

# Highlands Office Park



SALE OR  
LEASE

1667 N HIGHWAY 183 // LIBERTY HILL, TX // 78641

OFFICE/MEDICAL

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*Located in the fastest growing city in the US for the last 5 years, Highlands Office Park is one of the few existing office/medical developments with lease and purchase options available in the market today for the small business community.*

## AVAILABILITY

<b>Building 1</b>	Action Behavior Center	
<b>Building 2</b>	2,500 - 5,323 RSF	(Shell Condition)
<b>Building 3</b>	3,000 - 6,252 RSF	(Proposed)
<b>Building 4</b>	2,200 - 4,852 RSF	(Proposed)
<b>Building 5</b>	2,200 - 4,852 RSF	(Proposed)

## FEATURES

- 30,438 RSF Total
- Medical or general office
- Located along Hwy 183 near the confluence of Leander, Liberty Hill, and Georgetown Markets
- Part of mixed-use development: 183 Highlands Retail, Trillium Montessori, Paws Landing Dog Daycare, Office, Medical
- Within 3 miles of the Metro Rail Station, new St. David's Leander campus, and new Austin Community College campus
- 16 miles from \$1B Apple Campus
- Surrounded by abundant single family growth in all directions

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# Area Overview

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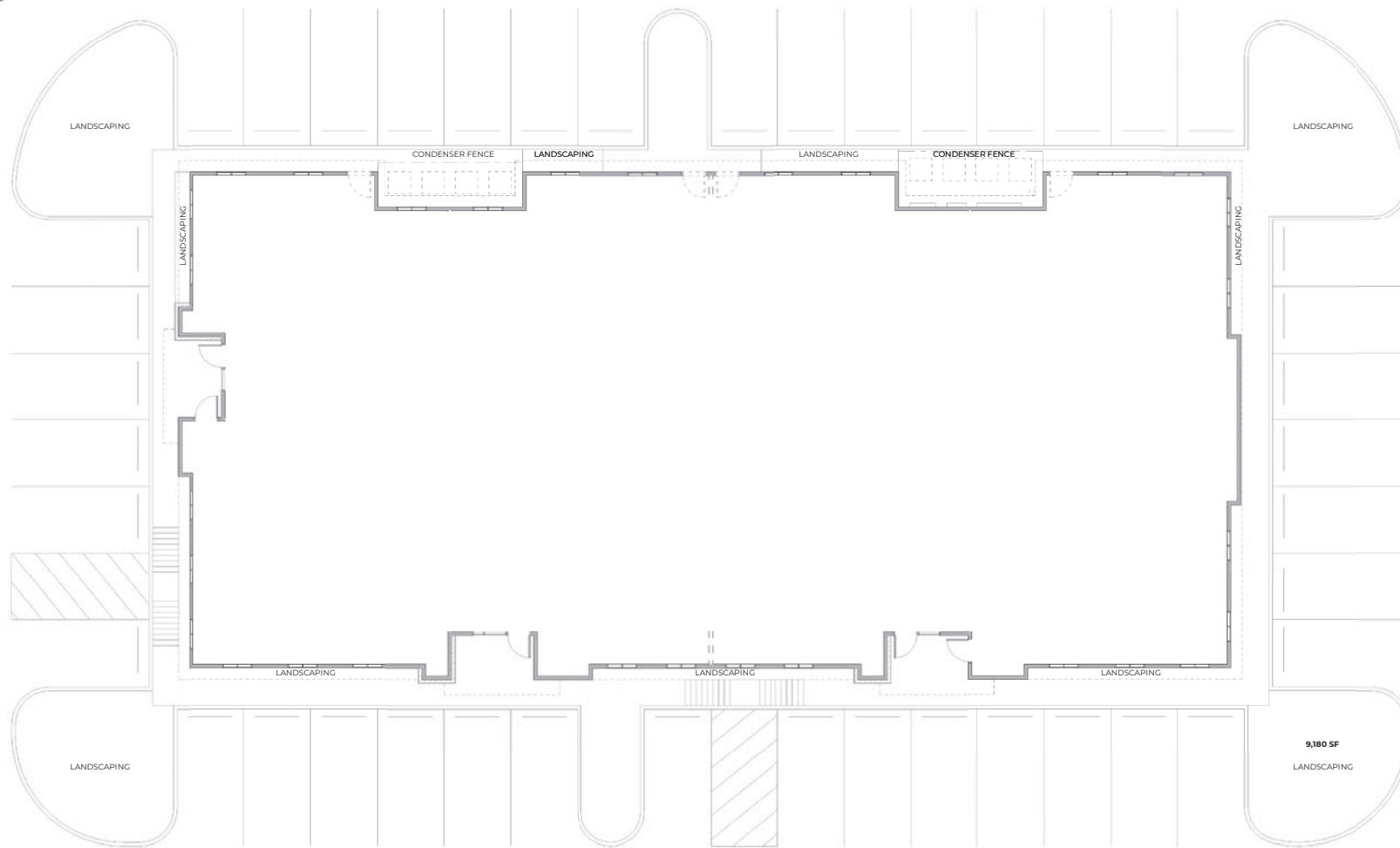


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## FLOOR PLANS

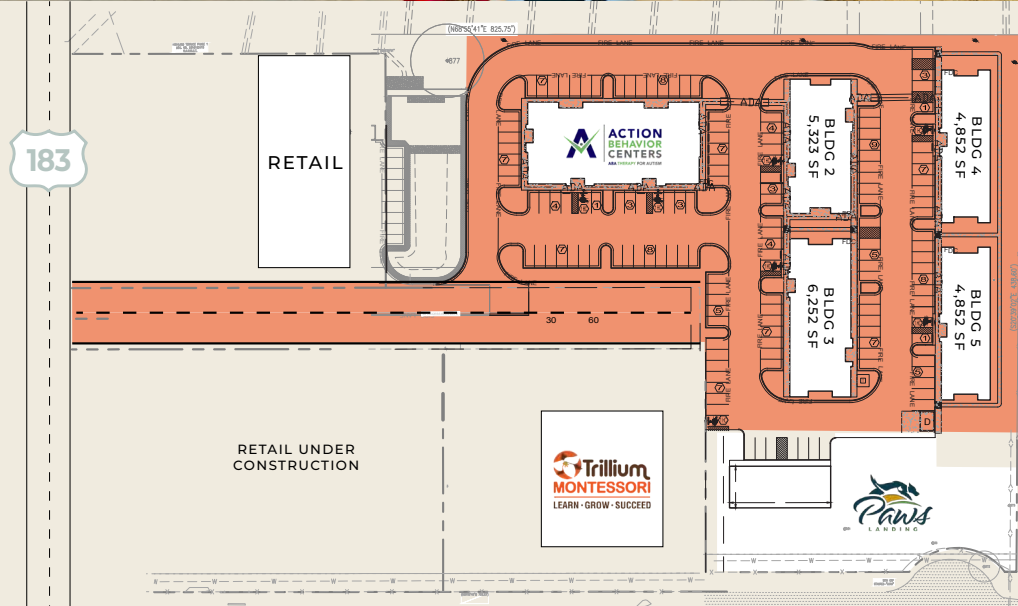


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**BUILDING 2**



## TRAFFIC COUNTS

CROSS STREETS	TRAFFIC VOL.	DISTANCE
US 183 & Mourning Dove Ln	11,790 (2022)	0.8 mi
US 183 & Green Valley Dr	32,836(2022)	0.69 mi
Hwy 29 & Holmes	12,056 (2022)	1.3 mi
Hwy 29 & Stonewall Pkwy	19,495 (202)	2.5 mi

## PUBLIC TRANSPORT

COMMUTER RAIL	DRIVE	DISTANCE
Capital Metro: Leander Station	7 mins	3.4 mi

## DEMOGRAPHICS

	1 MILE	3 MILES
Population	5,680	20,119
Household	1,964	6,932
Average Age	36.9	38.2
Median HH Income	\$104,519	\$107,995
Daytime Employees	213	1,569
Population Growth 2022-2027	▲ 30.69%	▲ 31.24%
Household Growth 2022-2027	▲ 29.63%	▲ 30.24%



**CLICK OR SCAN TO VIRTUALLY TOUR  
BUILDING 2 AT HIGHLAND OFFICE PARK**

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## 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date