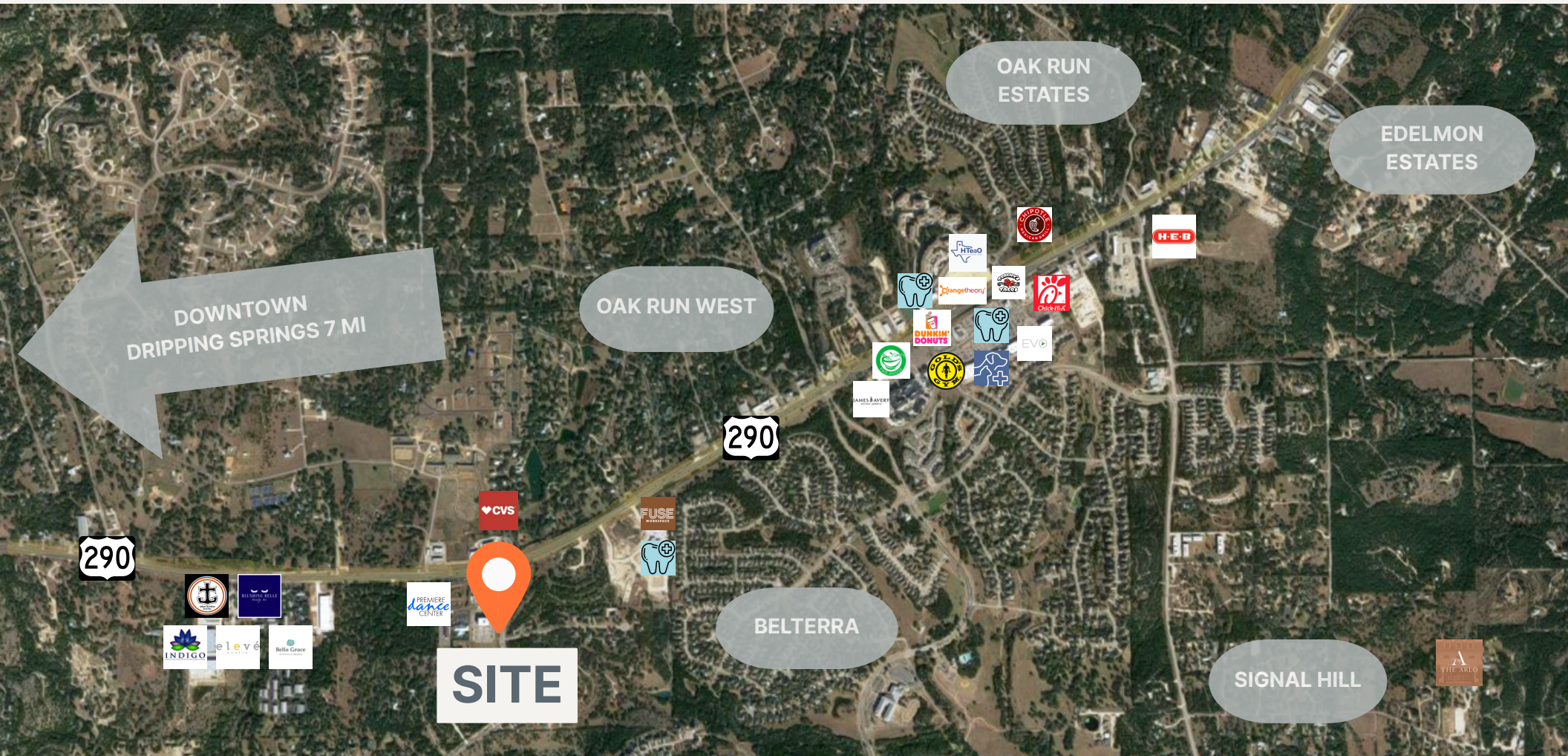


13830 Sawyer Ranch Road

Medical Office For Lease



PRACTICE
REAL ESTATE



LEASE	13830 SAWYER RANCH RD // DRIPPING SPRINGS, TX // 78620	
	MEDICAL OFFICE FOR LEASE	RUSTY HUTSON RHUTSON@PRACTICEREALESTATEGROUP.COM 512/547.7089

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PRACTICE
REAL ESTATE



PRIME MEDICAL INVESTMENT

Property Highlights

- 1,512 SF second-gen medical office suite
- Exceptional build-out in excellent condition
- Prime visibility from Highway 290
- Established medical complex with ample parking
- Synergy with other on-site medical practices
- Available for immediate occupancy

Strategic Location

- Rapidly growing area with 1.5% growth rate
- \$150,000+ median household income
- Surrounded by affluent residential communities
- Convenient access to Highway 290
- Near Belterra, Signal Hill, and Oak Run neighborhoods
- Downtown Dripping Springs 7 miles

Investment Advantage

- Owner-user opportunity with strong ROI potential
- Established medical office corridor with referrals
- Minimal improvement costs with second-gen space
- Available for immediate occupancy

SPACE AVAILABLE

Suite 301 Details

- 1,512 square feet of medical office space
- Second-generation medical configuration
- Exceptional build-out in excellent condition
- Ready for immediate occupancy
- Professional entrance with covered drop-off
- Stone facade and modern architectural design

Space	Suite 301
Size	1,512 SF
Rental Rate	Upon Request
Space Use	Medical Office

Market Opportunity

- Medical office space in high demand locally
- Rare opportunity in desirable Dripping Springs area
- One-stop healthcare destination for patients
- Turnkey space requiring minimal investment
- Ideal for medical and dental professionals
- Centralized healthcare hub with complementary practices



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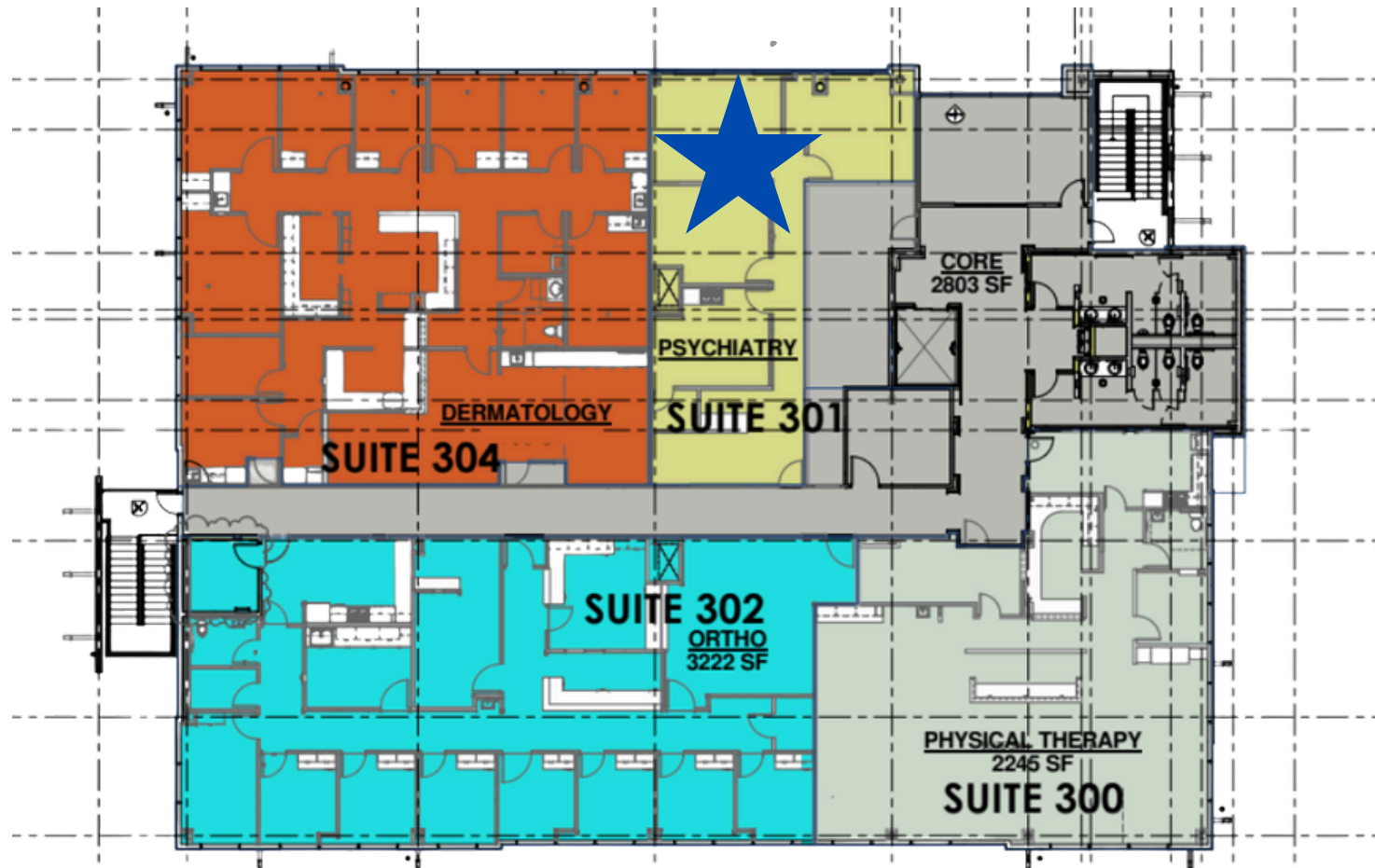
Medical Office For Lease



PRACTICE
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FLOOR PLAN

★ SUITE 301



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13830 Sawyer Ranch Road
Dripping Springs, TX 78620

For more information,
contact:

RUSTY HUTSON
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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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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
Rusty Hutson	817275	RHutson@PracticeRealEstateGroup.com	512/547.7089
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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