



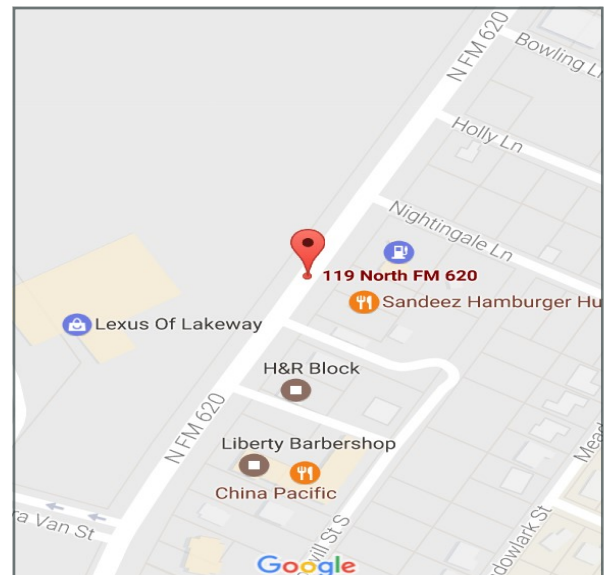
STUNNING CUSTOM BUILT LAKEWAY OFFICE.

119 FM 620 S
High Visibility | 78734

Building SF: 3,892 SF	Price: \$1,675,000
LOT: 24,437 SF	New Price: \$1,556,800
Parking: 19 (2 in garage)	Zoning: C-1

Great location in heart of Lakeway. Custom built with an eye for detail and art. Exceptional finish outs. Art collection and furnishings also available.

- Alarm and fire sprinkler systems
- ADA compliant with elevator
- Fire sprinkler system and monitored alarm
- Stained concrete on ground level, beautiful hardwood on 2nd floor
- Private owner's 2 car garage at rear of the building



BECK-REIT
COMMERCIAL REAL ESTATE

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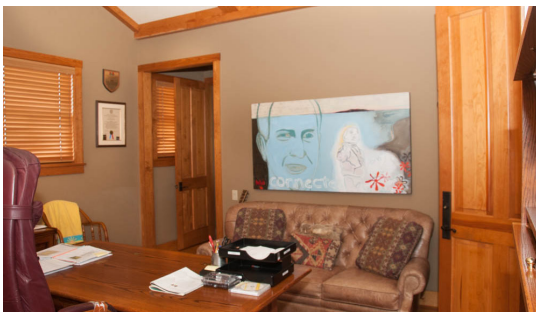
POSSIBLE USES & PROPERTY

POSSIBLE USES

- Professional Office
- CPA
- Attorney
- Insurance

PROPERTY HIGHLIGHTS

- Alarm and fire sprinkler systems
- ADA compliant with elevator
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DEMOGRAPHICS

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Neighborhood: Metropolitan

Population: 20,734

Median Age: 45

Household Annual Income:
\$106,488

Daytime Employment: 1,484

Health Care & Social Assistance:
264 Businesses

Scientific and Technology Services:
199 Businesses

Unemployment Rates: 10.7%

Household Size: 2

Population Growth: 10.73%

Retail Spending
(per month): \$2,301

Restaurant Spending
(per month): \$10,606

Fun & Hobbies Spending
(per month): \$3,237

NEIGHBORHOOD INFO

2022 Population Projection: 30,996

Employment:
Professional
Management

Dominant Segmentation:
Enterprising Professionals

Housing Type:
Single Family
Multi-units

Lifestyle Group:
Affluent Estates: Established wealth- educated,
well-travelled married couples

Preferred Activities:
Shop online or at home improvement/warehouse
stores, support arts, concerts, theaters, practice yoga,
and hiking.

Education:
College Degree

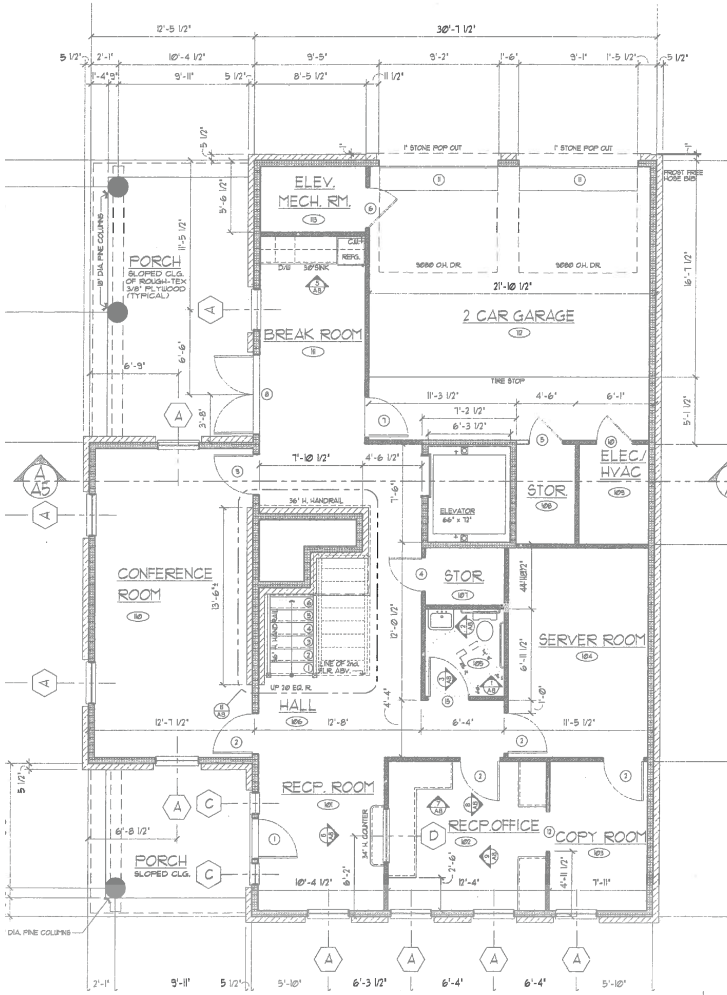
Average Disposable Income: \$92,802



CURRENT PHOTOS

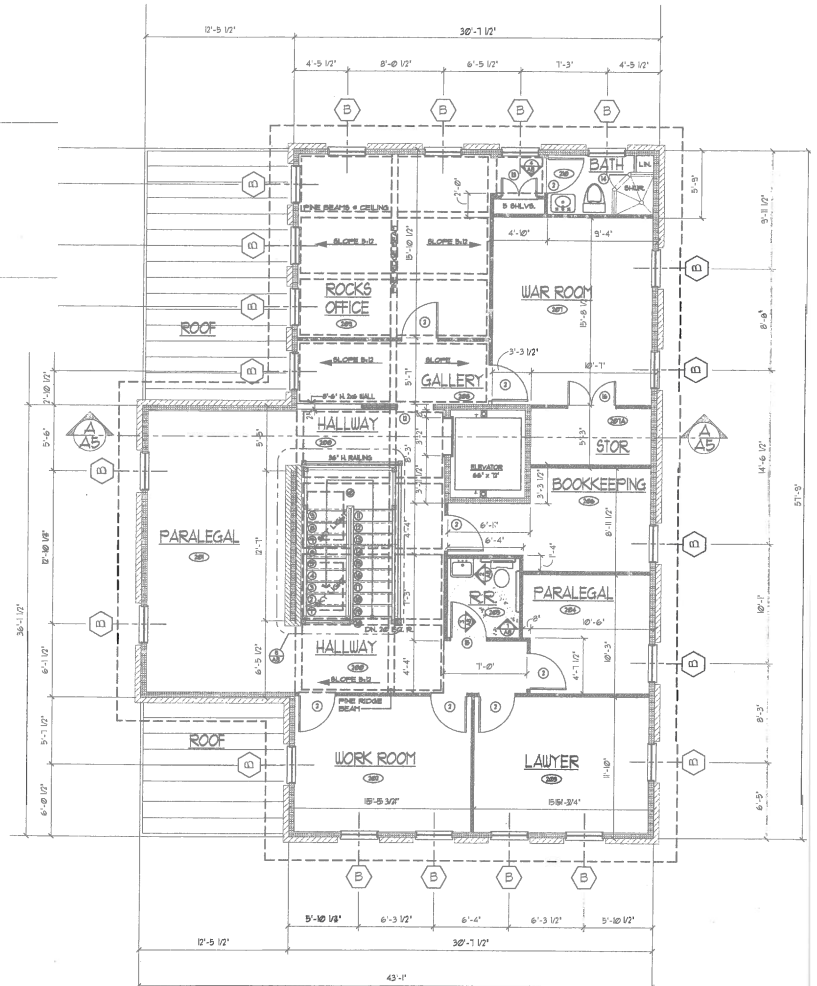


GROUND FLOOR



FLOOR PLANS

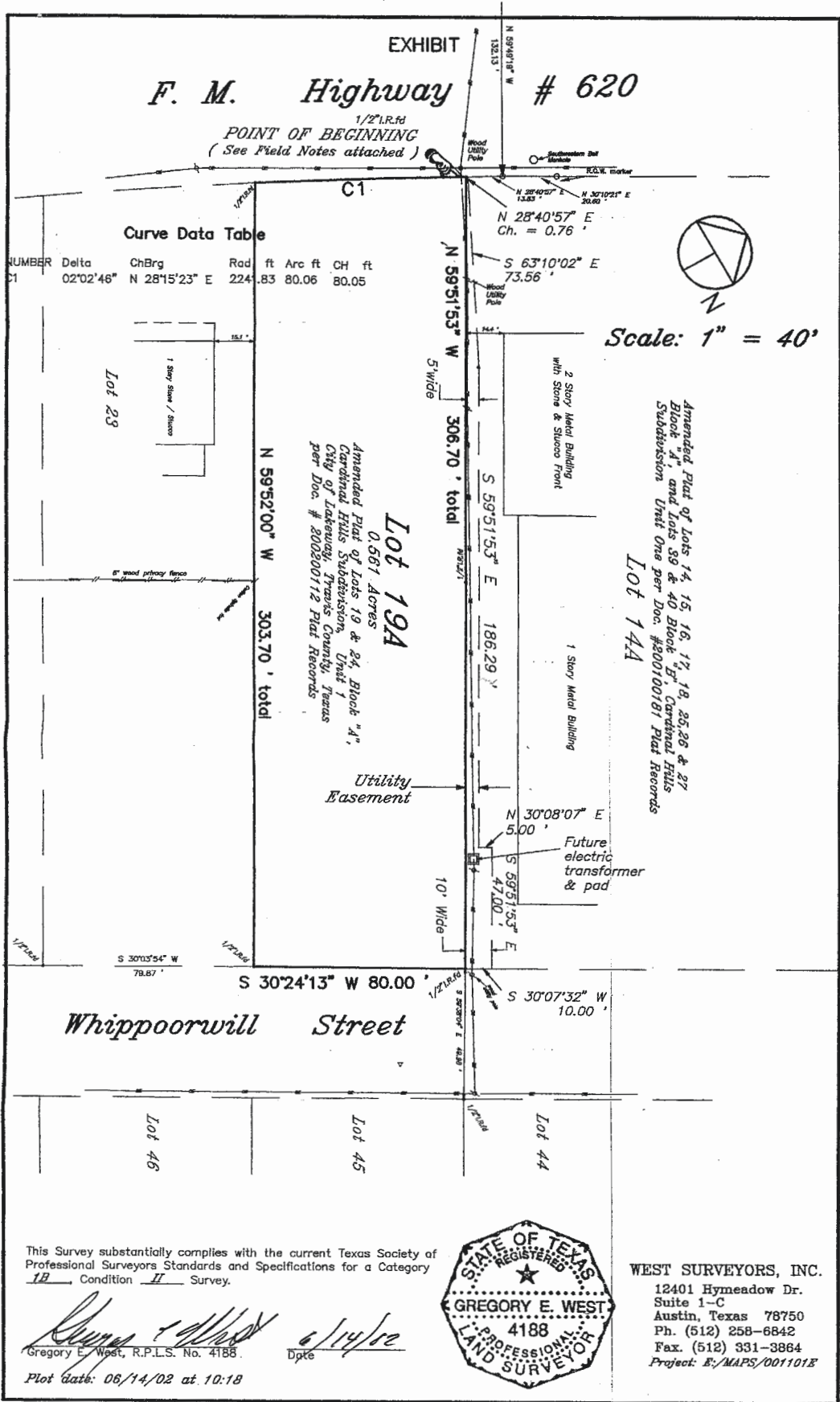
SECOND FLOOR



SECOND FLOOR PLAN

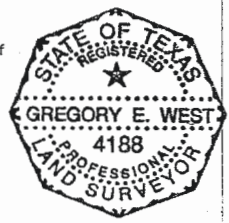


SURVEY



This Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Gregory E. West
Gregory E. West, R.P.L.S. No. 4188
Date: 6/14/02
Plot Date: 06/14/02 at 10:18





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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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