



# FOR LEASE

\$31.00/SF + NNN - 3,310 SF



Pointe 183, Bldg 7, Suite 730

Leander, TX 78641

Darren Siegel - 512-964-3656 - [TexasCRE@outlook.com](mailto:TexasCRE@outlook.com)

Texas Real Estate Team 2021, LLC - Broker License# 9015054

# Property Information

## UTILITIES:

- Water: City of Leander
- Sewer: City of Leander
- Power: Pedernales Electric Cooperative

## GENERAL INFORMATION:

- Condominium Association
- NNN: \$12.00/sf/year estimated
- Cold Dark Shell
- Term: 3-10 Years
- Location: North Leander near 183/183A split
- Use: Office/ Medical Office
- Parking: Apx. 4.5 : 1,000 SF
- Tenant Improvement Allowance: \$40/sf
- Daily Traffic Counts 183A Service Rd: 28,706 CPD
- Daily Traffic Counts 183/San Gabriel Rd: 19,485 CPD
- City of Leander 2023 Population: 81,806
- Pointe 183 is a retail and office mixed use center. Current occupants include Pointe 183 Animal Hospital, Texas Orthopedics and more.
- Access: Multiple ingress/egress points to 183, 183A service road, adjoining parcels to the North including QuickTrip, access from 183A on and off ramps.

## FOR ADDITIONAL INFORMATION CONTACT:

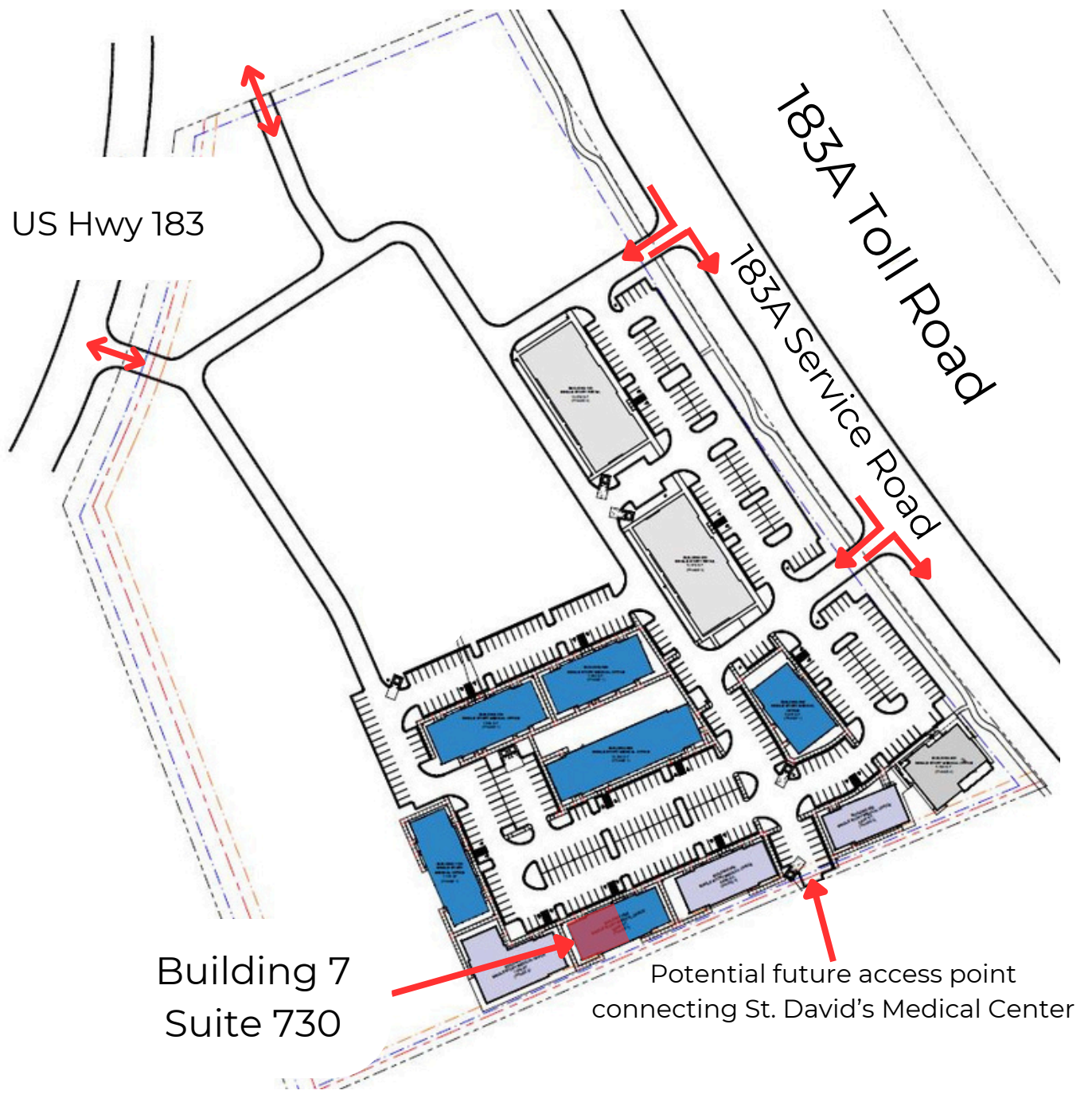
Texas RealEstate Team 2021, LLC - Broker Lic# 9015054  
Darren Siegel 512-964-3656



# Area Map Detail



# Site Plan



US Hwy 183

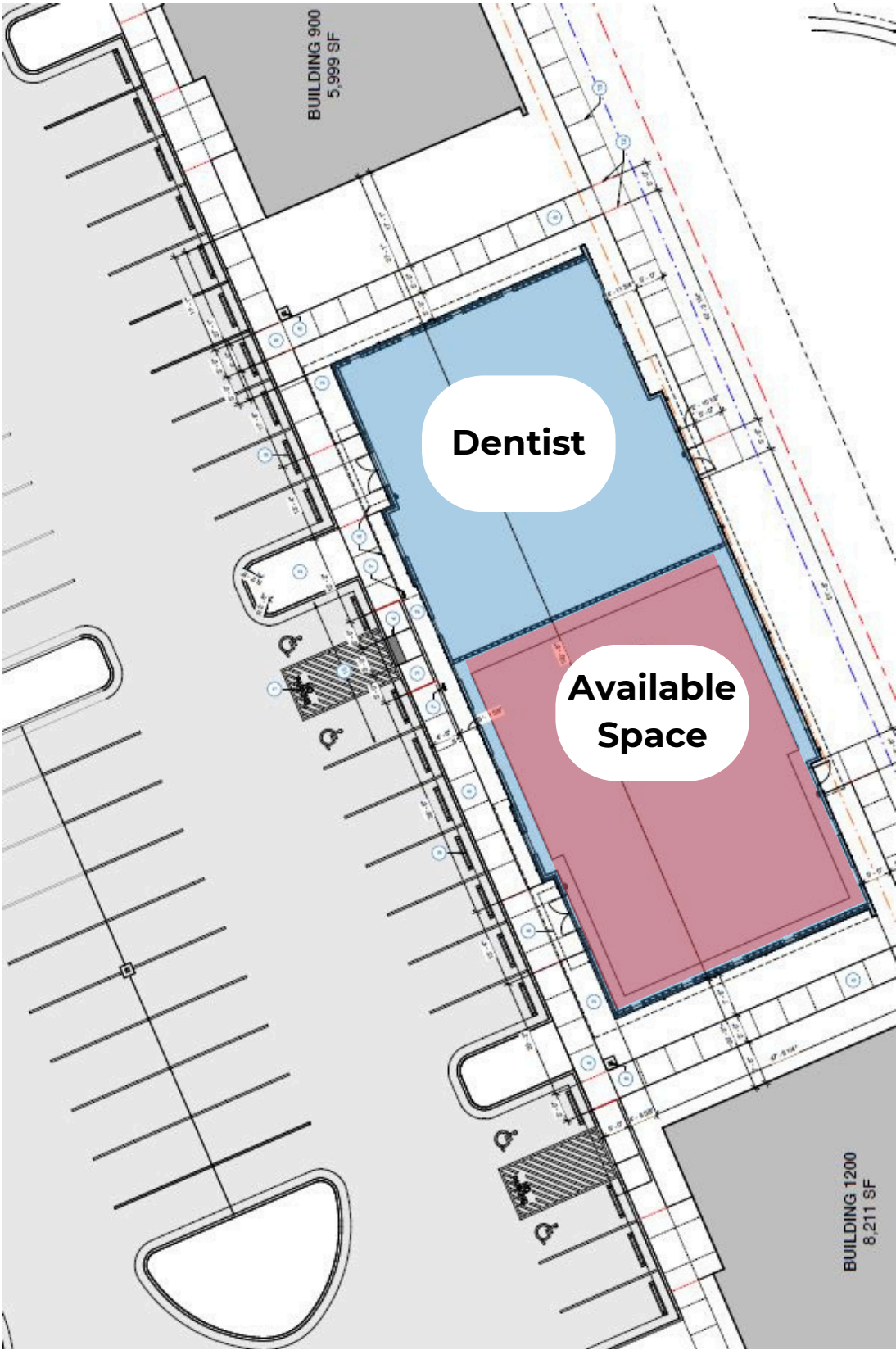
183A Toll Road

183A Service Road

Building 7  
Suite 730

Potential future access point  
connecting St. David's Medical Center

# Building Plan



# Demographics

Population			
	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	15,111	84,522	276,856
2024 Population	23,327	109,809	329,785
2029 Population Projection	30,431	140,113	415,300
Annual Growth 2020-2024	13.6%	7.5%	4.8%
Annual Growth 2024-2029	6.1%	5.5%	5.2%
Median Age	36.2	36.9	38.4
Bachelor's Degree or Higher	36%	40%	49%
U.S. Armed Forces	65	228	489

Income			
	<b>2 miles</b>	<b>5 miles</b>	<b>10 miles</b>
Avg Household Income	\$108,400	\$131,486	\$140,011
Median Household Income	\$93,547	\$111,522	\$116,849

Source: CoStar

# Interior Photos





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Texas Realestate Team 2021, LLC</b>	<b>9015054</b>	<b>jerryseay@me.com</b>	<b>(512)917-8558</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jerry Seay</b>	<b>517166</b>	<b>jerryseay@me.com</b>	<b>(512)917-8558</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jerry Seay</b>	<b>517166</b>	<b>jerryseay@me.com</b>	<b>(512)917-8558</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Darren Siegel</b>	<b>640724</b>	<b>texascre@outlook.com</b>	<b>(512)964-3656</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Texas RealEstate Team, 129 Clear Spring Georgetown TX 78628  
Jerry Seay

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 512-917-8558

Fax:

Boatwright

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)