

THE COMMONS

NEQ OF W. HWY 290 & COMMONS RD
100 COMMONS RD, DRIPPING SPRINGS, TX 78620



FOR LEASE

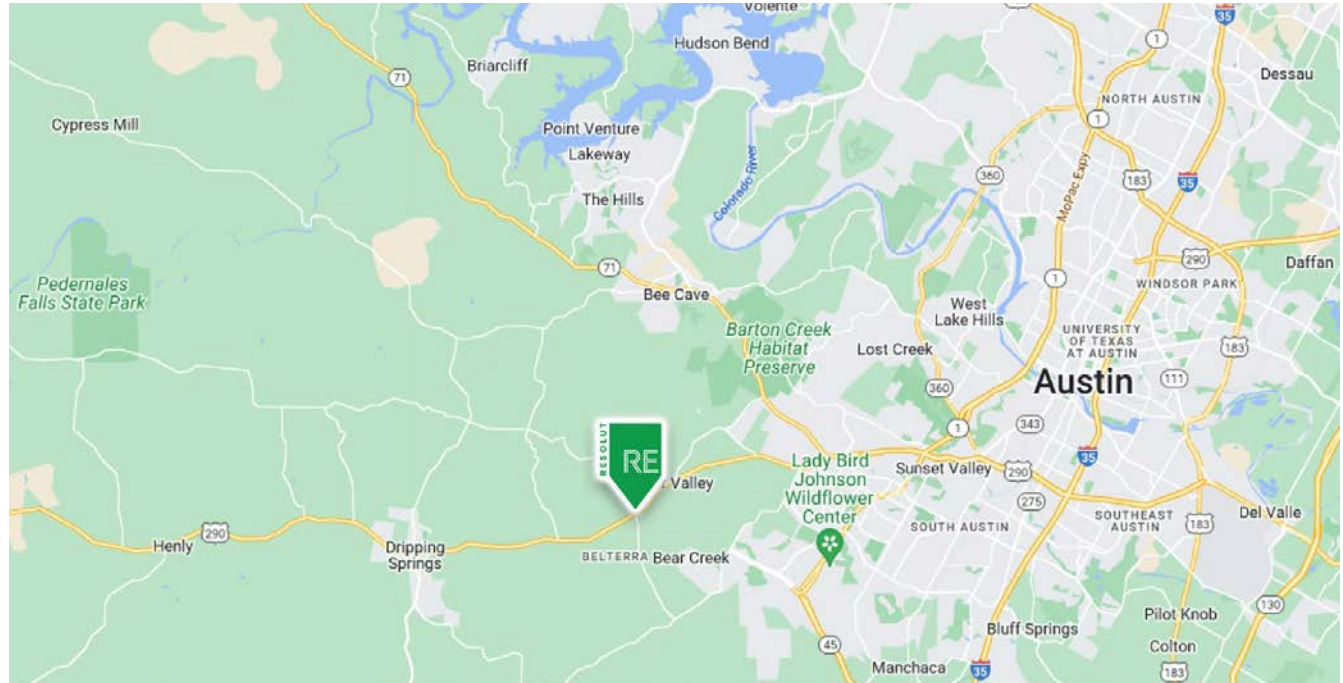
AVAILABLE SPACE
1,510 - 4,214 SF

RATE
\$28.00 PSF NNN
NNNs* \$8.82
* Estimate provided by Landlord and
subject to change

Joey Mendez
joey@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Located in affluent residential area
- Located across the street from HEB and Home Depot
- Fast growing area with high traffic



AREA TRAFFIC GENERATORS



Paul Hudson, Broker
PHudson@Hudson-Properties.com
512.328.8766
www.hudson-properties.com

Joey Mendez
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DEMOGRAPHIC SNAPSHOT 2024



14,159
POPULATION
3-MILE RADIUS



\$128,540.00
AVG HH INCOME
3-MILE RADIUS



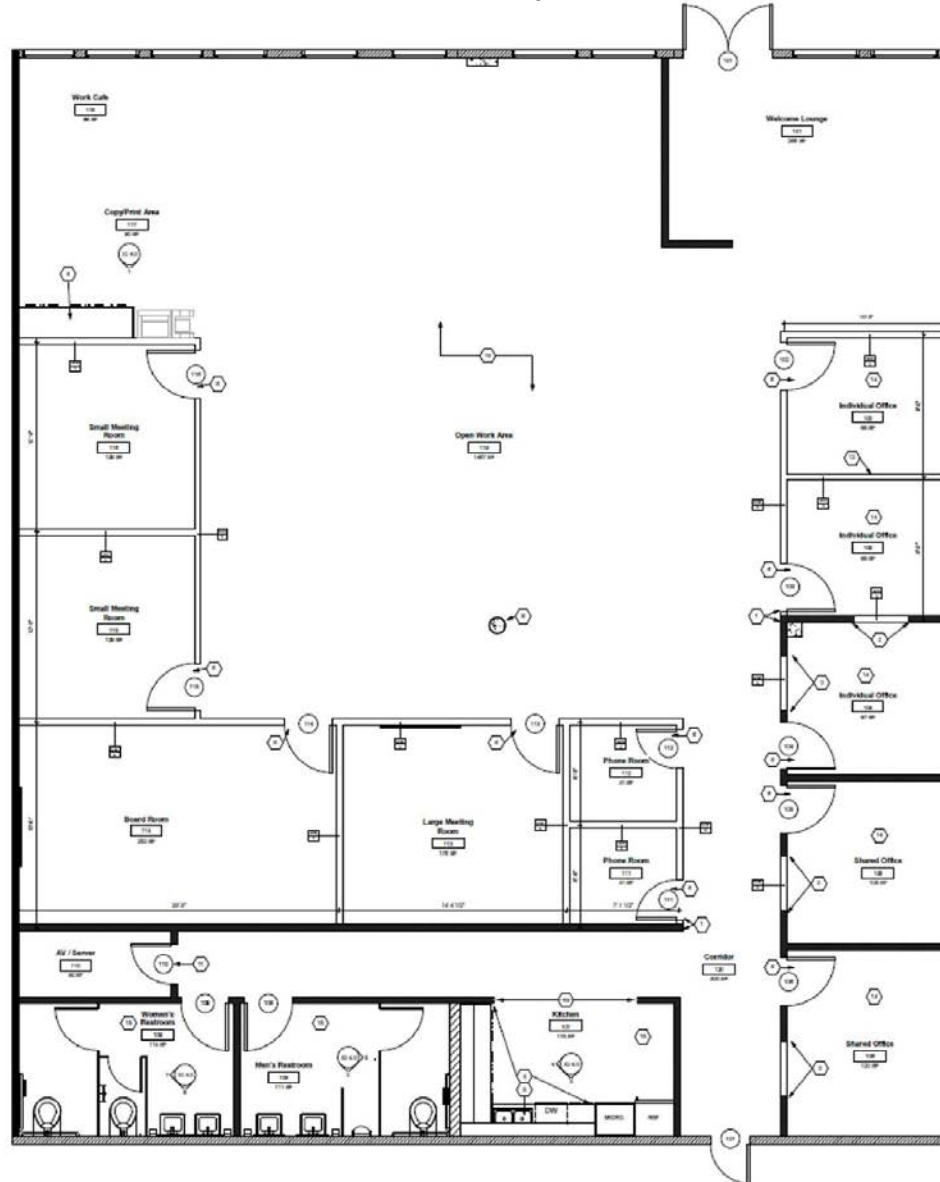
7,758
DAYTIME POPULATION
3-MILE RADIUS



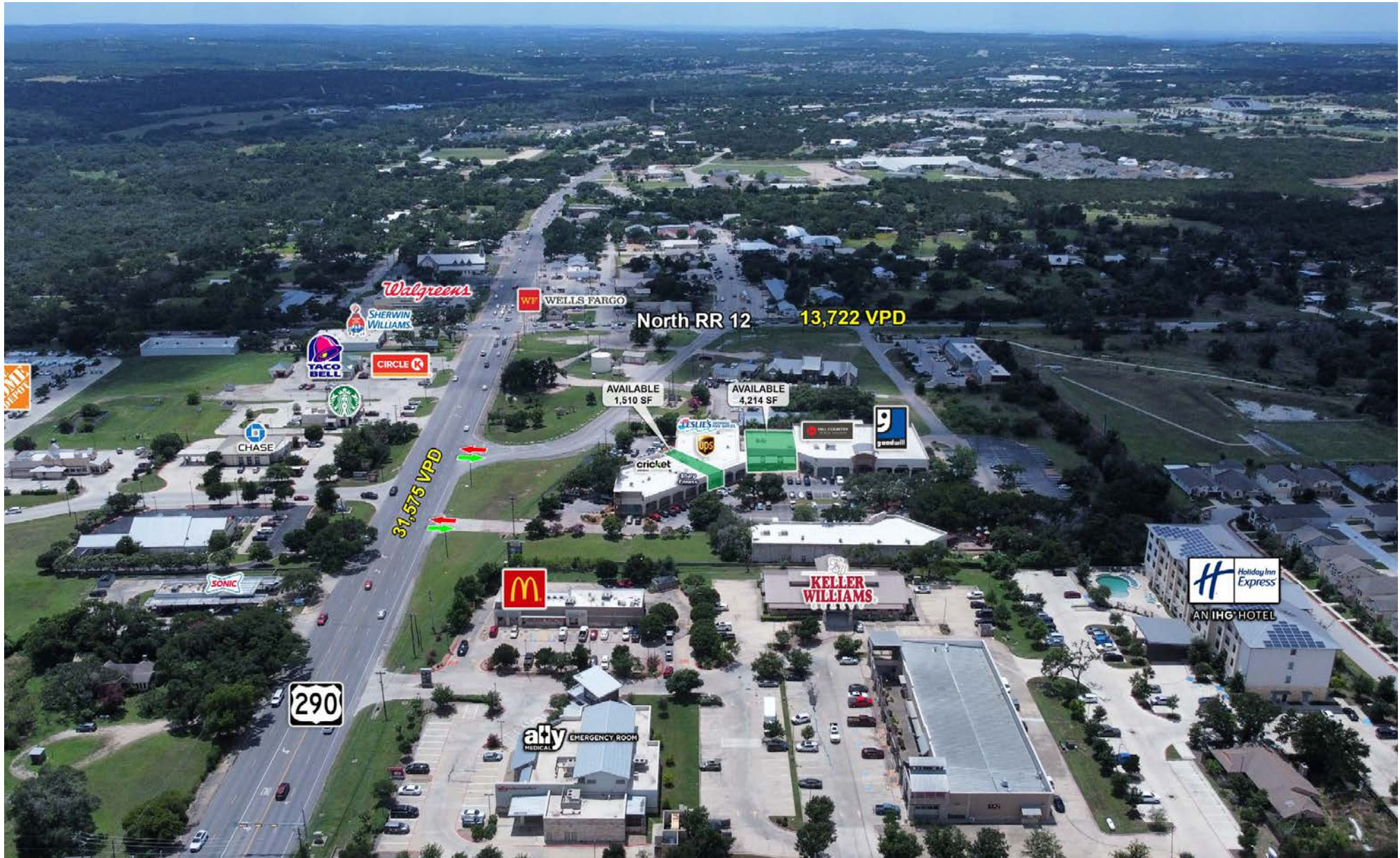
TRAFFIC COUNTS
US Hwy 290: 31,575 VPD
North RR 12: 13,722 VPD
(CoStar 2022)



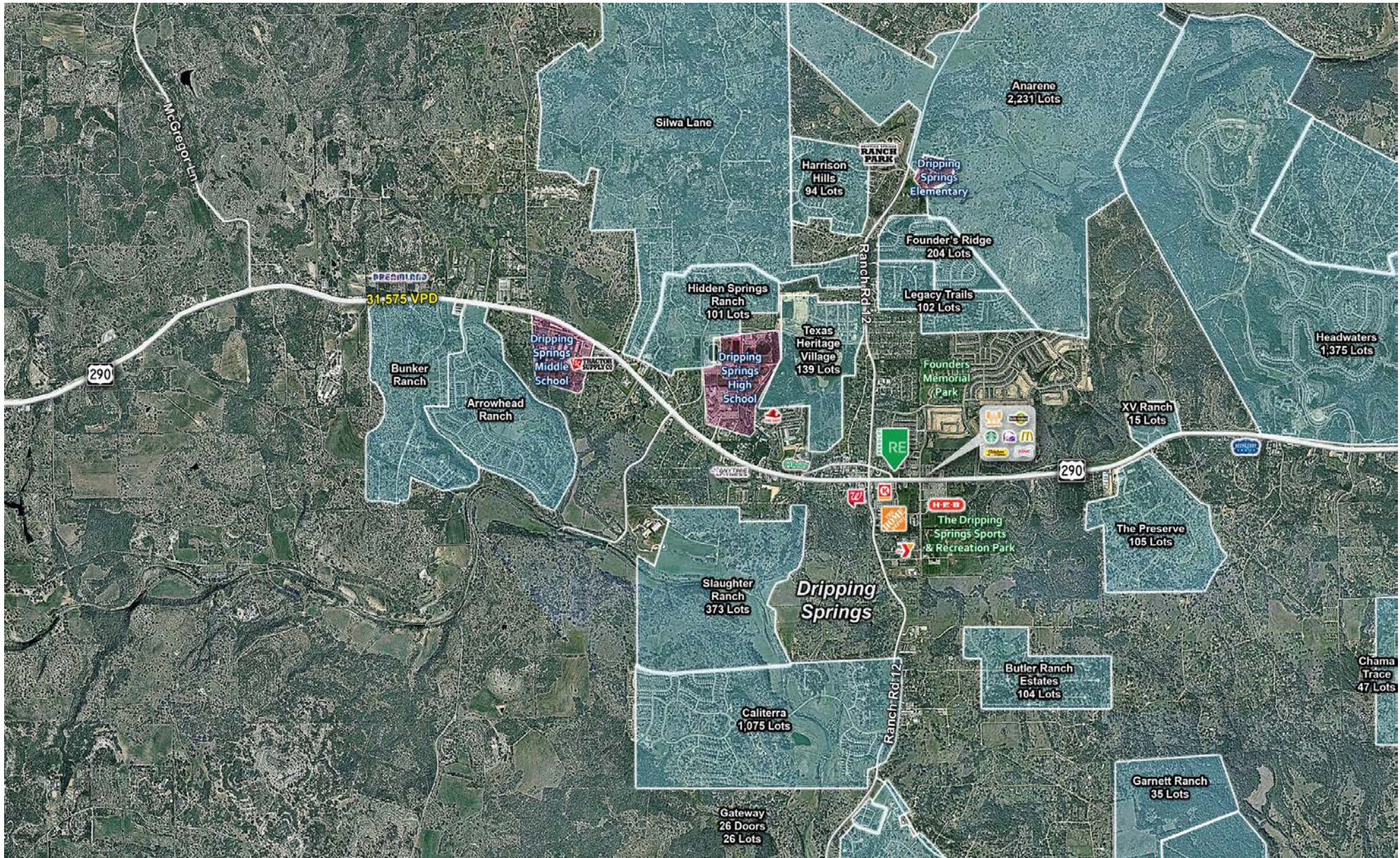
Suite 11 - 4,214 SF

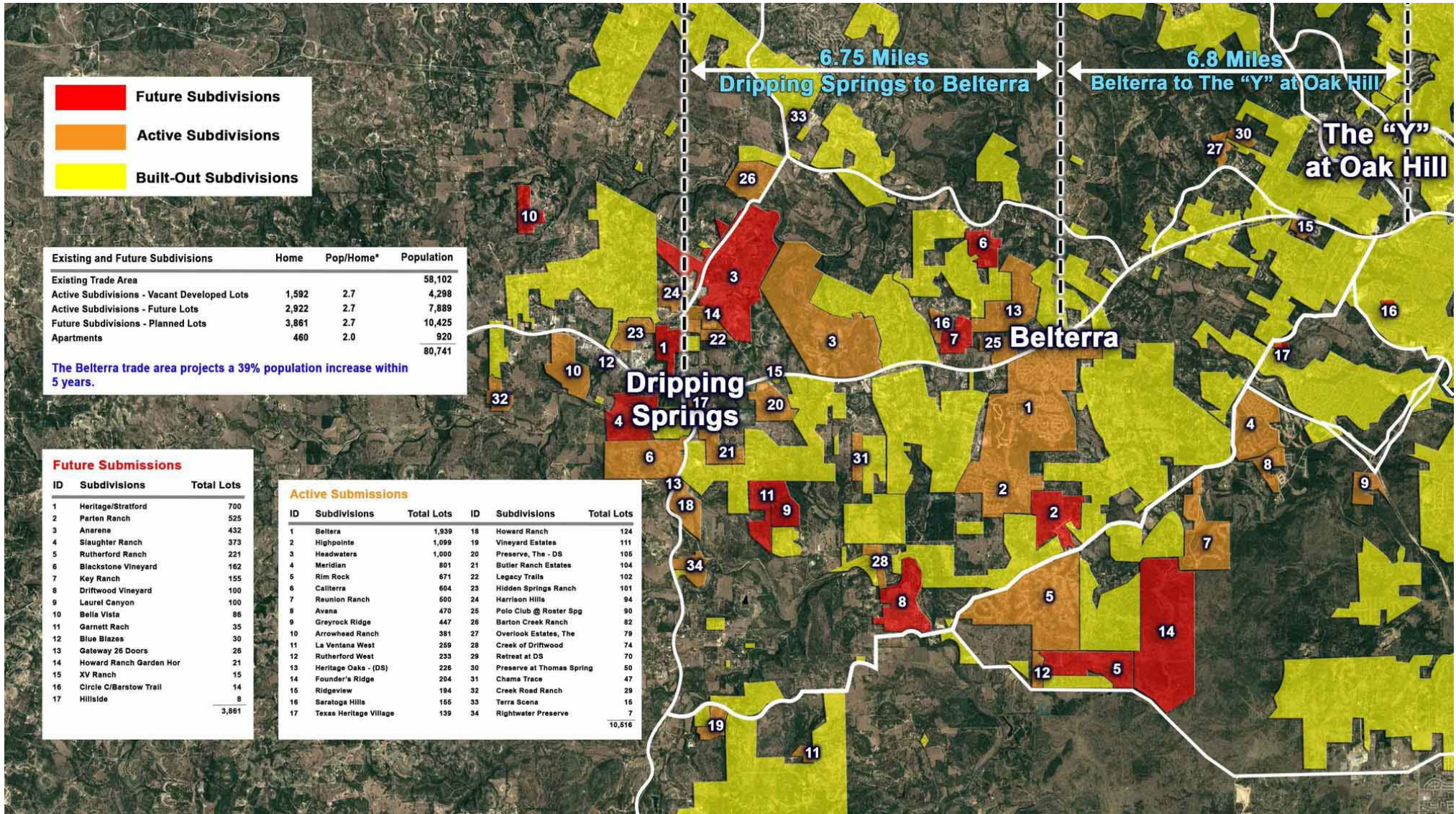














Information About Brokerage Services

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 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.