

7,260 SF Two-Story Former Historic Bank Bldg
FOR LEASE

929 TX Loop 332

Liberty Hill, TX 78642





PROPERTY SUMMARY

7,260 SF building located in the heart of Downtown Liberty Hill, on the Main Street across from the City Offices. Next door to new brewery. Parking lot behind for public use. This property is the former historic bank building.

New ownership is completely gutting and renovating the historic bank building in downtown Liberty Hill, helping to restore the downtown walking appeal and bring renewed energy to the area. The historic facade will be restored and the interior brought to life with new business. Large windows on first floor and beautiful views from the second story.

Downstairs unit would be a great retail/restaurant opportunity, the brewery next door drives a ton of foot traffic and the office daytime crowd for lunch would be a good pull. Upstairs office spaces are customizable, with central bathrooms and ample windows.

- Total Building SF: 7,260 SF
- Property Type: Free-standing retail/office
- Parking: Lot behind for public use
- Ceiling Height: 14'+

See next page for availabilities



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AVAILABILITY

First Floor

Suite 100: 3,874 SF

Restaurant ready, in dark shell condition

Retail Lease Rate: Call for pricing (NNN)

Second Floor:

Available Size: 1,595 SF - 3,386 SF

Suite 200: 1,595 SF or 1,640 SF

Suite 250: 1,703 SF or 1,746 SF

Whole or half of the upstairs office space is available - can take an entire floor or divided into suites.

Office Lease Rate: \$16.00 - \$18.00 PSF + OPEX

See next pages 6-8 for floor plans



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DRIVE TIMES

In Minutes, Approximate

HWY 29	3
HWY 183	5
HWY 183 A	9
IH 35	18
SH 45	18
Georgetown Municipal Airport.....	22

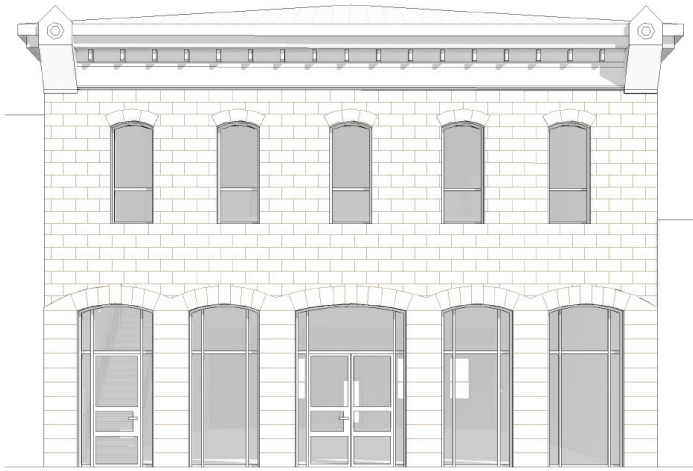
DEMOGRAPHICS

	1 mi	3 mi	5 mi
2019 Population	1,527	6,904	17,691
Households	591	2,411	6,169
Average HH Income	\$116K	\$114K	\$123K
Median Age	38.8	38.5	38.3

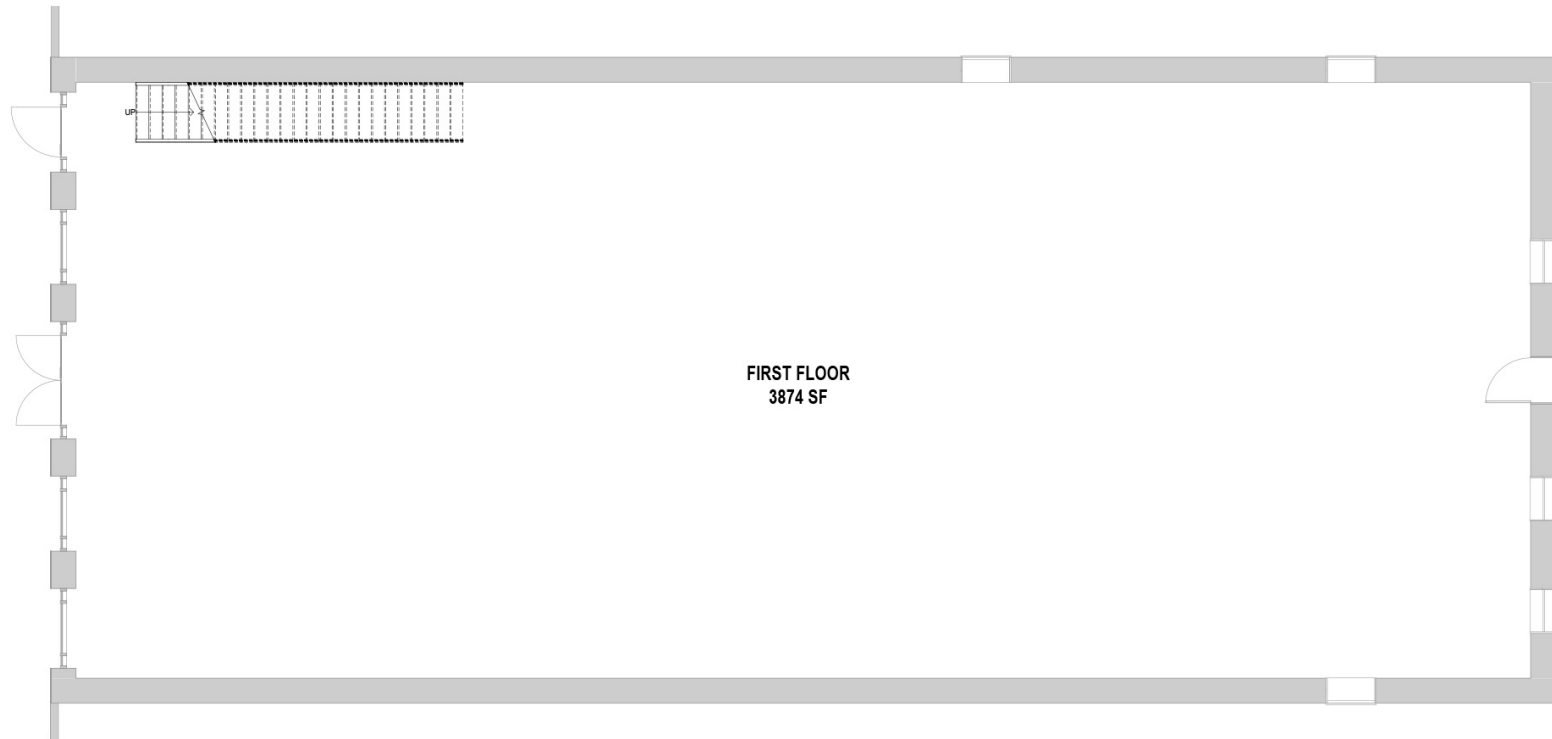


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929 MAIN - FIRST FLOOR



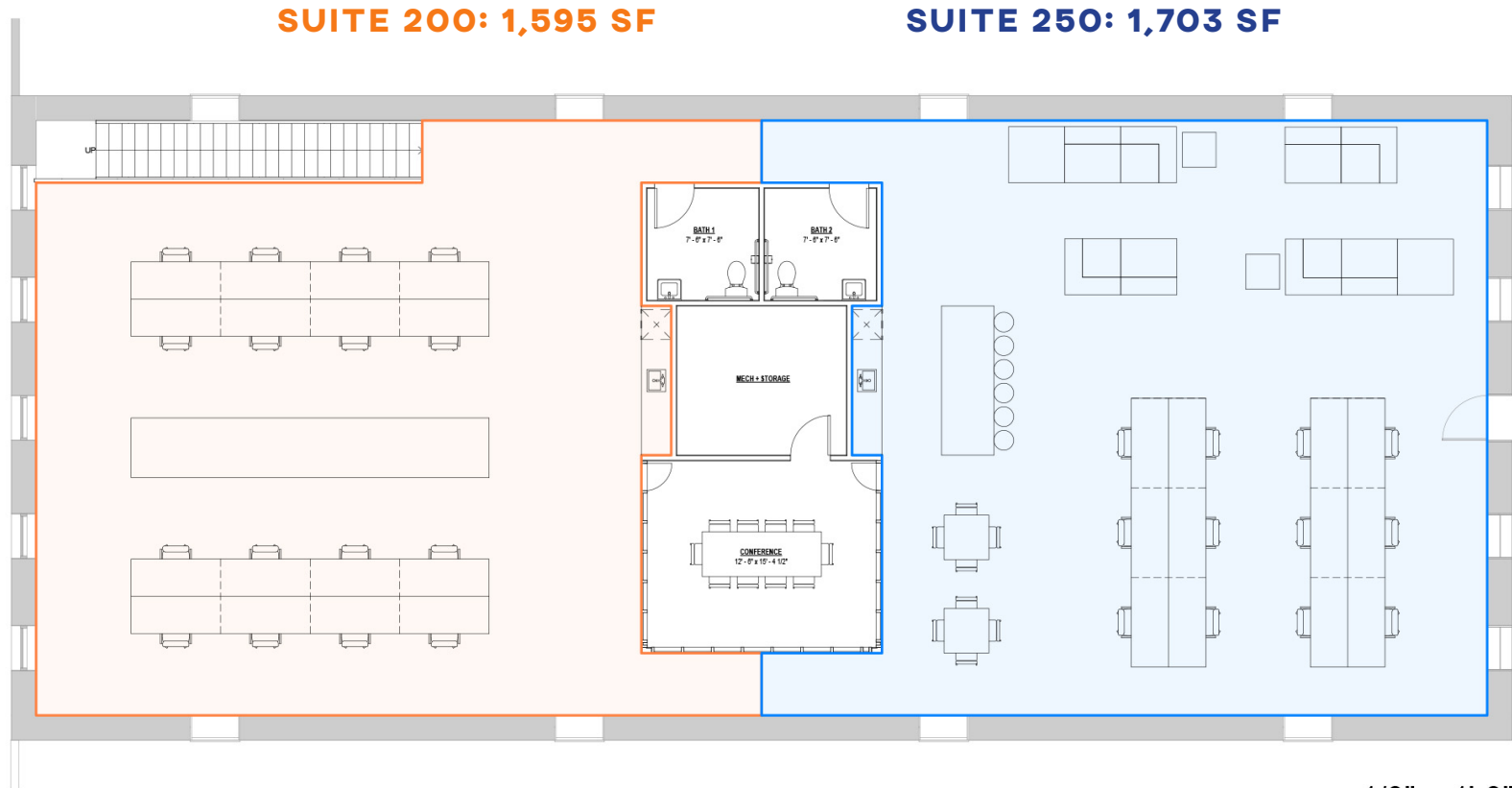
1/8" = 1'-0"



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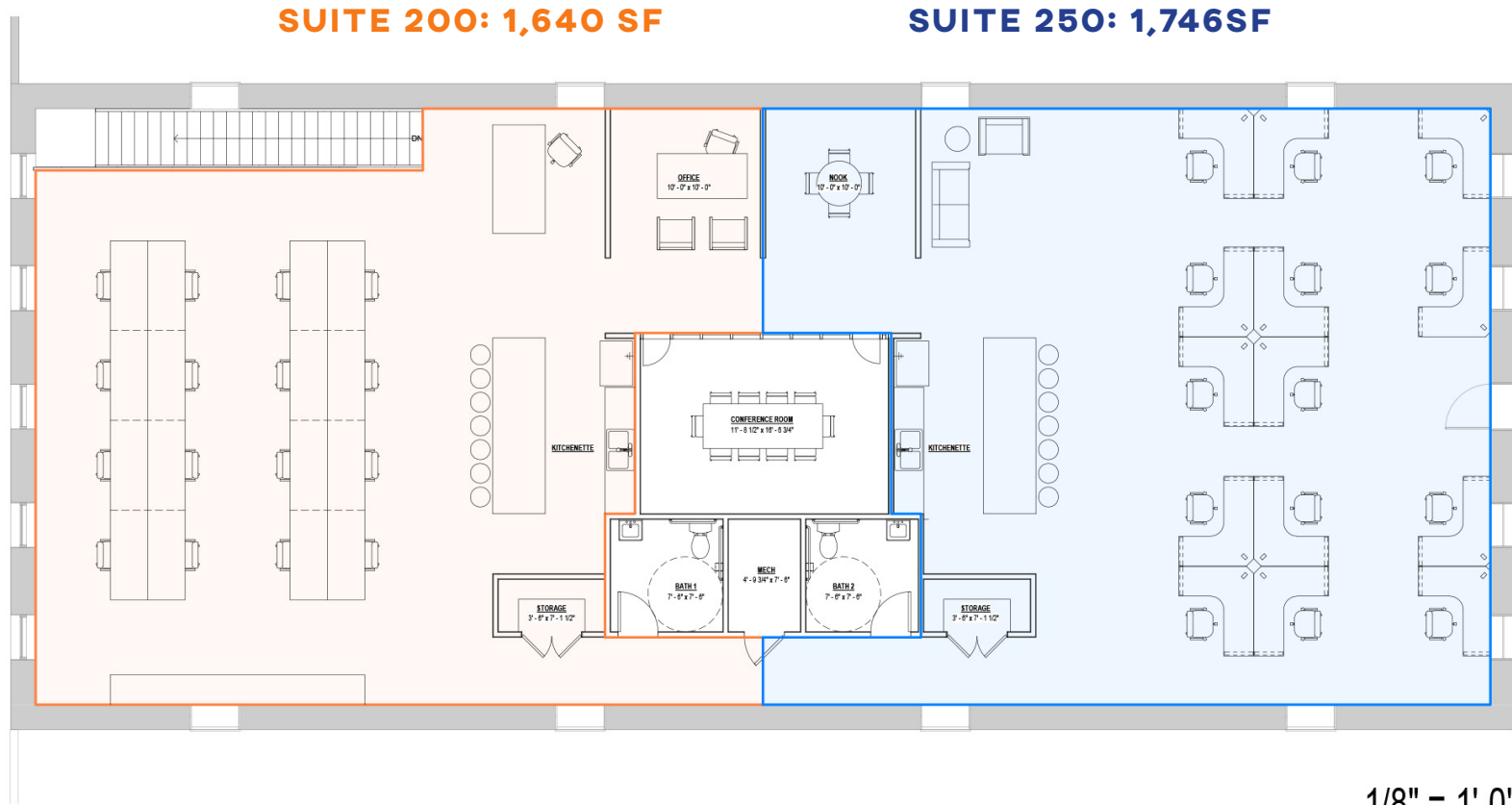
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929 MAIN - SECOND FLOOR OPTION 1



1/8" = 1'-0"

929 MAIN - SECOND FLOOR OPTION 2





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 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.

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 or 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>Don Quick & Associates, Inc.</u>	<u>347889</u>	<u>info@donquick.com</u>	<u>(512) 255-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Darren Quick</u>	<u>443913</u>	<u>darren@donquick.com</u>	<u>(512) 255-3000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Irulian Dabbs</u>	<u>686473</u>	<u>dabbs@donquick.com</u>	<u>(512) 255-3000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u>Buyer Initials</u>	<u>Tenant Initials</u>	<u>Seller Initials</u>	<u>Landlord Initials</u>	<u>Date</u>
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