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BROKER DISCLOSURE: Broker is part owner in the property

1017 BUILDING

PRIME RETAIL/OFFICE COMPLEX ON 620 IN LAKEWAY, TEXAS

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INVESTMENT HIGHLIGHTS

- \$2,600,000 (\$282/square foot)
- 8.23% Cap Rate
- Recently Renovated
- Boutique Retail/Office Suites
- Service Based Tenants
- 100% Occupied with Rental Increases
- Value-Add
 - Increase Rates (+\$2.00 - \$4.00/sf)
 - Convert to NNN (Currently Gross Leases)
 - Virtual Office Space Services



Buyer to conduct all independent research on the property.

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PROPERTY OVERVIEW



Buyer to conduct all independent research on the property.

ADDRESS

1017 Ranch Road 620 South,
Lakeway, Texas 78734

BUILDING SQFT

9,200 SF

YEAR BUILT

Built 1985/ Renovated 2023

PARKING

30+ Parking Spaces

STREET FRONTAGE

Approx. 65ft on RR 620, 130ft on
Delsie Dr, and 96ft on Dave Dr.

LOT SIZE

Two Legal Lots, including
parking lot. 0.67 acres total.

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BUILDING RENOVATION

BEFORE



AFTER



The 1017 Building underwent extensive interior and exterior renovations over the past year. Some of the recently completed renovations include...

- Paint
- Rock Facade
- Retaining Wall & Landscape
- Exterior Lighting
- Renovation of Majority of Interior Suites
- 3x Mailboxes
- 2x A/C Units
- Kitchen Renovation
- 4x Bathroom Renovation
- New Windows
- LED Signage
- Handicap Ramp



*EXAMPLE OF INTERIOR RENOVATION COMPLETED BY LANDLORD

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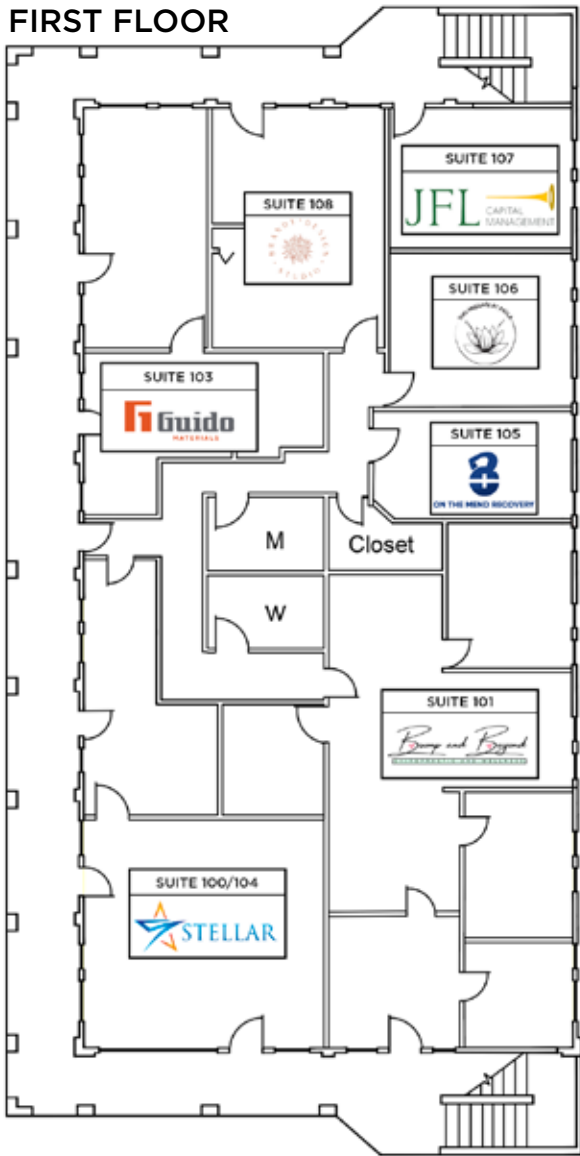
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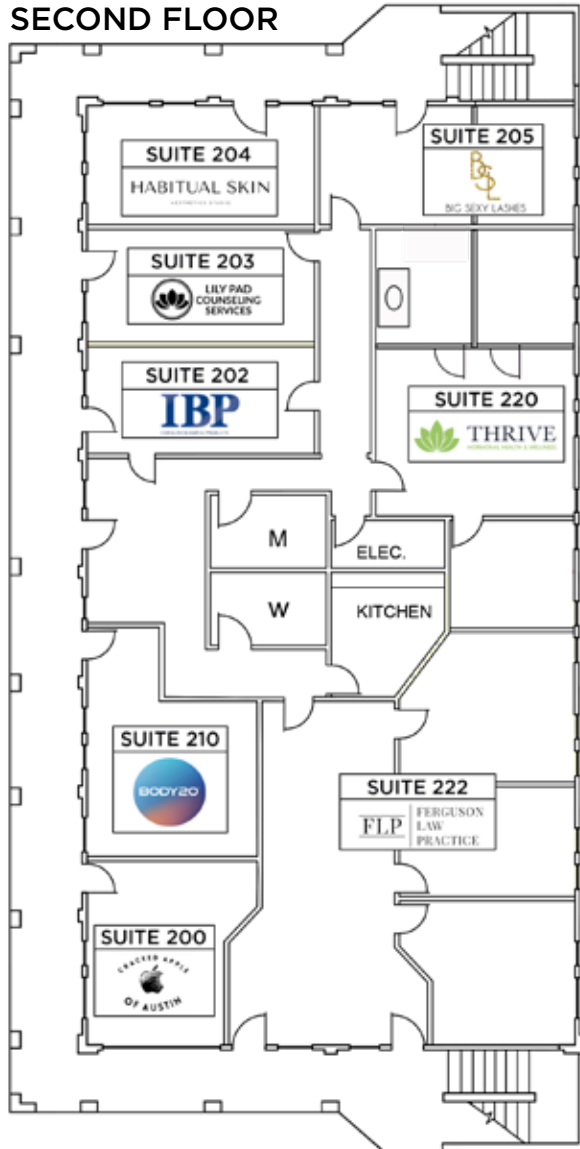
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BUILDING LAYOUT

FIRST FLOOR



SECOND FLOOR



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TENANT PROFILES



Prenatal, Pediatric and Fully Family Chiropractic and Wellness Office in Lakeway, Texas, that provides a comprehensive wellness experience for both expectant mothers and children. Bump and Beyond's mission is to support families on their journey to optimal health and well-being through safe and effective chiropractic care, soothing massage therapy, and specialized treatments for Diastasis Recti healing.



Thai Massage by Paula offers luxurious massage therapy designed with a Thai atmosphere. Paula's goal is to provide clients with the best professional Thai massage experience through effective treatments from certified therapists.



Thrive Hormonal Health and Wellness focuses on regenerative, restorative and preventative treatments through specialization in hormonal and metabolic systems dysfunctions. Thrive helps to restore patients' lives with natural bioidentical hormone replacement, nutrition support and regenerative services.



Lily Pad Counseling Services offers a warm and non-judgmental space in which clients can feel safe exploring their own vulnerabilities. Lily Pad's background and passions are in supporting neurodiverse children and adolescents to collaborate and make a lasting change. Working together with children, adolescents and families is the goal when seeking to overcome challenges and providing a means towards resilience.



Brandy Design Studio specializes in wedding dress design and alteration. Since February 2020, Brandy has designed two full collections and debuted her designs in New York Fashion Week.



At Habitual Skin, is more than just a skincare service provider; they are your dedicated partners in achieving and maintaining the glowing, healthy skin you've always desired. Habitual Skin is committed to making skincare a regular part of your self-care routine, ensuring that your skin becomes a habit worth keeping. They provide facials, dermaplaining, and other skin wellness services.



BIG SEXY LASHES

Master lash artistry and 3D certified, Big Sexy Lashes has been serving the Austin Area for 20+ years. Big Sexy Lashes specializes in mink lash extensions with an exclusive layering technique.

TENANT PROFILES



Ferguson Law Practice, PLLC, is your home for compassionate advocacy. Ferguson is primarily focused on protecting you, your investments and your family. They provide clients with straightforward counsel, and realistic expectations as to how the law will impact the case and potential outcomes.



Founded in 1927, Guido Companies is a privately held Commercial Construction and Building Materials firm. Guido's longevity in the industry is based on building relationships FIRST, with a reputation grounded in the depth of diverse projects and the quality of service.



Jfl Capital Management is a large advisory firm based in Lakeway. It manages \$316 million of regulatory assets for 3 client accounts. Jfl Capital Management provides portfolio management for pooled investment vehicles and portfolio management for businesses and institutional clients.



IBP is one of the largest insulation installers in the residential new construction market in the U.S., and a leading installer of complementary products. IBP is made up of more than 220 award-winning branches with over 10,000 employees and growing.



STELLAR specializes in home theater and digital solutions and offers Free-In-Home Consultations in Dallas, Highland Park, Plano, Frisco, Allen, Little Elm, Southlake, Keller, Fort Worth, Hurst, Heath, Rockwall, Austin and all around the DFW metroplex.



ON THE MEND RECOVERY

On The Mend Recovery is a premiere infusion clinic in Dallas and Austin. On The Mend is proud to offer a revolutionary treatment option that has been proven effective in treating a range of disorders, including PTSD, depression, and anxiety.



BODY20 is a boutique fitness studio that utilizes an electro-muscle stimulation suit giving your body over 150 times more muscle contractions than a conventional workout. BODY20 has a back end office at the 1017 building where they manage their 3+ Austin studios.



The Cracked Apple of Austin is a smart phone and technology repair service done the right way. They are a team of professionals committed to providing Austin with the best repair services.

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LAKEWAY DEMOGRAPHICS



POPULATION:

1 MILES	4,210
3 MILES	25,159
5 MILES	49,178



ROOFTOPS:

1 MILE	1,836
3 MILE.....	10,987
5 MILE.....	19,984



AVG. HOUSEHOLD INCOME:

1 MILES	\$156,753
3 MILES	\$161,025
5 MILES	\$173,268



AVG. HOME VALUE:

1 MILES	\$547,992
3 MILES	\$533,660
5 MILES	\$551,105





SALES COMPS

BUILDING PICTURE	ADDRESS	CLASS	SALES PRICE	SF SALES PRICE	SF	YEAR OF SALE
	SUBJECT SITE	Class B	\$2,600,000	\$282	9,200	
	1110 S Ranch Rd 620	Class B	\$3,700,000	\$377	9,809	2023
	1008 Ranch Rd 620	Class B	\$9,500,000	\$382	24,818	2022
	14360 Falconhead Blvd	Class B	\$4,500,000	\$469	9,585	2022
	1700 N Ranch Rd 620	Class B	\$6,443,000	\$318	20,237	2021
	427 Ranch Rd 620	Class B	\$1,200,000	\$400	3,000	2021
	1803 N Ranch Rd 620	Class C	\$825,000	\$344	2,400	2022
	8121 Bee Caves Rd	Class B	\$5,900,000	\$516	11,437	2022
	12225 Bee Caves Rd	Class B	\$2,500,000	\$390	6,400	2022
	6207 Bee Caves Rd	Class C	\$13,300,000	\$315	42,249	2021
	515 S Capital of Texas	Class C	\$12,000,000	\$404	29,685	2021

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LEASE COMPS

BUILDING PICTURE	ADDRESS	CLASS	LEASE RATE	LEASE TYPE	SF
	SUBJECT SITE	Class B	\$31.23	Gross	800
	1008 Ranch Rd 620	Class B	\$24.00 - \$25.00	NNN	799 - 2,939
	1150 Lakeway Dr	Class C	\$34.00	Gross	220 - 687
	2501 S Ranch Rd 620	Class B	\$23.00	NNN	1,472
	1213 S Ranch Rd 620	Class C	\$20.50	NNN	1,773 - 3,049
	1415 S Ranch Rd 620	Class B	\$36.00	Gross	1,386
	1310 Ranch Rd 620	Class C	\$20.00	NNN	2,282
	907 Ranch Rd 620	Class C	\$51.00	Gross	200
	2802 Flintrock Trace	Class B	\$41.64	NNN	805
	312 Medical Parkway	Class A	\$45.00	Gross	2,000
	3011 Flintrock Rd	Class A	\$34.00	NNN	1,200 - 4,190
	11612 Bee Caves Rd	Class B	\$24.50	NNN	2,840

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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 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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