FOR LEASE: TILLMAN RETAIL CENTER

PRIME COMMERCIAL RETAIL/OFFICE SPACE | 107 RANCH ROAD 620S, LAKEWAY, TEXAS



GOLD TIER

EXCLUSIVELY LISTED BY

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350: 800 SF
114AB: 2,700 SF

PROPERTY HIGHLIGHTS

ADDRESS: 107 RR 620 S, Lakeway, Texas 78734

AVAILABLE SPACE:

- Suite 114AB: 2,700 sqft (second floor)
- Suite 350: 800 sqft (third floor)

RATE:

- Suite 114AB: $3,600/month
- Suite 350: $500/month

PARKING: 94 spaces

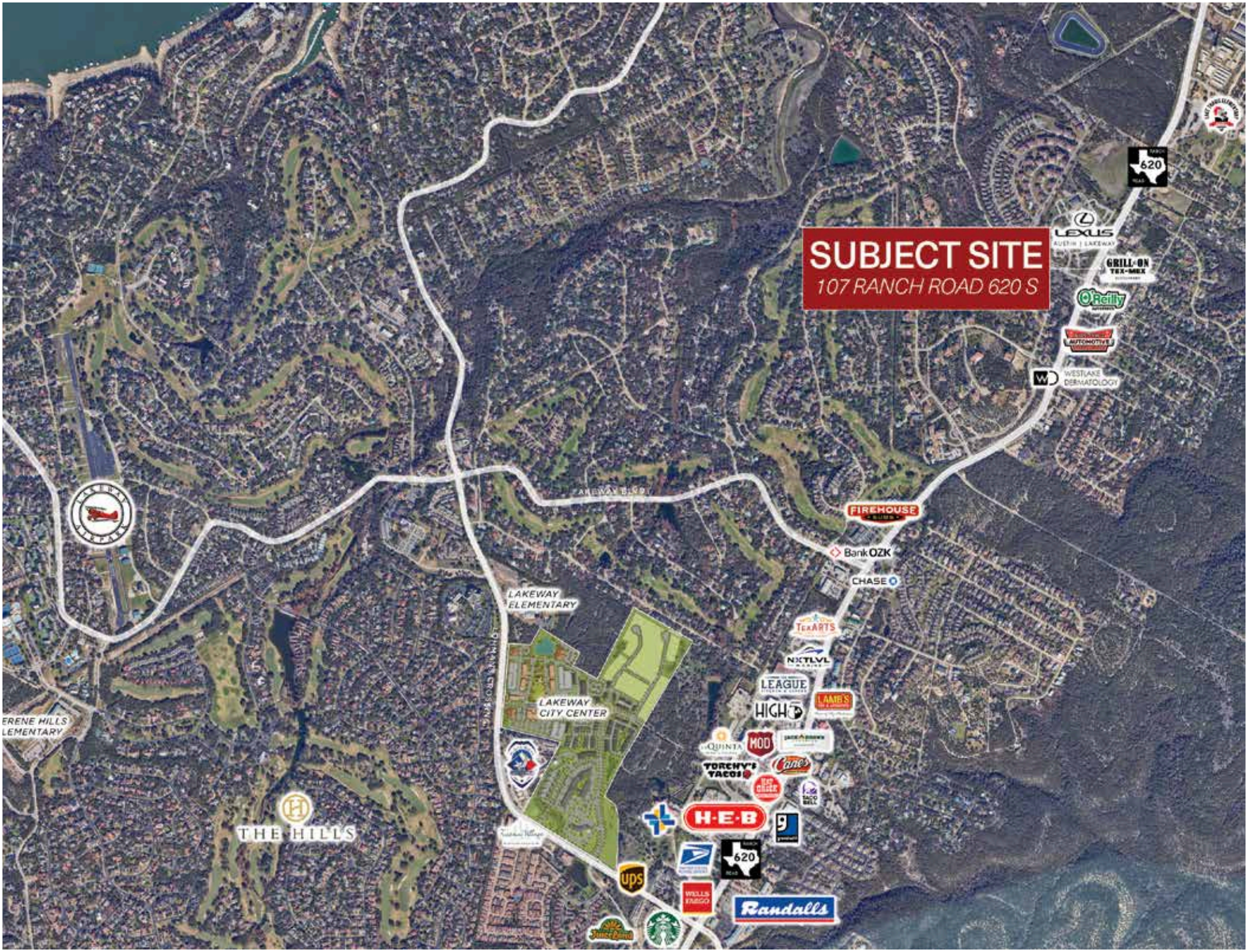
SIGNAGE: Building and pylon

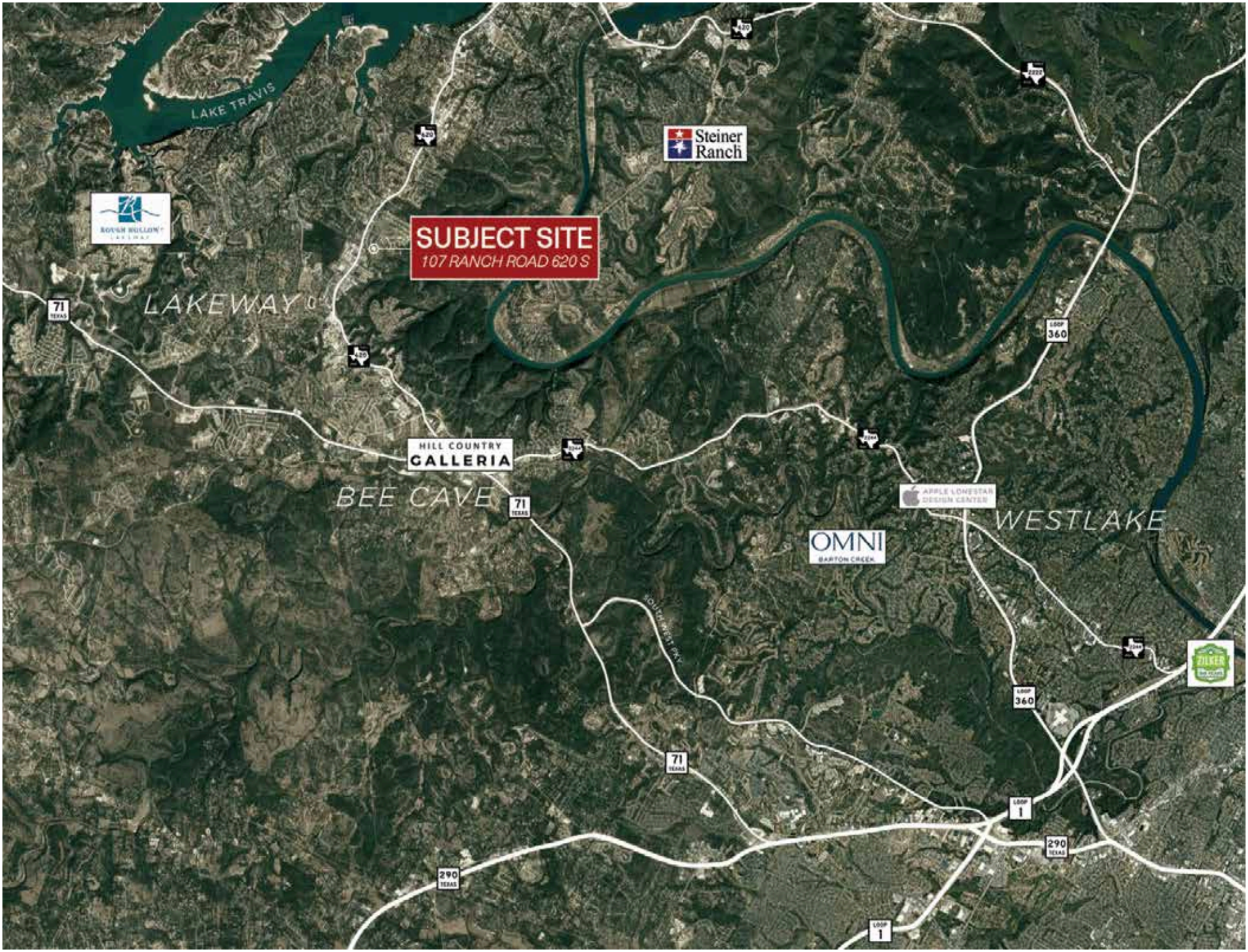
ZONING: C-1, City of Lakeway

REMARKS:

- Local ownership and management
- Competitive Lakeway rates
- Ranch Road 620 frontage




SUBJECT SITE
107 RANCH ROAD 620 S
LEXUS
AUSTIN | LAKEWAY
GRILL ON TEX-MEX
O'Reilly
AUTOMOTIVE
WESTLAKE DERMATOLOGY
620
FIREHOUSE
BankOZK
CHASE
LAKEWAY ELEMENTARY
LAKEWAY CITY CENTER
TexARTS
NXTLVL
LEAGUE
HIGH
LAMB'S
LA QUINTA
MOD
TORCHY'S TACOS
Cane's
H-E-B
620
ups
WELLS FARGO
Randalls
THE HILLS
ERENE HILLS
LEMENTARY


LAKE TRAVIS
Steiner Ranch
SUBJECT SITE
107 RANCH ROAD 620 S
ROUGH HOLLOW
LAKEWAY
HILL COUNTRY GALLERIA
BEE CAVE
OMNI
BARTON CREEK
APPLE LONESTAR DESIGN CENTER
WESTLAKE
SOUTH WEST PKY
ZILKER
71
620
360
1
290

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.

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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 _____