

FOR LEASE
RETAIL

183highlands

1633 N Highway 183, Liberty Hill Texas 78641



LEASE RATE \$22-\$24 nnn | nets \$8.00 | T.I. \$32

- 1,400 SF - 7,000 SF Available
- Excellent Visibility, Frontage, and Access on Highway 183
- Ideally Located to Serve Leander, Liberty Hill, and Georgetown Markets
- High visibility Facade and Pylon Signage Available
- Across from Summerland 1100+ established home community
- Adjacent to new Larkspur Community 1500+ homes (950 completed & moved into) , Grayson 145 Homes (100+ Completed)
- New Elementary Opened Spetember 2019 1 mile South in Larkspur Community
- Within 3 Miles from the new Metro Rail Station, new St. Davids Campus, new Austin Community College Campus
- Within 10 Miles from Apple's planned \$1Billion campus to open 2021 and house 15,000 employees
- Retail and Service Deficit in the Area
- Part of Mixed-Use Development which Includes Daycare, Doggy Daycare, Medical and Office Condos
- Simple Permitting in Liberty Hill ETJ

Tawney Stedman
512-617-6364
tawney@capellatx.com

 Capella Commercial, LLC

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Capella is exclusively offering retail for lease located within their Leander, Texas mixed-use development. Other uses within the development include a Montessori, doggy daycare, and medical and office condos.

This ideal location is situated on the eastern side of 183 across from Summerlyn and in between two and almost completely developed subdivisions, Greyson by Centuries Homes and Larkspur by Milestone. Location is just south of the confluences of 183 and Highway 29 where Liberty Hill, Georgetown and Leander meet.

The area is amongst an abundance of new single family developments as the city's growth path heads north. The recent expansions of the Leander Capital Metro, which reaches as far as downtown Austin, and expansion of 183A has opened up north Leander and Liberty Hill as viable living options and has helped spur single family growth northward.



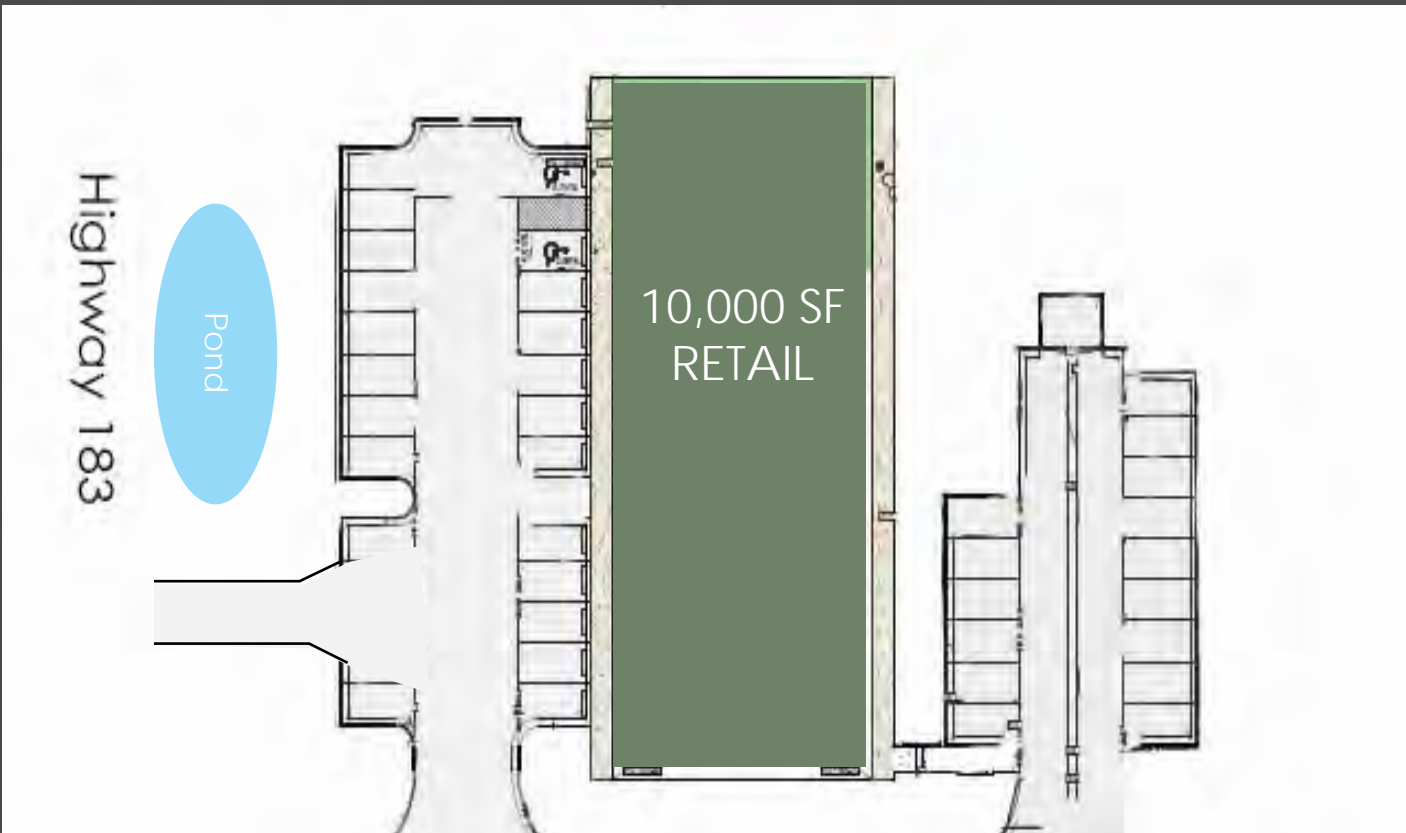
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Demographics and Population



MEDIAN HH INCOME
 1 Mile: \$97,972
 3 Mile: \$106,786
 5 Mile: \$86,108



	2018 POPULATION	2022 POPULATION (Projected)	POP. Growth 2019-2024
1 Mile:	2,619	3,105	%18.56
3 Mile:	10,001	12,068	%20.67
5 Mile:	40,496	48,591	%19.99



Job growth in Liberty Hill is expected to be 51.5% over the next 10 years.
 Williamson County is growing on the average of 120 residents per day.



Apple's planned \$1 Billion campus will be located less than 10 miles from Highland 183 at Parmer Lane and McNeil Drive. The new campus is projected to open in 2021 and house up to 15,000 employees.



Capital Metro Rail has opened it's Leander location on Highway 183 less than 3 miles south of the site.



183 Highlands is just 3 miles north of St. Davids new 52 acre campus.



Leander and Liberty Hill ISD's are both highly acclaimed school districts.



Fall 2018-Austin Community College opened their new 100 acre San Gabriel campus located just 3 miles south of 183 Highlands adjacent to the new Capital Metro Railstop.

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Liberty Hill / Leander, TX

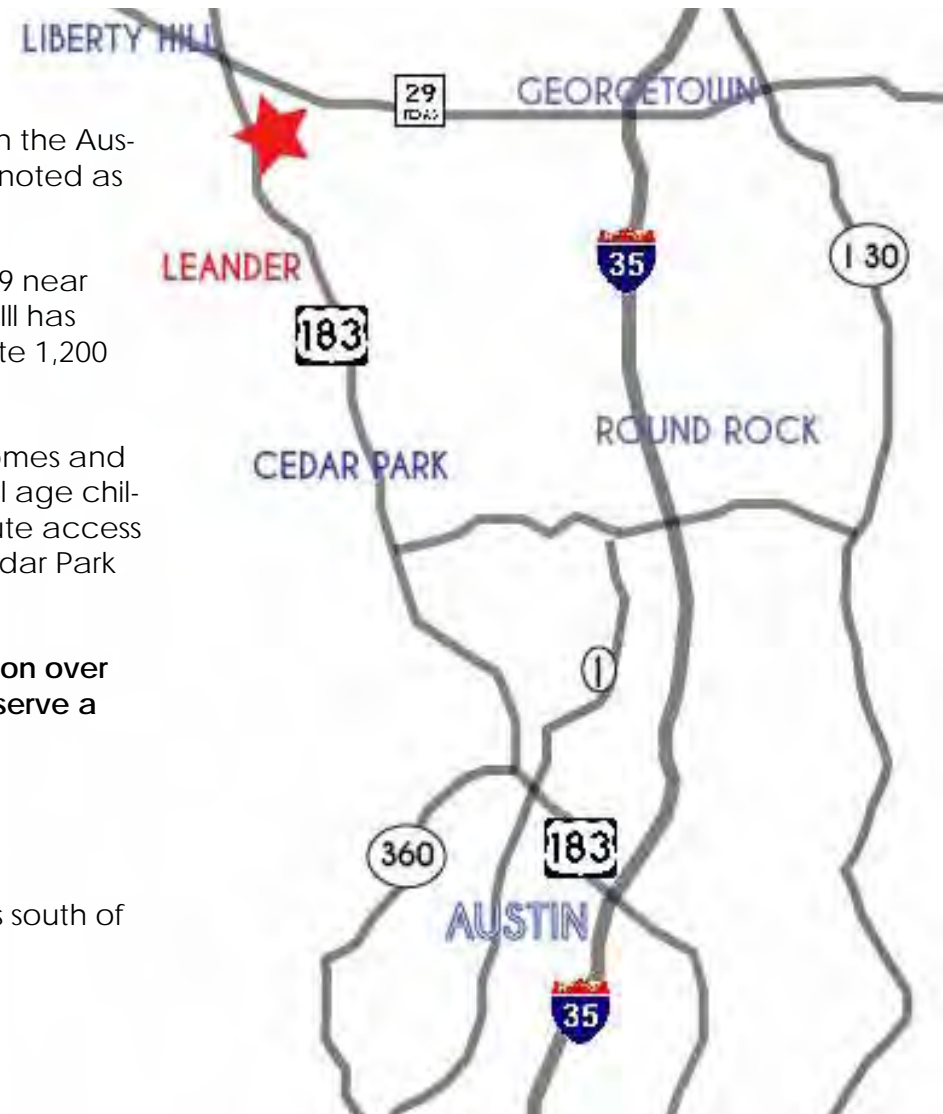
Leander, Texas is located in Williamson County just north of Cedar Park in the Austin Metroplex. Leander is currently experiencing explosive growth and is noted as the fourth fastest growing city in Texas.

Liberty Hill, Texas is located immediately north of Leander on Highway 29 near Georgetown. Due to the new Apple Campus announcement, Liberty Hill has accelerated their housing forecast and is poised to close an approximate 1,200 homes per year.

Highly rated school districts, the lower cost of living and availability of homes and lots in Leander and Liberty Hill has attracted younger families with school age children to the area. The Leander Capital Metro Rail has opened a 30 minute access to downtown Austin while the extension of Highway 183 has nudged Cedar Park growth northward.

"City of Leander is recognized as the fastest growing city with a population over 15,000 in the United States and has the resources in place to eventually serve a population of 250,000" -austinchamber.com

- Cedar Park lots are built out and pushing growth northward.
- Leander had a 16.5% population increase from 2016-2018
- Liberty Hill is seeing a 13.3% population increase yearly
- New home density near the transit orientated district less than 3 miles south of our site.



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant