

BRODIE PROFESSIONAL OFFICE PARK

PROFESSIONAL/MEDICAL OFFICE PARK | SOUTHWEST AUSTIN





NEW PROFESSIONAL AND MEDICAL OFFICES AVAILABLE FOR LEASE OR OWNERSHIP

5,000 SF Frontage Building 7,000 SF Frontage Building 10,235 SF Build-To-Suit—DaVita 20,000 SF Two-Story Building

- Fourth Quarter 2018 Delivery
- 7 Minute Drive To Escarpment Village And Circle C
- 10 Minute Drive To St David's South Austin Hospital
- Backs-Up To 190 Acre Nature Preserve
- 5:1,000 Parking
- State-Of-The-Art Electrical/Mechanical Systems For Reduced Operating
 Expenses

DEMOGRAPHICS AND TRAFFIC COUNT ESTIMATES 2015/2016

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	13,3 <mark>5</mark> 6	43,224	118,485
DAYTIME POPULATION	1,770	17,698	49,179
MEDIAN AGE	6, <mark>15</mark> 4	17,698	131,862
AVG HH INCOME	\$127, <mark>4</mark> 83	42,506	\$120,315
HOUSEHOLDS	5,751	\$129,243	90,636
TRAFFIC COUNTS	VEHICLES PE	R DAY	
BRODIE LN	21,610		
DAVIS LN	9,293		
W SLAUGHTER LN	28 <mark>,</mark> 840		



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BRODIE PROFESSIONAL OFFICE PARK L00P ZOOM UP TO 400% OR CLICK TO VIEW GOOGLE MY PLACES 71 SOUTH LAMAR OAKHILL 290 290 Seton WEST GATE Seton LOOP SED SAULEY SOUTH MANCHACA LEGEND SUNBURST OAKS HEIGHTS AT LOMA VISTA Litur COVINGTON MS SUNSET 1826 GARRISON PARK ESCARPMENT MAPLE RUN **KINCHEON** SENDERA LA CROSSE CHERRY CREEK OAK PARK **CIRCLE C RANCH** HARRIS RANCH (CIRCUP C RANCH Seton ES PHEASANT RUN LOOP 1 WATERLOO SANDAHL ERIDIAN OAK CREEK ESOUEL PARKE SCAU ROCURER CASTLEWOOD PALAMINO 45 PARK EREN FORD OAKS **BAUERLE RANCH** SHADYOAKS SOUTH PARK MENDO

PRACTICE REAL ESTATE GROUP

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SITE PLAN







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ELEVATIONS



2 NORTH ELEVATION scale: 1/8" • 1'-0"

1 WEST ELEVATION SCALE: 1/8" • 1'-0"

3 SOUTH ELEVATION SCALE: 1/8" • 1'-0"

4 E A S T E L E V A T I O N S C A L E : 1/8**1'-0*

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Information About Brokerage Services

11-2-2015 PPORTUNITY

> Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords



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 •

represents): A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker

- 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:

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

σ 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 AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through seller's agent. AS

2 AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written bold agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: AS

- Must treat all parties to the transaction impartially and fairly;
- each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. May, with the parties' written consent, appoint a different license holder associated with the broker to
 - 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; 0
- that the buyer/tenant will 0
- 5 not pay a price greater than the price submitted in a written offer; and ion or any other information that a party specifically instructs the broker in writing disclose, unless required to do so by law any confidential information or 0

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.

	ord Initials Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Tena
Phone	Email	License No.	àales Agent/Associate's Name
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
Phone	Email	License No.	Designated Broker of Firm
713-299-4602	tallen@practicerealestategroup.com	576767	ALLEN, THOMAS SCOTT III
512-417-8924 Phone	tzamorano@practicerealestategroup.com Email	9004247 License No.	WHITESIDE ALLEN, LLC 9004247 Jicensed Broker /Broker Firm Name or License No.

Regulated by the Texas Real Estate Commission