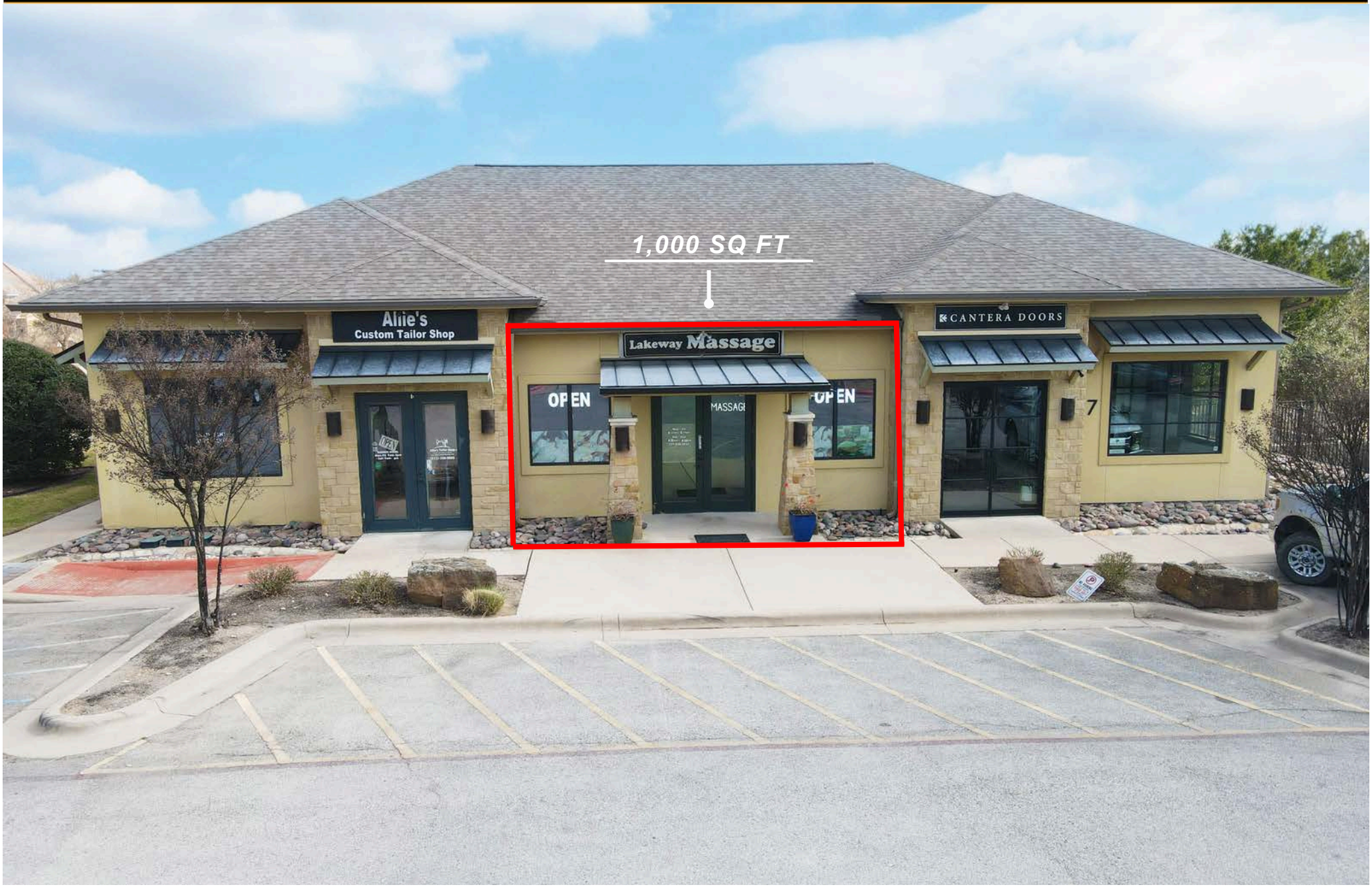
For Lease: Kitchen Central Plaza



GOLD TIER

EXCLUSIVELY LISTED BY

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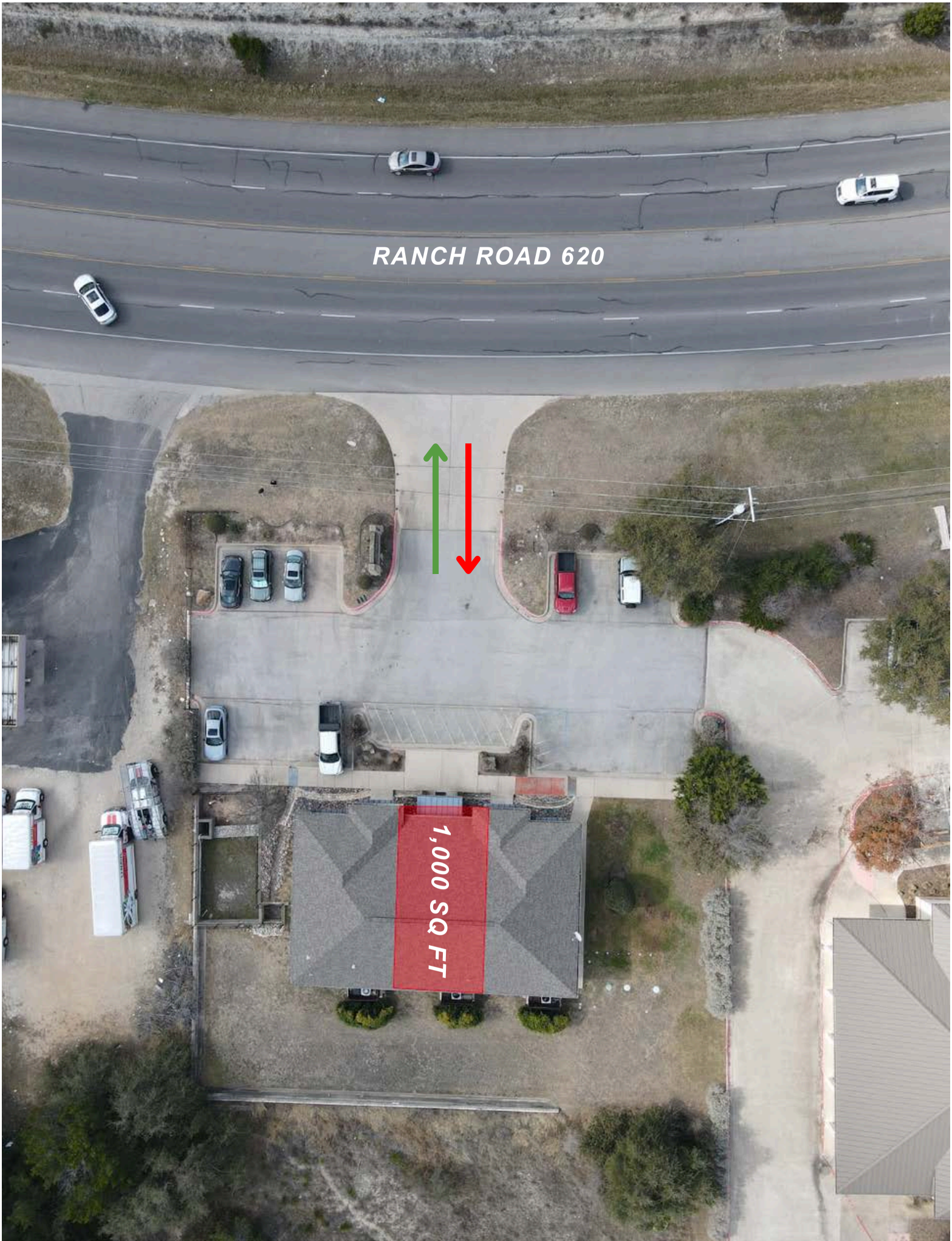
1,000 SQ FT
Allie's
Custom Tailor Shop
Lakeway Massage
OPEN
CANTERA DOORS
427
4
2
7
CANTERA DOORS
PLAZA
LAKEWAY MASSAGE
ALLIE'S CUSTOM TAILOR SHOP


RANCH ROAD 620
1,000 SQ FT

H-E-B
Randalls
THE HILLS
BaylorScott&White HEALTH
LT
NEED AN ELECTRICIAN?
RANCH 620 ROAD
RANCH ROAD 620
1,000 SQ FT

LAKE TRAVIS
LEXUS
AUSTIN | LAKEWAY
Steiner Ranch
HUDSON BEND
MIDDLE SCHOOL
LAKE TRAVIS ELEMENTARY
WESTLAKE DERMATOLOGY
RANCH 620 ROAD
RANCH ROAD 620: 45,149 VPD (TX DOT)
SUBJECT SITE
427 RANCH ROAD 620 S
U-HAUL

PROPERTY HIGHLIGHTS

ADDRESS: 427 RR 620 S, Lakeway, TX 78734

SQUARE FOOTAGE: 1,000 Sqft

PRICING: $24/SF + $12/SF NNN ($3,000/month total)

PARKING: 17 Spaces

YEAR BUILT: 2005

FRONTAGE: 130’ RR 620 Frontage

TENANTS:

» Cantera Doors (Owner Occupant)

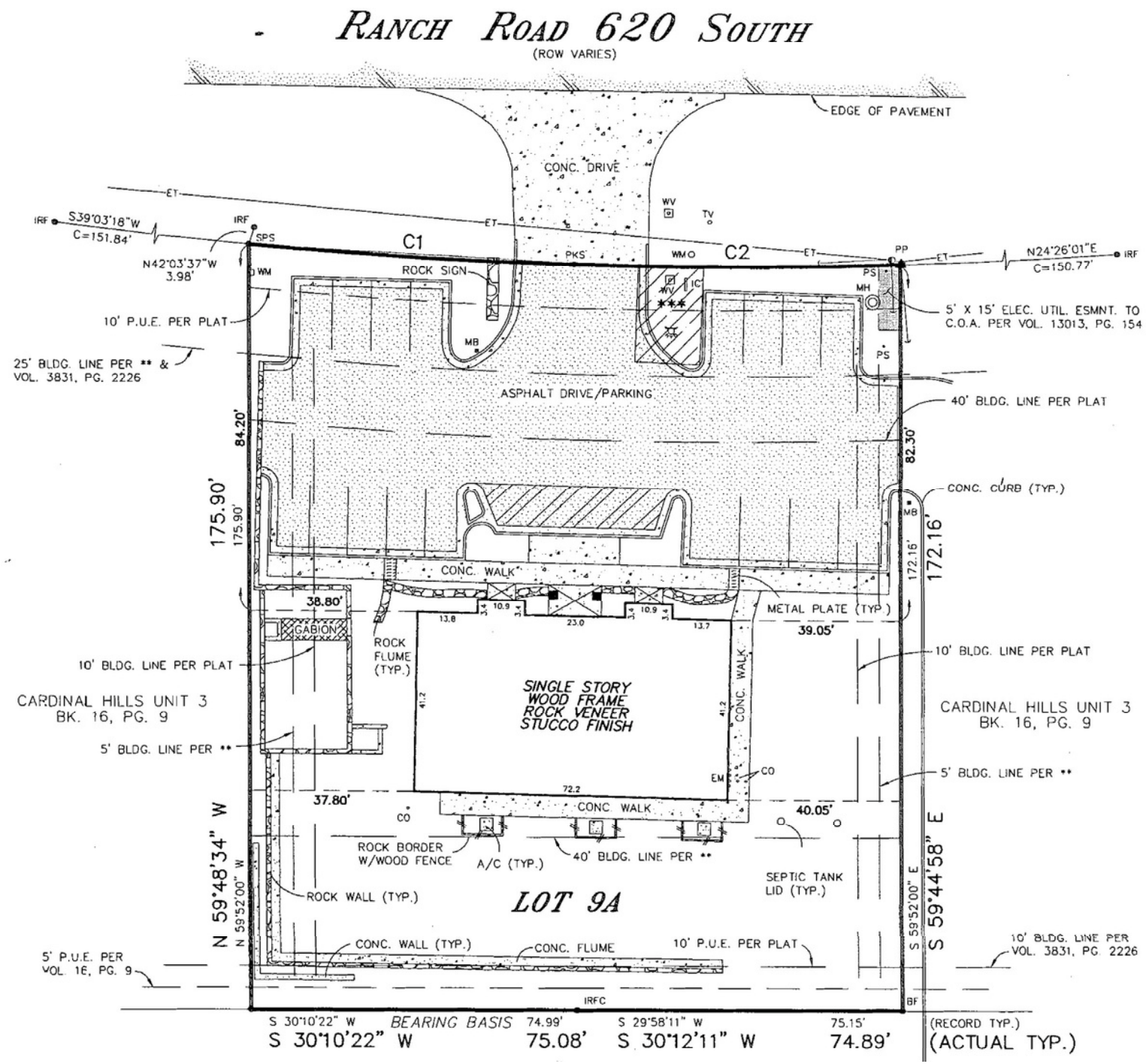
» Allie’s Custom Tailor Shop

REMARKS:

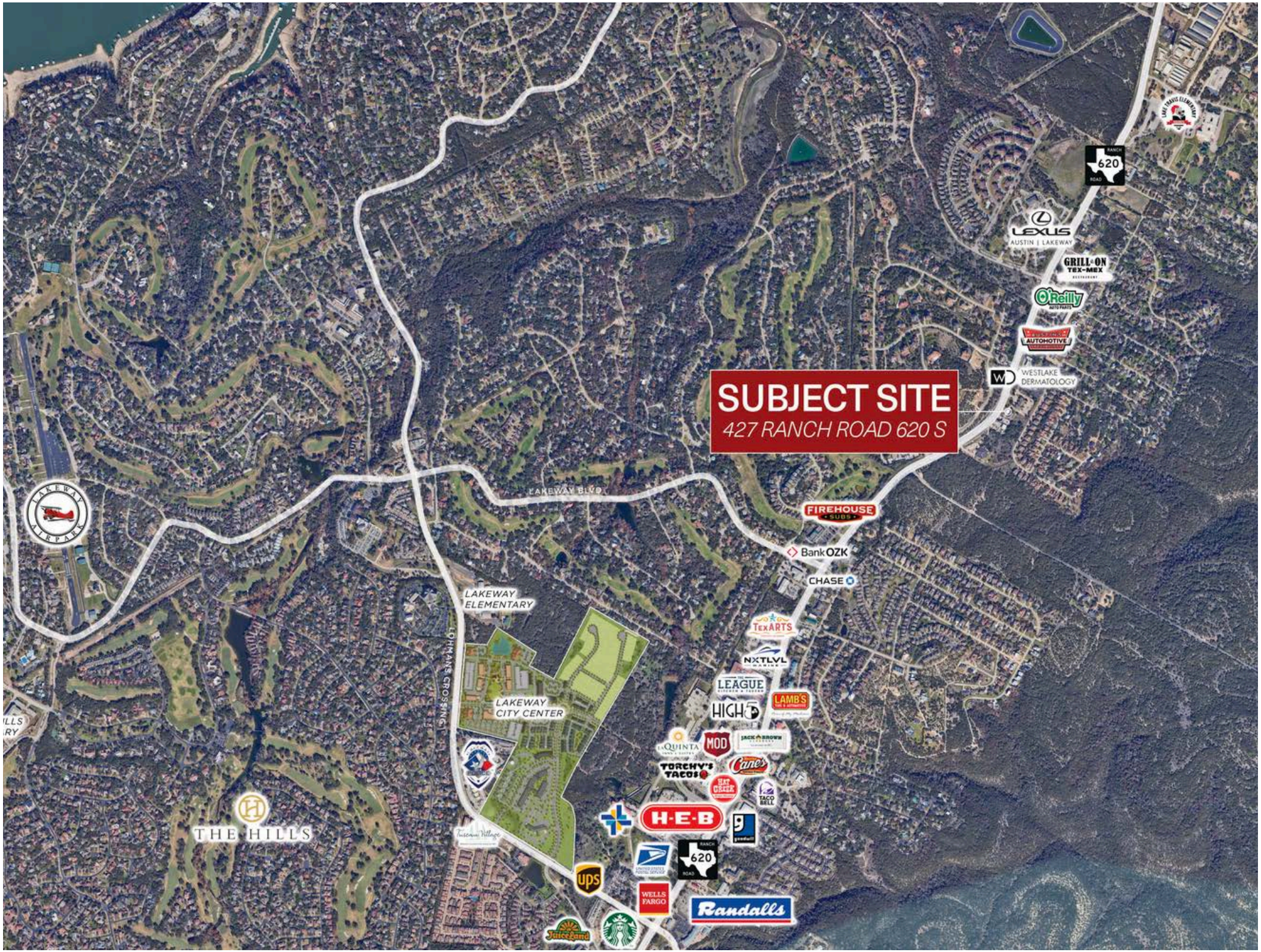
» Prominent Monument Signage

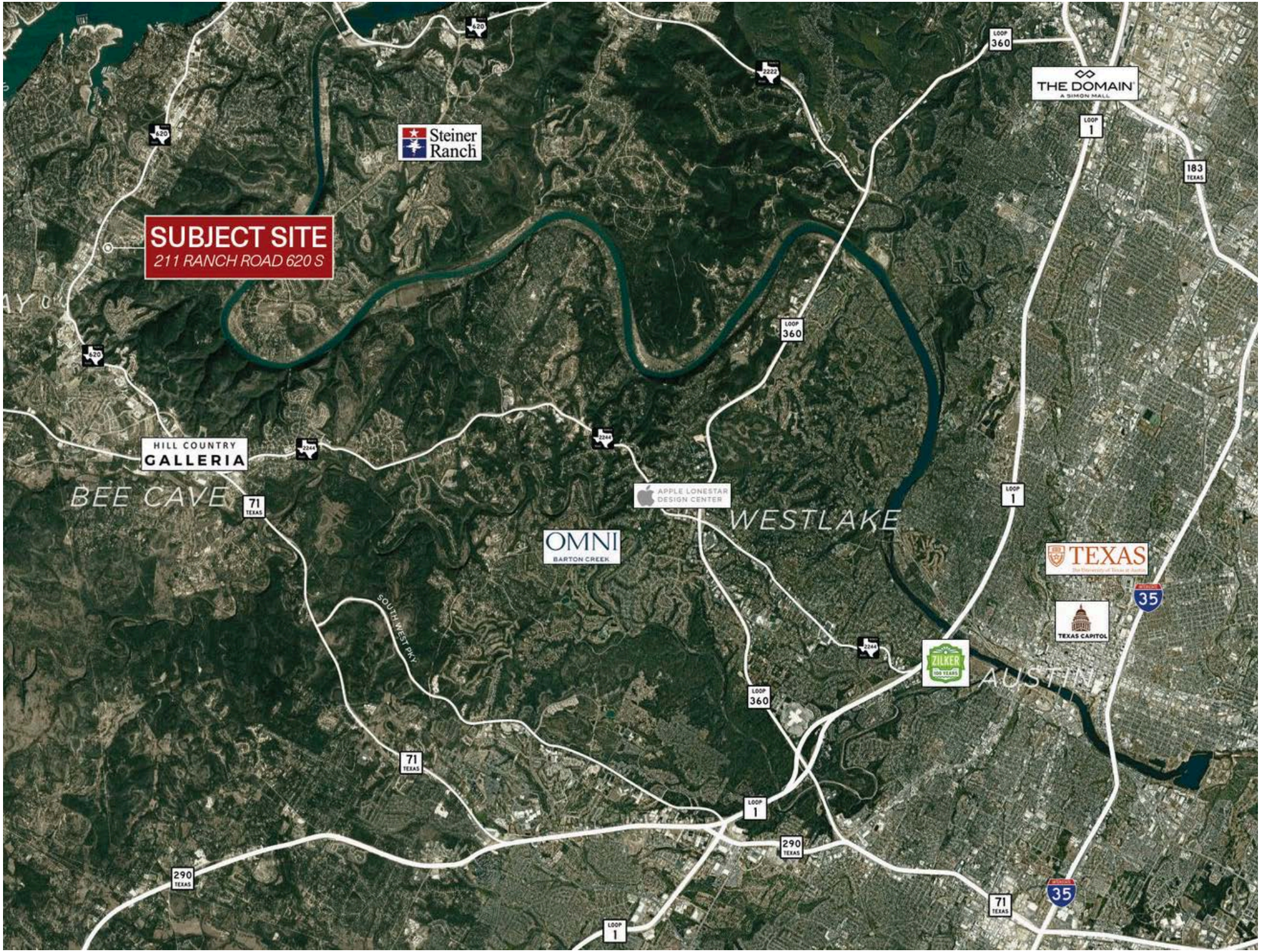
» RR 620 Frontage and Visibility

SURVEY


RANCH ROAD 620 SOUTH
(ROW VARIES)
EDGE OF PAVEMENT
CONC. DRIVE
S39°03'18"W
C=151.84'
N42°03'37"W
3.98'
C1
C2
N24°26'01"E
C=150.77'
ROCK SIGN
10' P.U.E. PER PLAT
25' BLDG. LINE PER ** &
VOL. 3831, PG. 2226
5' X 15' ELEC. UTIL. ESMNT. TO
C.O.A. PER VOL. 13013, PG. 154
ASPHALT DRIVE/PARKING
40' BLDG. LINE PER PLAT
CONC. CURB (TYP.)
84.20'
82.30'
175.90'
172.16'
CONC. WALK
METAL PLATE (TYP.)
38.80'
39.05'
GABION
ROCK
FLUME
(TYP.)
10' BLDG. LINE PER PLAT
CARDINAL HILLS UNIT 3
BK. 16, PG. 9
SINGLE STORY
WOOD FRAME
ROCK VENEER
STUCCO FINISH
5' BLDG. LINE PER **
37.80'
40.05'
CONC. WALK
ROCK BORDER
W/WOOD FENCE
A/C (TYP.)
40' BLDG. LINE PER **
SEPTIC TANK
LID (TYP.)
ROCK WALL (TYP.)
LOT 9A
N 59°48'34" W
S 59°44'58" E
CONC. WALL (TYP.)
CONC. FLUME
10' P.U.E. PER PLAT
5' P.U.E. PER
VOL. 16, PG. 9
10' BLDG. LINE PER
VOL. 3831, PG. 2226
S 30°10'22" W
BEARING BASIS
74.99'
S 29°58'11" W
75.15'
(RECORD TYP.)
S 30°10'22" W
75.08'
S 30°12'11" W
74.89'
(ACTUAL TYP.)

RANCH
620
ROAD
WESTLAKE
DERMATOLOGY
Weed-Corley-Fish
RANCH ROAD 620: 45,149 VPD (TX DOT)
SUBJECT SITE
427 RANCH ROAD 620 S
RANCH
620
ROAD


SUBJECT SITE
427 RANCH ROAD 620 S
LAKEWAY BLVD
LAKEWAY AIRPARK
LAKEWAY ELEMENTARY
LOHMANS CROSSING
LAKEWAY CITY CENTER
THE HILLS
Tuscany Village
LEXUS
AUSTIN | LAKEWAY
GRILL ON TEX-MEX
O'Reilly
AUTOMOTIVE
WESTLAKE DERMATOLOGY
FIREHOUSE SUBS
BankOZK
CHASE
TexARTS
NXTLVL
LEAGUE
HIGH
LAMB'S
LaQUINTA
MOD
JACK BROWN
TORCHY'S TACOS
Cane's
BAR CREEK
TACO BELL
H-E-B
goodwill
620
WELLS FARGO
Randalls
ups
Juice Land


SUBJECT SITE
211 RANCH ROAD 620 S
Steiner Ranch
THE DOMAIN
A SIMON MALL
HILL COUNTRY GALLERIA
BEE CAVE
APPLE LONESTAR DESIGN CENTER
WESTLAKE
OMNI
BARTON CREEK
SOUTHWEST PKY
TEXAS
The University of Texas at Austin
TEXAS CAPITOL
ZILKER
100 YEARS
AUSTIN
620
2222
LOOP 360
LOOP 1
183 TEXAS
2244
71 TEXAS
290 TEXAS
35

11-2-2015

Information About Brokerage Services

Texas law requires allreal estatelicenseholdersto givethe 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 th e 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 _____