

OFFICE FOR LEASE

## 2901 CABALLO RANCH BLVD #12C

2901 CABALLO RANCH BOULEVARD, LEANDER, TX 78641



FOR LEASE

**KW COMMERCIAL | AUSTIN NW**

9606 N. Mopac Suite 950  
Austin, TX 78759



**JORGENSON GROUP**  
KW COMMERCIAL

Each Office Independently Owned and Operated

**PRESENTED BY:**

**AMY VENHORST**

Broker Associate

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[amy@jorgensonrealestate.com](mailto:amy@jorgensonrealestate.com)

0671452, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## EXECUTIVE SUMMARY

2901 CABALLO RANCH BOULEVARD



### OFFERING SUMMARY

PRICE:	\$25/ft plus NNN
LEASEABLE SQ/FT:	1000
OCCUPANCY:	Vacant
CONDITION:	New Construction
PRIVATE ROOMS:	5
BATHROOMS:	1
KITCHEN:	1
PARKING SPACES:	7

### PROPERTY OVERVIEW

Beautiful new office condo for lease! This modern 1000 sq/ft space features five private rooms, a bathroom, and a kitchenette. Situated in a prime location with easy access to 183A, it provides excellent connectivity for clients and employees. This office-only space is ready for immediate use.



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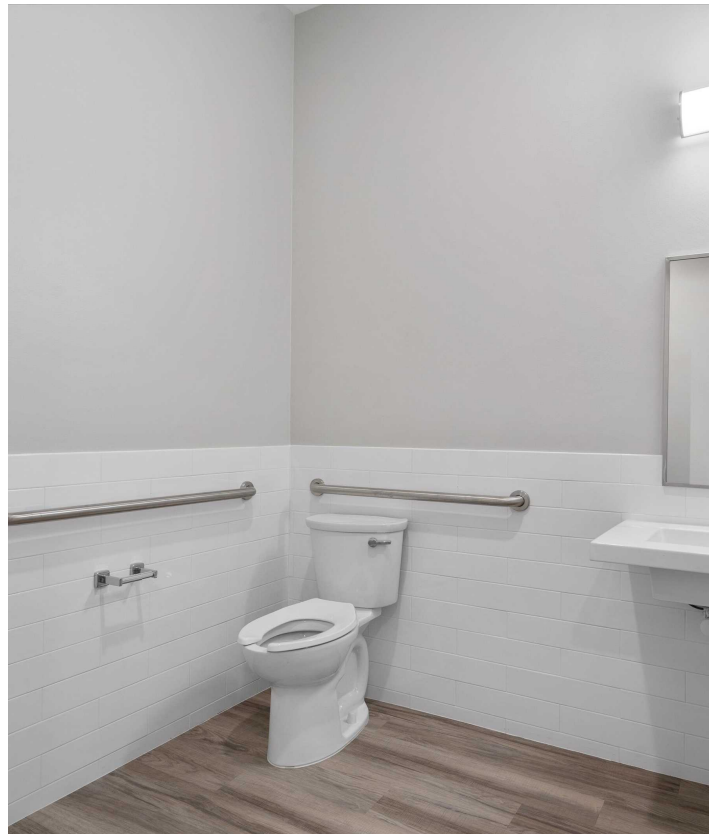
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# PROPERTY PHOTOS

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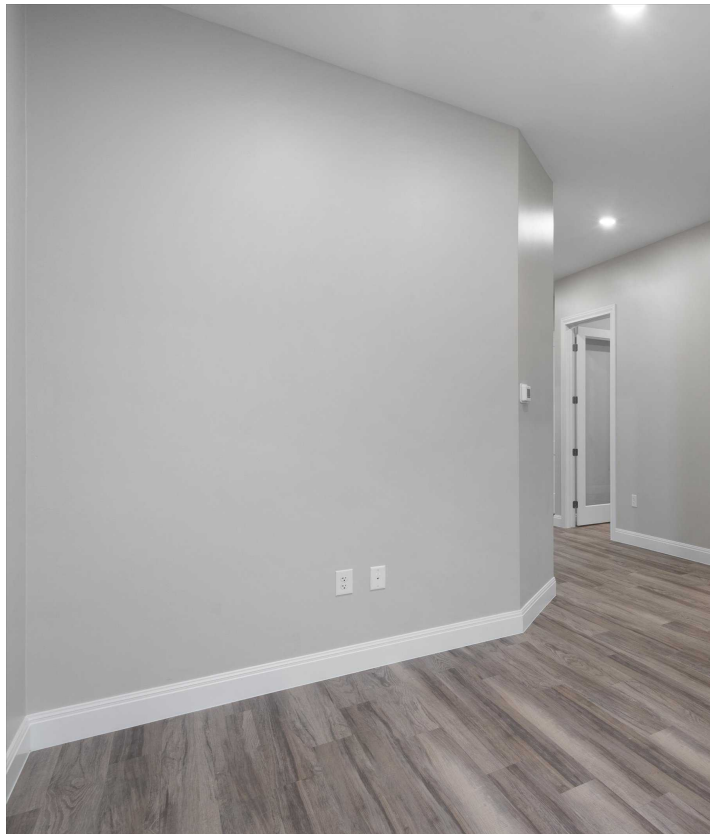
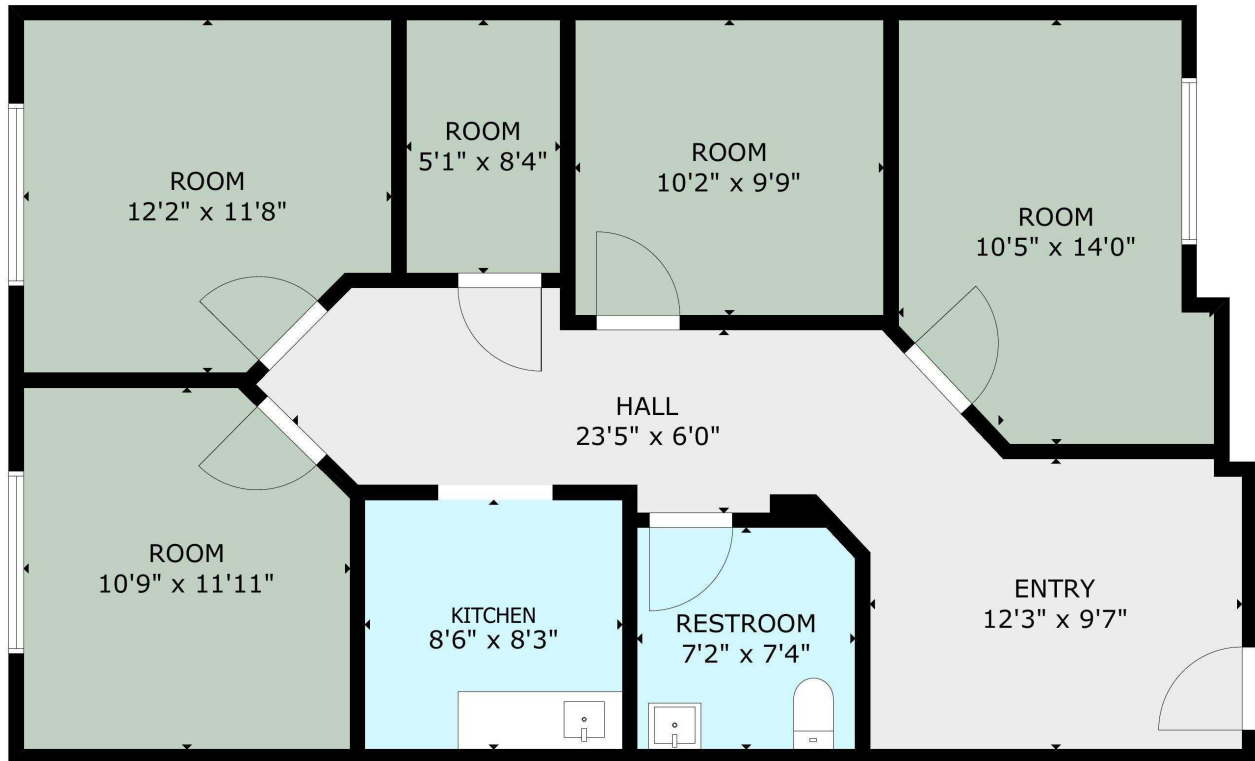
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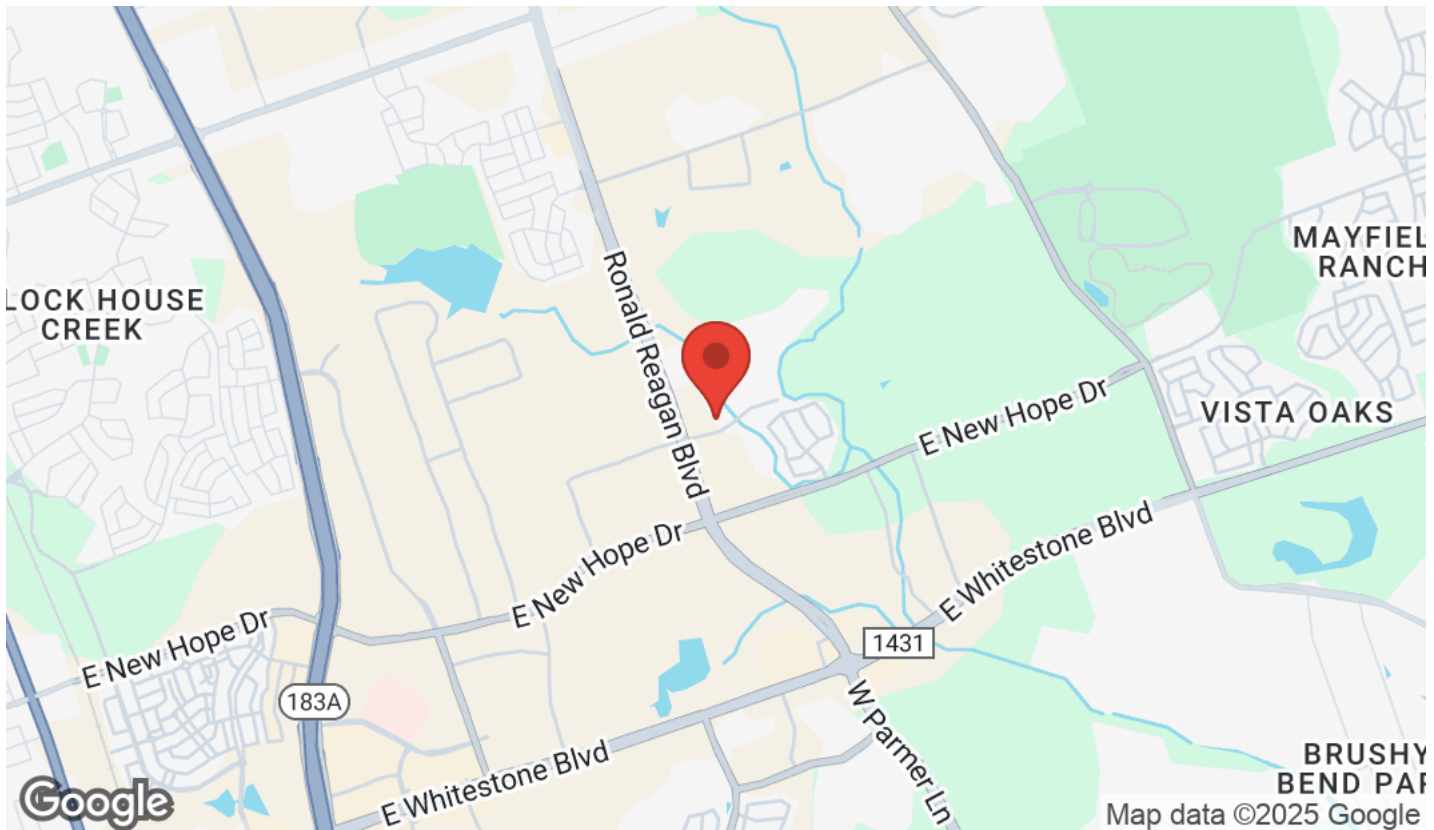
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## LOCATION MAPS

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## AERIAL MAP

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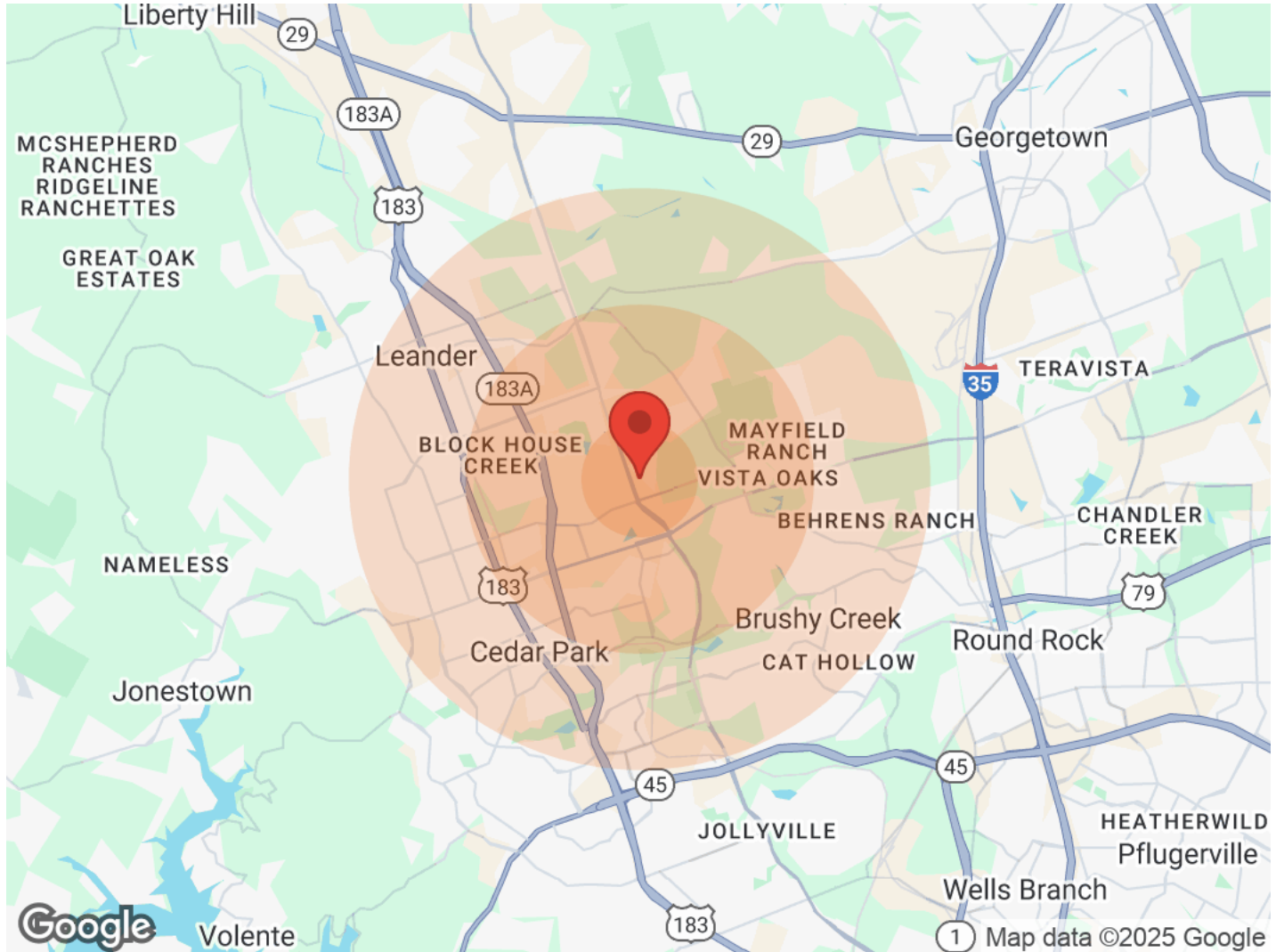
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	479	19,135	73,843
Female	492	18,496	72,851
Total Population	971	37,631	146,694

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	155	9,139	35,632
Ages 15-24	126	6,336	24,011
Ages 25-54	292	12,721	53,616
Ages 55-64	150	4,583	16,394
Ages 65+	248	4,852	17,041

Race	1 Mile	3 Miles	5 Miles
White	958	32,395	121,835
Black	N/A	1,141	4,286
Am In/AK Nat	N/A	33	136
Hawaiian	N/A	N/A	5
Hispanic	46	6,341	24,495
Multi-Racial	24	5,194	20,310

Income	1 Mile	3 Miles	5 Miles
Median	\$68,897	\$89,682	\$80,603
< \$15,000	N/A	376	1,734
\$15,000-\$24,999	N/A	603	1,875
\$25,000-\$34,999	10	726	2,617
\$35,000-\$49,999	49	1,147	5,346
\$50,000-\$74,999	155	2,960	11,125
\$75,000-\$99,999	20	2,271	8,767
\$100,000-\$149,999	81	3,195	11,992
\$150,000-\$199,999	37	1,412	4,956
> \$200,000	N/A	364	2,311

Housing	1 Mile	3 Miles	5 Miles
Total Units	403	12,868	51,600
Occupied	373	12,358	49,321
Owner Occupied	352	8,860	37,081
Renter Occupied	21	3,498	12,240
Vacant	30	510	2,279

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## 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.

<u>KW ATX Broker LLC</u>	<u>9010968</u>	<u>klrw8@kw.com</u>	<u>(512) 346-3550</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>M.E. Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>(512) 263-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michelle Bippus</u>	<u>557629</u>	<u>michelle@kwaustinnw.com</u>	<u>(512) 346-3550</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amy VenHorst</u>	<u>671452</u>	<u>amy@jorgensonrealestate.com</u>	<u>(512) 659-3617</u>
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](http://www.trec.texas.gov)

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