Highland Vista Office Condos Unit # 402

Smartly designed offices.
Even smarter as an investment.

$530,000

Available for Immediate Occupancy

2951 FM 1460 at Westinghouse Road
Georgetown, Texas 78626

Highland Vista Office Park is strategically located between IH-35 and SH-130 toll road on FM 1460 at its intersection with Westinghouse Road. We are located right on the southern border of the city of Georgetown adjacent to the northern boundary of Round Rock - two of the fastest growing cities in the country. The site enjoys over 400 feet of frontage on FM 1460 and was selected for its proximity to significant existing and proposed single family subdivisions, multi-family and commercial developments.

The site has excellent visibility from the Westinghouse intersection and easy access on to FM 1460.

DEMOGRAPHIC PROFILE	1 Mile	3 Mile	5 Mile
2024 Population	8,750	54,577	131,765
Annual Growth 2010-2024	12.5%	5.8%	4.4%
Avg Household Income	$153,396	$130,761	$134,623

TRAFFIC COUNTS
FM 1460   22,722 vpd (TxDOT 2023)
Westinghouse Road   4,495 vpd (TxDOT 2020)

Source ESRI

Highland Vista Office Park is designed to offer small business professionals an attractive and cost-effective alternative to high priced office space close to home.

HighlandVistaOffices.com

Professionally Marketed By:

Ross J.R. McIver Owner/Broker   Commerce Realty Advisors
Ross@Comcotx.com • 512-964-8279 • www.comcotx.com

LOCATION

2951 FM 1460 Georgetown Texas
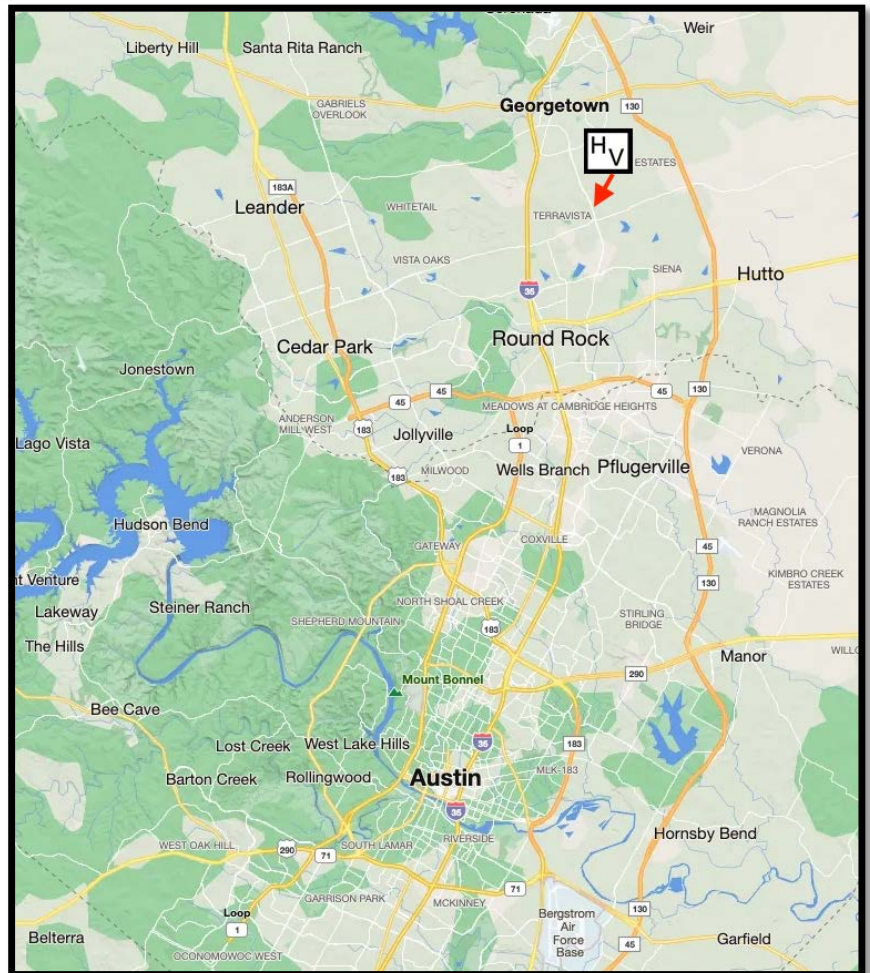
SITE PLAN

Highland Vista Office Park is being constructed in phases. When fully completed it will consist of 18 single story professional office buildings ranging in size from 2,000 sf to 4,000 sf designed to specifically meet the needs of small professional businesses and medical practitioners. The

<div style="border:1px solid #000; padding:4px; display:inline-block;">
1,000 sq. ft.
Individual Units
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park will contain a total of 46,000 sf of highly efficient office space in 46 individual condo units which can be offered either for lease or sale to individual owner/occupants, tenants, or investors. Each condominium unit contain approximately 1,000 sf. Phase 3 is currently under construction.

Unit #402 is on the "Front Row" in a prime location and enjoys excellent visibility and access to FM 1460.

Unit #402

LAND AREA: 5.728 ACRES

NET LEASABLE AREA: 46,000 SF

GROSS FLOOR AREA: 47,826 SF

REQUIRED PARKING: 160 SPACES

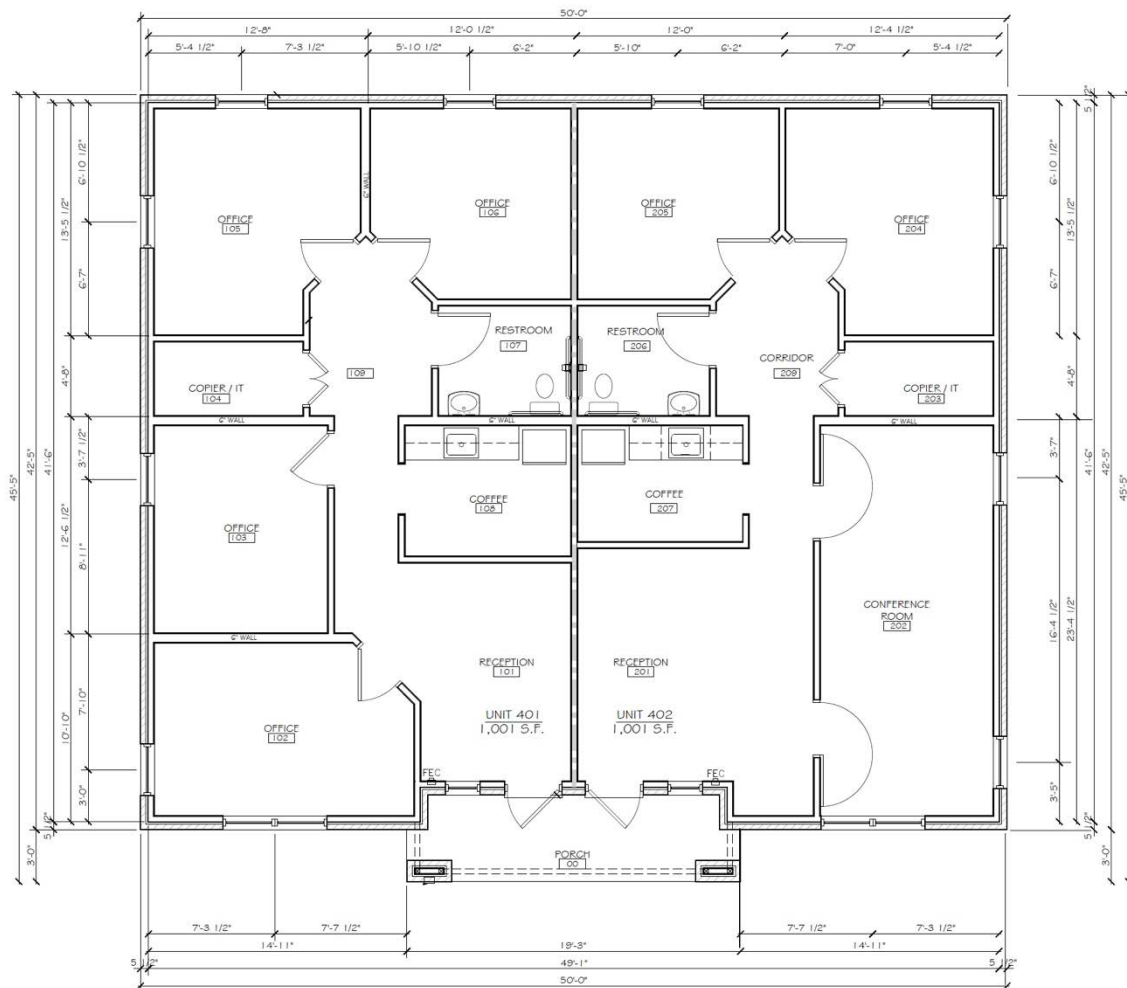PROVIDED PARKING: 198 SPACES

Generous Parking Ratio

198 on-site surface parking spaces
4.1 spaces / 1,000 sq. ft.

Special care was taken in the site planning to ensure that abundant parking is located just steps from the front door of each unit.
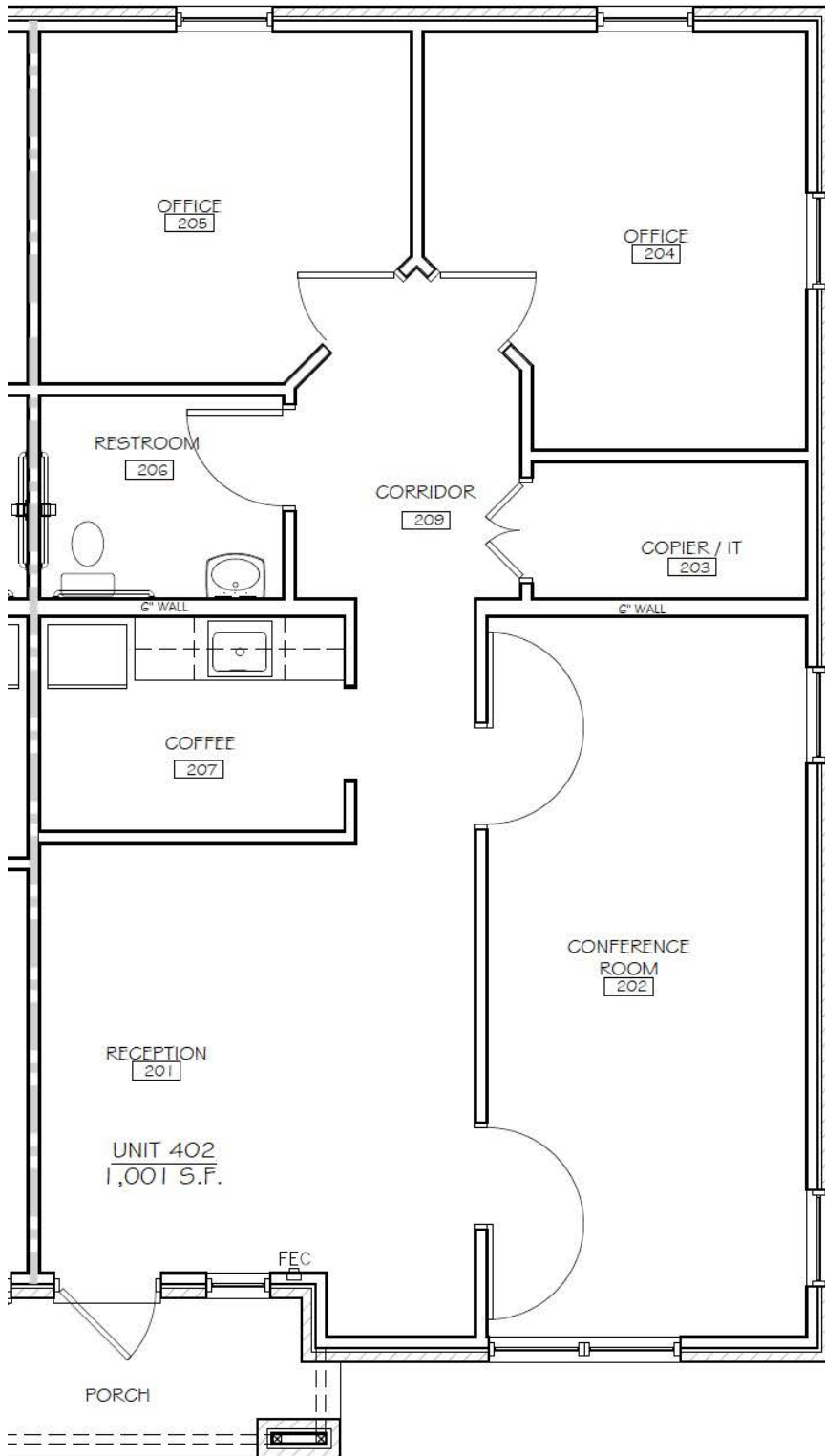
BUILDING FLOOR PLAN

**Two Unit Duplex
2,000 sq. ft.**

Unit 402 is located in Building #4 and is one half of the duplex.

FLOOR PLAN
1/4" = 1'-0"

UNIT 402 FLOOR PLAN

OFFICE
205

OFFICE
204

RESTROOM
206

CORRIDOR
209

COPIER / IT
203

6" WALL

6" WALL

COFFEE
207

CONFERENCE
ROOM
202

RECEPTION
201

UNIT 402
1,001 S.F.

FEC

PORCH

FLOOR PLAN

1/4" = 1'-0"

UNIT FEATURES
STANDARD FINISHES

- Two Private Offices
- Expanded Reception Area
- Large Conference Room
- Kitchenette / Breakroom
- ADA compliant Restroom
- File / Copy Room
- Spacious 10' ceilings
- Wood plank style hard tile throughout
- Upgraded 8' solid core doors
- Quartz countertop in Kitchenette
- High efficiency LED downlight throughout
- Brushed nickel lever style hardware
- Separately metered electricity
- High speed Spectrum fiber
- Energy efficient construction throughout
- Individual 16 SEER Carrier HVAC systems

AERIAL
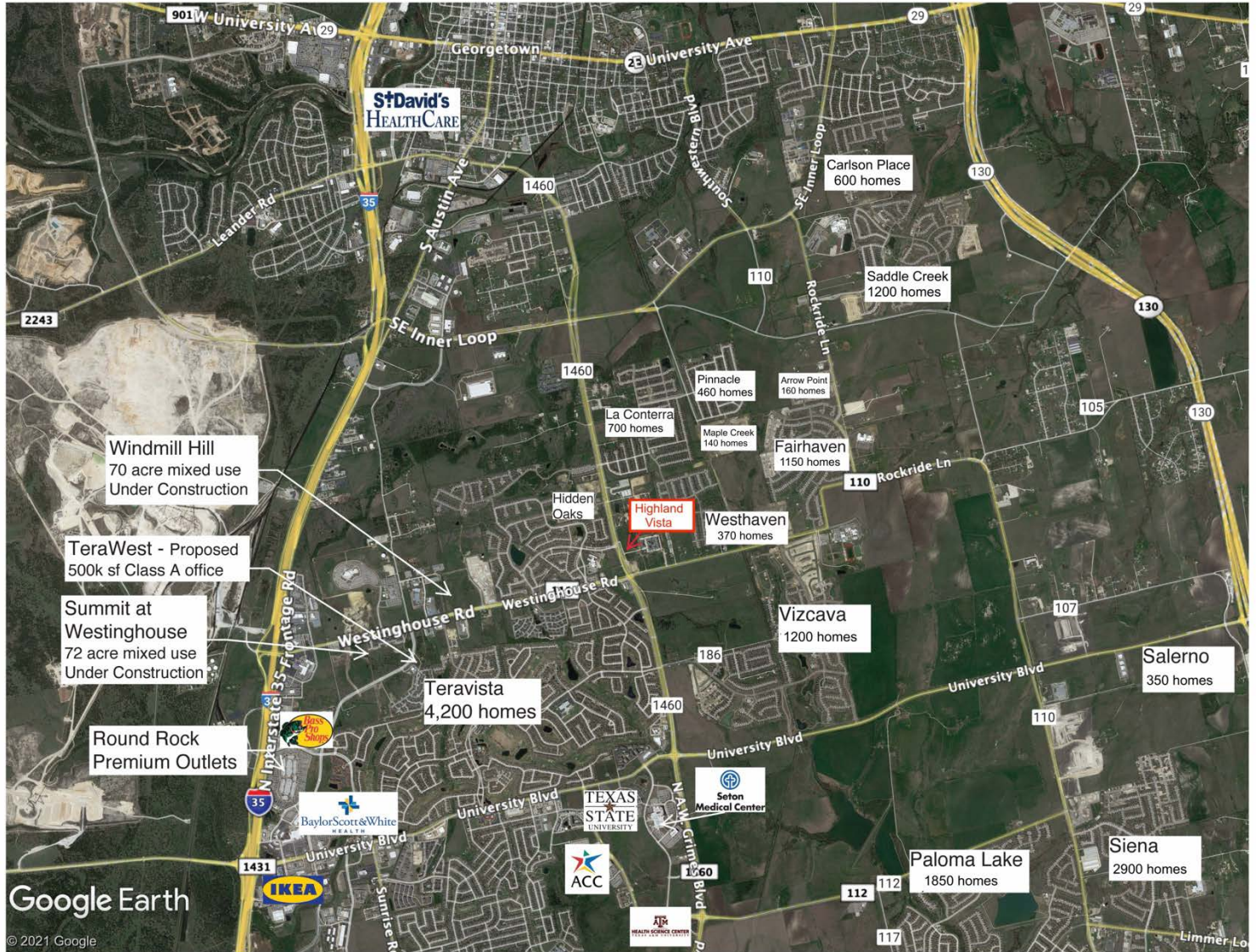
Abundant shopping, dining and other services are available less than 5 minutes away and include the Round Rock Premium Outlet Mall, Bass Pro Shops, IKEA and HEB. Three hospitals: St. David's Georgetown, Baylor Scott & White and the Ascension Seton Campus are located in the immediate area. Located 1 mile to the south of our site is The Avery Centre, a 128-acre master planned development, that in addition to Seton Hospital, includes campuses for Austin Community College (ACC), Texas State University and Texas A&M Health Science Center. Significant new mixed use developments under construction along Westinghouse Road include the 70 acre Windmill Hill and 72 acre Summit at Westinghouse.

Multiple residential subdivisions containing 1,000's of homes are located near the Highland Vista site with more currently under construction. Most notable is the 4,200 home Teravista golf course community located immediately across FM 1460. Other significant residential developments include La Conterra, Westhaven, Fairhaven, Vizcaya, Saddle Creek, Carlson Place, Salermo, Siena, and Paloma Lake which combine to represent over 10,000 home sites all within minutes of our project.

Interior Photos

Interior Photos

Pricing

$530,000

1,000 sf unit ready to occupy. Financing for both owner occupants and investors is readily available from local banks.

LEASING OPTIONS AVAILABLE. Not ready to purchase? This unit can be leased for as low as $32 psf + NNN. Annual triple NNN charges are estimated to be $11.10 psf which consists of $675 per month for estimated property taxes plus $250 per month for the Condo Association (POA) dues, resulting in a total monthly rent of $3,592. The POA dues includes building casualty insurance, common area and exterior building maintenance, water/sewer, irrigation, landscape maintenance and trash. Occupants are responsible for electric, phone/internet, personal property insurance and janitorial.

Highly Efficient Floor Plans

Our thoughtfully designed floorplans offer a cost effective solution to your real estate needs and are perfectly sized for many small businesses and medical professionals. This is very efficient office space. You're not paying for expensive building lobbies, elevators, parking garages and other expensive amenities. You only pay for the space you actually use.

PERFECTLY SIZED FOR SMALL BUSINESS

- Insurance Agents
- Accountants
- Lawyers
- Title Companies
- Mortgage Companies
- Financial Services
- Real Estate Offices
- Engineering Firms
- Architects
- Property Management
- Service Industries
- Corporate Headquarters
- Psychiatrist
- Psychologist
- *Your Business Here!*

Advantages To Ownership

Similar to the decision on whether to purchase or rent your home, owning your office space can offer many advantages.

GET SOME CONTROL OVER YOUR OPERATING EXPENSES We're fortunate to live and work in one of the most dynamic real estate markets in the country. The only downside to this market is that rental rates seem to go up and up. Owning your own office space protects you from rent increases, and based on current financing options, your mortgage payment could be less per month than leasing.

INVESTMENT This is not just an investment in your business; it's a real estate investment that has the potential to increase in value over time. While appreciation is certainly not guaranteed, real estate has historically proven to be a very solid investment. In addition, the principal portion of your mortgage payment acts like a savings account, steadily building up equity in your asset over time. Furthermore, many owners allow themselves room for future business expansion by purchasing more space than they currently need and then leasing out the excess space to create an additional income stream.

TAX ADVANTAGES Mortgage interest, property taxes and depreciation can provide some significant tax advantages for a property owner. Please consult with your tax advisor for details on how these advantages will affect your specific situation.

RETIREMENT PLANNING Years of making lease payments have likely left you feeling somewhat emptyhanded. You've got a good solid business and make your payments on time but have nothing to show for it. By becoming your own landlord, you will finally reap the benefits of all those payments. When you retire or sell your business, in addition to the value of your company, you will have a real estate asset that you can sell or lease as well.

PRIDE OF OWNERSHIP Owning your own office offers stability and prestige to your business and projects a successful image to your clients.

Tx Real Estate Commission Consumer Protection Notice   Tx Real Estate Commission Information About Brokerage Services

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