



PROPERTY

FOR LEASE

WWW.CMEATX.COM

7333 HWY 290 E, AUSTIN,
TX 78723

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 300 SF

Lease Rate: \$700.00 - 1,700.00
SF/yr (Full Service)

Building Size: 6,775 SF

PROPERTY OVERVIEW

These are wide-open individual offices perfect for small business and solo practitioners. The owner is an on-site occupant and maintains a high building standard. Professional office and medical users as current tenants. There is a prominent digital marquee which is visible from both directions on Hwy 290. Tenants are invited use of the sign free of charge.

LOCATION OVERVIEW

Located at 290 and 183. It is the last professional office building on Hwy 290 heading east of I-35 until Manor but is still only 12 minutes from downtown.

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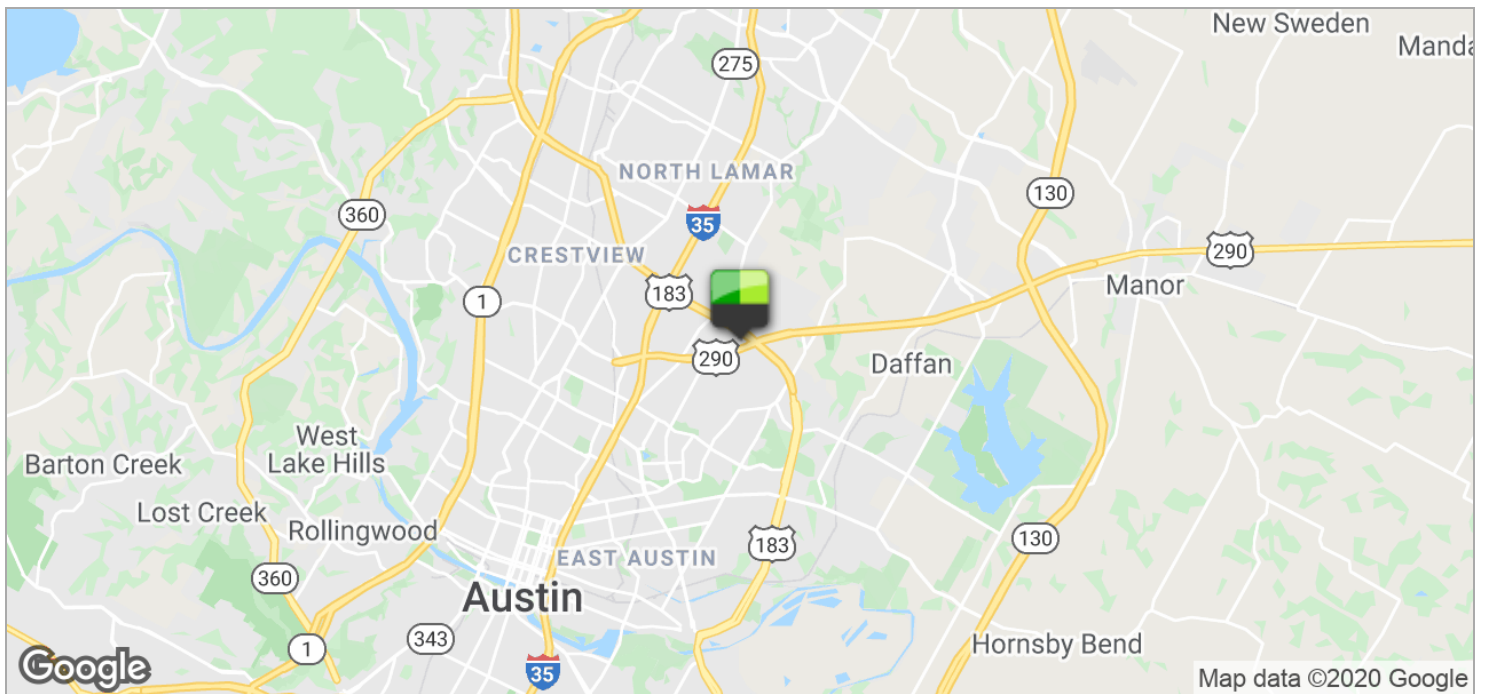
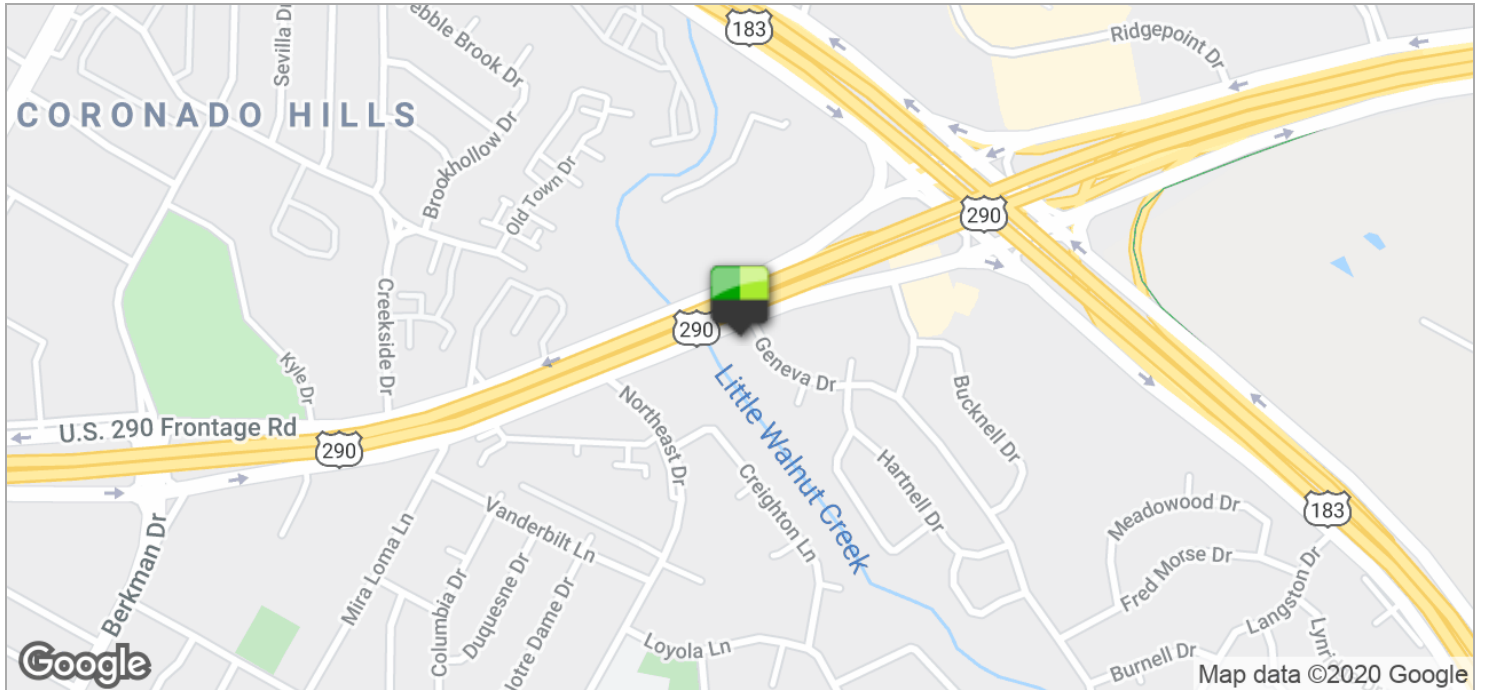
ADDITIONAL PHOTOS



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LOCATION MAPS

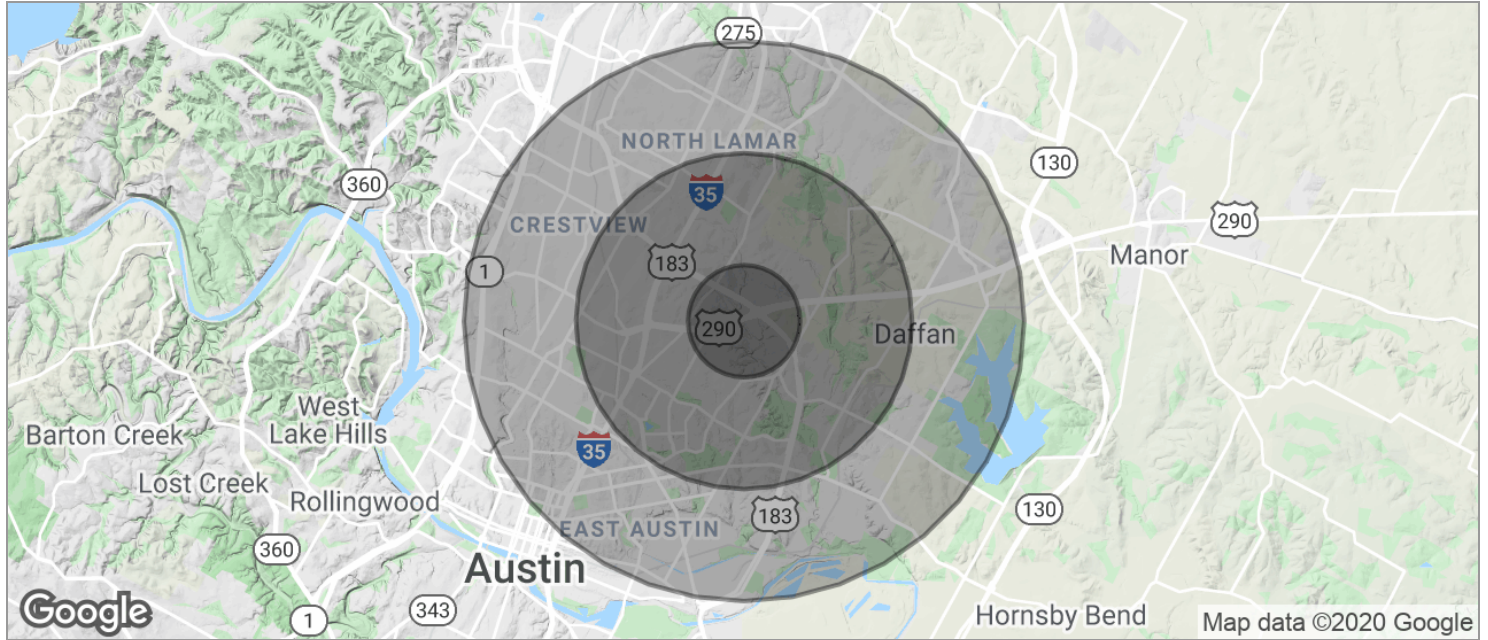


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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	13,537	97,336	262,619
MEDIAN AGE	31.5	29.5	29.8
MEDIAN AGE (MALE)	30.4	28.4	29.4
MEDIAN AGE (FEMALE)	33.4	31.3	30.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,976	36,735	101,732
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$54,339	\$47,958	\$51,321
AVERAGE HOUSE VALUE	\$148,147	\$155,015	\$193,699

* Demographic data derived from 2010 US Census



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>Commercial Market Exchange</u>	<u>9003840</u>	<u>info@cmeatx.com</u>	<u>(512) 298-2005</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512) 535-5313</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Jennifer Bernstein</u>	<u>605537</u>	<u>jennifer@cmeatx.com</u>	<u>(512) 774-9520</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

Information available at www.trec.texas.gov