

HIGHLANDS VILLAGE AT ROUGH HOLLOW

PRE-LEASING OFFICE & RETAIL SPACE | 905 HIGHLANDS BLVD, AUSTIN, TX 78738





GOLD TIER

EXCLUSIVELY LISTED BY

MOLLIE EVERHART

720.217.1352

mollie@goldtier.net

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



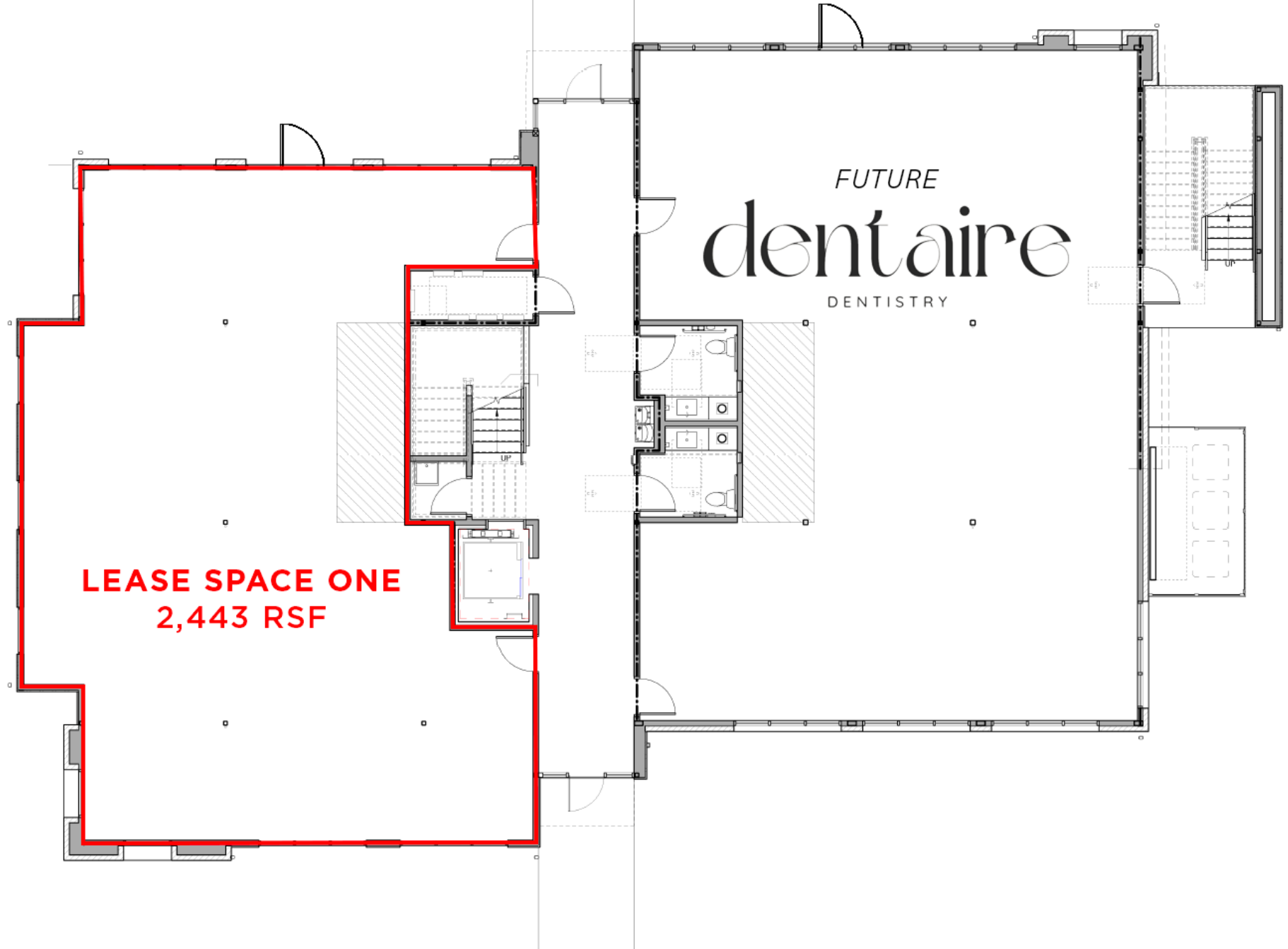
FUTURE ROUGH HOLLOW MARKETPLACE

7,164 SQFT NEIGHBORHOOD GROCERY STORE



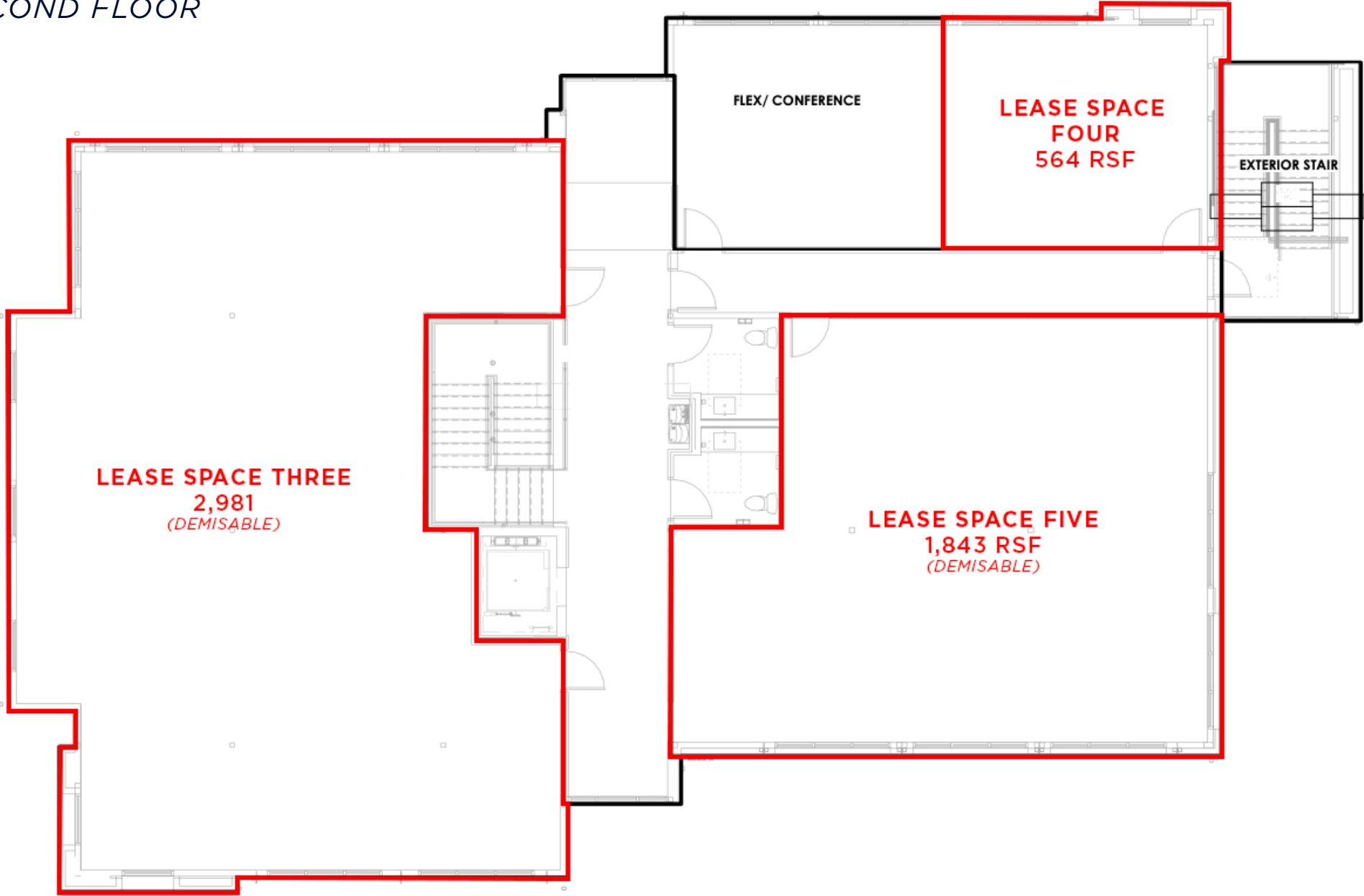
RETAIL AVAILABILITY

FIRST FLOOR



OFFICE AVAILABILITY

SECOND FLOOR



PROPERTY HIGHLIGHTS

ADDRESS: 905 Highlands Blvd, Austin, TX 78738

PRICING: \$35/sqft/year + NNN

AVAILABLE SPACE:

- » First Floor Lease Space 1: 2,443 rsf
- » Second Floor Lease Space 3: 2,981 rsf
- » Second Floor Lease Space 4: 564 rsf
- » Second Floor Lease Space 5: 1,843 rsf

REMARKS:

- » Anchored by Future Rough Hollow Marketplace
- » Shell Condition
- » Flexible Space Sizes and Layouts
- » Easy Access to Highway 71
- » Office and Retail Space Available



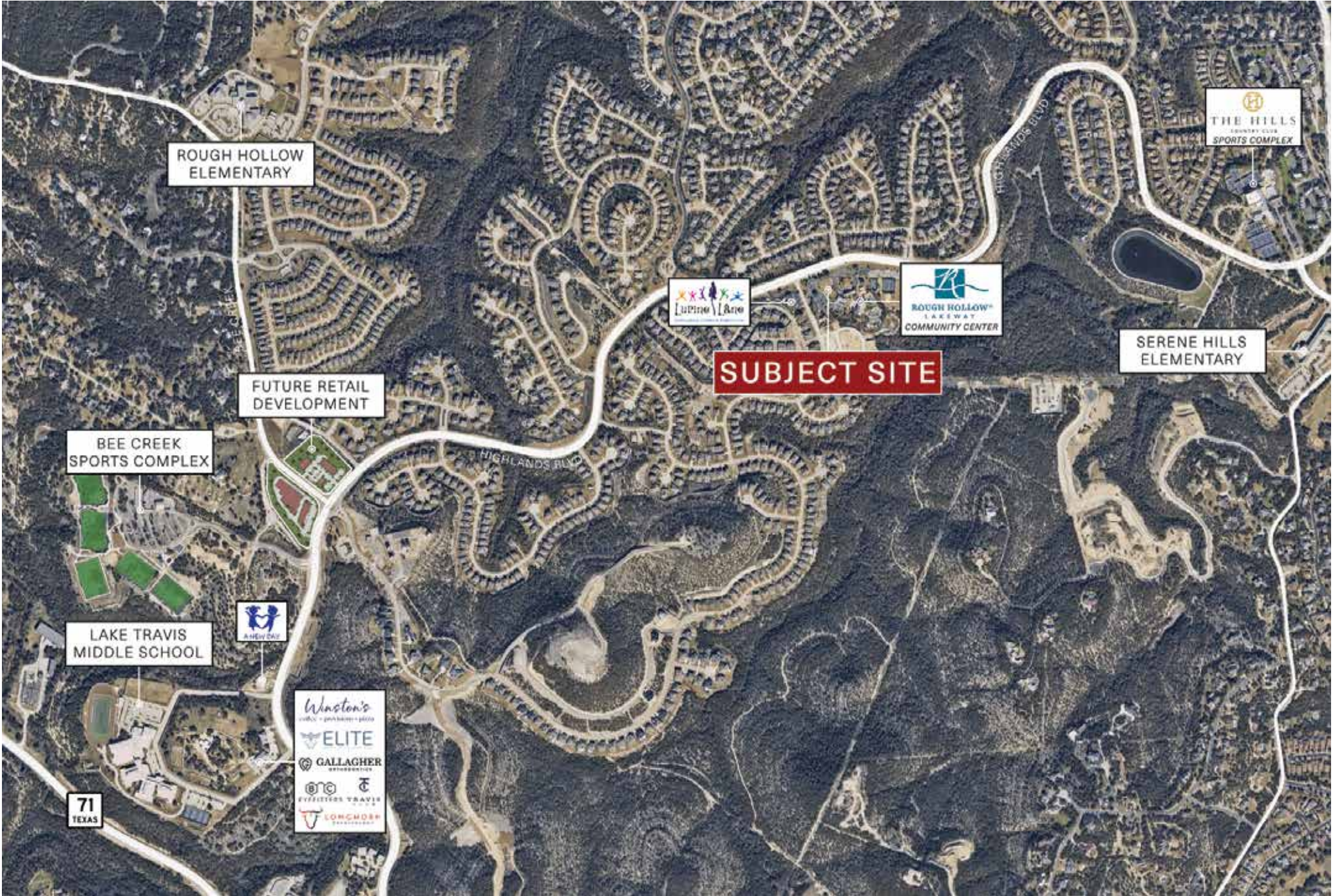


Rough Hollow in Lakeway, Texas, is a picturesque, upscale community known for its stunning Hill Country views and luxurious homes. Nestled along the shores of Lake Travis, this neighborhood boasts a serene atmosphere with amenities such as a private marina, resort-style pools, and scenic trails. Its family-friendly environment is complemented by excellent schools and recreational options. The architecture blends modern elegance with rustic charm, reflecting the natural beauty of the area. With a strong sense of community and proximity to outdoor activities, Rough Hollow offers an inviting retreat for those seeking a tranquil yet vibrant lifestyle.



Exciting news for Lakeway's Rough Hollow neighborhood! A new neighborhood market is opening soon, bringing a fresh and convenient shopping experience to our community. This market will offer a diverse selection of locally-sourced produce, gourmet snacks, and everyday essentials. With a focus on quality and community, it will serve as a vibrant hub for neighbors to connect while enjoying an easy, relaxed shopping atmosphere. Expect friendly faces, exceptional service, and a commitment to supporting local vendors. The market promises to be a cornerstone of convenience and community spirit right here in Rough Hollow.

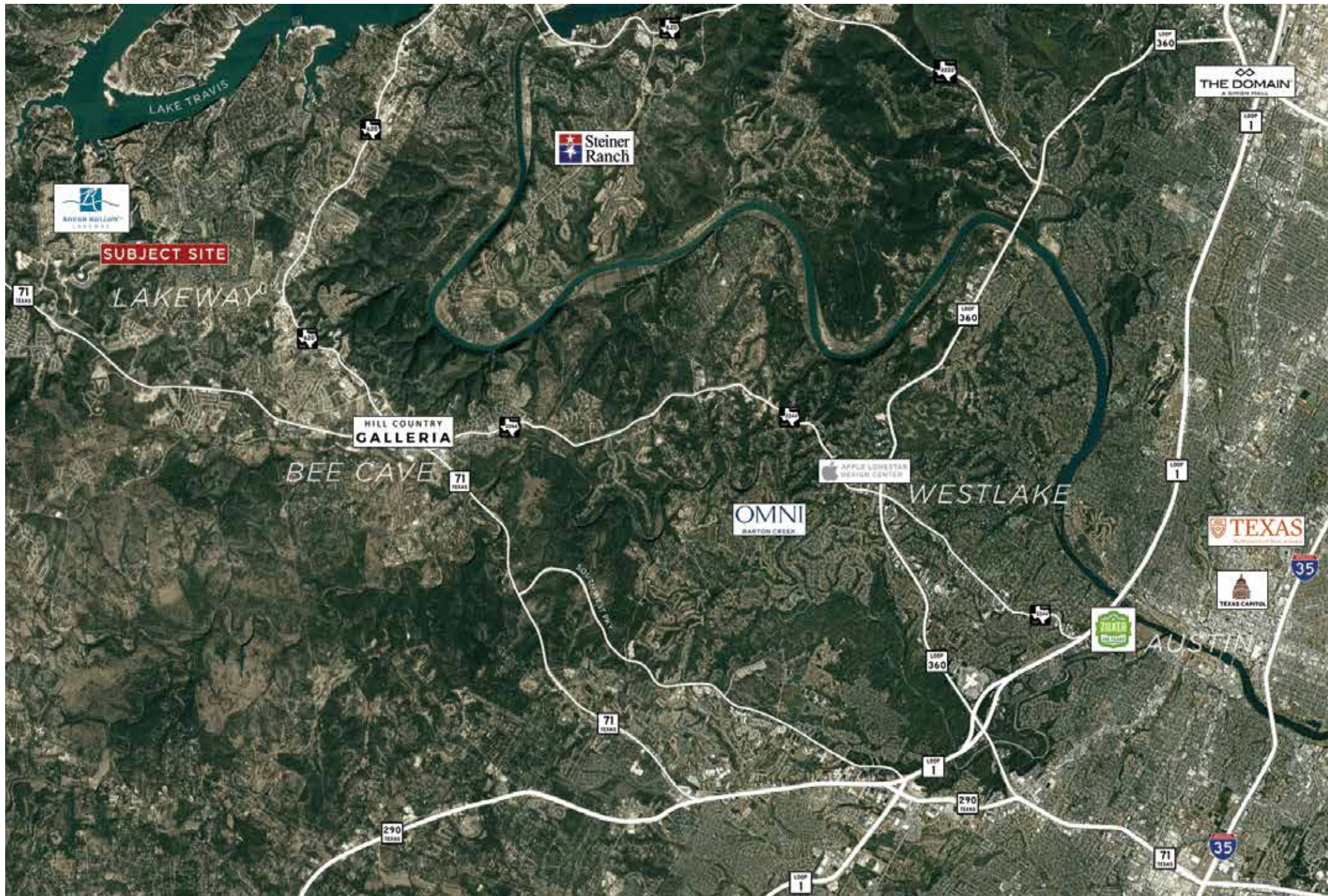
ROUGH HOLLOW MAP



The map displays the following locations and features:

- Neighborhoods and Sites:**
 - ROUGH HOLLOW LAKEWAY** (top left)
 - BEE CREEK SPORTS COMPLEX** (left)
 - LAKE TRAVIS MIDDLE SCHOOL** (bottom left)
 - SWEETWATER** (bottom left)
 - FOX CREEK ESTATES** (bottom center)
 - MAJESTIC HILLS RANCHETTES** (center)
 - SERENE HILLS ELEMENTARY** (center)
 - THE HILLS OF LAKEWAY** (center right)
 - LAKEWAY CITY CENTER** (right)
 - LAKEWAY CITY CENTER** (right)
 - LAKETRIS HILLS** (bottom center)
- Highways:**
 - 71 TEXAS** (left)
 - 620** (right)
- Commercial and Public Landmarks:**
 - CVS**, **Walgreens**, **Walmart**, **Target**, **Home Depot**, **Costco**, **Starbucks**, **Cracker Barrel**, **Bank of America**, **Wells Fargo**, **Chase**, **Bank of America**, **Wells Fargo**, **Chase**
 - LAKE TRAVIS HIGH SCHOOL** (bottom right)
- Other Features:**
 - SUBJECT SITE** (highlighted in red)
 - LAKE TRAVIS MIDDLE SCHOOL** (bottom left)
 - LAKE TRAVIS HIGH SCHOOL** (bottom right)

LAKEWAY-AUSTIN AREA MAP





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