

For Lease: Lago Vista Village

PRIME PAD SITES AND RETAIL SPACE | 20900 FM 1431, LAGO VISTA, TX 78645

LAGO VISTA VILLAGE RETAIL
645 SQFT - 6,850 SQFT AVAILABLE

Brookshire Brothers

**ANYTIME
FITNESS**

PAD SITE C
0.7188 AC

PAD SITE B
1.2728 AC

PAD SITE D
0.5222 AC

PAD SITE E
0.7467 AC

BRONCO LANE





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Brookshire Brothers

ANYTIME
FITNESS

The Wild Navy
Boutique

LAKESIDE
CHIROPRACTIC



Gatti's
pizza

PAD SITE D
0.5222 AC

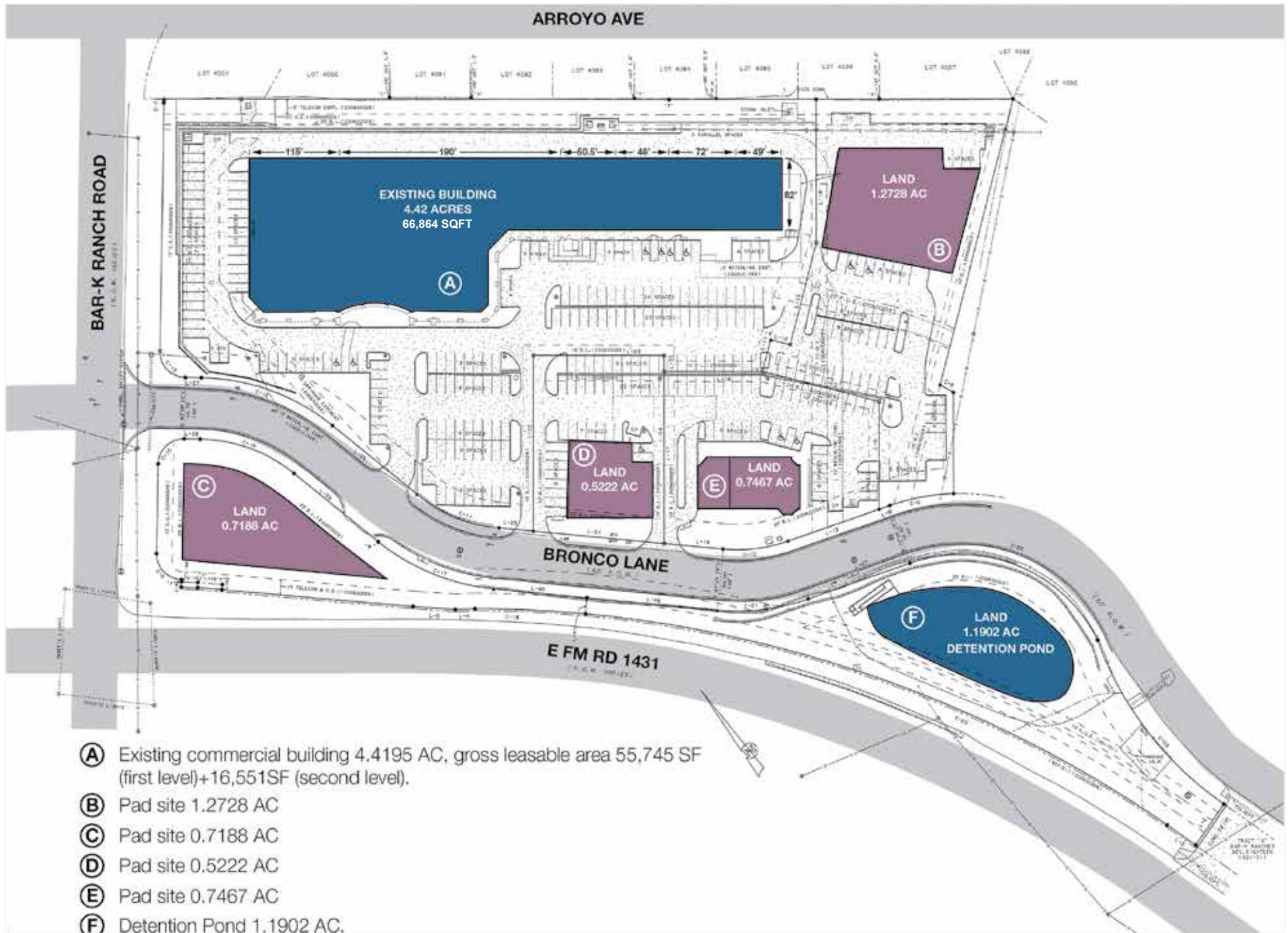
PAD SITE E
0.7467 AC

Brookshire Brothers

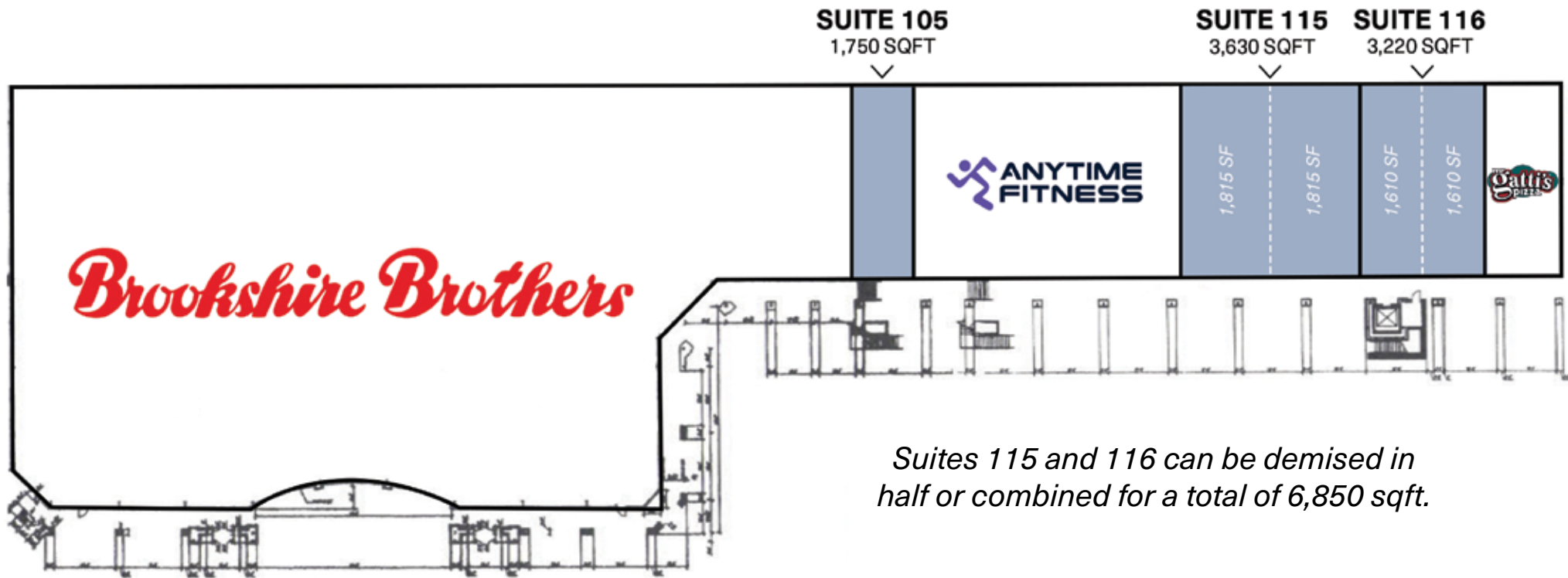
Brookshire Brothers serves as the anchor tenant at Lago Vista Village, occupying 39,661 SF within the center. Founded in 1921, this Texas-based, employee-owned grocer has grown to more than 117 locations across Texas and Louisiana. Their established regional presence and strong daily-needs draw provide consistent traffic and long-term stability for the surrounding retail mix.



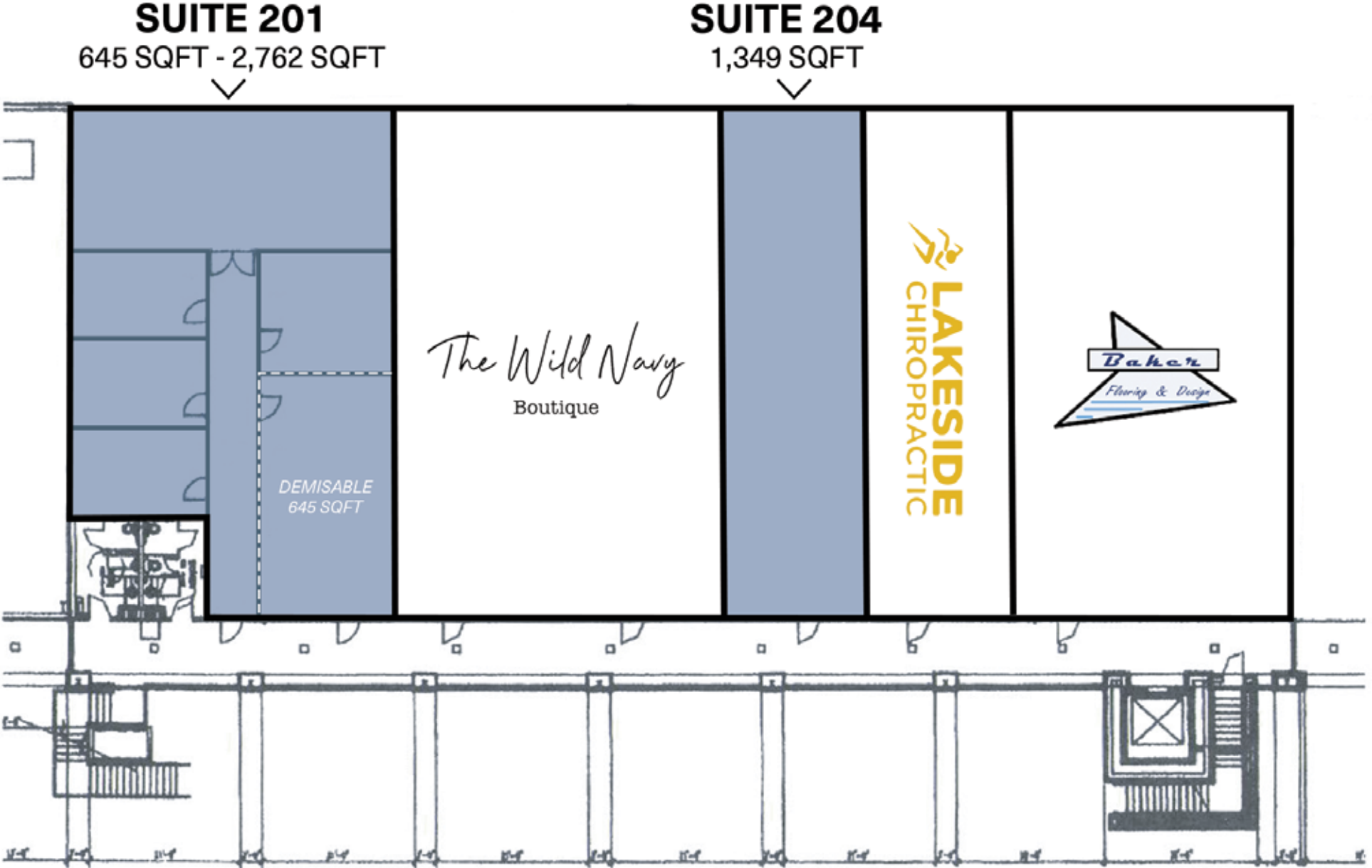
PAD SITES



FIRST FLOOR



SECOND FLOOR



PROPERTY HIGHLIGHTS

ADDRESS: 20900 FM 1431, Lago Vista, TX 78645

PRICING: Contact Agent

PAD SITE AVAILABILITY:

- » Pad Site B: 1.2728 Acres
- » Pad Site C: 0.7188 Acres
- » Pad Site D: 0.5222 Acres
- » Pad Site E: 0.7467 Acres

RETAIL AVAILABILITY:

First Floor

- » Suite 105: 1,750 sqft
- » Suite 115: 1,815 - 3,630 sqft
- » Suite 116: 1,610 - 3,220 sqft
- » Suites 115 & 116: 6,850 sqft

Second Floor

- » Suite 201: 645 sqft - 2,762 sqft
- » Suite 204: 1,349 sqft

PARKING: ± 312 (4.66:1,000)

REMARKS:

- » First floor spaces are in shell condition and will be whiteboxed by the Landlord
- » Local ownership and management





SUBJECT SITE
LAGO VISTA VILLAGE

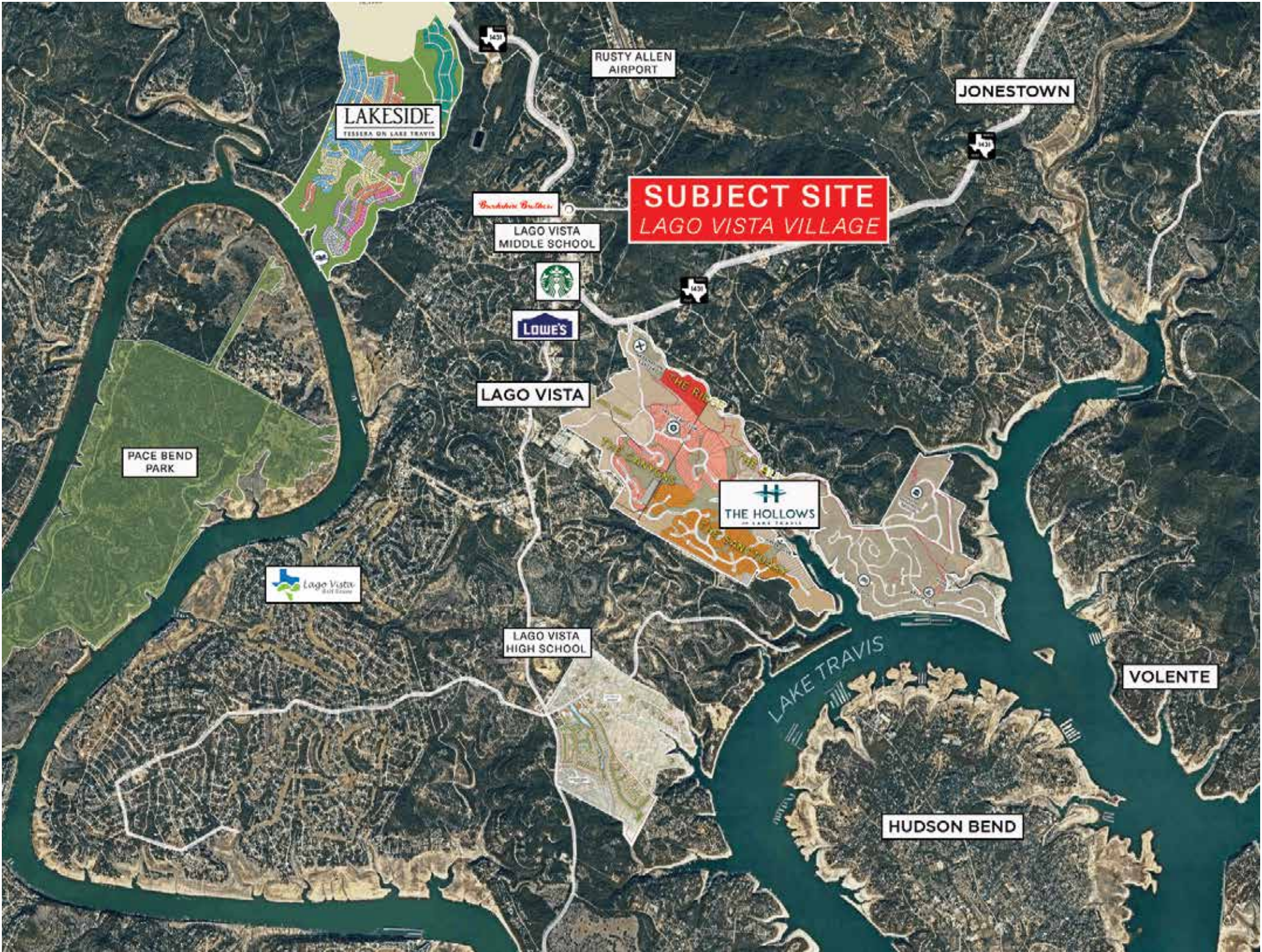
C
0.7188 AC

D
0.5222 AC

E
0.7467 AC

B
1.2728 AC

**LAGO VISTA
MIDDLE SCHOOL**
418 STUDENTS



LAKESIDE
TESSERA ON LAKE TRAVIS

RUSTY ALLEN
AIRPORT

JONESTOWN

SUBJECT SITE
LAGO VISTA VILLAGE

Starbucks

LAGO VISTA
MIDDLE SCHOOL



LOWE'S

LAGO VISTA

PACE BEND
PARK

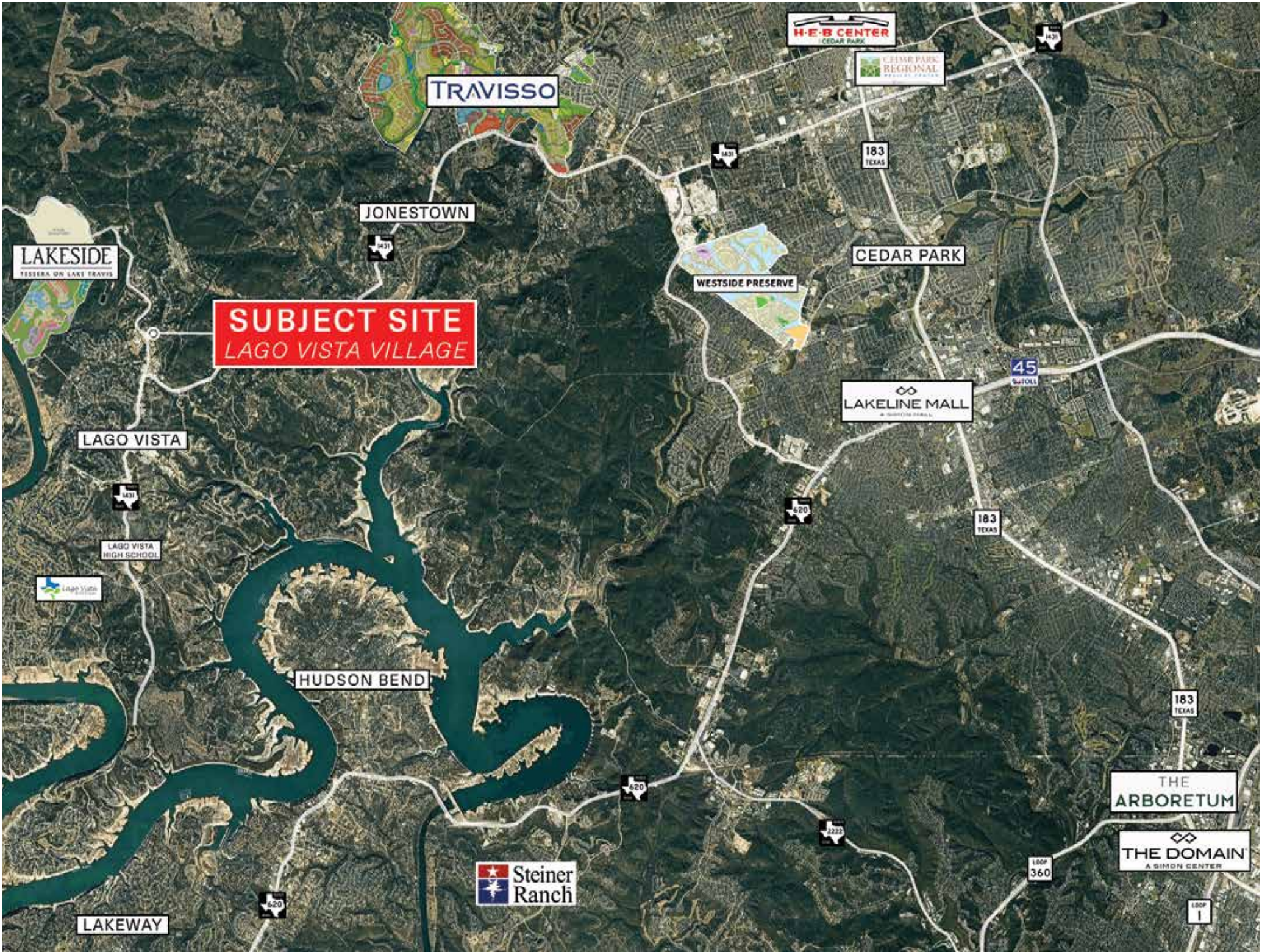
Lago Vista
SUB STATION

LAGO VISTA
HIGH SCHOOL

THE HOLLOWS
ON LAKE TRAVIS

VOLUME

HUDSON BEND





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date