



NEW • HOPE • PROFESSIONAL

1513 EAST NEW HOPE DRIVE | 78641

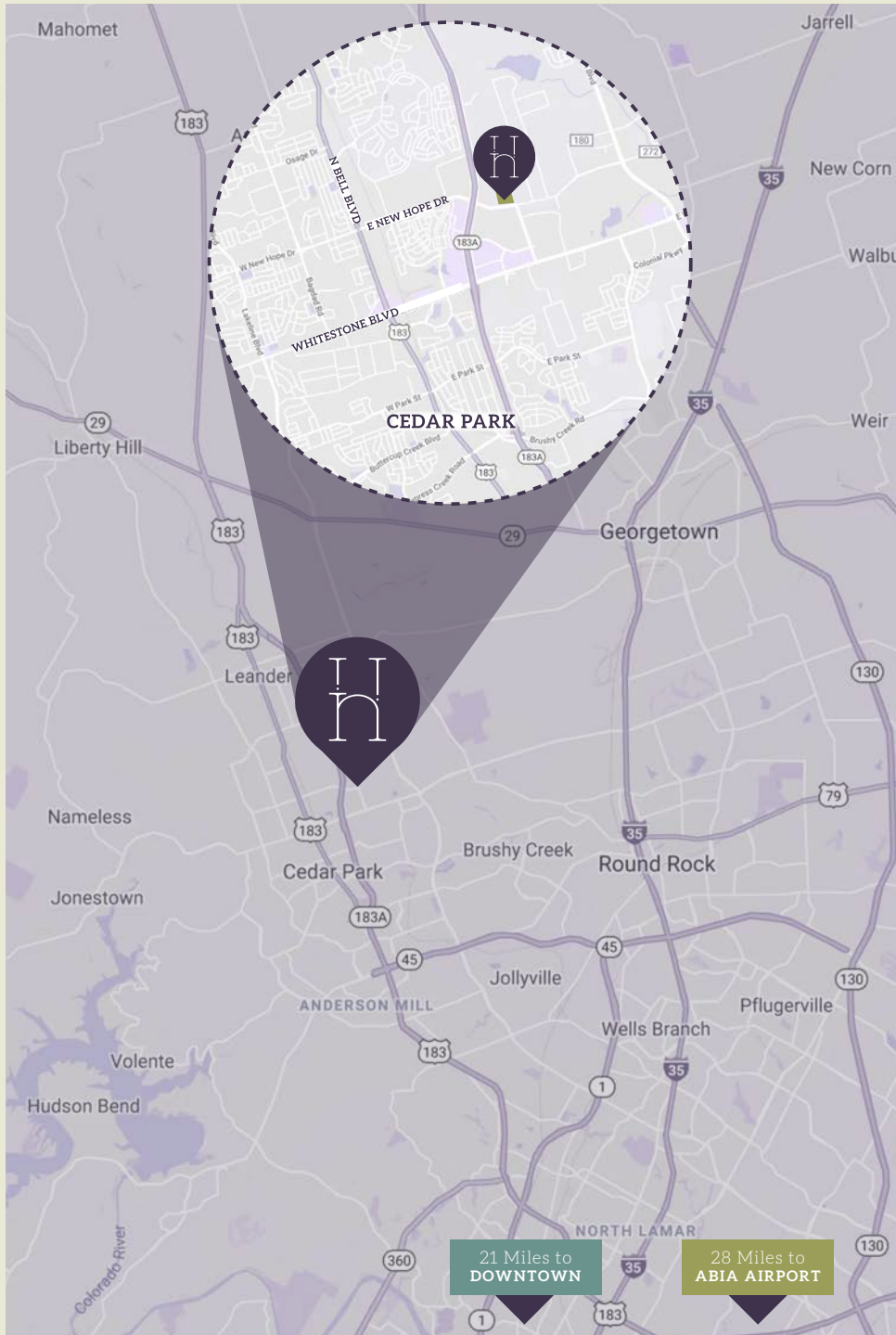


**N**ew Hope Professional is a new construction medical and professional office condo development located just to the north of Cedar Park Regional Medical Center. The project will consist of five to six, high-end, freestanding condo buildings available for sale with sizes ranging from 3,500 to 11,900 square feet.

This project presents a rare opportunity to own an efficient, attractive large office condo within a condo development targeting medical and professional users. The property sits 2 minutes north of the growing regional hospital and brand-new 1890 ranch offering a diverse choice of retailers.

New Hope Professional offers flexible sizes and building options for more intensive surgical uses to standard medical or professional office users. The ability to own your own building in an area of close proximity to a burgeoning retail and medical community within the fast-growing Cedar Park area is unique.





## New Construction Medical and Professional Office Condo Development in Leander-Cedar Park

- Five to six freestanding buildings
- 3,500 to 11,900 square feet
- 5 per 1,000 parking ratio
- High-end landscaping
- Attractive, efficient construction:
  - Spray foam insulation,
  - Metal roofing and canopies,
  - Low-E Glass, etc.
- Concrete driveways and parking lots
- Monument Signage
- Building Signage
- Located 2 minutes from Cedar Park Regional Medical Center



### LEANDER / CEDAR PARK

- Fastest growing city in the state
- Leander ISD - 10th fastest growing ISD in the country
- Strong growth in healthcare and medical services sector



# NEARBY AMENITIES



## HEB PLUS CENTER

HEB Plus  
Supercuts  
Papa Murphy's  
Pizza  
Domino's Pizza  
Chase Bank  
Post Net

## GATEWAY AT LEANDER

AT&T	Lowe's
Chick-fil-A	McDonalds
Goodwill	Pizza Hut
Kohl's	Taco Bell

## SCOTTSDALE CROSSING

iSPORTS Entertainment and Technology  
iSPORTS A&VR and Performance Gym  
Chaparral Ice  
Voltabox  
Milestone Community Builders

## 1890 RANCH

AT&T  
Bikram Yoga  
Chick-fil-A  
Cinemark  
FedEx Office  
GNC  
Golds Gym  
Half Price Books  
Logan's Roadhouse  
Mighty Fine  
Office Depot  
PetSmart  
Starbucks  
Super Target  
Wells Fargo Bank

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## CRYSTAL FALLS TOWN CENTER

ABC Liquor  
GNC  
Jack Brown Cleaners  
Orange Theory  
Randalls  
Starbucks  
Tomlinson's

## INDIGO RIDGE

## THE PARKE + CEDAR PARK TOWN CENTER

Bath & Body Works  
Dick's Sporting Goods  
Freebirds World Burrito  
Juiceland  
Marshall's  
Michaels  
Nordstrom Rack  
Old Navy  
Orange Theory  
Petco  
Potbelly Sandwich Shop  
Red Robin  
Sprint  
Starbucks  
Tuesday Morning  
Ulta  
Whole Foods 365

At Home  
BJ's Restaurant & Brewhouse  
Chipotle  
Chuy's Tex Mex  
Costco  
CycleBar  
In-N-Out Burger  
Jason's Deli  
Lupe Tortilla  
Mama Fu's Asian House  
McAlister's Deli  
Mod Pizza  
Pieology Pizzeria  
Tiffs Treats  
Zoe's Kitchen

## THE SHOPS AT WHITESTONE + THE RAILYARD

1431 Café  
Bank of America  
Dunkin' Donuts  
H-E-B  
KFC  
LA Fitness  
Little Ceasars  
Lucy's Fried Chicken  
McDonald's

Modern Kitchen  
Sport Clips Haircuts  
Sprint  
Starbucks  
Taco Cabana  
T-Mobile  
Verizon  
Walmart  
Whitestone Brewery



# NEARBY MEDICAL COMMUNITIES





## Option A

1513 EAST NEW HOPE DRIVE

41,997 SF

Building A	7,000 SF
Building B	7,900 SF
Building C/D	11,901 SF
Building E	7,274 SF (SOLD)
Building F	7,922 SF

FOR MORE INFORMATION

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MEDICAL/OFFICE • FOR SALE



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## Option B

1513 EAST NEW HOPE DRIVE

41,997 SF

Building A	7,000 SF
Building B	7,900 SF
Building C	6,300 SF
Building D	5,601 SF
Building E	7,274 SF (SOLD)
Building F	7,922 SF

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## Information About Brokerage Services

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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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