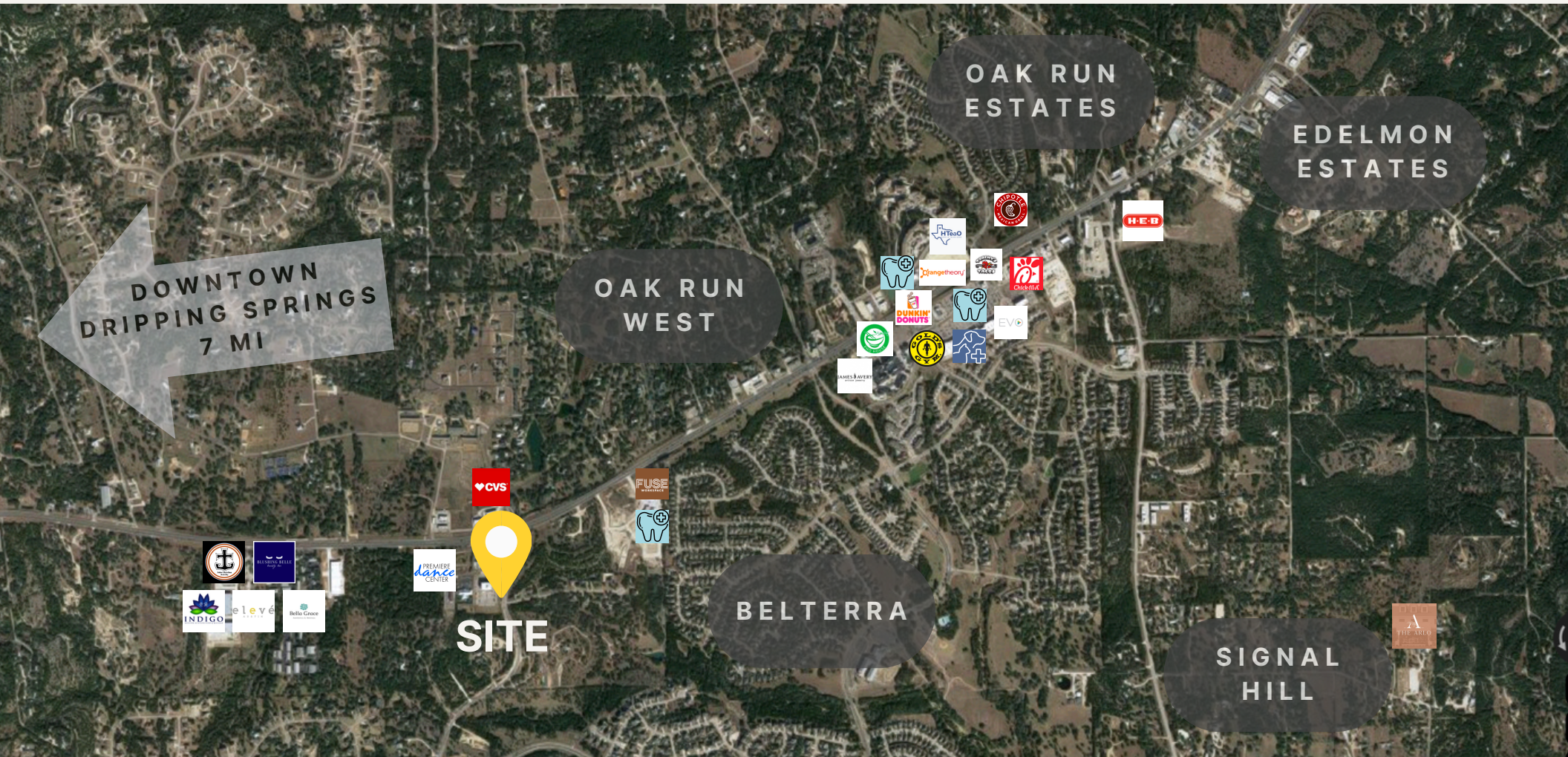


13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



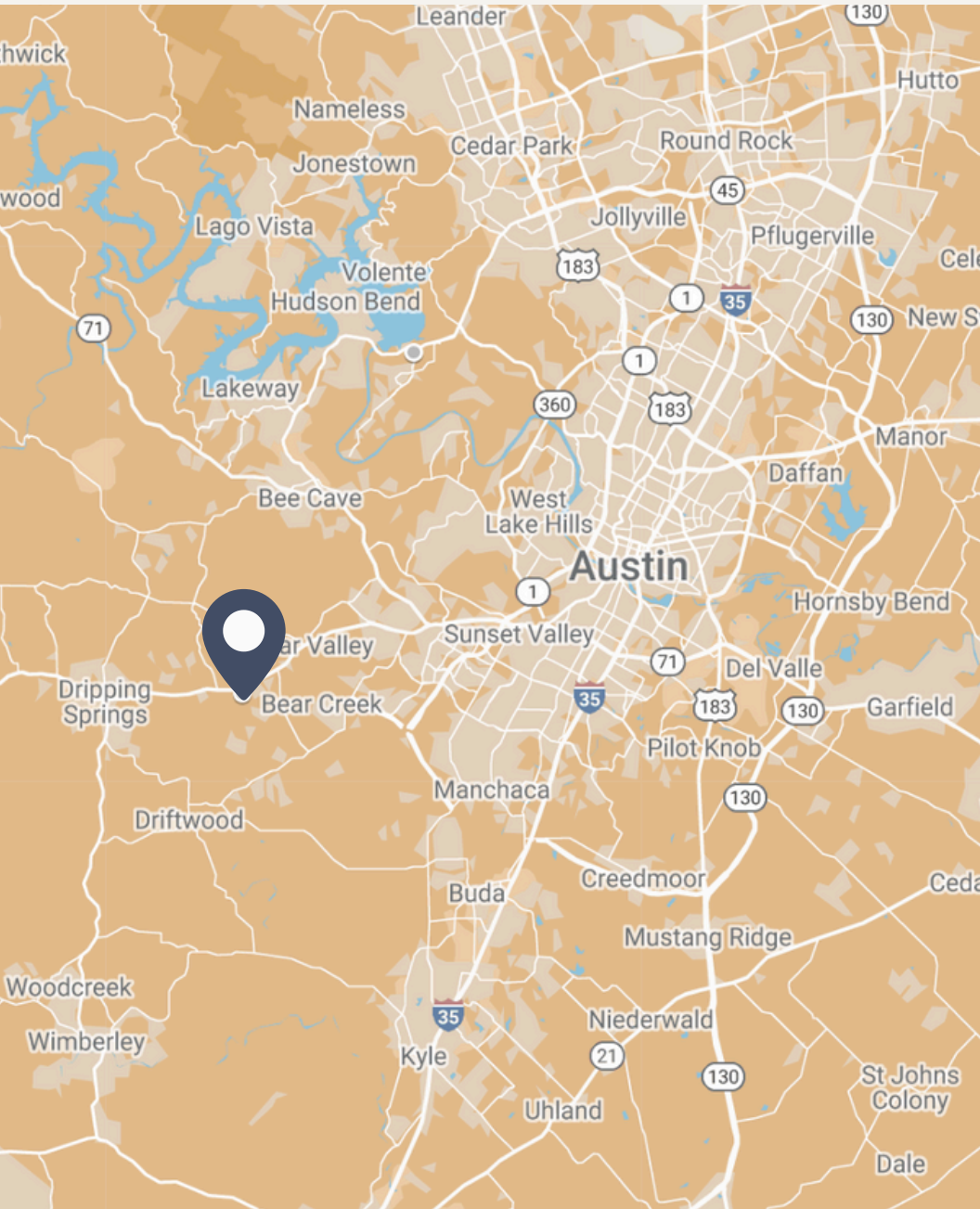
LEASE	13830 SAWYER RANCH RD // DRIPPING SPRINGS, TX // 78620	
	MEDICAL OFFICE FOR LEASE	Rusty Hutson RHutson@PracticeRealEstateGroup.com 512/547.7089

13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



Prime opportunity in Sawyer Ranch Medical Towers with three second-generation medical office suites. Excellent centralized location and amenities in a high-growth, affluent community.

EXECUTIVE SUMMARY

- Sawyer Ranch Medical Towers boasts an established complex with high demand and excellent amenities, including ample parking.
- Prime location, easily accessible from Highway 290 with prominent visibility.
- Situated in a rapidly growing area with a notable ~1.5% growth rate compared to the state average of 0.97% and the national average of 0.3%.
- Area residents enjoy a strong median household income of over \$150,000.
- Attractive building, with synergy opportunities alongside other on-site doctors.
- Medical office real estate opportunities in the area are rare and in high demand.
- Ideal for dental and medical professionals seeking well-maintained, second-generation office spaces.
- Convenient one-stop location for patients' healthcare needs, creating a centralized healthcare hub.

13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE

ALL AVAILABLE SPACE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
Ste 105	1,896 SF	Upon Request	Medical Office	2nd Gen Office	Now
Ste 201	2,728 SF	Upon Request	Medical Office	2nd Gen Dental	Now
Ste 301	1,512 SF	Upon Request	Medical Office	2nd Gen Counseling	Now

All suites are second-generation and in excellent condition with exceptional build-outs for easy move-in.

13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE

BUILDING



13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



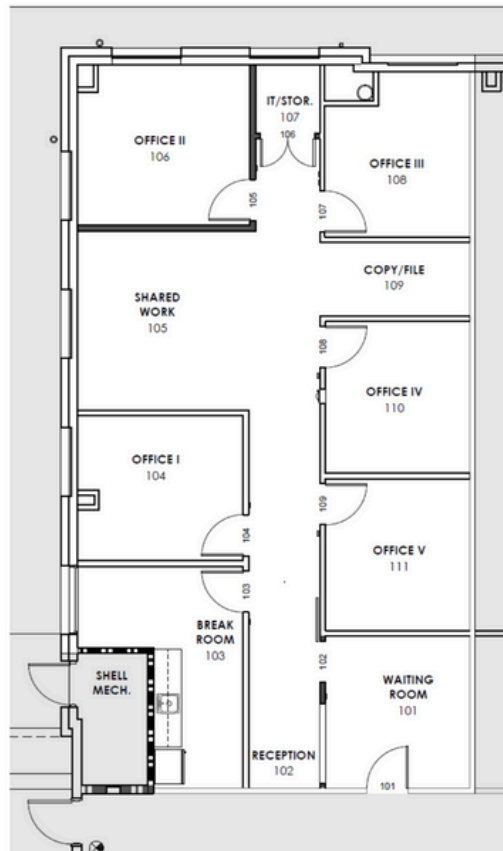
13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE

SITE PLAN | SUITE 105



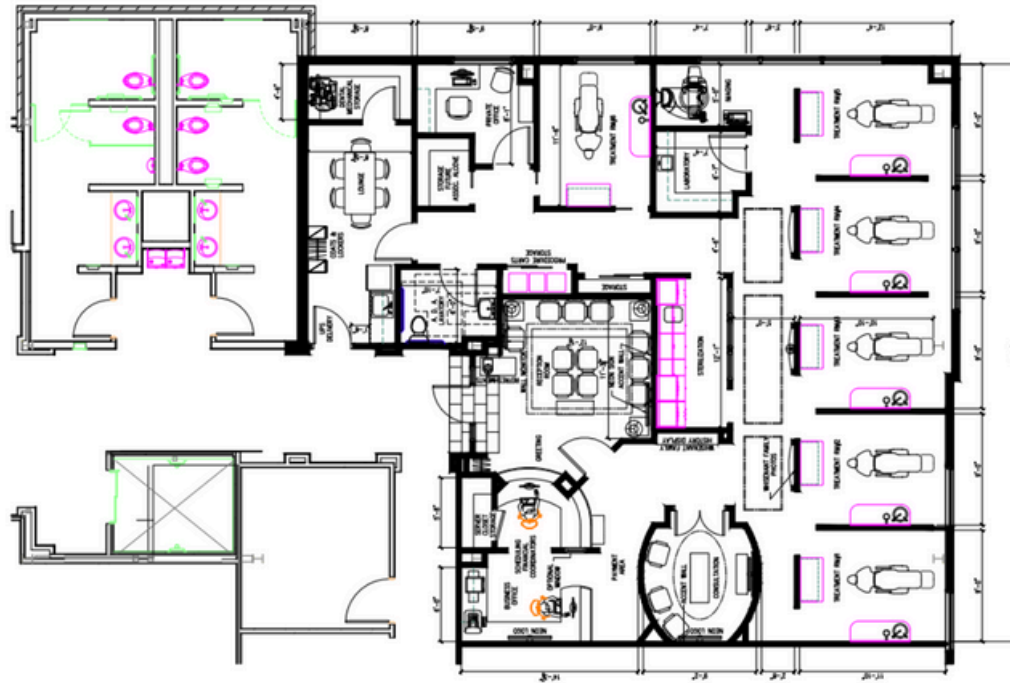
13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE

SITE PLAN | SUITE 201



13830 Sawyer Ranch Road

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE

SITE PLAN | SUITE 301



13830 Sawyer Ranch Rd
Dripping Springs, TX 78620



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.

For more information, contact

RUSTY HUTSON
RHUTSON@PRACTICEREALESTATEGROUP.COM
M 512/547.7089

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
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

Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov

PRACTICE REAL ESTATE GROUP
7800 SHOAL CREEK BLVD SUITE 231S
AUSTIN, TEXAS 78757
PRACTICEREALESTATEGROUP.COM