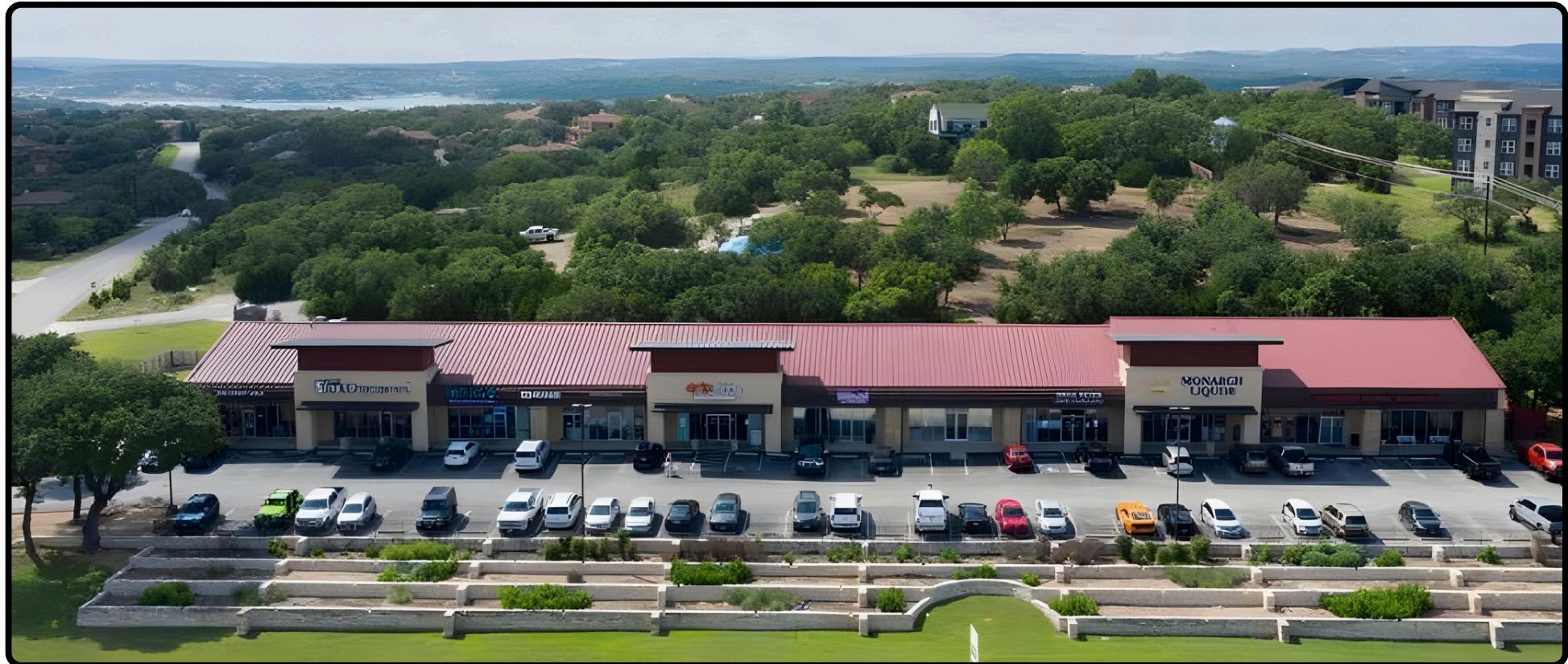


Lighthouse Market

1700 RR 620 N | Austin, TX 78734



Dean Rowat // Associate Broker dean@cmeatx.com // 512.593.1117
CMEATX.COM // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

Retail Available

Austin, Texas

EXECUTIVE SUMMARY

1700 RR 620 N | Austin, TX 78734

OFFERING SUMMARY

Lease Price: \$30/sf + NNN

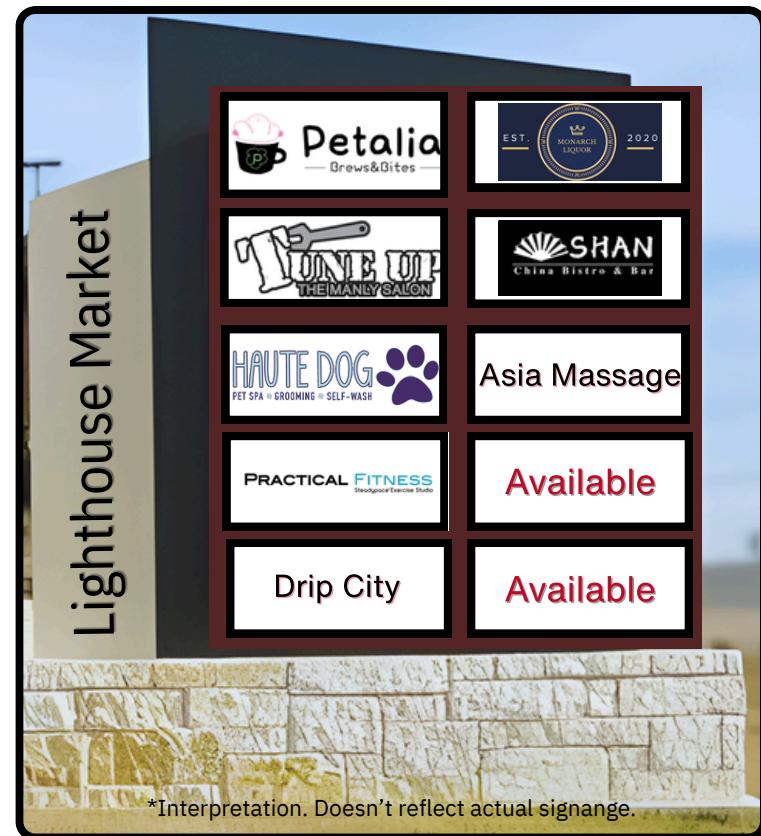
Spaces: Unit 106 - 2,496sf
Unit 108 - 1,215sf

PROPERTY OVERVIEW

Lighthouse market is a well positioned retail center with excellent access and visibility via RR 620. Located in the Austin ETJ, this retail center can cater to a variety of product, office or service based uses. Center is professionally managed and feature attractive rental rates. TIA negotiable.

PROPERTY HIGHLIGHTS

- Suite 108 built out as second generation office with
- Suite 106 currently in shell condition. Landlord will whitebox upon executed lease agreement.
- Monument Signage available
- Lakeway Submarket
- 30 minute drive time to Austin city center
- Capable landlord with in house GC ready to move quickly



SITE AERIAL

1700 RR 620 N | Austin, TX 78734



DEAN ROWAT

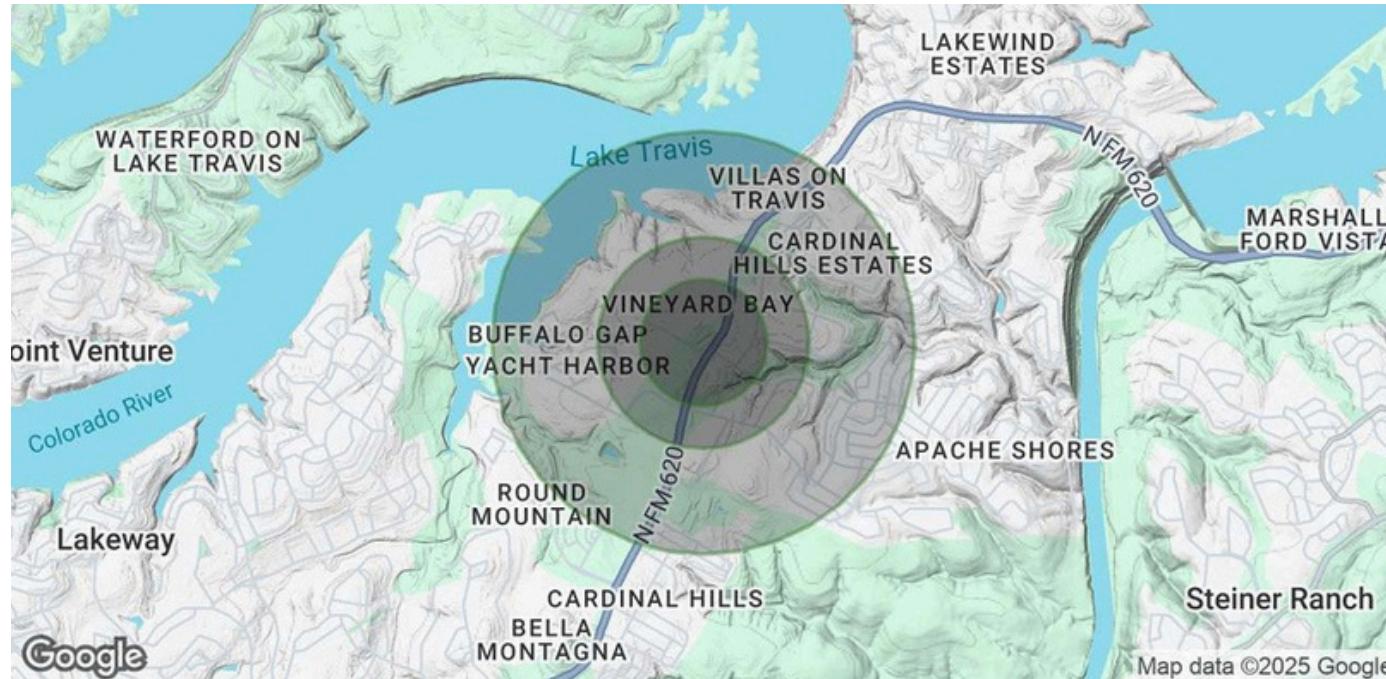
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DEMOGRAPHICS

1700 RR 620 N | Austin, TX 78734



DEMOGRAPHICS MAP & REPORT



<u>POPULATION</u>	<u>0.3 MILES</u>	<u>0.5 MILES</u>	<u>1 MILE</u>
Total Population	66	488	3,654
Average Age Average	45	44	42
Age (Male) Average	44	44	41
Age (Female)	45	45	42
<u>HOUSEHOLDS & INCOME</u>	<u>0.3 MILES</u>	<u>0.5 MILES</u>	<u>1 MILE</u>
Total Households	31 2.1	224 2.2	1,503 2.4
Average HH Income	\$192,507	\$190,848	\$191,433
Average House Value	\$1,399,02	\$1,346,27	\$1,041,59
# of Persons per HH	4	6	3

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Demographics data derived from AlphaMap



Information About Brokerage Services

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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

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

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

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