



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	5,016 SF
Available SF:	3,000 SF

PROPERTY OVERVIEW

CSA Realty Group is excited to present a single-story retail/medical office for lease in Lakeway, Texas, part of the Austin Metro area. Constructed in 1998 and recently renovated in 2022, this property offers around 3,000 square feet of rentable space within a 5,016 square feet building. An optometrist serves as a co-tenant, and tenants have access to shared facilities such as two bathrooms, a break room, and a shower. The strategic location of the property, less than 100 feet from the soon-to-be-expanded RR 620, enhances its visibility. The upcoming construction of a 270-unit multifamily community, The Square at Lohmans, is set to alter Lakeway's traffic flow positively for the property. Additionally, proximity to HEB Supermarket and various nearby restaurants and venues makes this medical office an attractive prospect.

PROPERTY HIGHLIGHTS

- Excellent visibility with HWY 620 frontage
- Over 42,000 vehicles per day
- Great ingress and egress from HWY 620 and neighboring shopping centers
- Perfectly situated at the mouth of Lohmans Square just north of Main Street
- Great site for retail or medical office
- Less than 5 minutes from Baylor Scott and White regional medical center
- Lakeway Vision Associates as co-tenant

Joel Hargett

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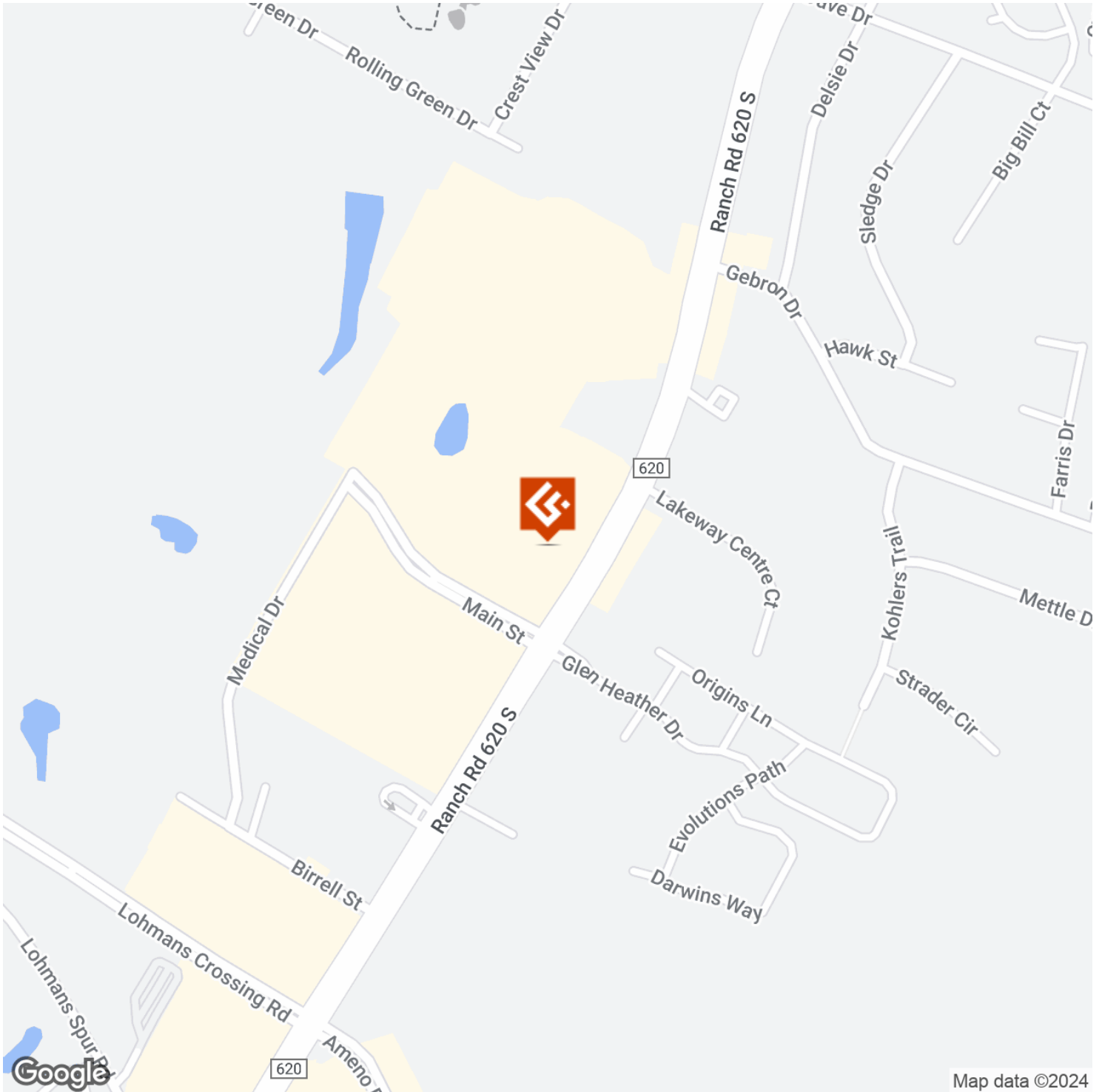
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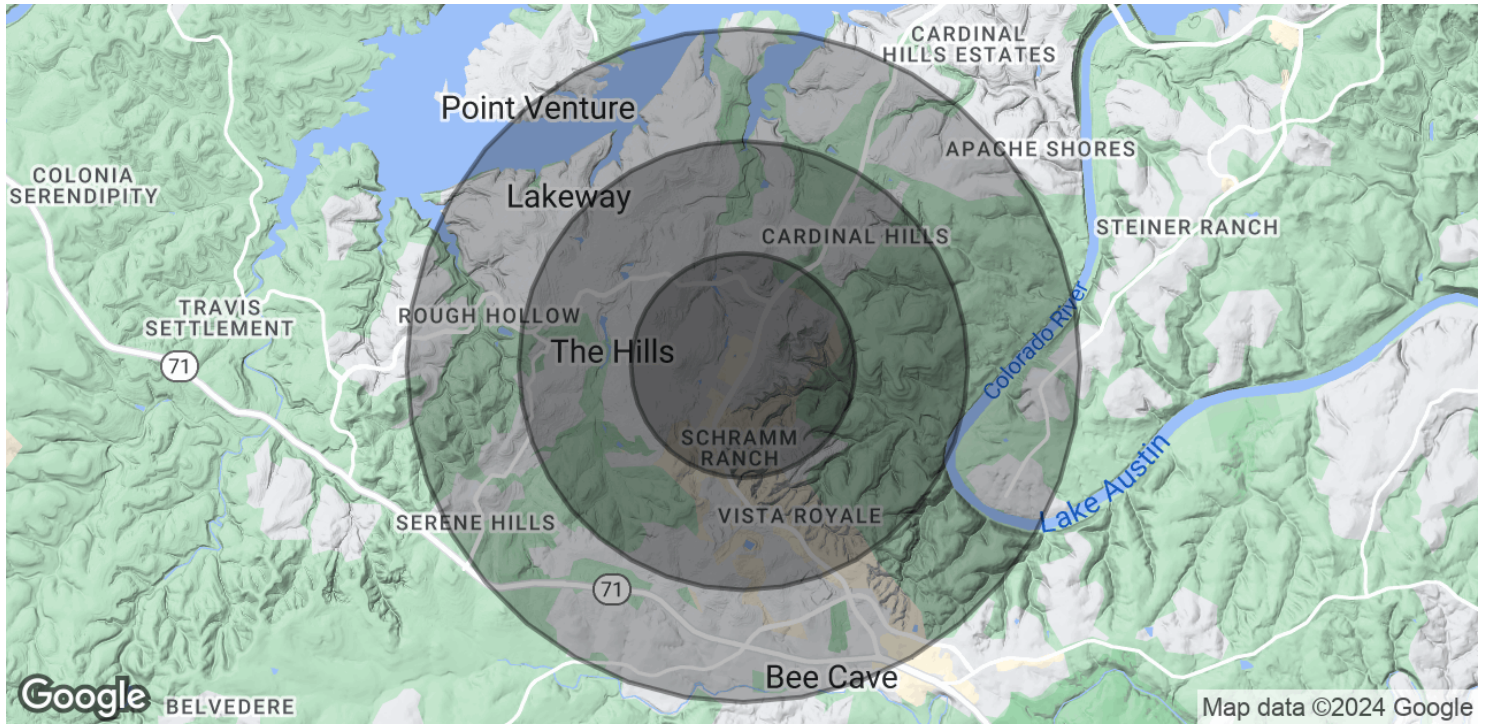
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,213	13,505	26,467
Average Age	52.7	48.9	46.5
Average Age (Male)	54.2	49.1	46.3
Average Age (Female)	52.4	49.7	47.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,543	6,437	12,240
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$143,240	\$139,409	\$146,554
Average House Value	\$479,133	\$500,664	\$527,277

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

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Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

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