

# THE CORNER VILLAGE AT CABALLO RANCH

2901 Caballo Ranch Blvd | Cedar Park

FOR LEASE



## FEATURES

- Professional Office Space
- Beautifully Finished (Immediate Move-in)
- Unit has appr. 1,000 SF, including 4 offices with commercial carpet, Reception, Kitchenette, Storage, and an ADA-compliant restroom. Non-office space features luxury vinyl tile throughout.
- Surrounded by new and established residential and commercial communities, plus coming soon Perfect Game Sports Complex
- Approx. 1 mile from 1431 and Ronald Reagan/Parmer intersection
- Approx. 2.15 miles from 1431 and TX-183A intersection
- Approx. 5.9 miles from 1431 and IH-35 intersection
- AT&T fiber available



For more information, contact:

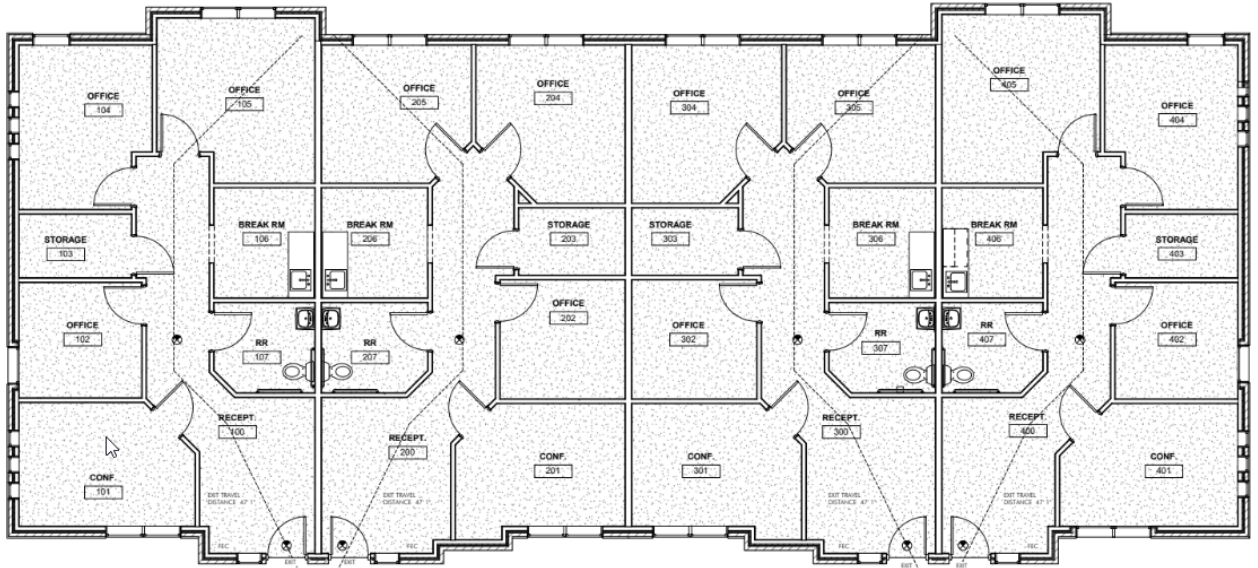
**Darroll Hardee, REALTOR®**

**832-797-7537**

**Darroll@HowdyRES.com**

The material contained in this memorandum is based on information furnished to Howdy Real Estate Services, LLC by sources deemed to be reliable. The information is believed to be accurate in all material aspects, but no representation or warranty, express or implied is made by any party. Nothing contained herein should be relied upon as a promise or representation as the future. Recipients should conduct their own investigation and analysis of the transaction described herein.

### Four-Unit Building Plan



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### 1890 Ranch

- Features over 80 stores, services, restaurants and entertainment options
- Includes Super Target, PetSmart, Hobby Lobby, Lupe Tortilla, Chuy's, many other restaurants and a 12 screen Cinemark theater complex
- Located at the 183A Toll Road and 1431 intersection

### Perfect Game Sports Complex

The project will be at the southeast corner of Ronald Reagan Boulevard and the planned New Hope Drive extension. The project is divided into two parts. A 30-acre tract of land along Ronald Reagan Boulevard will have general business land uses such as hotel, restaurant, retail. The second 80-acre land tract will house Perfect Game facilities and 16 baseball fields

The Corner Village at Caballo Ranch provides its owners with easy access to 183A and 45 Toll Roads, I-35, and Loop 1 (Mopac). This area is a growing corridor for businesses with Dell, IBM, Apple, 3M, Hospitals and more all within a short drive.



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**4-Unit Building**

**Per Unit:    \*\* \$2,500 NNN/Month\*\***



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### Selection Specifications

#### Interior

Cabinets:	Painted
Countertop:	Carrara Bianco – LG Viatera
Front Door:	Fiberglass with 3-0 x 8-0 Lite
Flooring	Vinyl Plank / Carpet
Hardware	Satin Nickel – Lever Style
Electrical	Recessed Can Lighting
Paint	Trim/Doors – Single Color Walls/Ceilings – Single Color

#### Restrooms

Tile Wainscoting  
ADA Approved Toilet/Sink/Grab Bar  
Vinyl Plank Flooring

#### Exterior

30-Year Composition Shingles  
Stone, Brick, or Board and Batten with  
Wood Accents per plan

#### Energy Features

Insulation:	Open Cell Foam and Un-faced Thermal Batt Insulation
Roof Decking:	Radiant Barrier
Windows:	Insulated Double Pane, Low E
HVAC:	High Efficiency 14+ SEER

These offices to be built per current City of Cedar Park building codes as specified in permits. Specific information may be supplied upon request.



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Site Layout



Legend

● Sold
● Sale Pending
● Available

\* As of 09/12/2022

Phase II – Coming Winter 2022



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## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Howdy Real Estate Services, LLC</u>	<u>9003913</u>	<u>terri@howdyres.com</u>	<u>(512)431-5435</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Terri Romere, Broker</u>	<u>0529706</u>	<u>terri@howdyres.com</u>	<u>(512)431-5435</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Darroll M. Hardee</u>	<u>752707</u>	<u>darroll@howdyres.com</u>	<u>(832)797-7537</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date