

Hill Country Design Center

FOR LEASE
RETAIL

10827 West Highway 290, Austin, Texas 78637



LEASE RATE \$25 nnn | nets \$8.35 (2019)

- 2,612 SF Available
- Double Doors
- Dock Access
- Located at Lighted Intersection at Highway 290 @ Fitzugh Road
- Traffic: 32,000 VPD (2017)
- Excellent Visibility & Frontage on Highway 290
- Dripping Springs / Oak Hill Markets
- Ample Parking.
- Tenant Mix : Raesz Custom Floors & Lighting, High Cotton Furnishings, Decorations & Design, Dentist, Bank
- Delivered in Raw Shell Condition
- Tenant Improvement Allowance: \$30 psf

OFFICIAL "GATEWAY TO THE HILL COUNTRY"

Tawney Stedman
512-617-6364
tawney@capellatx.com

 **Capella Commercial, LLC**

Hill Country Design Center

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1633 N Highway 183, Leander Texas 78641

Dripping Springs, Texas

Dripping Springs is one of Austin's fastest growing communities with a projected growth of over 10% between years 2016 and 2021. Currently there are over eleven subdivisions, an assisted living complex, and a multi family project approved in the area. The future expansion of Highway 45 to 290 will decrease travel time from Dripping Springs to south Austin by almost 30 minutes and is anticipated to spur growth and demand even further.



AVERAGE HH INCOME

3 Mile:	\$158,838
5 Mile:	\$153,433
7 Mile:	\$145,579



2018 POPULATION

3 Mile:	12,758
5 Mile:	55,058
7 Mile:	108,698



Tawney Stedman

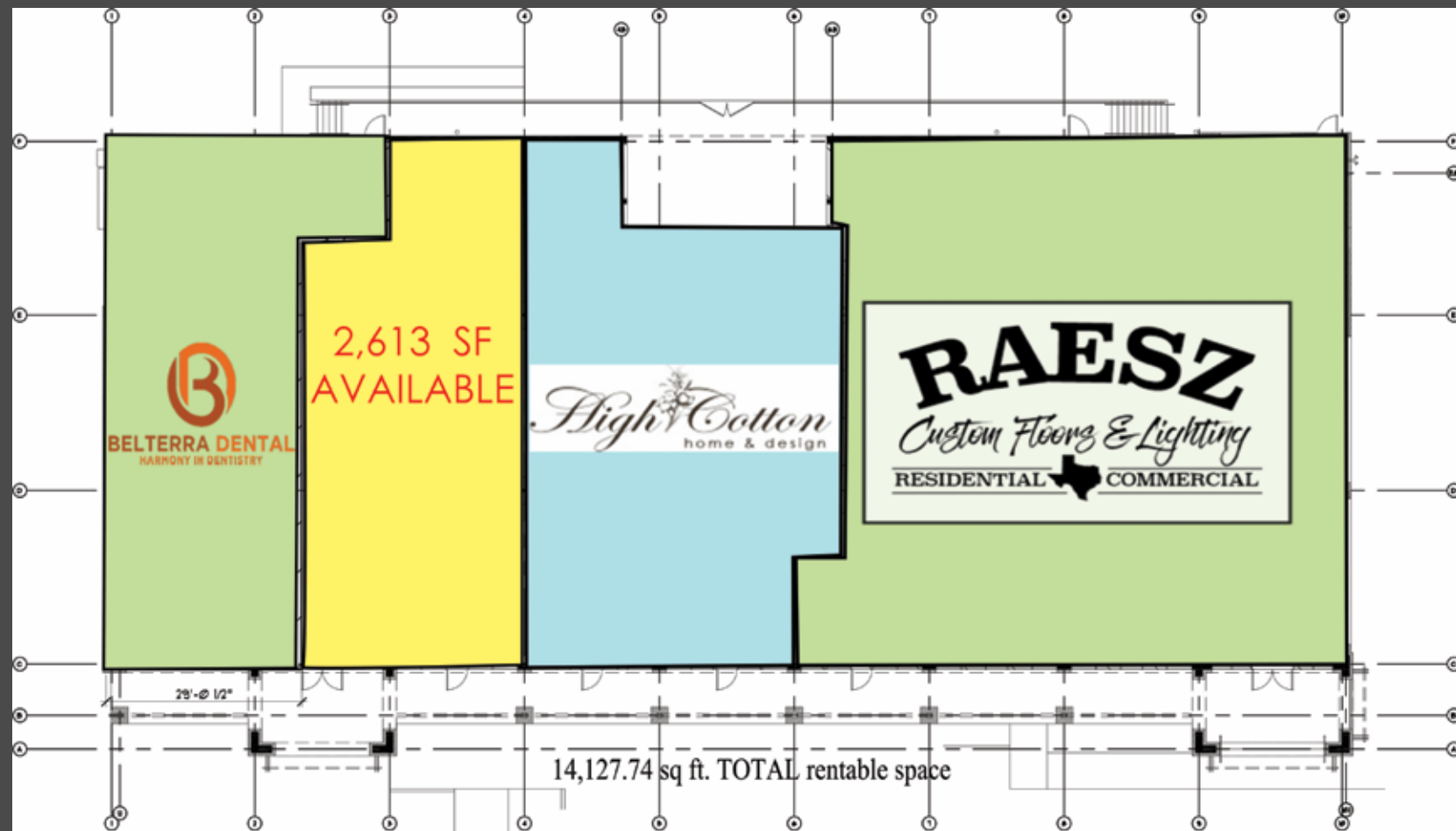
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There are currently over 40 active subdivisions and over 30 planned and approved subdivisions within Dripping Springs. Hill Country Design Center draws from Dripping Springs, Oak Hill, Bee Caves and South Austin Communities.

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant