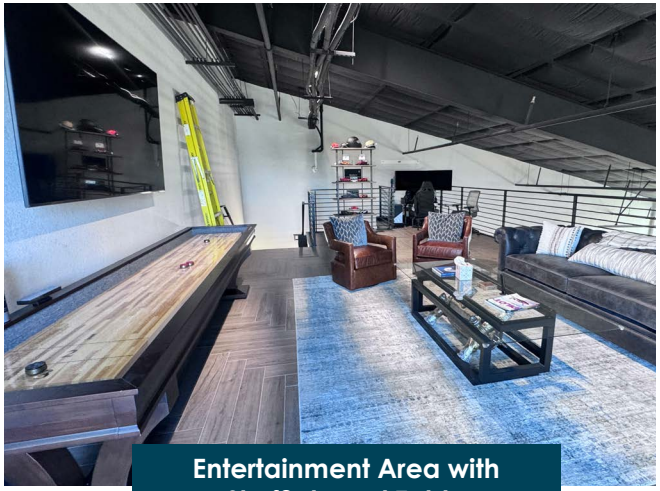
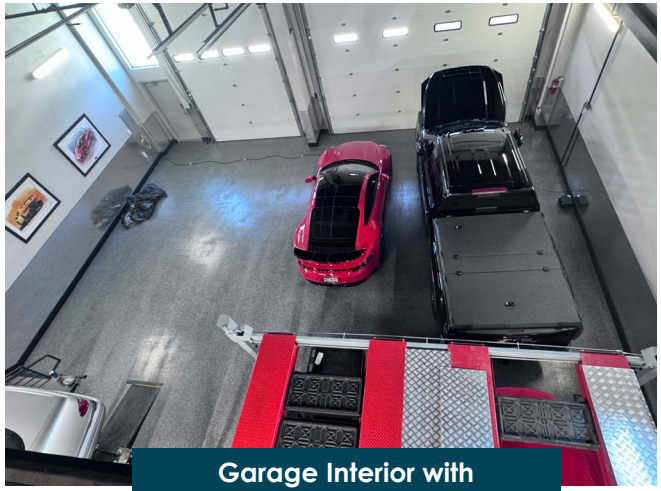
INTERIOR PHOTOS

Second-Level Lounge and Entertainment Area

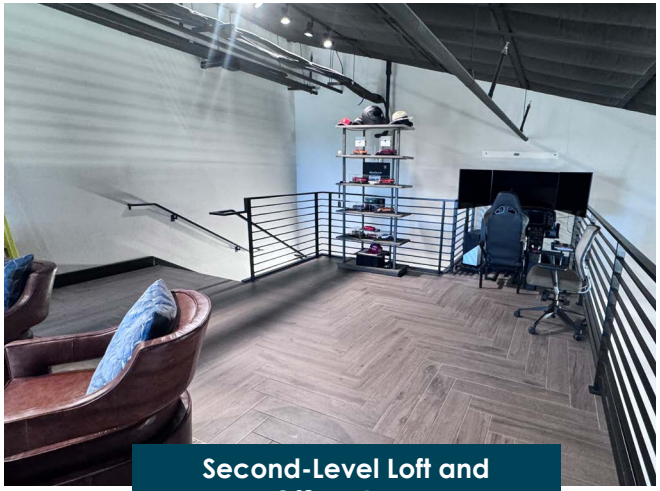


Entertainment Area with Shuffleboard Table

Elevated View of the Climate-Controlled Garage



Garage Interior with Automotive Lift Systems



Second-Level Loft and Office Area

Private Balcony with Expansive Views

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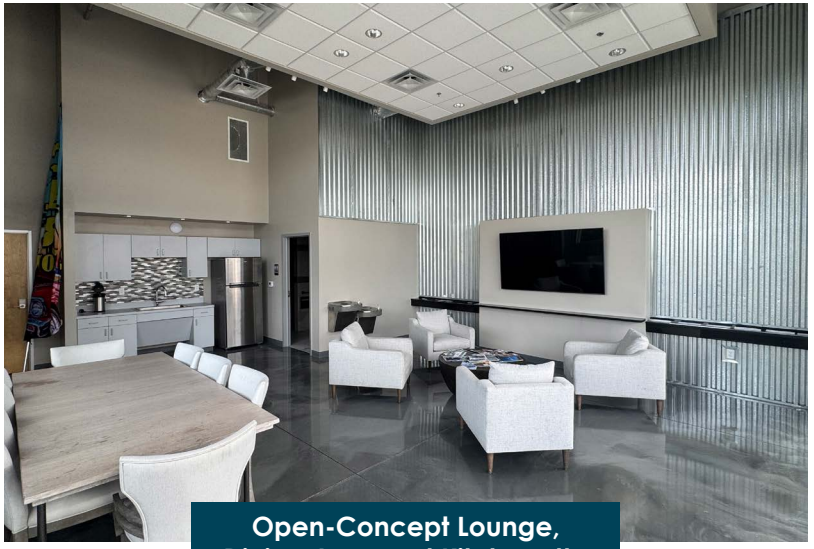
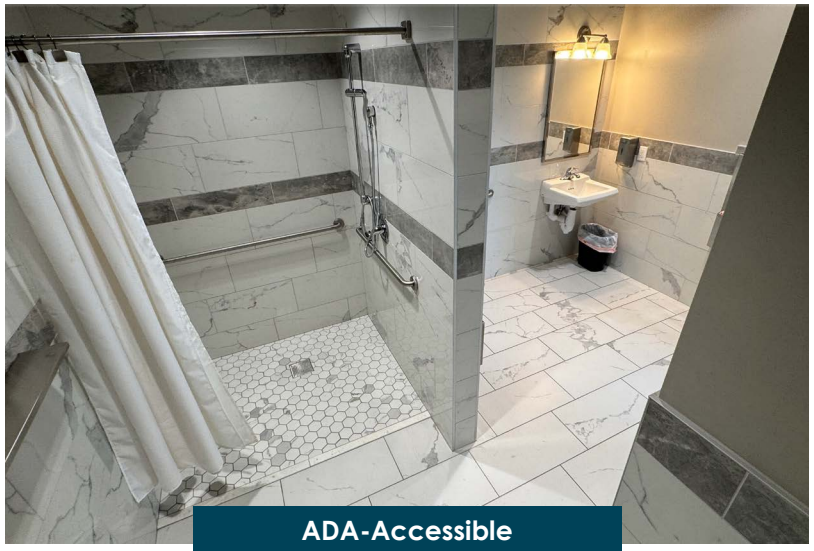
Common Areas

24/7 Access To A Clubhouse With ADA Bathroom and Shower

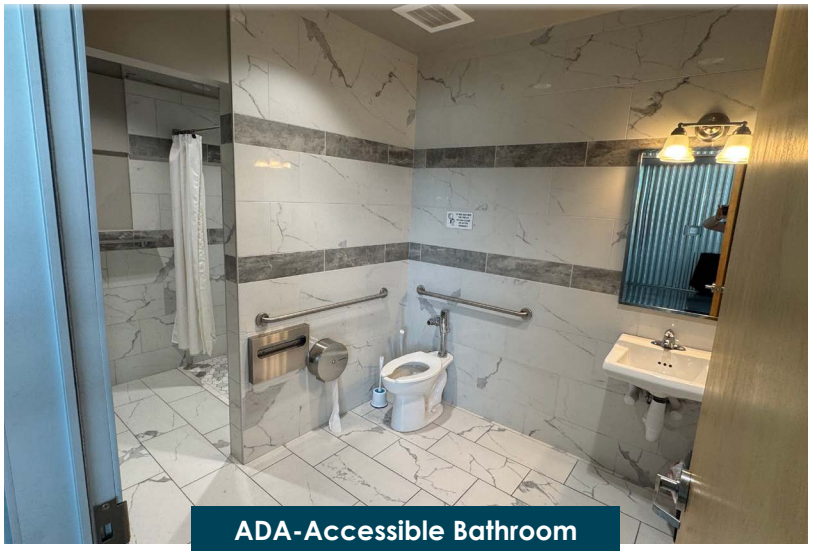
Exterior View of the Clubhouse



Open-Concept Lounge, Dining Area and Kitchenette



ADA-Accessible Walk-In Shower



ADA-Accessible Bathroom and Shower

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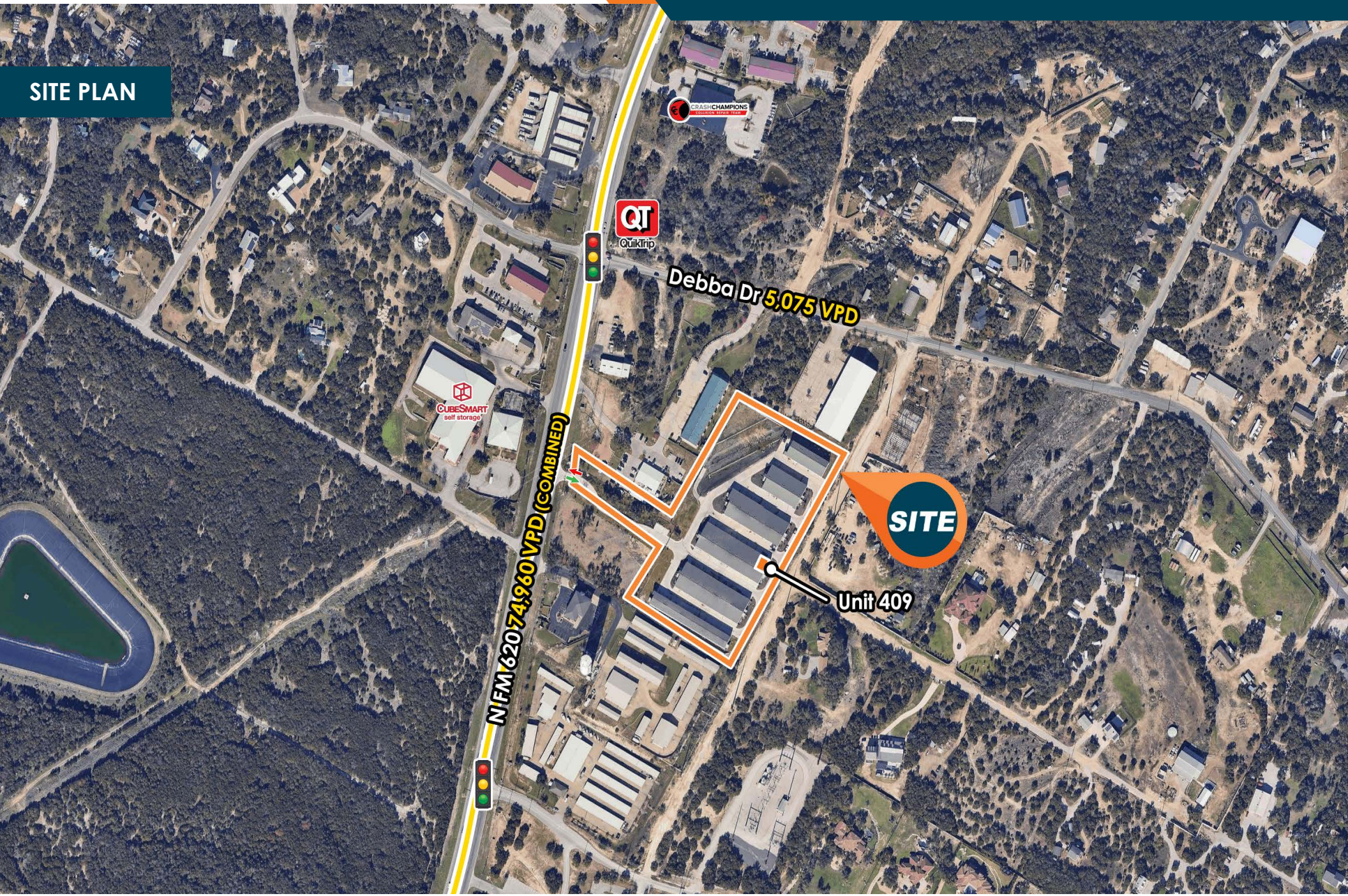
SITE PLAN



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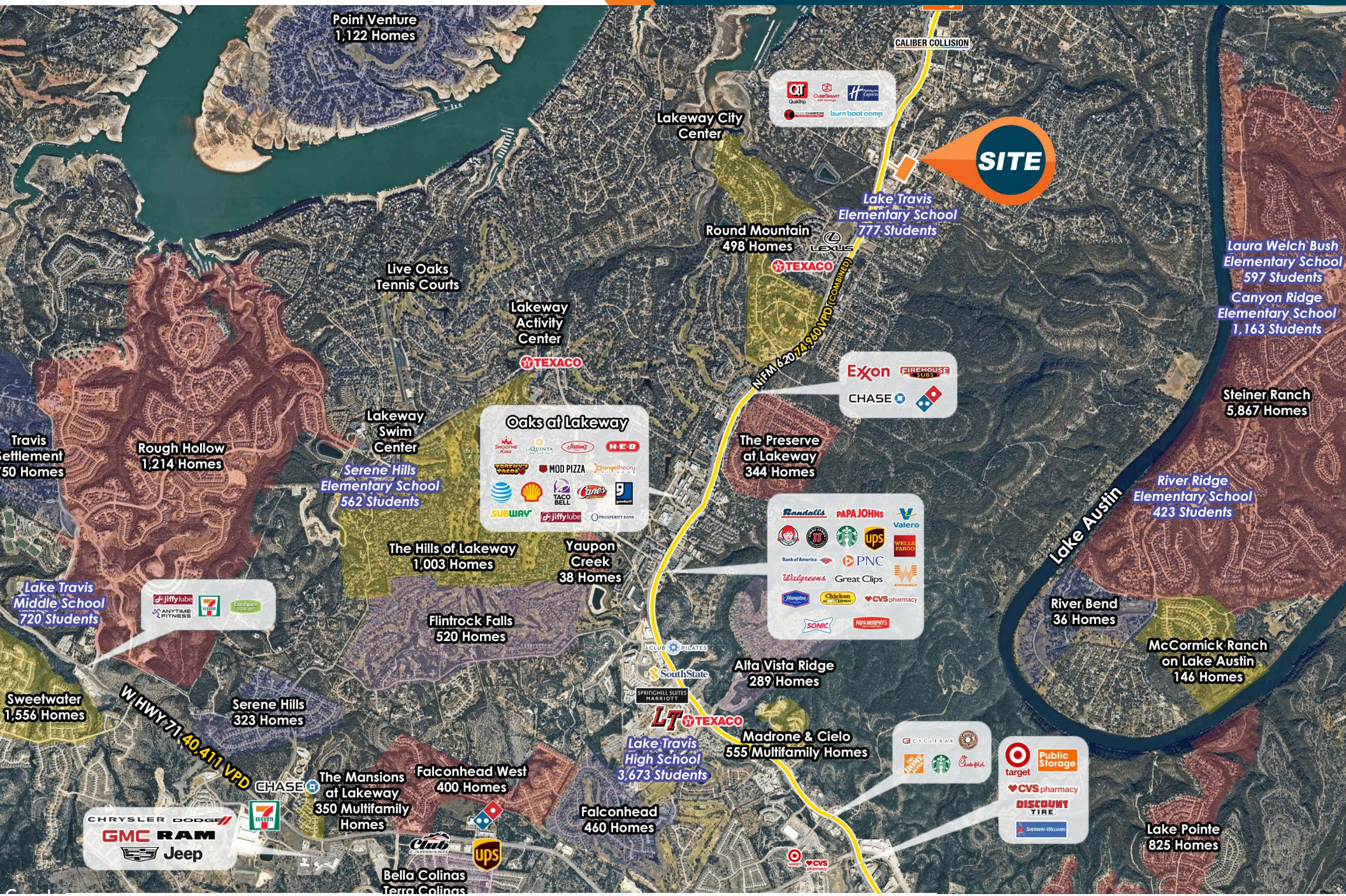

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Hunington Properties, Inc.	**454676**	**sandy@hpiproperties.com**	**713.623.6944**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	**218898**	**sandy@hpiproperties.com**	**713.623.6944**
Designated Broker of Firm	License No.	Email	Phone
N/A	**N/A**	**N/A**	**N/A**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
AJ Loudermilk	**693472**	**aj@hpiproperties.com**	**713.623.6944**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____