

# HIGHLANDS OFFICE PARK

1667 N Highway 183, Liberty Hill, Texas 78641

## BUILDING 1 NOW AVAILABLE

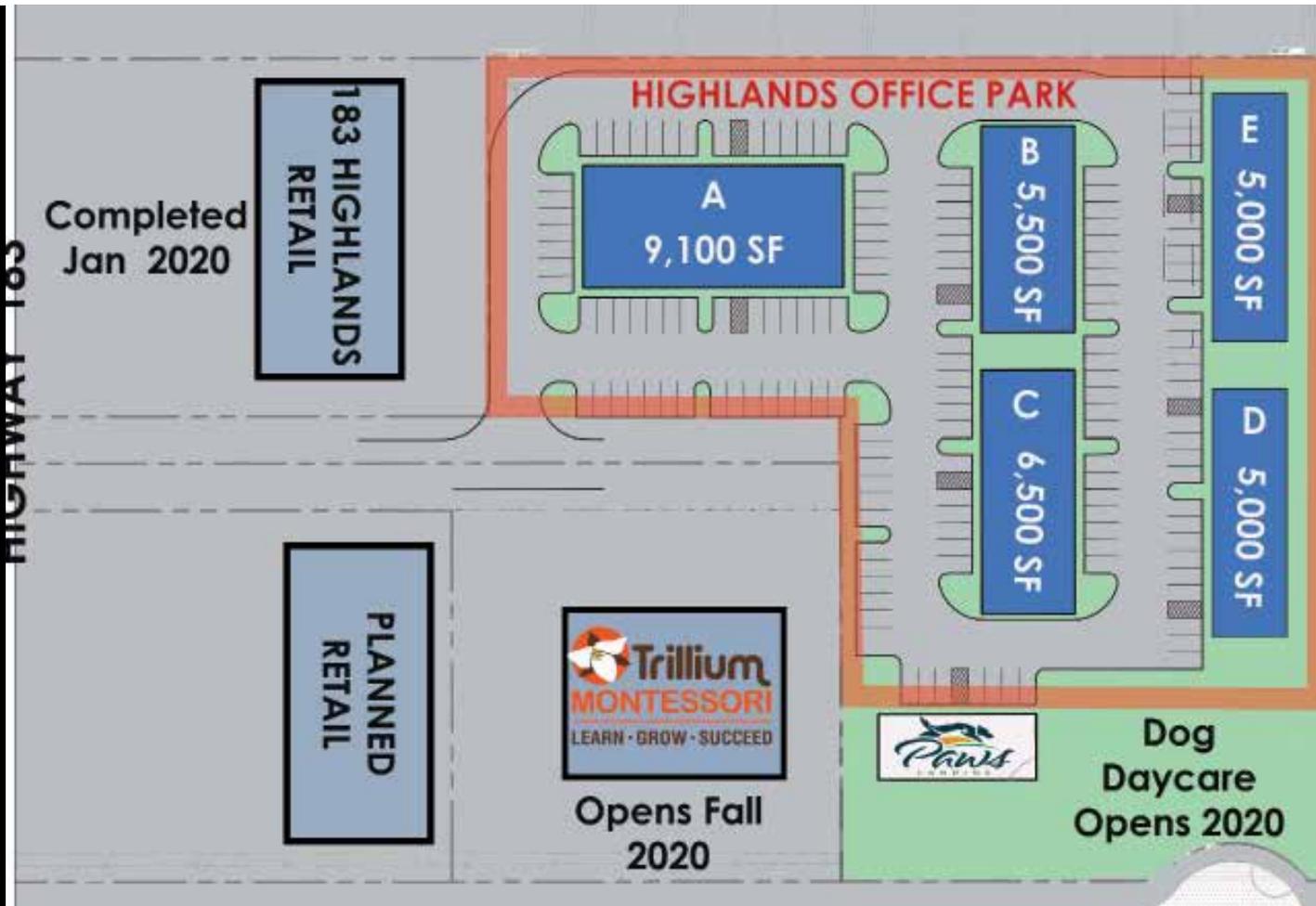


**LEASE \$18 - \$20 psf nnn | SALE \$180-\$265 psf**

- 787 SF - 31,100 SF Available
- Medical or General Office
- Ideal Location on Highway 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 from the new Metro Rail Station, new St. Davids Campus, new Austin Community College Campus. 10 miles from proposed \$1 Billion Apple Campus
- Surrounded by Abundant Single Family Growth in All Directions
- Raw Shell or Turn -Key Suites Available

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 **Capella Commercial, LLC**

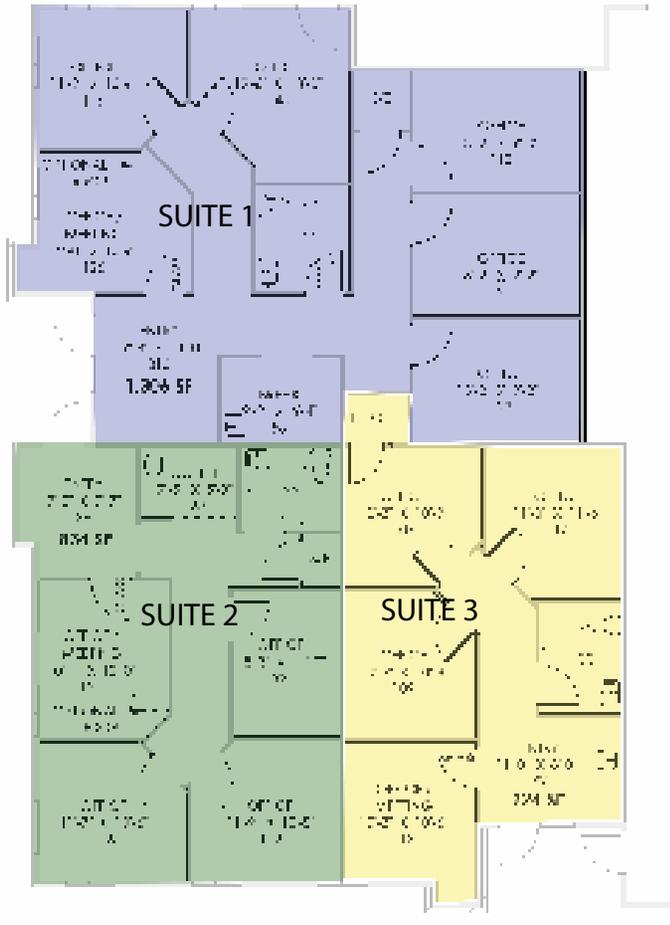


### CONDOS FOR SALE OR LEASE

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## PRELIMINARY FLOOR PLANS



### BUILDING A PRELIMINARY FLOOR PLANS

#### Suite 1 : 1,306 SF

- 5 Private Offices
- Meeting Room
- Reception / Waiting
- Break Room
- Restroom

#### Suite 2 : 834 SF

- 3 Private Offices
- Meeting Room
- Reception / Waiting
- Copy / Coffee
- Rest Room

#### Suite 3 : 724 SF

- 3 Private Offices
- Meeting Room

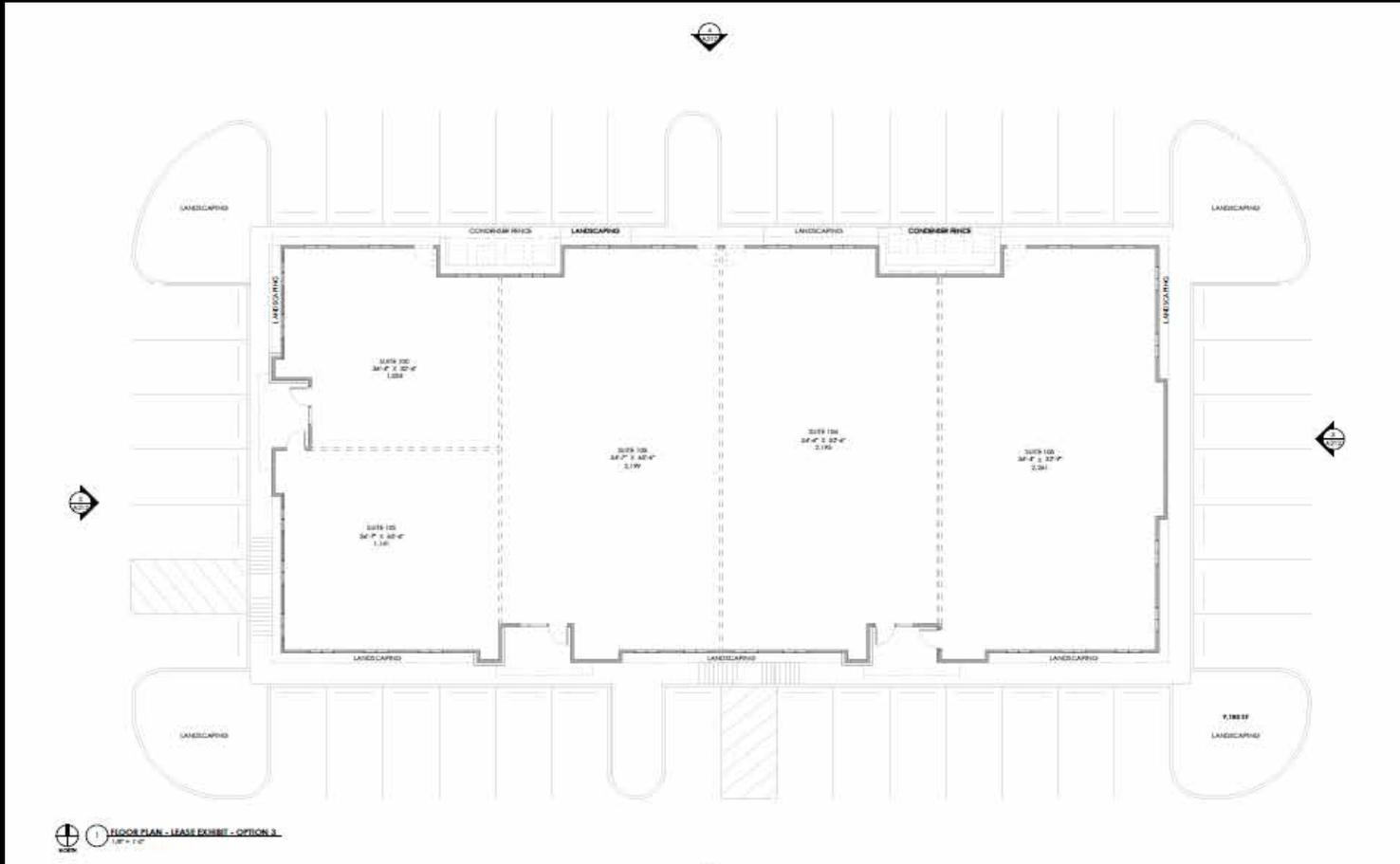
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## CONCEPTUAL OFFICE PLAN



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## Demographics and Population



### MEDIAN HH INCOME

1 Mile: \$97,972  
 3 Mile: \$106,786  
 5 Mile: \$86,108



### 2018 POPULATION

1 Mile: 2,619  
 3 Mile: 10,001  
 5 Mile: 40,496

### EST. POP. GROWTH 2018-2022

3,105 %18.56  
 12,068 %20.67  
 48,591 %19.99

**Job growth in Liberty Hill is expected to increase 51.5% over the next 10 years. Williamson County is growing on the average of 120 residents per day.**



Apple's planned \$1 Billion campus will be located less than 10 miles from Highland 183 at Parmer Lane and McNeil Drive. The new campus is projected to open in 2021 and house up to 15,000 employees.



Capital Metro Rail has recently opened it's Leander location on Highway 183 less than 3 miles south of the site. The extension of the rail system is a notable influencer on the population growth to the north.



St. Davids Healthcare has opened the first three phases of a 52 acre campus on Highway 183.



Austin Community College has opened their new 100 acre San Gabriel campus located just south of the site adjacent to the new rail stop. The campus will initially enroll up to 12,000 students within the next ten years.



Leander and Liberty Hill ISD's are both highly acclaimed school districts.



## CONDOS FOR SALE OR LEASE

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## Leander, TX

**Leander, Texas** is located in Williamson County just north of Cedar Park in the Austin Metroplex. Leander is currently experiencing explosive growth and is noted as the fourth fastest growing city in Texas. There over 22,000 homes under some type of development in Leander anticipating a 8-10 year buildout.

The lower cost of living and availability of homes and lots has attracted younger families and families with school age children to the area. The Leander Capital Metro Rail has opened the access to downtown Austin. The extension of 183 has nudged Cedar Park growth northward.

**“City of Leander is recognized as the fastest growing city with a population over 15,000 in the United States and has the resources in place to eventually serve a population of 250,000” –austinchamber.com**

- Cedar Park lots are built out and pushing growth northward.
- Leander had a 16.5% population increase from 2016-2018
- Liberty Hill is seeing a 13.3% population increase yearly
- New home density near the transit orientated district less than 3 miles south of our site.



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CONDOS FOR SALE OR LEASE

*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