

EXECUTIVE SUMMARY

7007 HART LANE



OFFERING SUMMARY

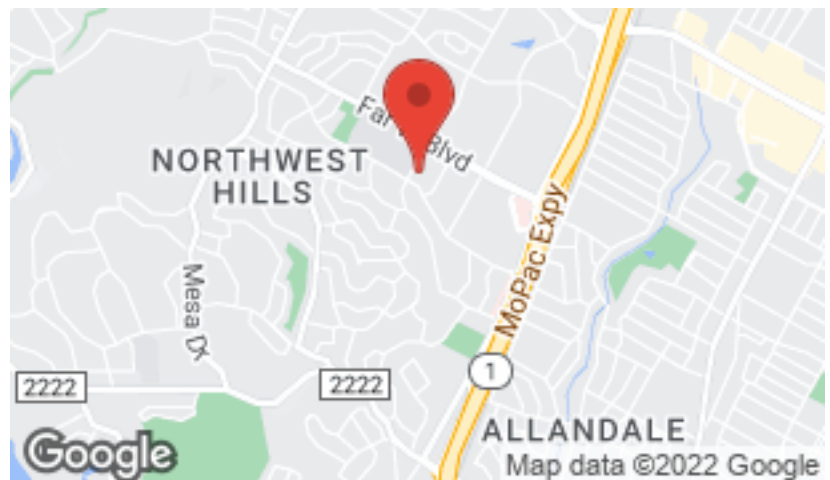
PRICE:	\$1,750,000
BUILDING SF:	2,371
PRICE / SF:	\$738
OCCUPANCY:	100%
FLOORS:	2
LOT SIZE:	0.17 Acres
SIGNAGE:	On-building
YEAR BUILT:	1968
ZONING:	LR
PARKING:	Surface
PARKING RATIO:	3.37 per 1000

PROPERTY OVERVIEW

Single tenant leased investment. Desirable and rare stand-alone, fee-simple, building for sale located across from Murchison Middle School on Hart Lane. This property is one-tenth of a mile from Far West Boulevard with its numerous shops, restaurants, and other amenities.

Located in tony Northwest Hills, the building benefits from an affluent residential population as well as proximity to the area's myriad office complexes in the 183/Loop 1 corridor. The dental finish out consists of 6 operatories, lab, sterilization area, office/flex space, front desk and spacious reception. Upstairs is an office as well as storage.

See agent for more details on lease.



KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734



Each Office Independently Owned and Operated

HEATHER MORRISON
O: (512) 940-0565
C: (512) 940-0565
heather.morrison@kw.com

PROPERTY PHOTOS

7007 HART LANE

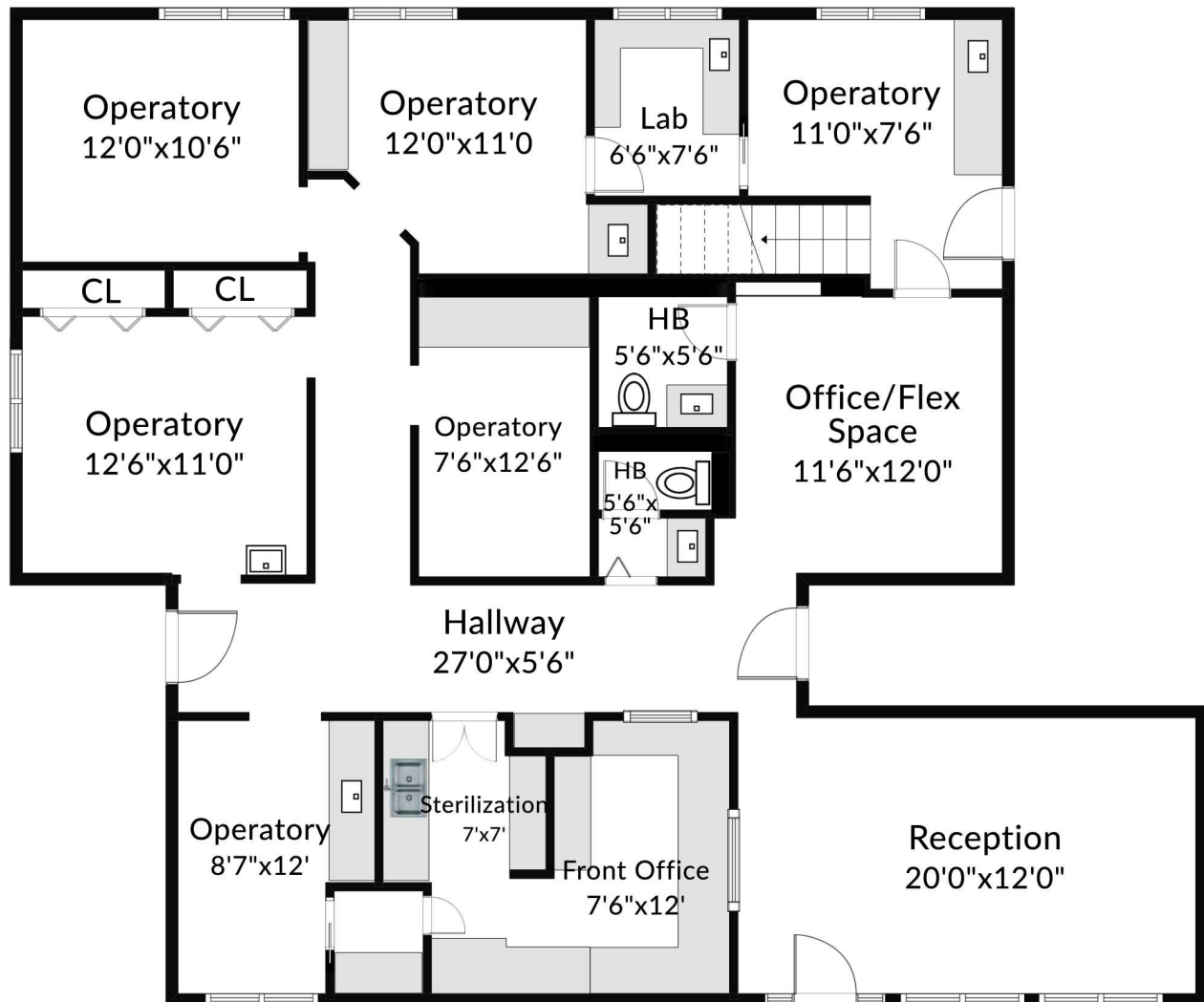


FLOOR PLAN

7007 HART LANE



First Floor



Second Floor



KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734



Each Office Independently Owned and Operated

HEATHER MORRISON

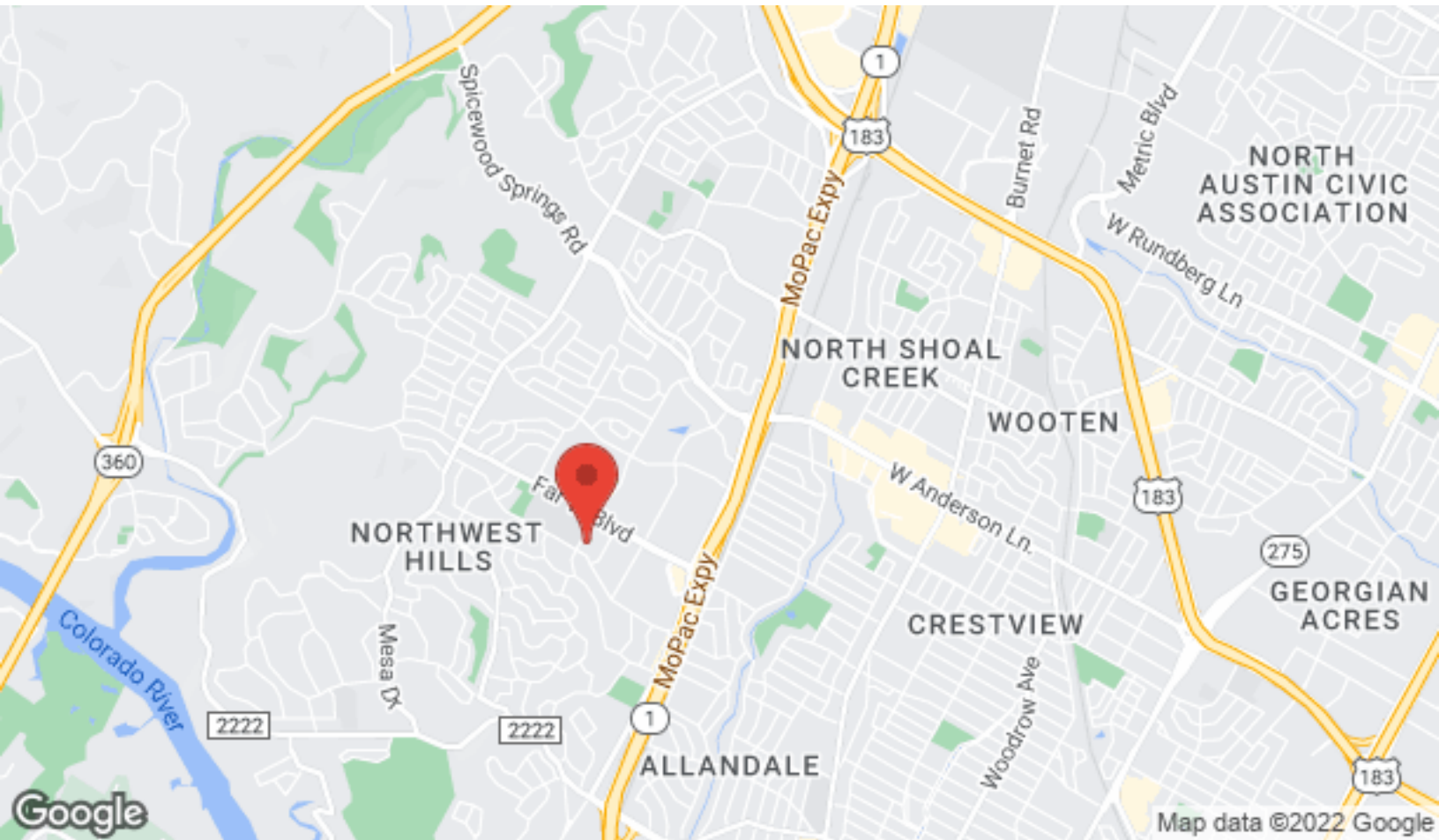
O: (512) 940-0565

C: (512) 940-0565

heather.morrison@kw.com

LOCATION MAPS

7007 HART LANE



DEMOGRAPHICS

7007 HART LANE



Population	1 Mile	3 Miles	5 Miles
Male	7,726	47,528	153,793
Female	8,019	45,915	147,503
Total Population	15,745	93,443	301,296

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,334	15,505	54,766
Ages 15-24	1,423	9,030	32,060
Ages 55-64	1,871	11,800	31,623
Ages 65+	2,713	14,517	32,577

Income	1 Mile	3 Miles	5 Miles
Median	\$85,160	\$63,956	\$49,559
< \$15,000	1,284	5,224	21,916
\$15,000-\$24,999	574	4,187	12,932
\$25,000-\$34,999	705	4,702	13,521
\$35,000-\$49,999	970	6,173	16,478
\$50,000-\$74,999	1,228	7,102	19,646
\$75,000-\$99,999	873	4,863	11,887
\$10,000-\$149,999	1,148	5,952	13,911
\$150,000-\$199,999	721	2,555	6,185
> \$200,000	625	3,893	10,597

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,062	51,646	144,774
Occupied	8,483	47,156	132,131
Owner Occupied	4,124	23,202	54,216
Renter Occupied	4,359	23,954	77,915
Vacant	579	4,490	12,643

KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734



Each Office Independently Owned and Operated

HEATHER MORRISON
O: (512) 940-0565
C: (512) 940-0565
heather.morrison@kw.com



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty	9010968	kwatxbroker@kw.com	512-263-9090
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Heather Morrison	590194-B	heather.morrison@kw.com	512-940-0565
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date