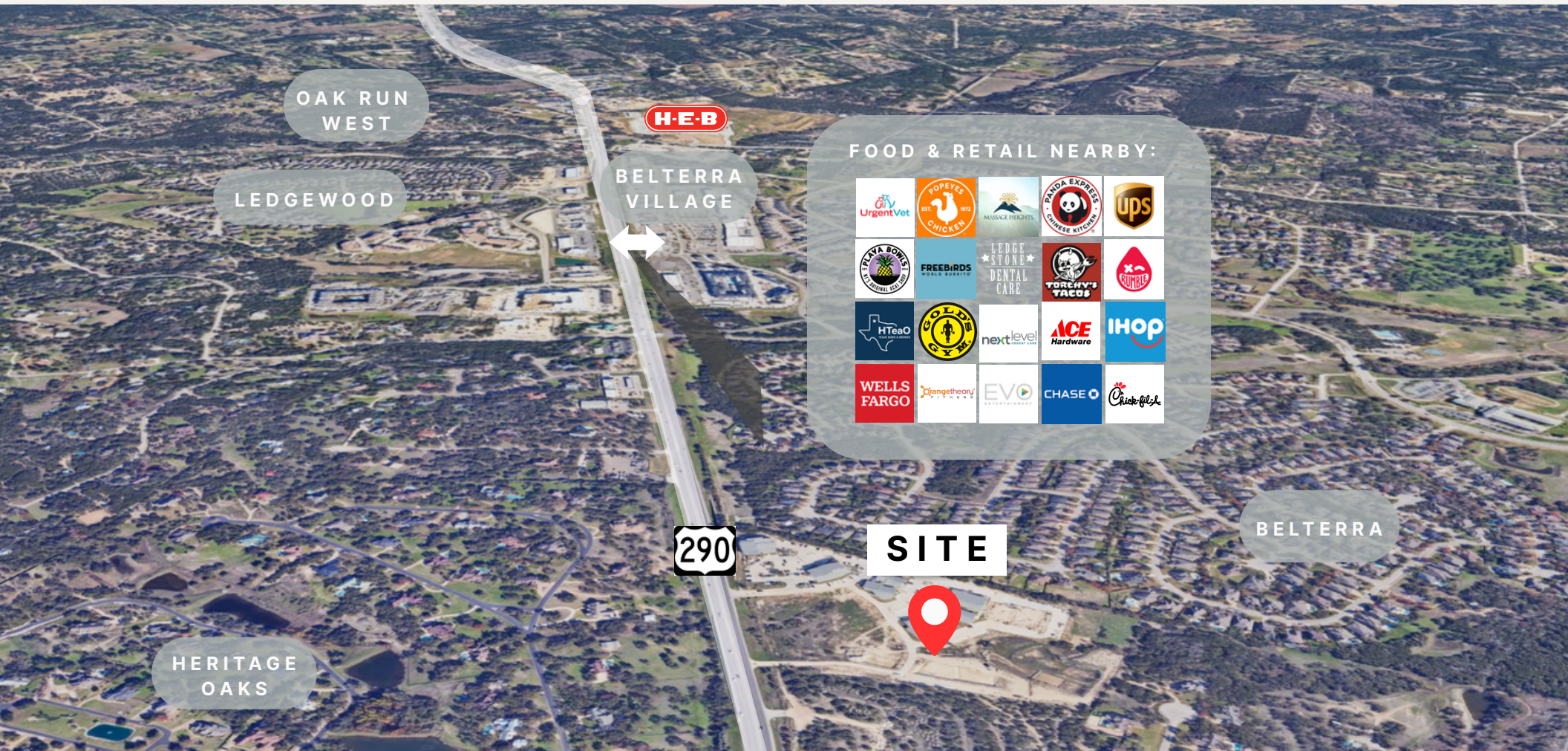


13341 US Highway 290

Second Generation Dental Office For Sale or Lease



PRACTICE
REAL ESTATE



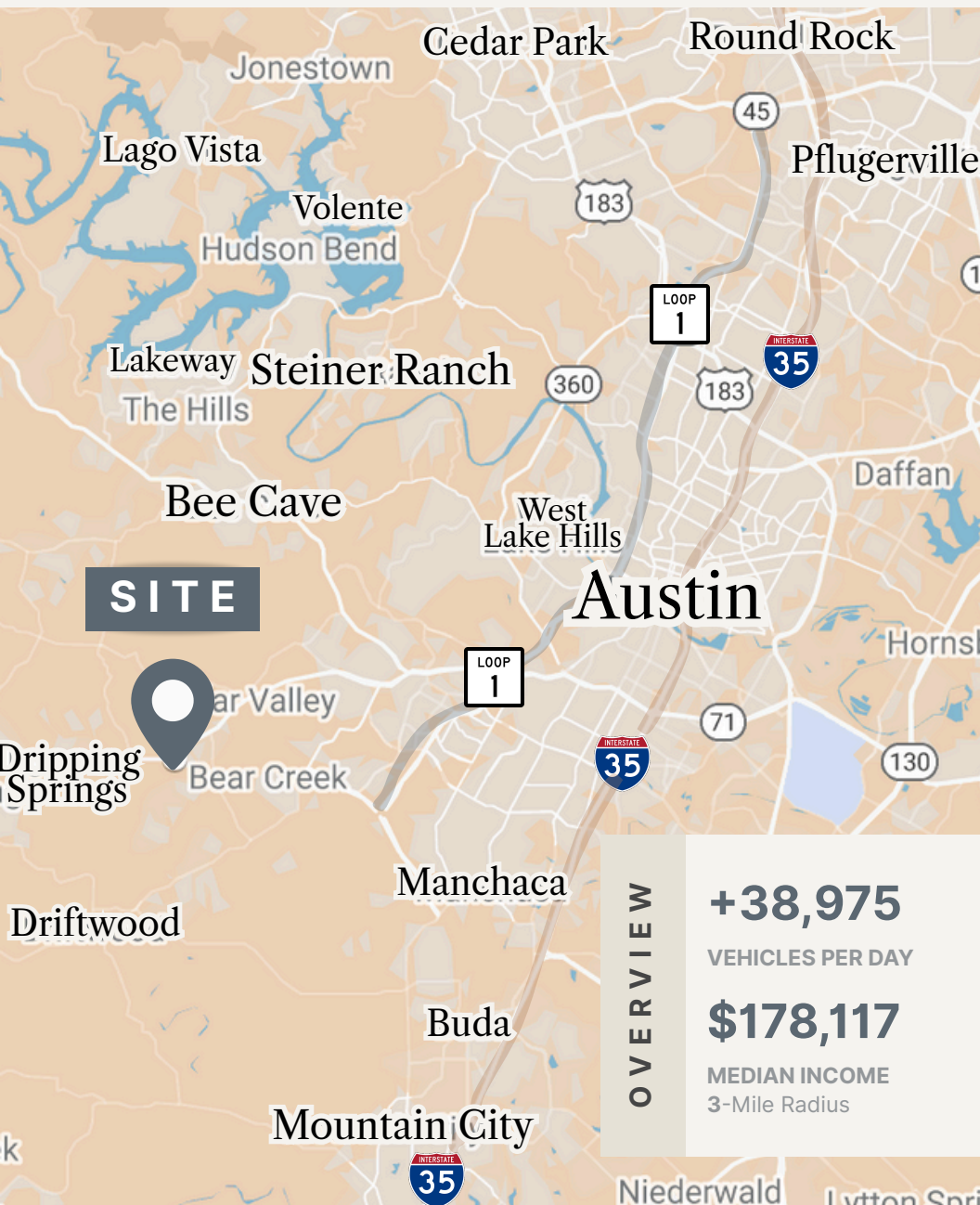
SALE OR LEASE	13341 W HWY 290 BLDG 1-106 // DRIPPING SPRINGS, TX // 78737		
	SECOND GENERATION DENTAL OFFICE	THOMAS ALLEN 713/299.4602 TALLEN@PRACTICEREALESTATE GROUP.COM	RUSTY HUTSON 512/547.7089 RHUTSON@PRACTICEREALESTATE GROUP.COM

13341 US Highway 290

Second Generation Dental Office For Sale or Lease



PRACTICE
REAL ESTATE



4,100 SF DENTAL OFFICE FOR SALE OR LEASE

SPACE DETAILS

- 4,100 SF second-generation dental office
- Second floor with free garage parking (5:1000 ratio)
- Fully built out with modern finishes
- Ready for immediate occupancy
- Available for sale or lease

BUILDING & LOCATION

- Part of Sawyer Ranch Crossing Building 1 (21,478 SF medical office building)
- Located within 22-acre mixed-use development
- Highway 290 frontage with high visibility
- Next to Belterra Village
- 1,000 feet from US-290 intersection
- \$178,117 median income (3-mile radius)
- 38,975+ vehicles per day

13341 US Highway 290

Second Generation Dental Office For Sale or Lease

BUILDING DETAILS

Sawyer Ranch Crossing Building 1 is a 21,478 SF medical office building located within a 22-acre mixed-use development on Highway 290. The building features modern Class B construction renovated in 2023.

Building Type	Office
Building Height	2 Stories
Building Class	B
Year Built/Renovated	2021-2023
Building Size	21,478 SF



[Click here for a 3D virtual tour of the space.](#)

13341 US Highway 290

Second Generation Dental Office For Sale or Lease



13341 US Highway 290

Second Generation Dental Office For Sale or Lease



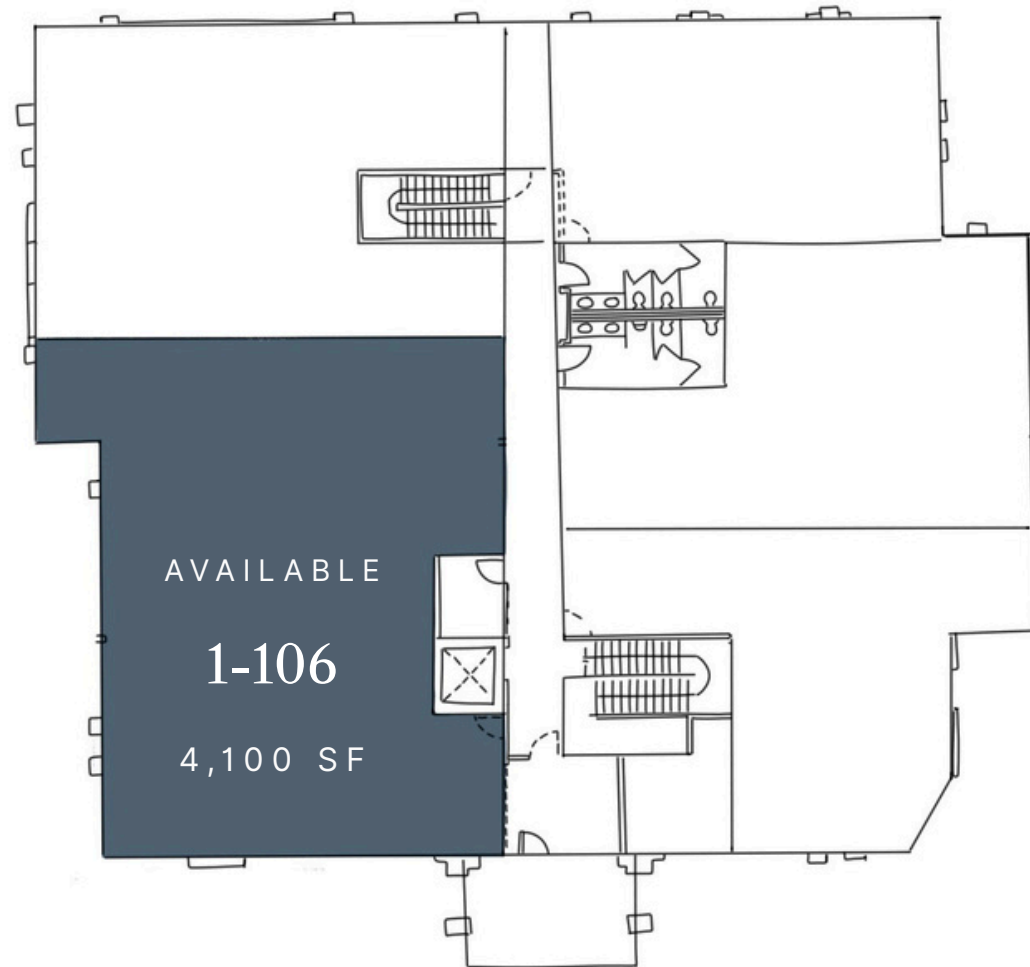
13341 US Highway 290

Second Generation Dental Office For Sale or Lease



PRACTICE
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FLOOR PLAN





13341 US Highway 290
Bldg 1-106
Dripping Springs, TX 78737

For more information,
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PRACTICEREALESTATEGROUP.COM

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.

Thomas Allen Real Estate 2, LLC	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rusty Hutson	817275	RHutson@PracticeRealEstateGroup.com	214/282.6172
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date