



FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

2440 E. U.S. Highway 290



Property Description

Prime leasing opportunity in Village at Kirby Springs in Dripping Springs. Versatile 3,290 SF space ideal for professional or medical offices. High-traffic location on Highway 290 with prominent monument sign. Excellent demographics. Space is in shell condition.

Property Highlights

- 3,290 SF of versatile space
- Ideal for professional or medical office
- High-traffic counts
- Monument sign on Hwy 290
- Excellent demographics
- Shell condition

Offering Summary

Lease Rate:	\$31.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,290 SF
Building Size:	5,945 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	560	3,527	8,806
Total Population	1,537	9,791	24,937
Average HH Income	\$182,637	\$176,473	\$179,766

Chris Gerlach, SIOR

512.447.2222 x105

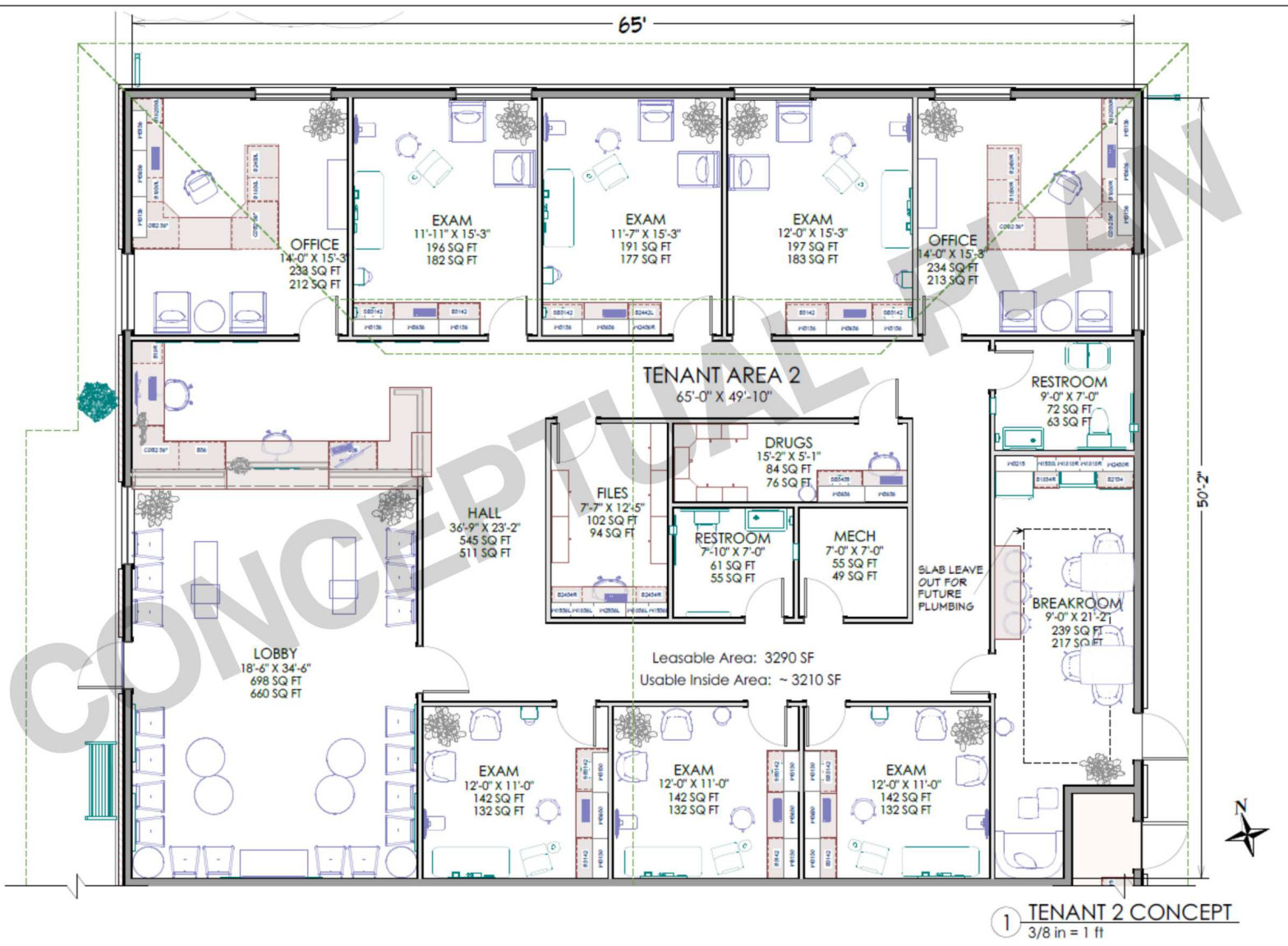
chris@csarealtygroup.com





FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

2440 E. U.S. Highway 290



Chris Gerlach, SIOR

512.447.2222 x105

chris@csarealtygroup.com



CSA Realty Group



FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

2440 E. U.S. Highway 290



Chris Gerlach, SIOR
512.447.2222 x105
chris@csarealtygroup.com

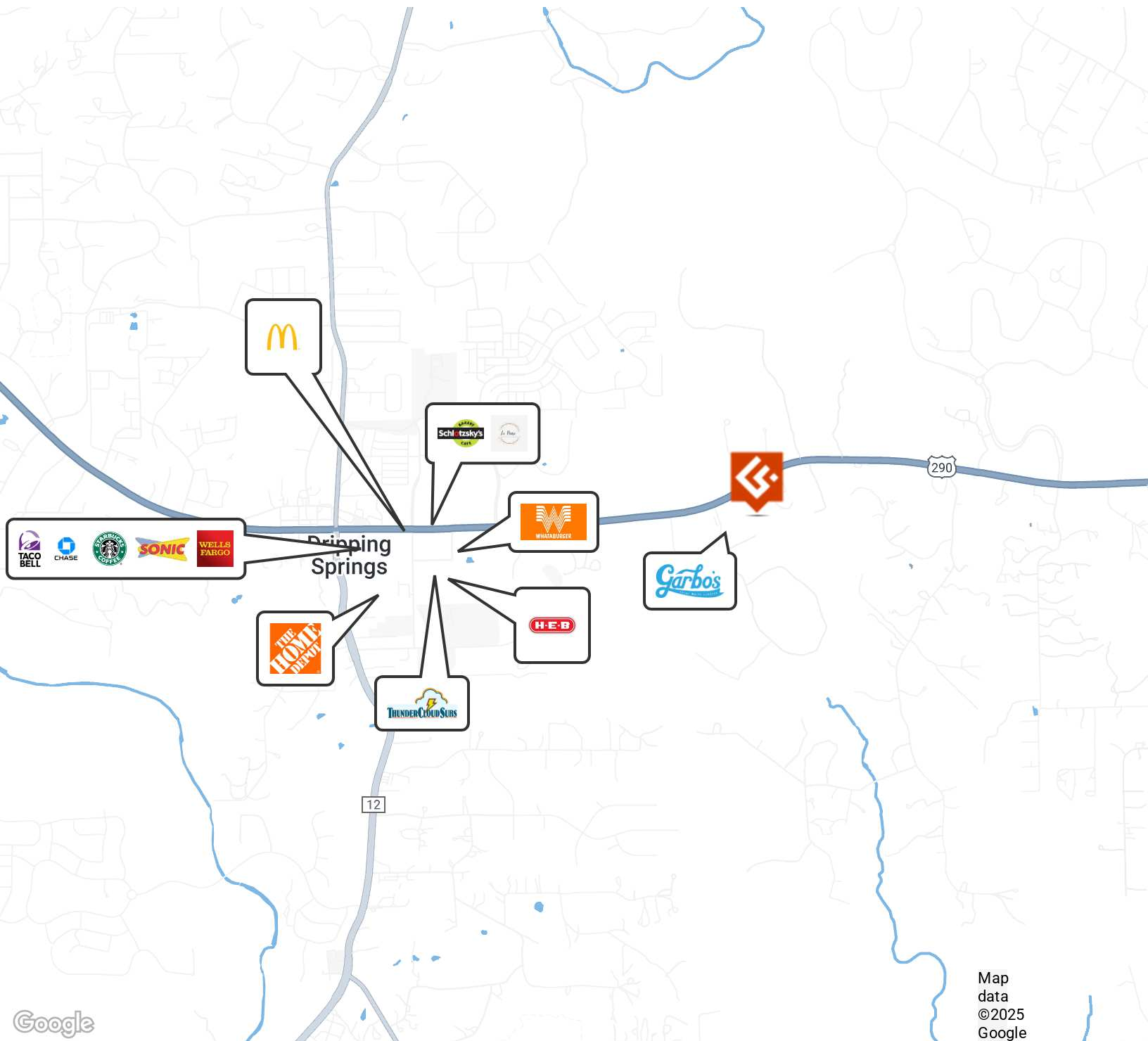
 **CSA Realty Group**

9011 MOUNTAIN RIDGE DR., SUITE 200 | AUSTIN, TX 78759 | CSAREALTYGROUP.COM



FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

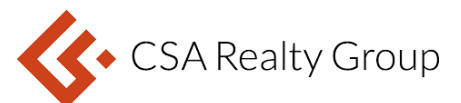
2440 E. U.S. Highway 290



Chris Gerlach, SIOR

512.447.2222 x105

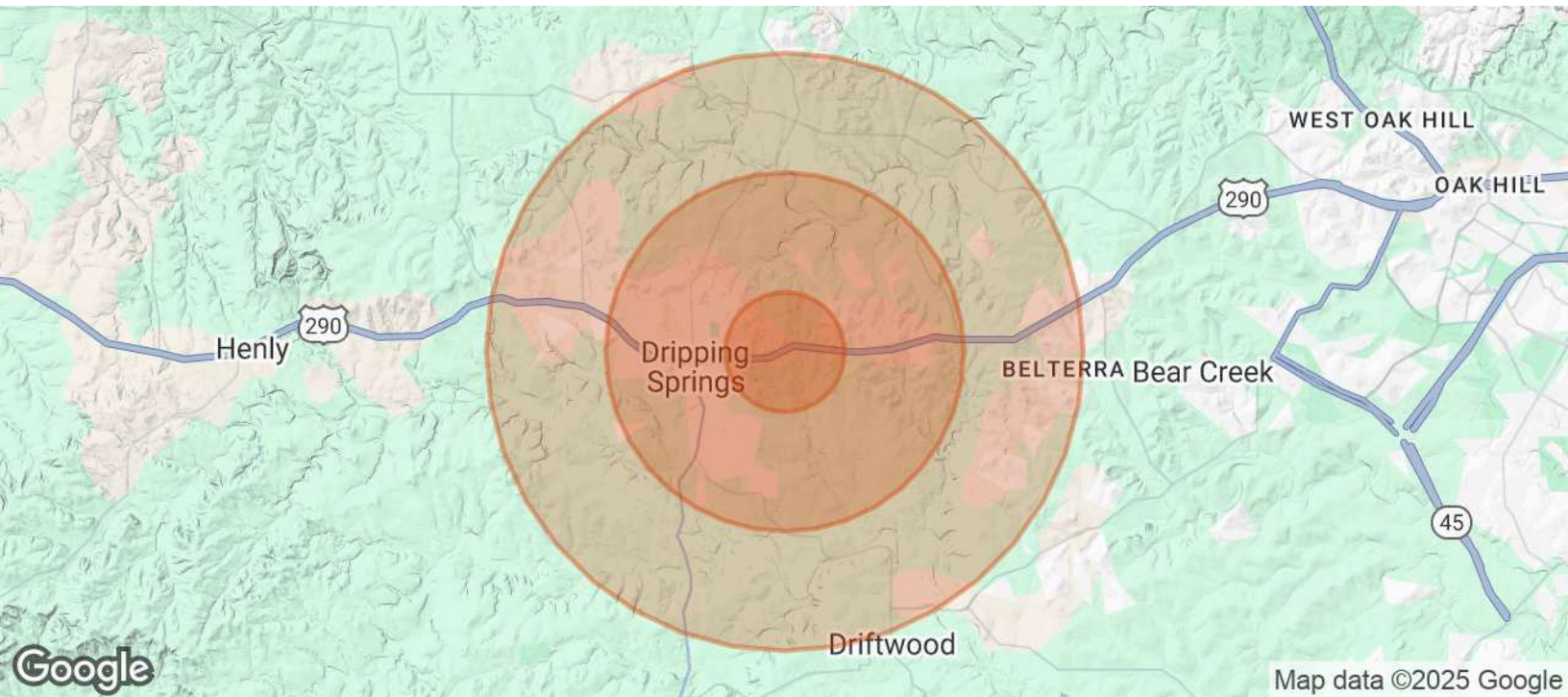
chris@csarealtygroup.com





FOR LEASE | 2440 E. U.S. HIGHWAY 290 VILLAGE AT KIRBY SPRINGS - SPACE F2

2440 E. U.S. Highway 290



Population	1 Mile	3 Miles	5 Miles
Total Population	1,537	9,791	24,937
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	560	3,527	8,806
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$182,637	\$176,473	\$179,766
Average House Value	\$772,350	\$799,815	\$787,762

Demographics data derived from AlphaMap

Chris Gerlach, SIOR
512.447.2222 x105
chris@csarealtygroup.com





Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Andres Creixell/CSA Realty Group, Inc.</u>	<u>475342</u>	<u>Andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Andrew Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date