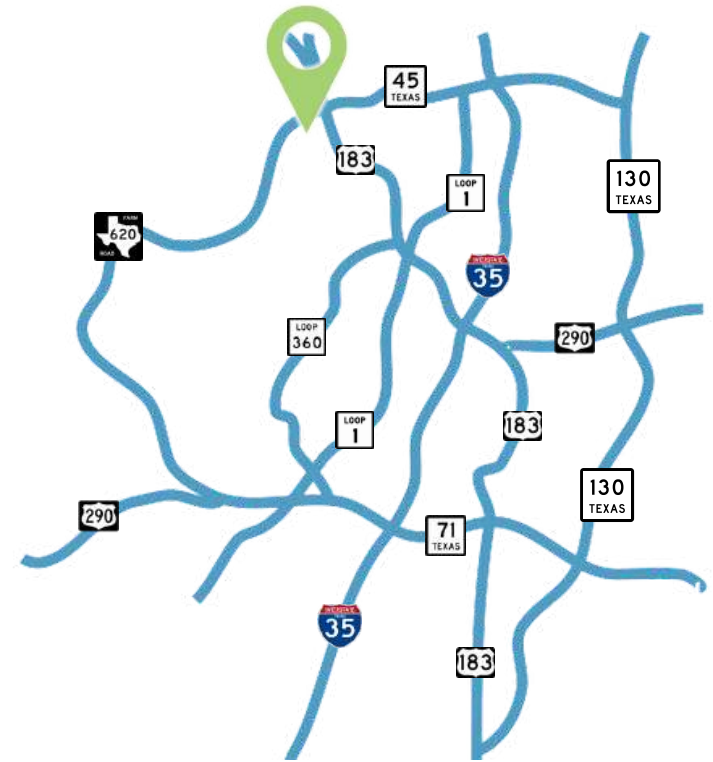


SPACE AVAILABLE

LAKE CREEK SQUARE

12129 RANCH ROAD 620 N | AUSTIN, TEXAS | 78750

Located in the densely populated Cedar Park area, this center benefits from strong retail demand from both local residents and commuters. Positioned along the high-traffic corridor of FM 620, the center offers exceptional visibility and accessibility. With limited space for new construction, business owners leasing here can capitalize on the limited available retail space in this sought-after market.



TRISTEN PALORI
SENIOR ASSOCIATE
(512) 856-4861
TPALORI@FORESITCRE.COM

PROPERTY HIGHLIGHTS

1

Strong Co-Tenants are located throughout this center, including Cafe Java, Dairy Queen, Mr. Gatti's Pizza, and Chi'Lantro.

2

Extremely Busy Road provides businesses with over 44,000 cars per day consisting of both commuters and local residents.

3

Easy Accessibility of the property makes it ideal for tenants that pull customers from further distances. Only 4 minutes from 183 & I-45 major freeways.

LAKE CREEK SQUARE

AUSTIN, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,929	76,129	154,391
Household Income	\$130,944	\$154,658	\$158,399
Households	6,395	40,449	80,345
Median Age	37.8	37.0	36.9

DESIRED USES

- Burrito/Sandwich Shop
- Medical Spaces
- Education
- Pet Store

“

Lake Creek Plaza has a neighborhood feel, but with the traffic and visibility of a major shopping center.

TRISTEN PALORI

”



LAKE CREEK SQUARE

AUSTIN, TEXAS



Lake Creek Square offers businesses an opportunity to be in a high traffic center with a large local community of customers.

Placed on road 620, this center bridges two major suburbs of Cedar Park and Lakeway.



LAKE CREEK SQUARE

SAN ANTONIO, TEXAS



WHAT I LOVE
ABOUT THIS
PROPERTY:

“

Heavy traffic from strong neighboring tenants, along with 44,000 cars passing by every day makes this a highly sought after place to be.

TRISTEN PALORI

”



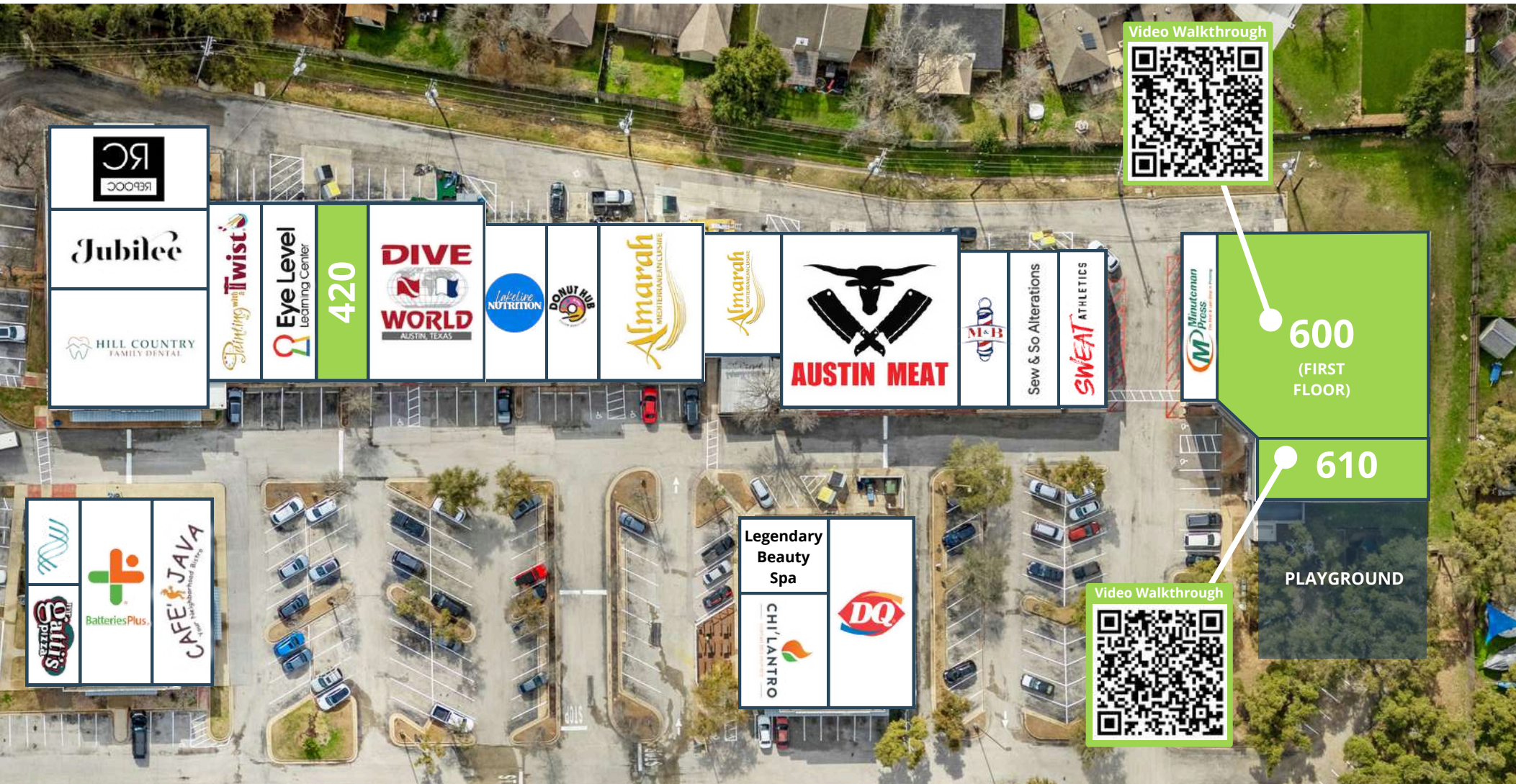
LAKE CREEK SQUARE

AUSTIN, TEXAS



LAKE CREEK SQUARE

AUSTIN, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
420	1400	2 nd Gen Office
600	5,552	Medical Office/ Spaces
610	1,570	Primary Medical Clinic

CLICK OR SCAN THE QR CODES FOR A VIDEO WALKTHROUGH



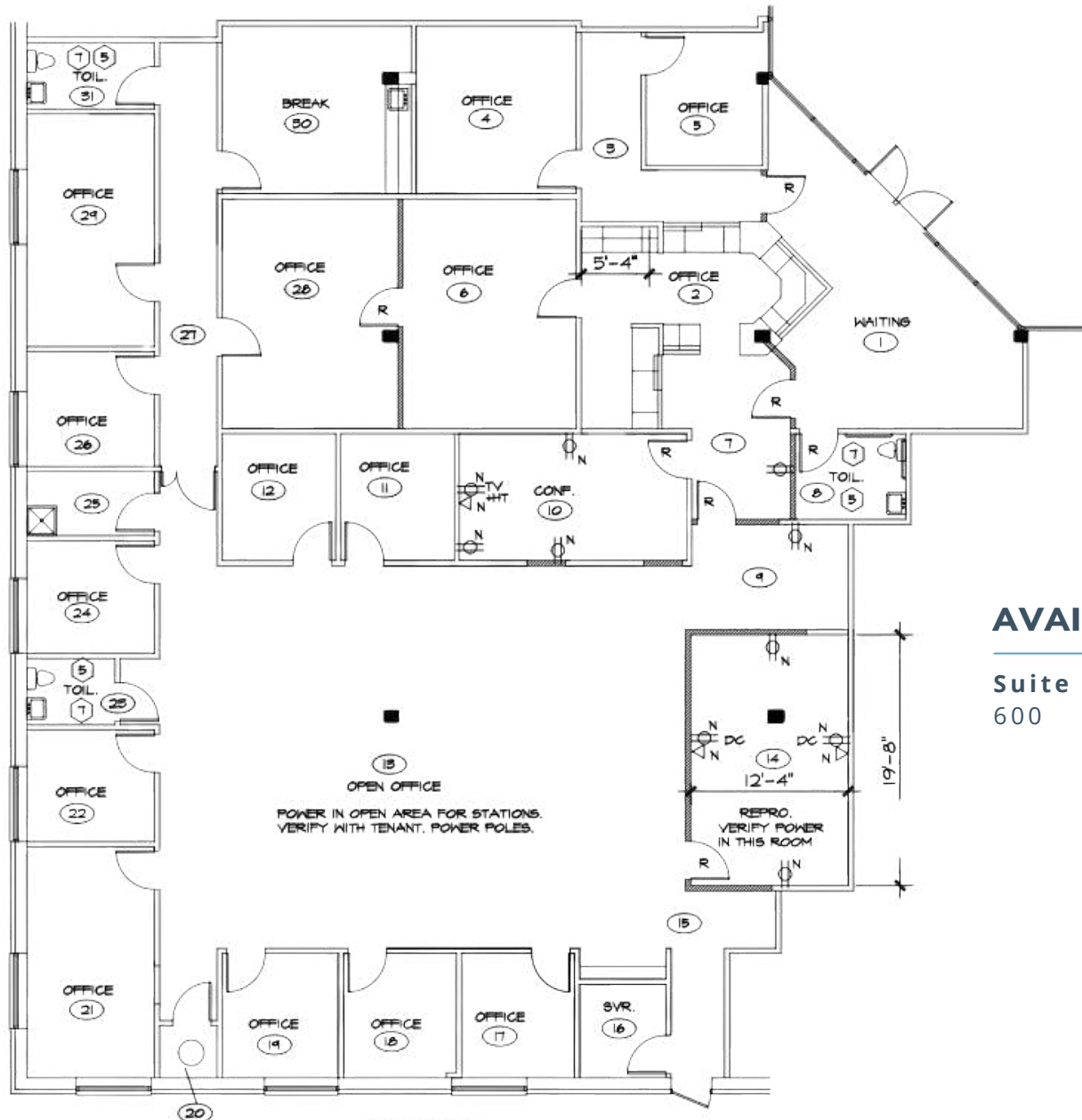
LAKE CREEK SQUARE - 600

AUSTIN, TEXAS



LAKE CREEK SQUARE

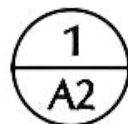
AUSTIN, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
600	5,552	Built Out Medical

PLUMBING AVAILABLE IN EACH EXAM ROOM



1 2 3 4 5 6 7 8

FLOOR PLAN

SCALE: 1/8" = 1'-0"





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Tristen Palori</u>	<u>717593</u>	<u>tpalori@foresitecre.com</u>	<u>(512) 856-4861</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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