



14205 N. Mopac Expy, Suite 450
Austin, TX 78728

Ron Evans
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Broker License: TX 409993

• COMMERCIAL REAL ESTATE DEVELOPMENT •

MEDICAL OFFICE

CALL 512.750.1866

12601 Metric Boulevard, Austin, TX 78727



FOR LEASE

PROPERTY FEATURES

- 5 Minutes or Less to:
 - MoPac & I35 Highways
 - Fire and Police Stations
 - Elementary and Middle Schools
 - St. David's Hospital
- Abundant Retail and Dining Nearby
- Turn-Key Processes Available
 - Development
 - Architecture
 - Design
 - Construction

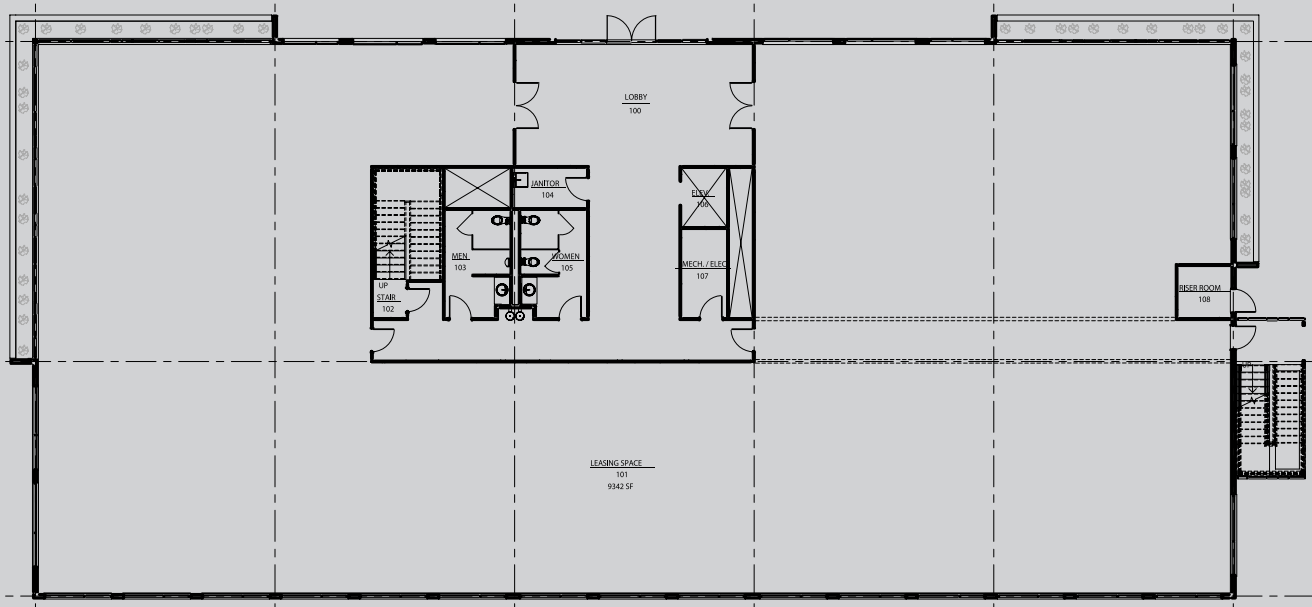
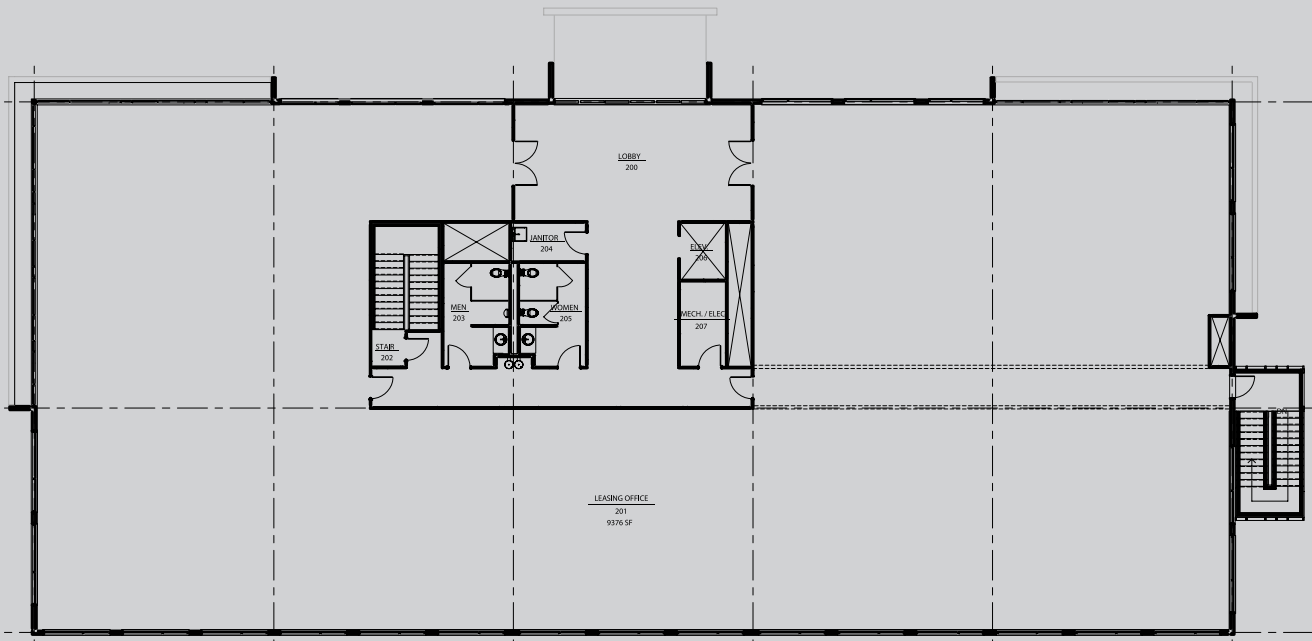
First Floor:

approx 11,500 SF - \$27-\$28 SF

Second Floor:

approx 11,500 SF - \$27-\$28 SF

The material contained in this memorandum is based in part on information furnished to Huffman Builders by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representations or warranty, express or implied, is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis.

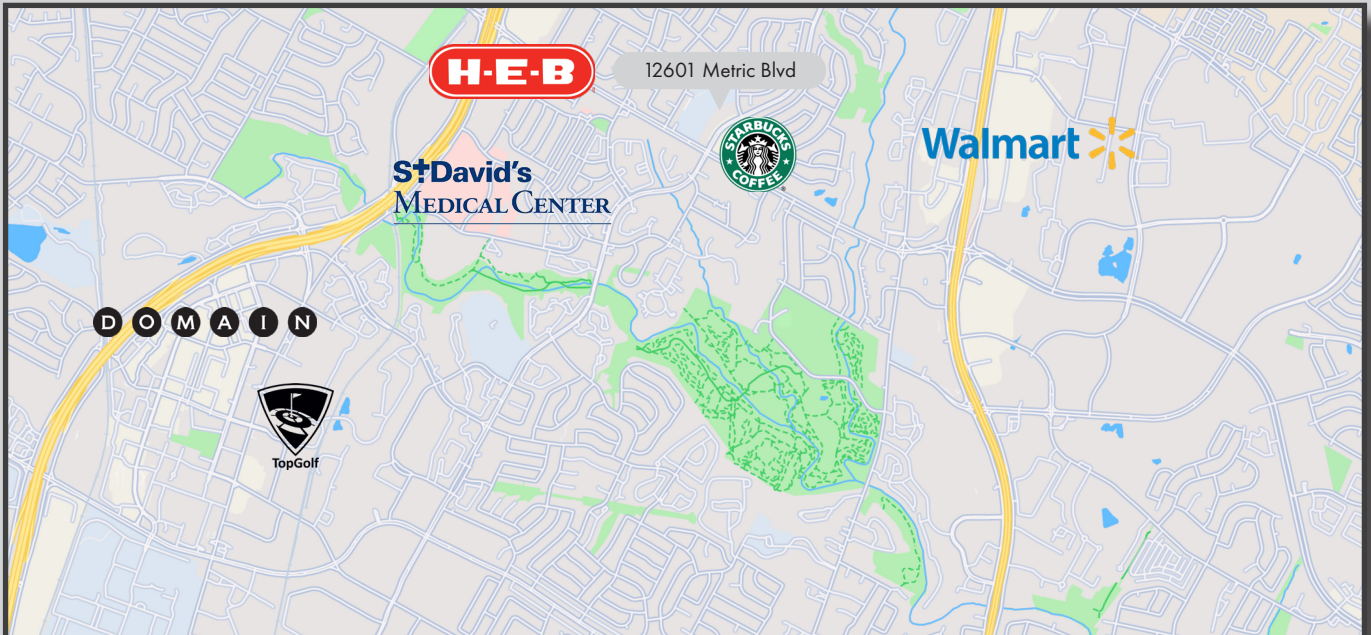
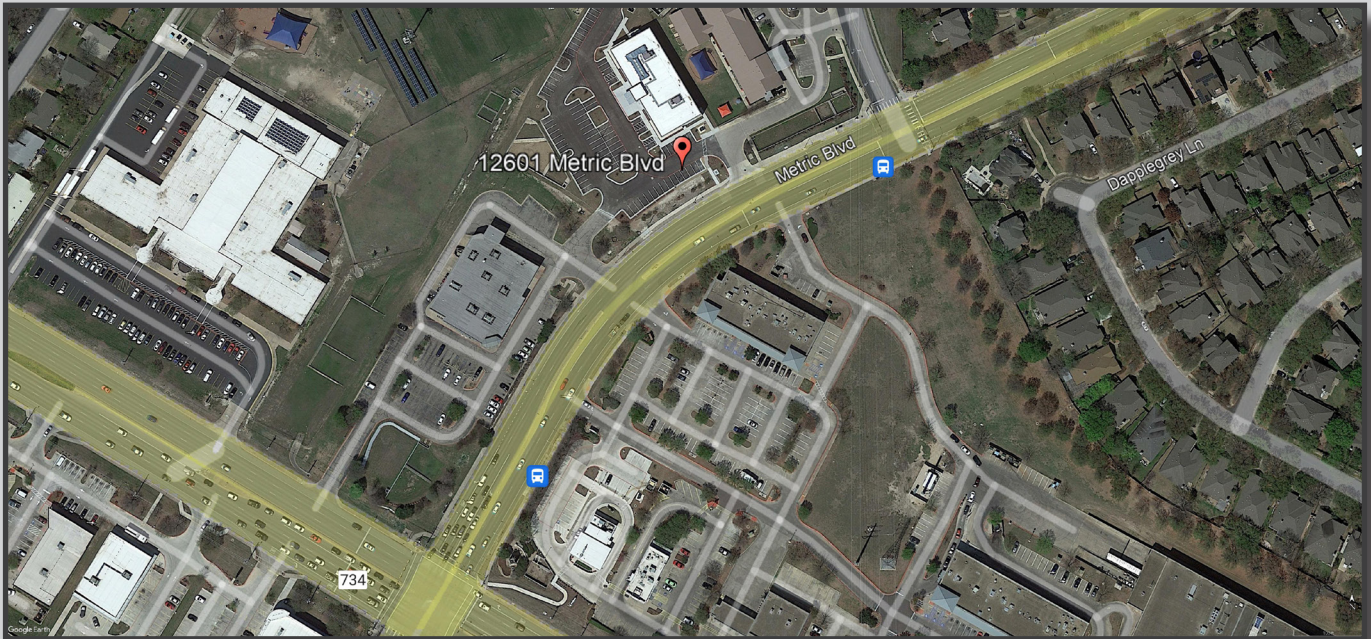
CALL 512.750.1866**BUILDING FOOTPRINT****First Floor****Second Floor**

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 converted Census 2000 data into 2101 geography. U.S. Census Bureau (2019). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Leander, TX

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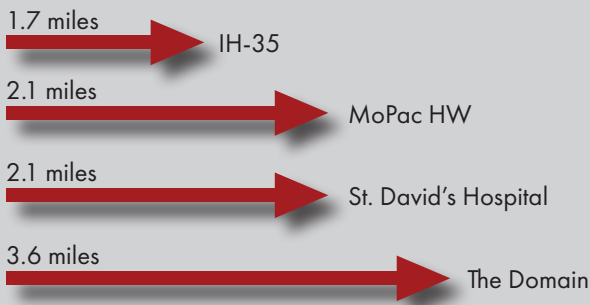
SITE PROXIMITY



MARKET ANALYSIS

OF AUSTIN TEXAS

SITE LOCATION DISTANCES



AUSTIN - 272 square miles

Total Population: 978,908

Median Age: 33.4

High School Grad or Higher: 94.9%

Bachelor's Degree or Higher: 51.7%

Avg People Per Household: 2.44

Avg Household Income: \$71,576

Avg Value of Owner-Occupied Housing Units: \$337,400



Households



TAXING ENTITIES

City of Austin
Austin ISD
Austin Community College District
Travis County Healthcare District
Travis County



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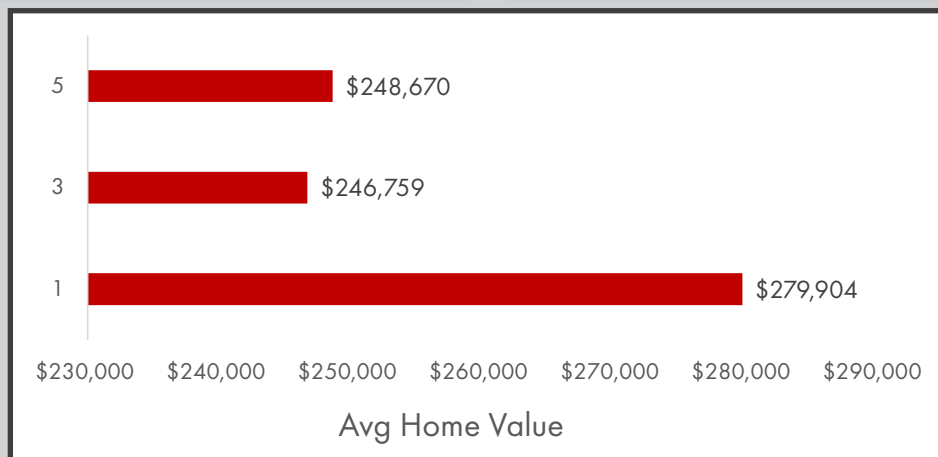
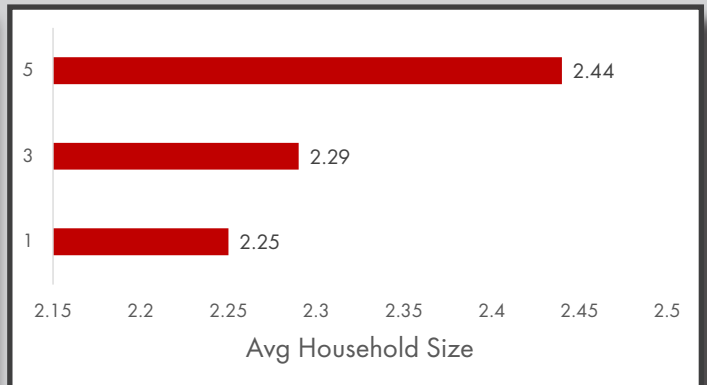
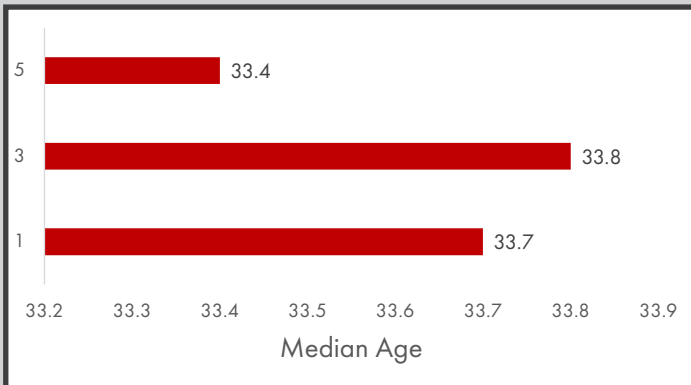
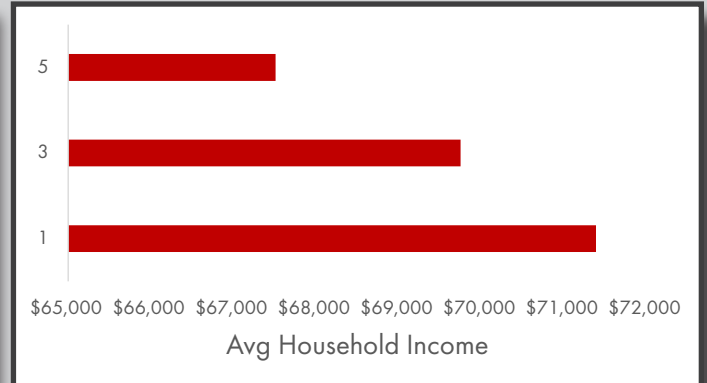
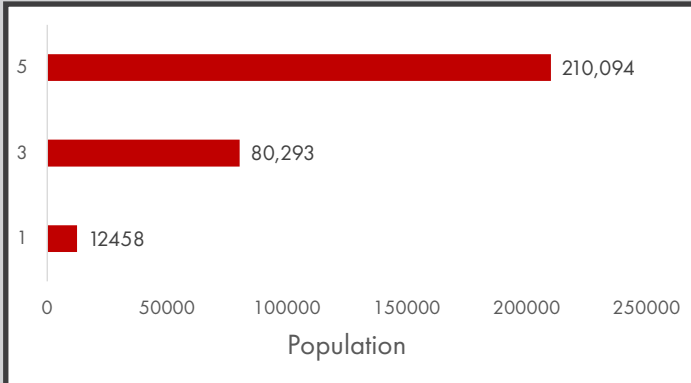
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Source: U.S. Census Bureau's 2016 American Community Survey and the city of Austin. U.S. Census Bureau's 2019 American Community Survey and the city of Austin.

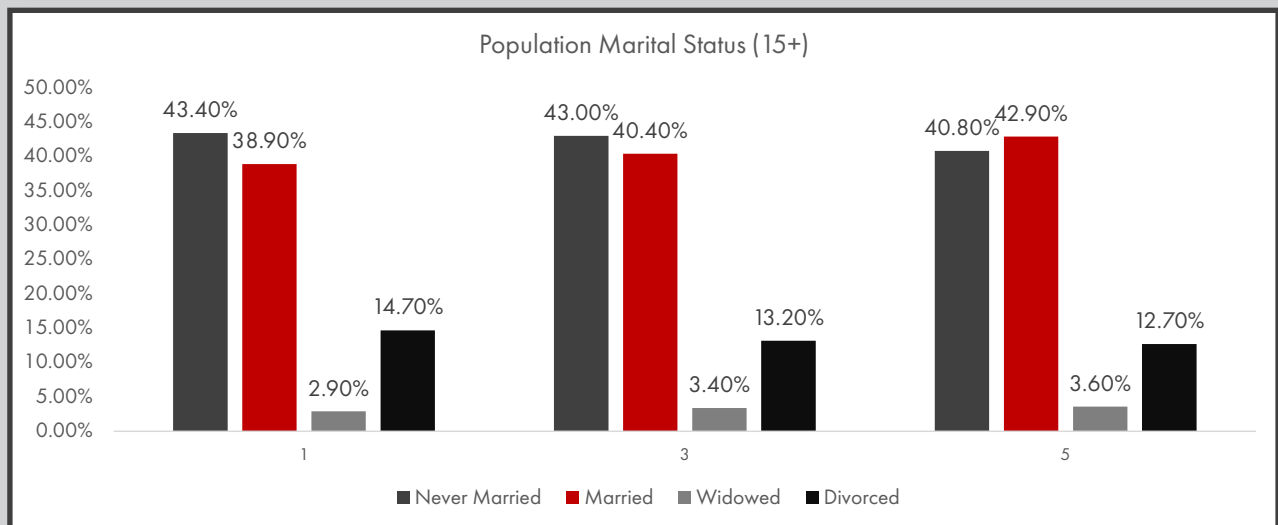
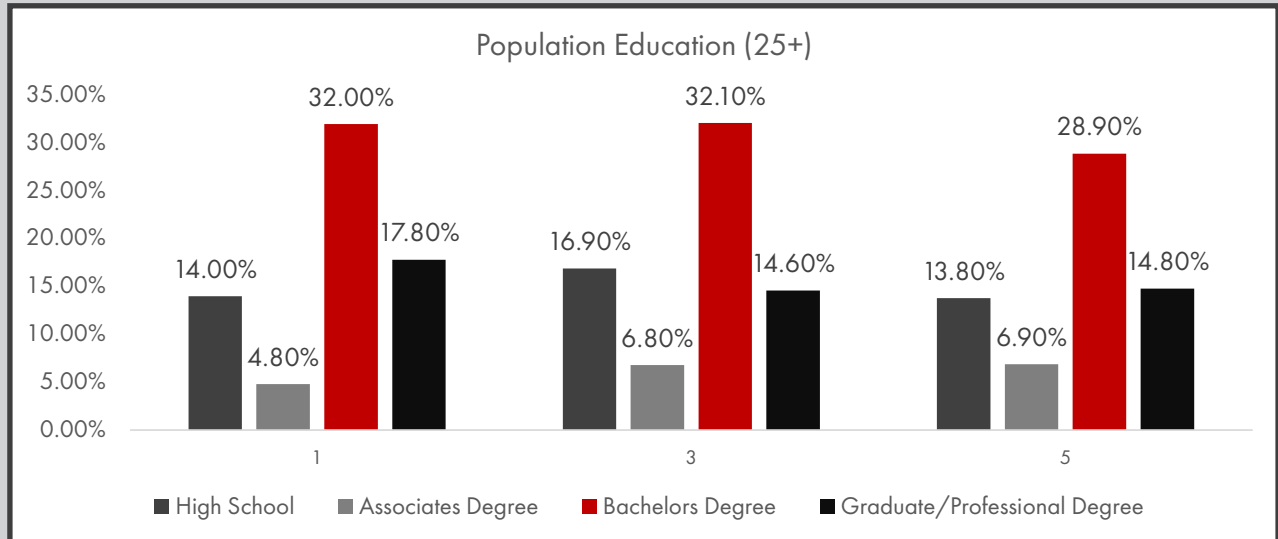
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2020 Site Proximity Analysis 1-5 Miles



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2020 Site Proximity Analysis 1-5 Miles Education/Marital Status





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 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	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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