

Lakeway Commons



OFFERING SUMMARY

Available SF:	1,197 - 4,530 SF
Lease Rate:	\$18.00 - 30.00 SF/yr (NNN)
Lot Size:	8.54 Acres
Year Built:	1998
Building Size:	60,907 SF
Zoning:	C-1

PROPERTY OVERVIEW

Lakeway Commons offers shopping and dining in a beautiful Hill Country setting. Located at the corner of Ranch Road 620 and Lakeway Boulevard, the center is in the heart of Lakeway with easy access from both roadways. The center offers both retail and restaurant space. Current tenants include Spa at the Lake, SP Brazilian Steak House, Finley's Barber Shop, Verona Ristorante and Castro Nova.

PROPERTY HIGHLIGHTS

- Affluent Regional Submarket
- RR 620 Frontage
- Signalized intersection
- Located at main entrance to Lakeway
- 2 ingress & egress points from RR 620
- Large outdoor patio opportunities

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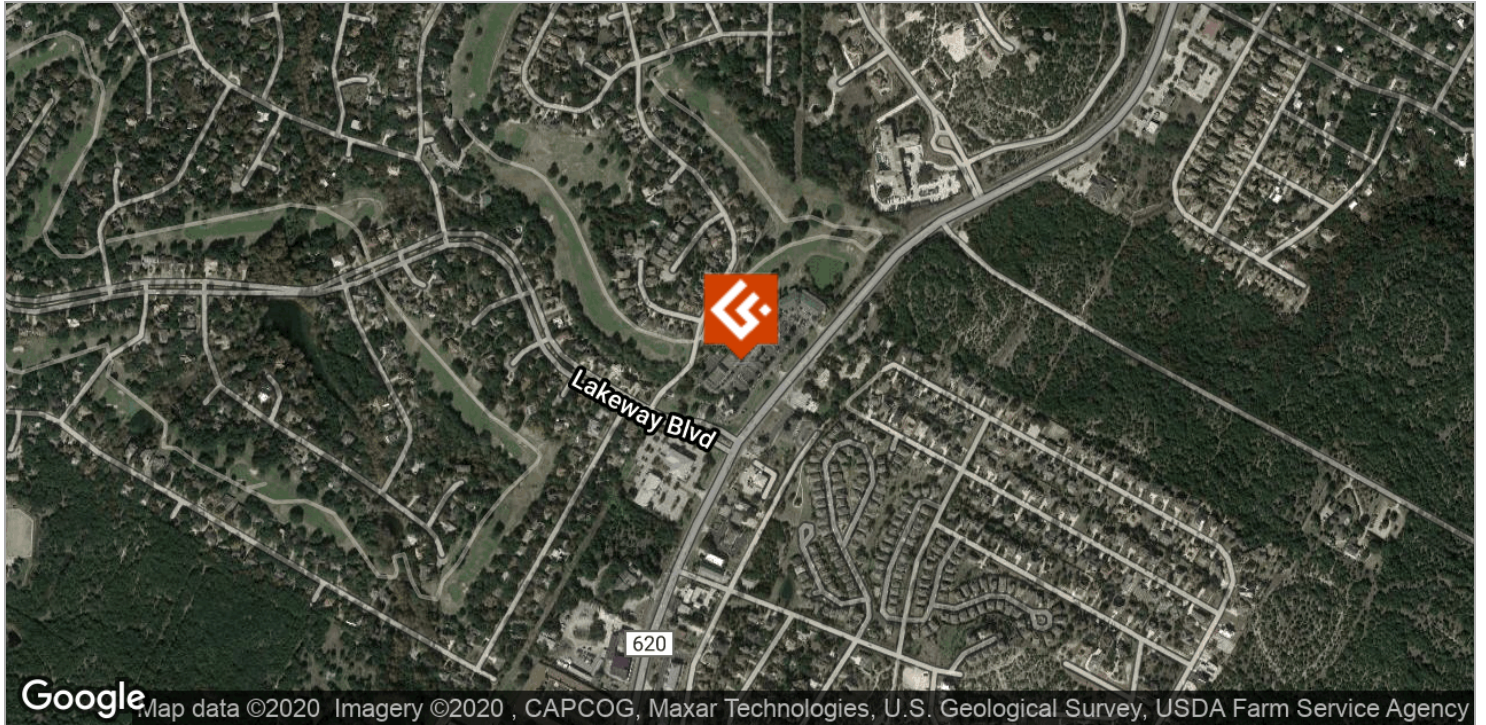
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LEASE TYPE NNN | **TOTAL SPACE** 1,197 - 4,530 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$18.00 - \$30.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-106	Available	4,530 SF	NNN	\$30.00 SF/yr	2nd generation restaurant with 2,256sf patio overlooking The Hills of Lakeway - Yaupon.
B-100	Available	2,230 SF	NNN	\$26.00 SF/yr	Great retail space on the endcap.
B-110	Available	1,819 SF	NNN	\$26.00 SF/yr	Great inline retail space.
C-100	Available	1,200 SF	NNN	\$26.00 SF/yr	Great retail endcap space.
C-204	Available	1,200 SF	NNN	\$18.00 SF/yr	Office/Medical space.
C-105	Available	1,197 SF	NNN	\$26.00 SF/yr	Office/Medical space.
A-100	Available	1,440 SF	NNN	\$28.00 SF/yr	Great retail endcap space.
C-101	Available	1,207 SF	NNN	\$28.00 SF/yr	Nice inline retail space.
B-102	Available	1,637 SF	NNN	\$28.00 SF/yr	Nice inline retail space.

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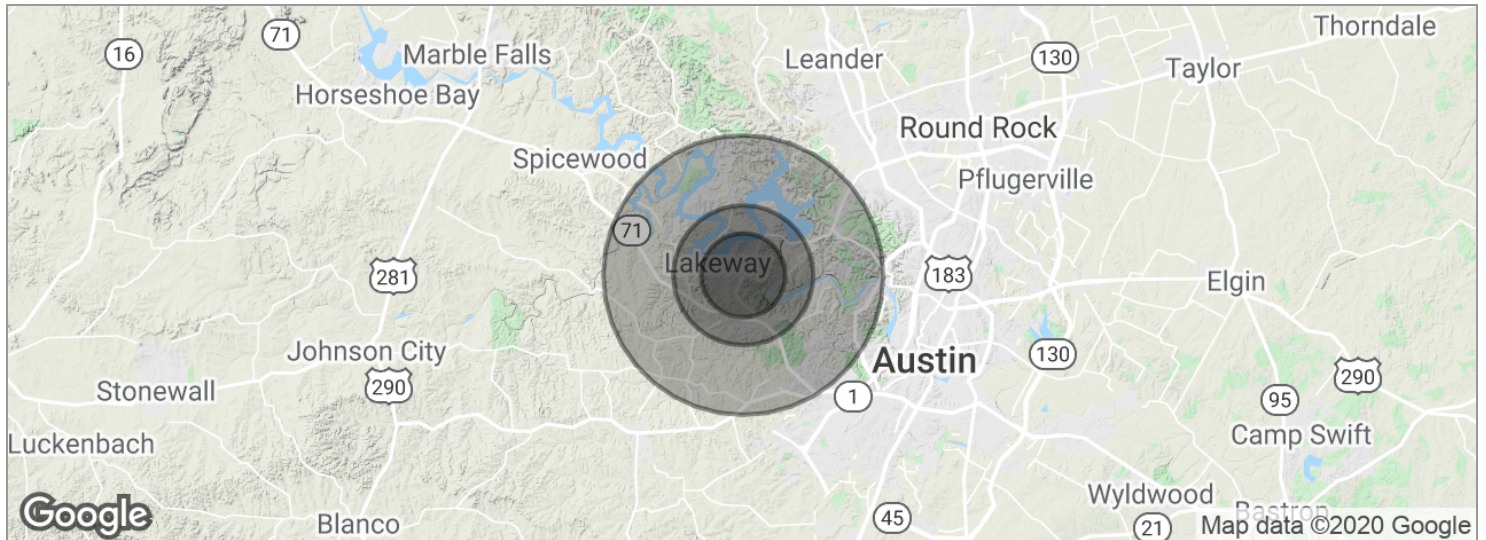
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	21,061	38,754	122,790
Median age	43.1	41.1	39.2
Median age (Male)	42.0	40.5	38.6
Median age (Female)	44.3	42.0	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,343	14,806	47,254
# of persons per HH	2.5	2.6	2.6
Average HH income	\$126,624	\$128,435	\$129,105
Average house value	\$404,264	\$410,930	\$416,731

* Demographic data derived from 2010 US Census

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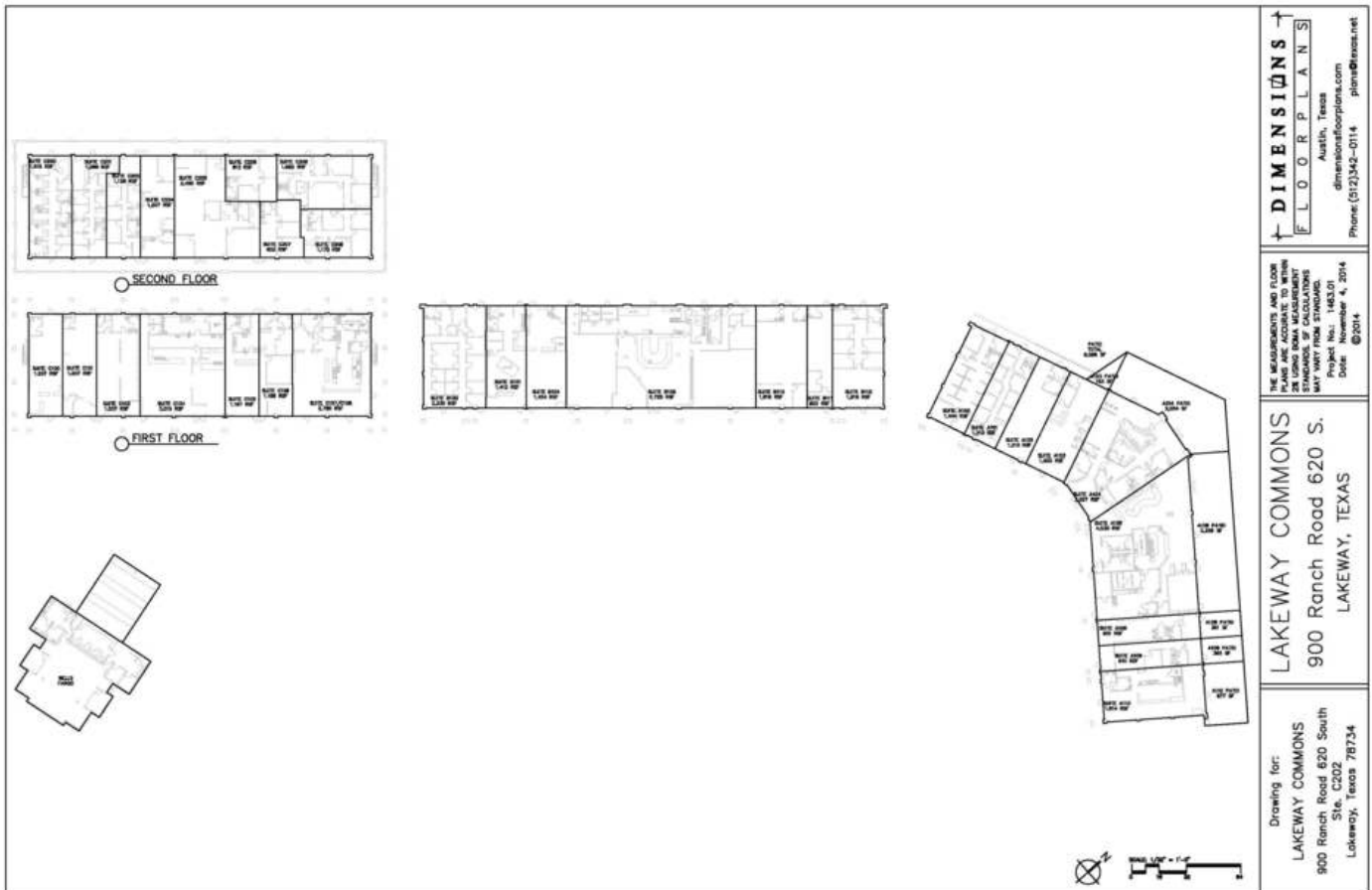
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Information About Brokerage Services

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

Buyer/Tenant/Seller/Landlord Initials Date

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TAR-2501

IABS 1-0 Date

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