Vista@29
www.vista29.com

FOR LEASE

RETAIL SPACES

9073 W Hwy 29, Georgetown, TX 78628

Vista29.com

ASTERRA PROPERTIES

Monique Rivera
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Ryan Perry
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Asterra.com
3305 Steck Ave. Suite 250, Austin, TX 78757

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PROPERTY DETAILS

Located approximately 1 mile West of Ronald Reagan Blvd. and 2 miles East of US Hwy 183, along highly traveled TX Hwy 29, Vista@29 is a beautiful, 112k+ SF mixed use development providing much needed retail and office space to the Liberty Hill/ Georgetown area.

Situated near the entrances of the Orchid Ridge, Santa Rita, and Morning Star subdivisions. With 900' of frontage, Vista@29 offers great visibility and accessibility to the projected 36k+ households (and estimated population of 100,000+) in the nearby area.

Additionally, OM Properties' penchant for design and use of natural elements ensures quality aesthetics and maximization of the topography; taking full advantage of the spectacular views.

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LISTING DETAILS:

Rate:	$24 - $28/SF
Retail Buildings:	2 Retail | 2 Mixed-Use
Available SF:	1,210 SF - 7,000 SF
Contruction:	Current
Estimated Completion Date:	Q4 2020
Market:	Austin
Submarket:	Georgetown/Liberty HIll
Zoning:	C3
Parking:	4.45/1,000 SF
Other:	

- Monument Signage Available
- Generous TI's and/or Free Rent Possible
- Grease Traps in Place
- 3 End Caps with Patio or Drive-Thru
- Economic Development Packages Possible

IDEAL USES:

- F.I.R.E
- Dentist
- Salons
- Barber
- Restaurant
- Coffee/Donuts
- Fitness
- Cleaners
- Other Personal Services

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DEMOGRAPHICS

3 MILES

Total Households:	3,189
Total Population:	9,082
Average HH Income:	$132,717

5 MILES

Total Households:	9,817
Total Population:	28,723
Average HH Income:	$117,572

Williamson County is among the fastest growing counties in the nation. Hwy 29 is among the fastest developing corridors. Projected growth to 36k+ homesites with an estimated population growth of 200+% in the surrounding area.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

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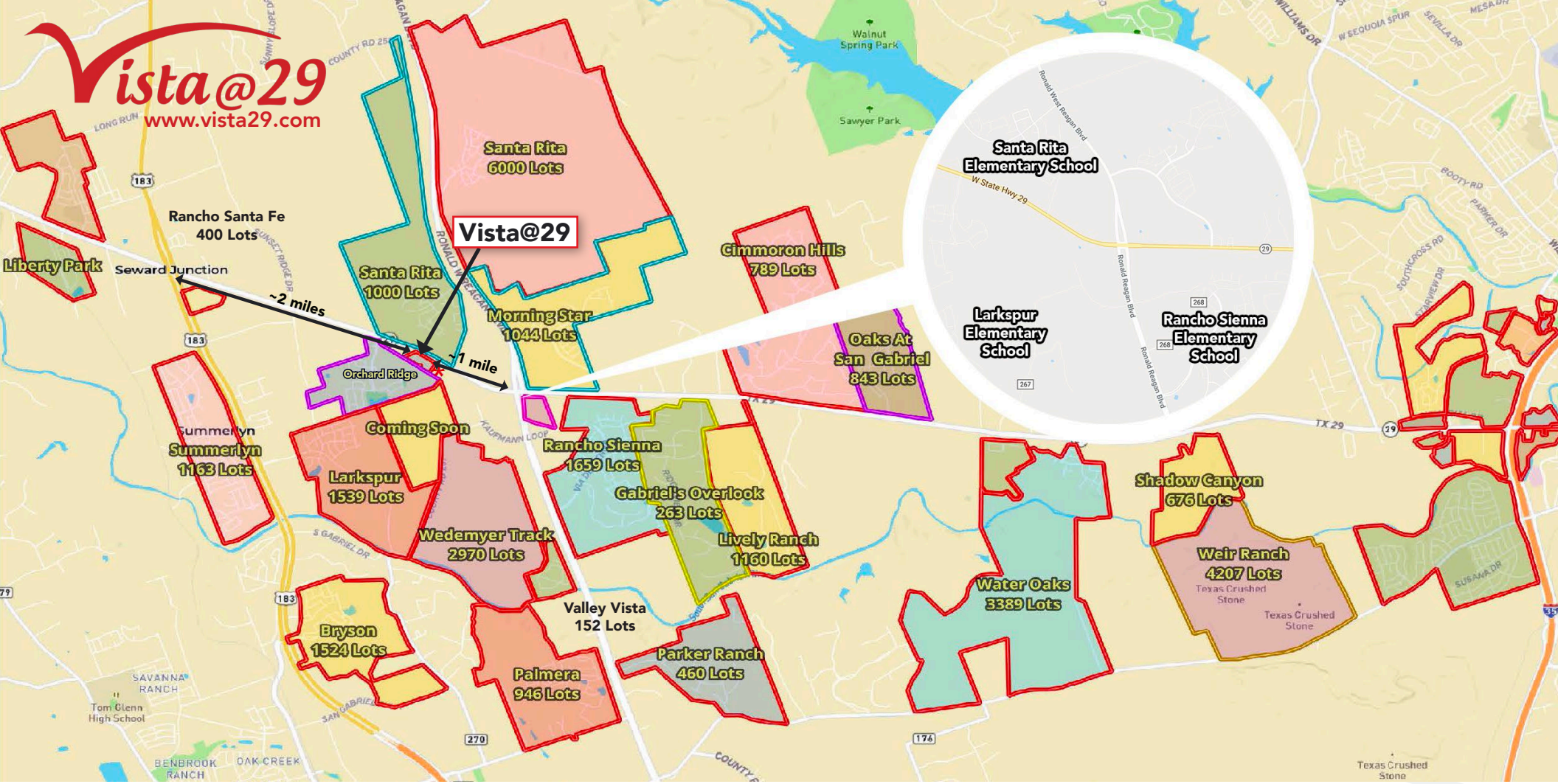

WHAT'S NEARBY

Vista@29 is in the center of a growing community, including thousands of existing homes and many under construction.

Vista@29 provides great visibility on Hwy 29. With an expected population growth up to 200+% in the area over the next five years, this location will provide tenants a prime location with little competition in the area for the community to enjoy.

Located next to the entrances of Orchard Ridge, Santa Rita, and Morning Star residential communities.

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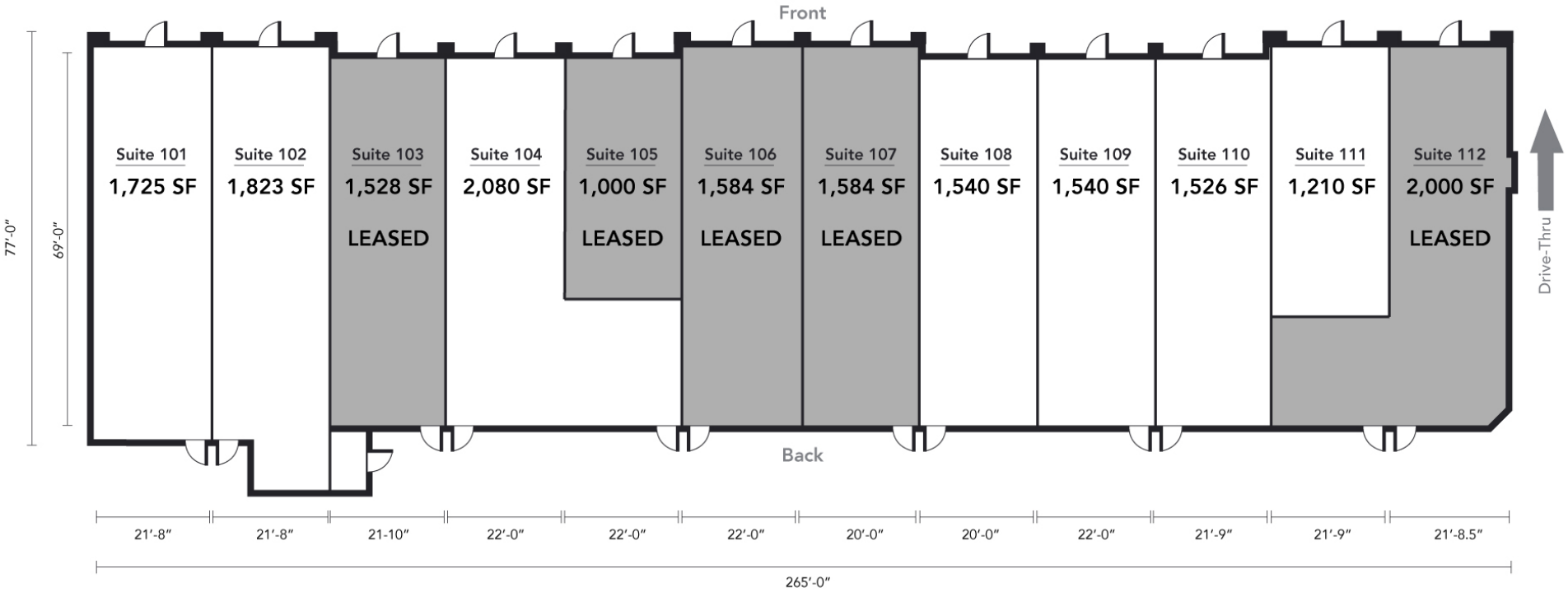
Retail Building 1



FLOOR PLANS - RETAIL BLDG 1

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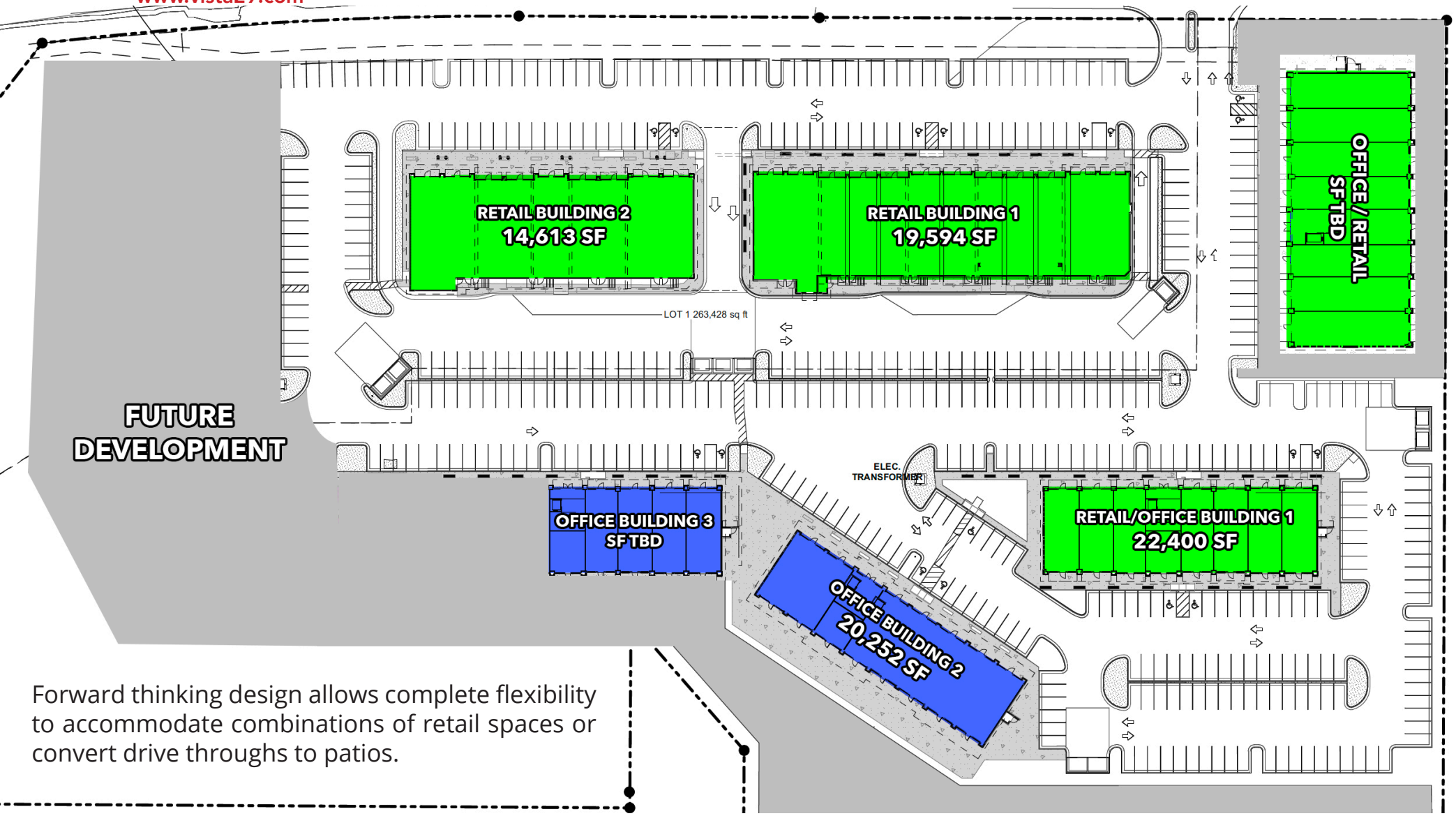

Forward thinking design allows complete flexibility to accommodate combinations of retail spaces or convert drive throughs to patios.

DEVELOPMENT OVERVIEW

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PHOTOS - RETAIL

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Equal Housing Opportunity

Information About Brokerage Services

11/2/2015

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' 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.

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