

Lake Creek Medical Office Building

9817 N Lake Creek Pkwy.



Will Blackbird

512-917-0157

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Jonathan Higgs

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HTH Capital, Ltd.

1016 Mopac Cir. Ste. 102

Austin, TX 78746

512-327-6586

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HTH



HEALTHCARE REAL ESTATE SERVICES

Lake Creek Medical Office Building

Location

- 9817 N. Lake Creek Pkwy.
- SEC N. Lake Creek Pkwy. & Lakeline Mall Dr.

Property Description

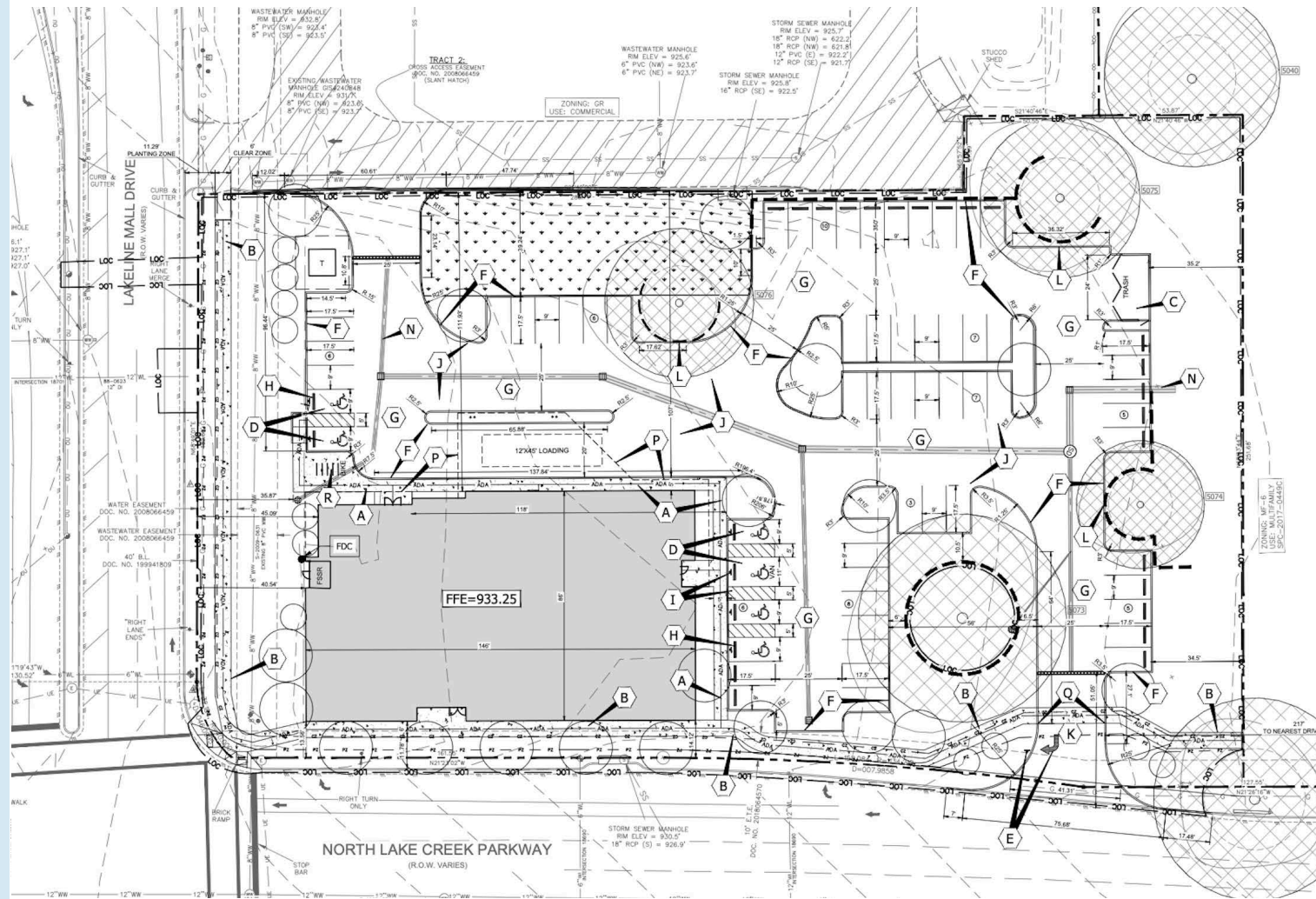
- Approx. 12,500 SF Medical / Office Building
- One-story building, Type II-B (2B Construction fully sprinkled office building)
- Planned 61 Surface Parking Spaces & Covered Drop Off

Key Features

- Signalized Intersection
- Convenient access to N Lake Creek Pkwy. and Lakeline Mall Dr., Hwy 183 and TX45
- Building and monument signage available
- Major Area Retailers
- Adjacent to Greystar / Everleigh Lakeline brand new 55+ Active Adult Community
- Close proximity to Texas Children's and Dell Children's Campus

For Lease

- 12,500 SF Medical / Office Building
- 1,500-12,500 SF Available
- Call for details



Demographics



Population Estimate

1 mi	3 mi
5,834	89,965



Households

1 mi	3 mi
2,794	35,782



Median Household Income

1 mi	3 mi
\$73,666	\$88,973



Traffic Counts

N US Hwy 183 101,990 (FM 620) US
Hwy 183A 104,587 (State Hwy 45)

Demographic data from Costar.com as of 1/27/2021.

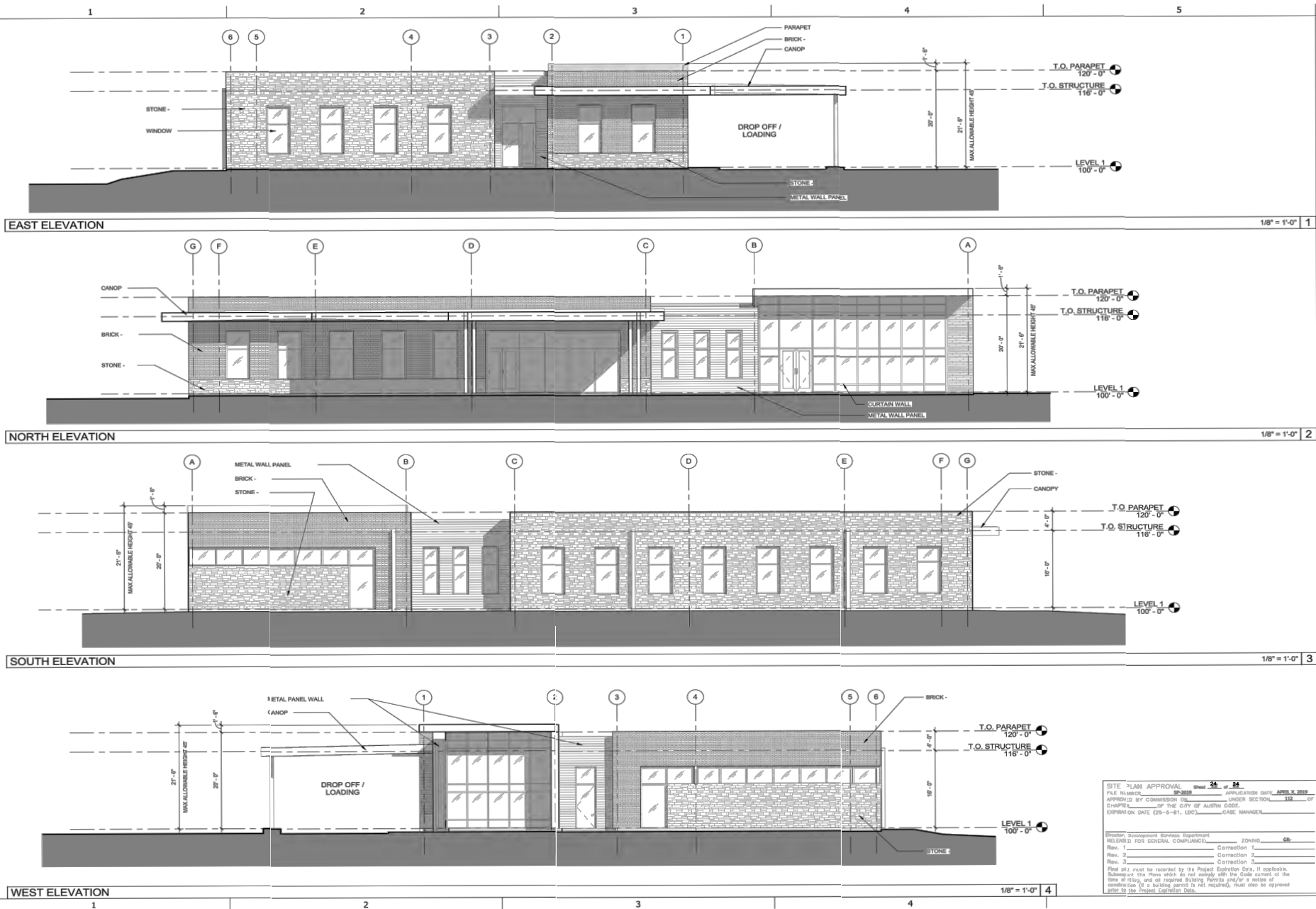
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NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



sixthriver
1601 s. mopac expressway
barton skysway two, suite 100-d
austin, texas 78746
512.306.6669
www.sixthriver.com



LAKE CREEK OFFICE BUILDING
9817 1/2 NORTH LAKE CREEK DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS 78729

SITE PLAN APPROVAL		Sheet 24 of 24
FILE NUMBER	SP-2019	APPLICATION DATE: APRIL 10, 2019
APPROVED BY COMMISSIONER	_____	UNDER SECTION: 33A OF
CHAPMAN	_____	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-3-81, 100)	_____	CASE NUMBER
Standard Commission Services Representative RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: EB Rev. 1 _____ Correction 1 Rev. 2 _____ Correction 2 Rev. 3 _____ Correction 3 Plans must be returned by the Project Expiration Date. If applicable, Submittal Site Plans which do not comply with the Code control of the Department, and all required Building Department and/or other city construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		

SHEET
A200
24 OF 24
SP-2019-00000

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Information About Brokerage Services

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: HTH Capital, Ltd. / License # 9004430 / wblackbird@hthcapital.com / 512-327-6586

Designated Broker of Firm: Robert William Blackbird / License # 619748 / wblackbird@hthcapital.com / 512-327-6586

Licensed Supervisor of Sales Agent/Associate: N/A

Sales Agent/Associates Name: N/A

Texas law requires all real estate license holders to give the above information about brokerage services to prospective buyers, tenants, sellers and landlords.

Regulated by the Texas Real Estate Commission, information available at www.trec.texas.gov / 11/2/2015

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