

Liberty Hill Automotive Park

941 and 943 N US HWY 183 | Liberty Hill, TX 78642



Dean Rowat // Associate Broker dean@cmeatx.com // 512.593.1117

CMEATX.COM // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

Property For Lease

Liberty Hill, Texas

EXECUTIVE SUMMARY

941 and 943 N US HWY 183 | Liberty Hill, TX

OFFERING SUMMARY

Lease Price: Contact Broker
Space Size: 2,000 - 9,000 SF
Zoning: Liberty Hill ETJ
Available: Now

PROPERTY OVERVIEW

Liberty Hill Automotive Park is a flex warehouse development located in the quickly growing Austin submarket of Liberty Hill. The property contains $\pm 25,000$ SF of warehouse conveniently located just North of HWY 29 in Liberty Hill. Take advantage of over 18,000 vehicles per day on 183 with major growth expected once Target and Costco complete construction less than a mile away.

PROPERTY HIGHLIGHTS

- New flex office/warehouse in the Liberty Hill ETJ (no city restrictions)
- 2,000 to 9,000 SF Available
- Property anchored by Podium Body Works a Porsche certified body shop
- Space available in shell condition with mezzanine
- Interior upgrades can be discussed
- Ideal for most automotive centric uses
- Work together with other Automotive business to become a one stop for all automotive needs
- Easy access to Liberty Hill via HWY 29, Leander via 183 N and Austin via 183A.
- Reach out today for more information!



BLDG 943 AVAILABLE SPACE

941 and 943 N US HWY 183 | Liberty Hill, TX



DEAN ROWAT

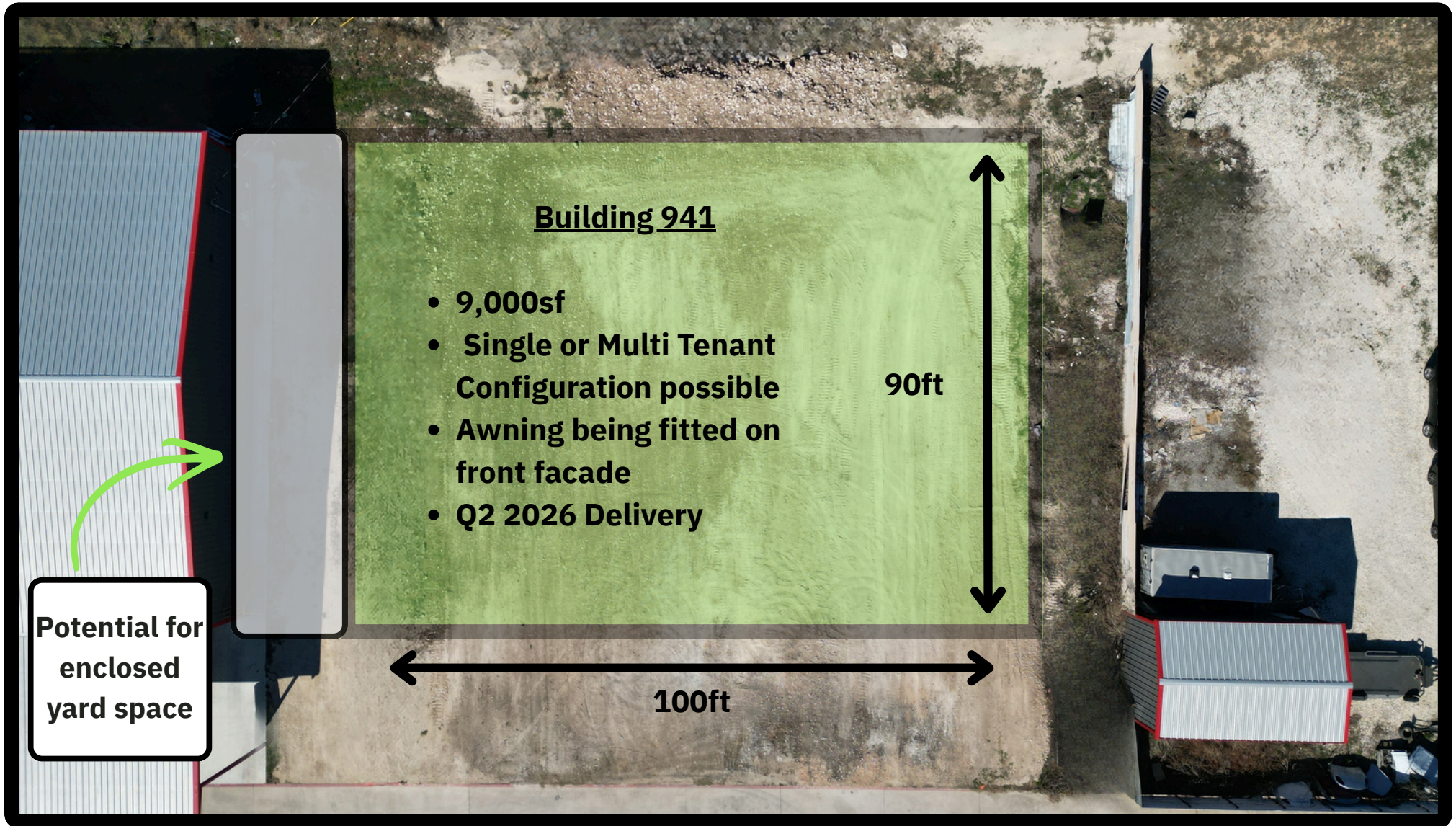
dean@cmeatx.com // 512.593.1117



CMEATX.COM

NEW CONSTRUCTION ON THE WAY

941 and 943 N US HWY 183 | Liberty Hill, TX



DEAN ROWAT

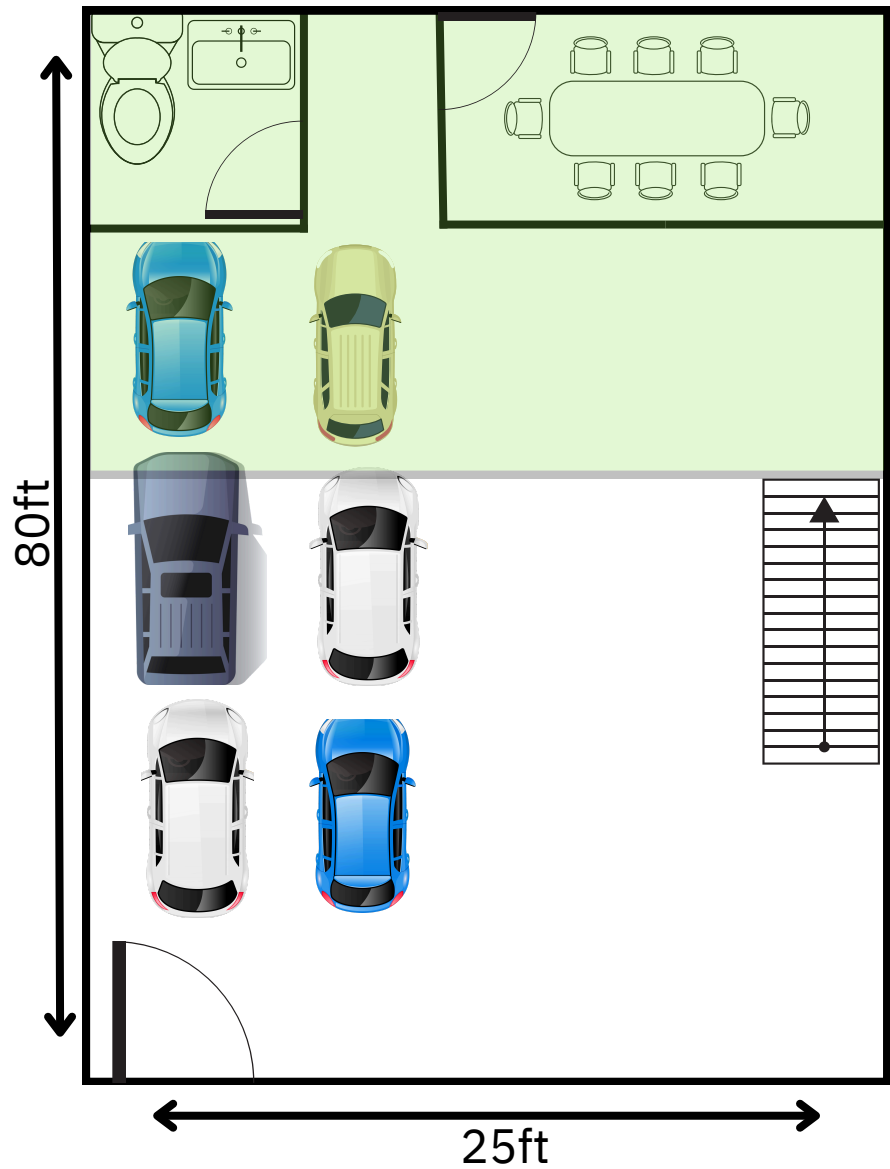
dean@cmeatx.com // 512.593.1117

POTENTIAL FLOOR PLAN

941 and 943 N US HWY 183 | Liberty Hill, TX

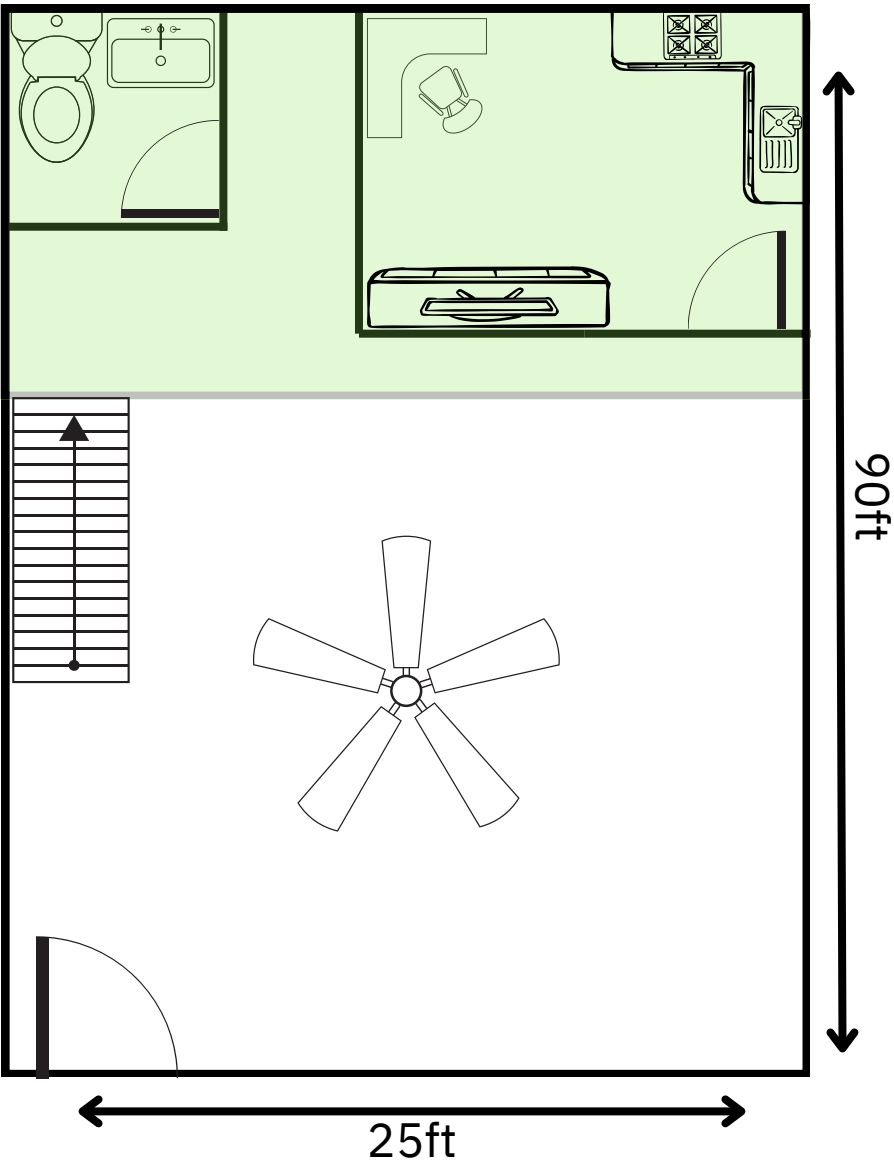


BLDG 943



Mezzanine
outlined in
green

BLDG 941



ADDITIONAL PHOTOS

941 and 943 N US HWY 183 | Liberty Hill, TX



DEAN ROWAT

dean@cmeatx.com // 512.585.5313

941 and 943 N US HWY 183 | Liberty Hill, TX

DEAN ROWAT



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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512) 912-1070
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512) 535-5313</u>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
--	-------------	-------	-------

Dean Rowat	717513	dean@cmeatx.com	(512) 593-1117
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

IABS 1-0