



HAMILTON PLACE OFFICE SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738

FOR LEASE



2,000 SF Office Available

- Hamilton Pool Frontage
- Upper Income Demographics
- 2.3 Miles from Highway 71, 3 Miles from Hill Country Galleria
- 4 Miles from Ranch Road 12, Main Artery to Dripping Springs
- Negotiable T.I.'s
- High Growth Population
- Neighborhood Services Zoning
- Facade Signage and Monument Signage on Hamilton Pool Road
- Ingress/Egress from Hamilton Pool Road
- Parking Ratio 1/220 SF

Tawney Stedman
512-960-6261
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Brycen Foreman
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Capella Commercial, LLC

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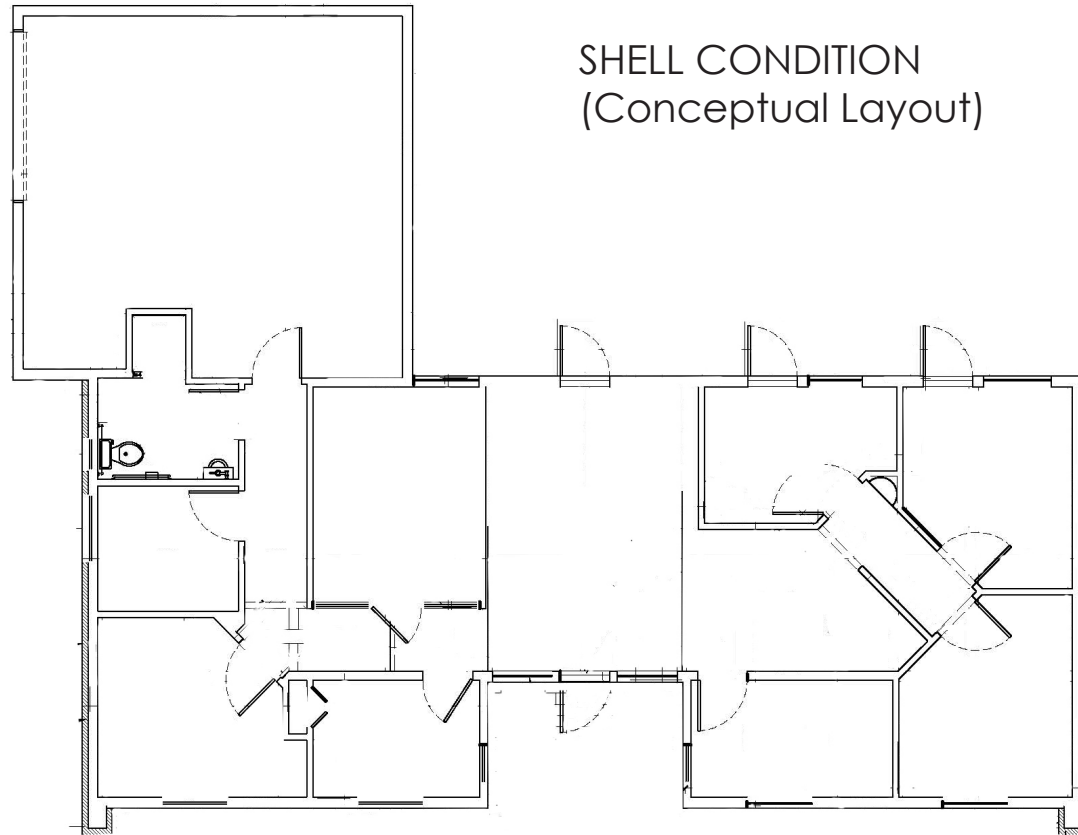


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FLOOR PLAN



SHELL CONDITION
(Conceptual Layout)

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SITE PLAN



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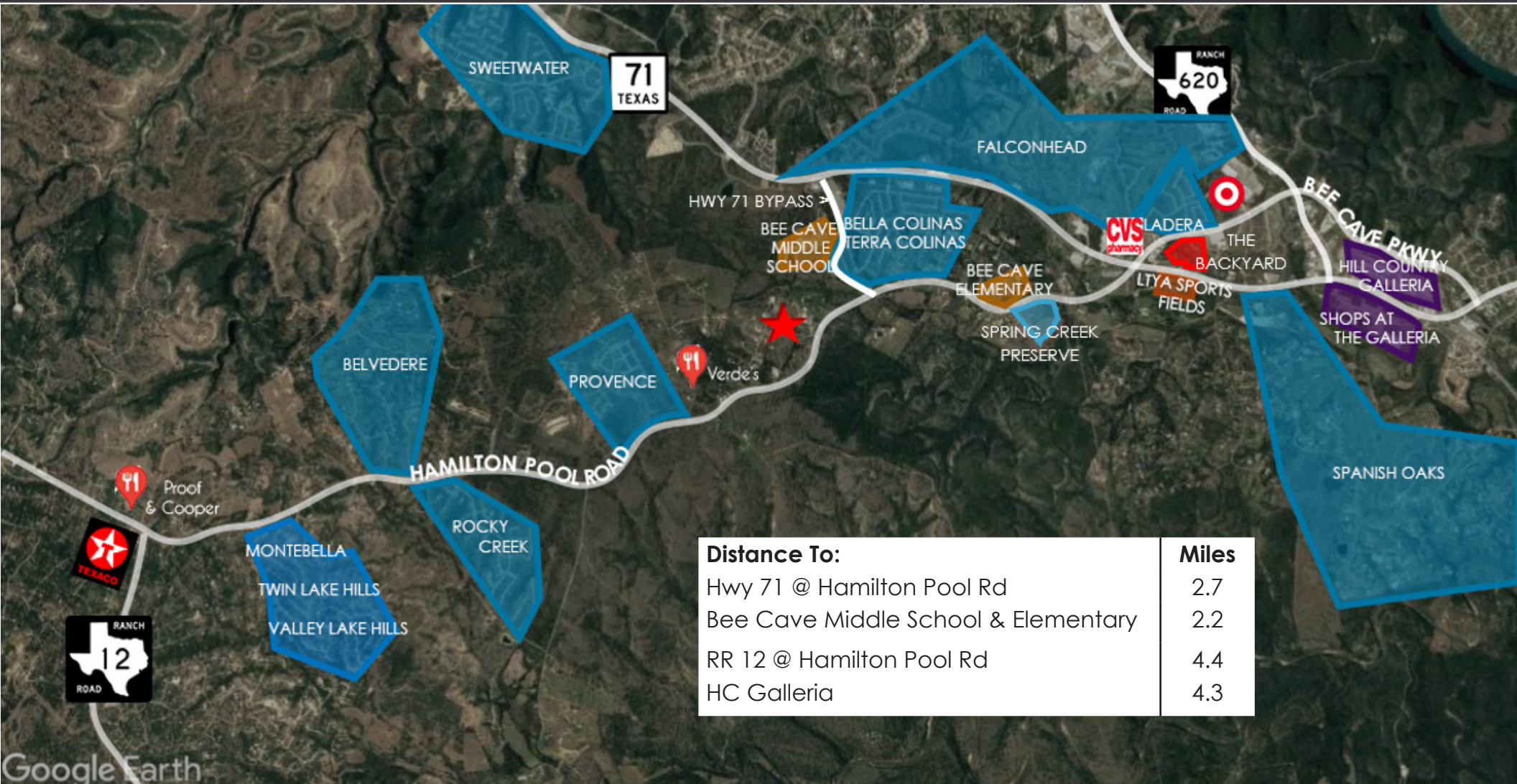


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LOCATION



Distance To:	Miles
Hwy 71 @ Hamilton Pool Rd	2.7
Bee Cave Middle School & Elementary	2.2
RR 12 @ Hamilton Pool Rd	4.4
HC Galleria	4.3

Google Earth
FOR LEASE

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POPULATION
2021

2 Mile
9,179

5 Mile
42,058



2021
AVG HH INCOME

2 Mile
\$163,428

5 Mile
\$176,124



2021
HAMILTON POOL
AT TWIN ACRES

11,091 VPD



PROJECTED POPULATION
2026

2 Mile
10,394

5 Mile
45,942

Hamilton Pool Road is a thoroughfare connecting the Lakeway/Bee Cave markets to the Dripping Springs market.

LANE EXPANSION

Hamilton Pool Road will be undergoing a lane expansion that includes adding a 12 foot center turn lane and 6 foot shoulders on each side.



TRAFFIC INCREASE

It is estimated that the number of vehicles traveling along Hamilton Pool will increase 38% to 31,850 vehicles per day by 2042.

Hamilton Place Office Center is conveniently located on Hamilton Pool Road within 3 minutes from Provence, Rocky Creek and other major Hamilton Pool housing developments.

There are **two Bee Cave public schools** located within five miles.

Bee Cave Elementary - 815 Students

Bee Cave Middle School - 871 Students

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 over 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 state 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 or any other 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 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>	<u>info@capellatx.com</u>	<u>512-617-6363</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tawney Stedman</u>	<u>559218</u>	<u>Tawney@capellatx.com</u>	<u>512-960-6261</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Brycen Foreman</u>	<u>715782</u>		
Buyer/Tenant/Seller/Landlord Initials	Date		