

FOR LEASE

FORMER PEC PAYMENT OFFICE
158 CR 4126 | Lampasas, TX



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Robby Eaves, CCIM
robby@cipaustin.com

Nick Nelson, CCIM
nick@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Lease: 158 CR 4126 | Lampasas, TX

PROPERTY HIGHLIGHTS:

- 1.34 acres with 500' of highway frontage on County Road 4126
- 2 miles to city center
- Located in the City of Lampasas ETJ
- Pylon and building signage available
- 2 covered and dedicated drive thru lanes

AVAILABLE SPACE:

±1,936 SF

RENTAL RATE:

\$18/SF/YR + NNN

PARKING:

14 lighted parking spaces

ZONING:

Lampasas County (Not in City Limits)

YEAR BUILT:

1999

LAND SIZE:

1.34 acres

TRAFFIC COUNT:

11,140 (2018)

main 512 682 1000 | fax 512 682 1031

cipaustin.com

For More Information Contact:

Robby Eaves, CCIM

Principal

robby@cipaustin.com | 512 682 1003

Nick Nelson, CCIM

Senior Vice President

nick@cipaustin.com | 512 682 1006



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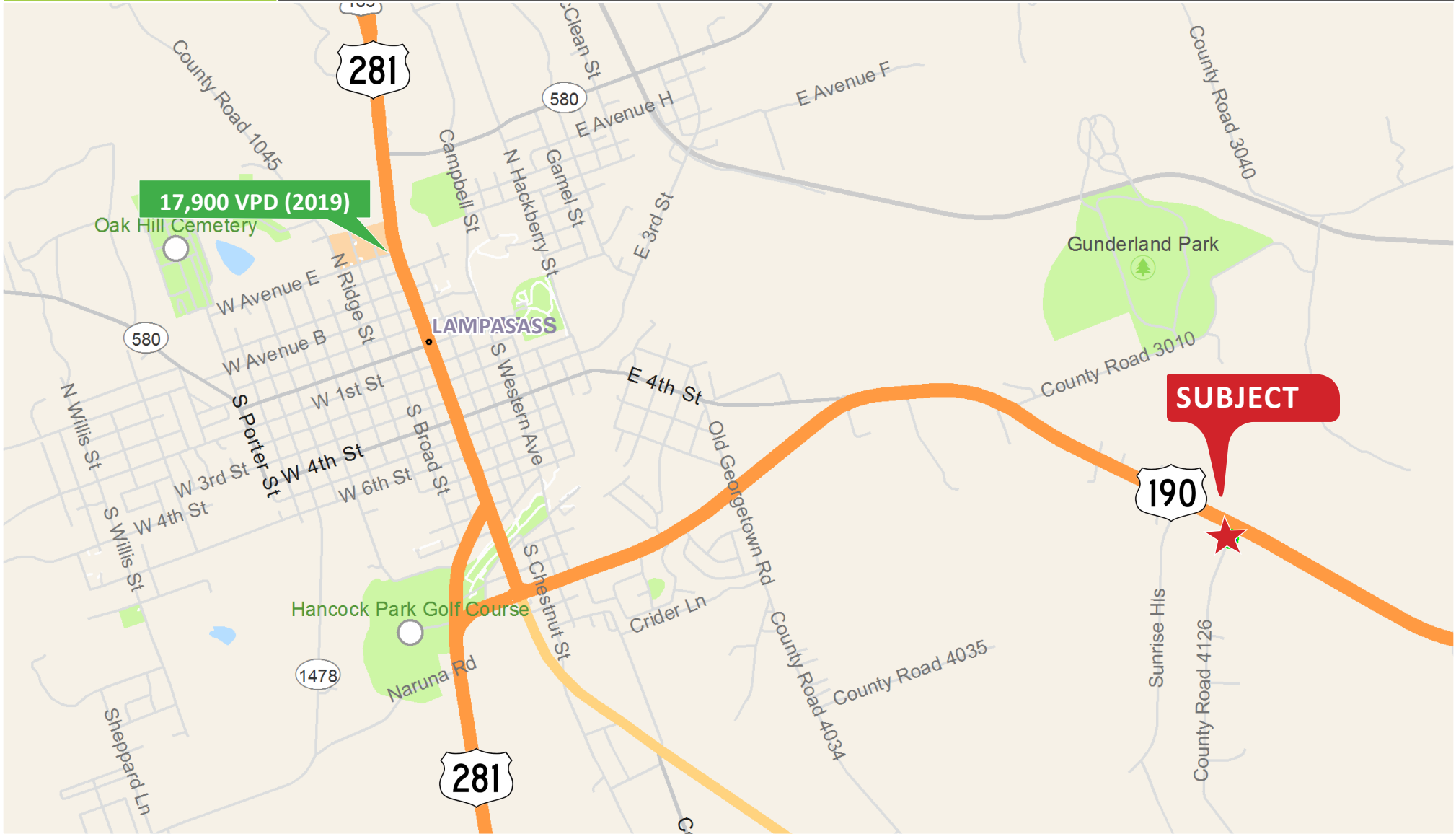
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AREA MAP

For Lease: 158 CR 4126 | Lampasas, TX



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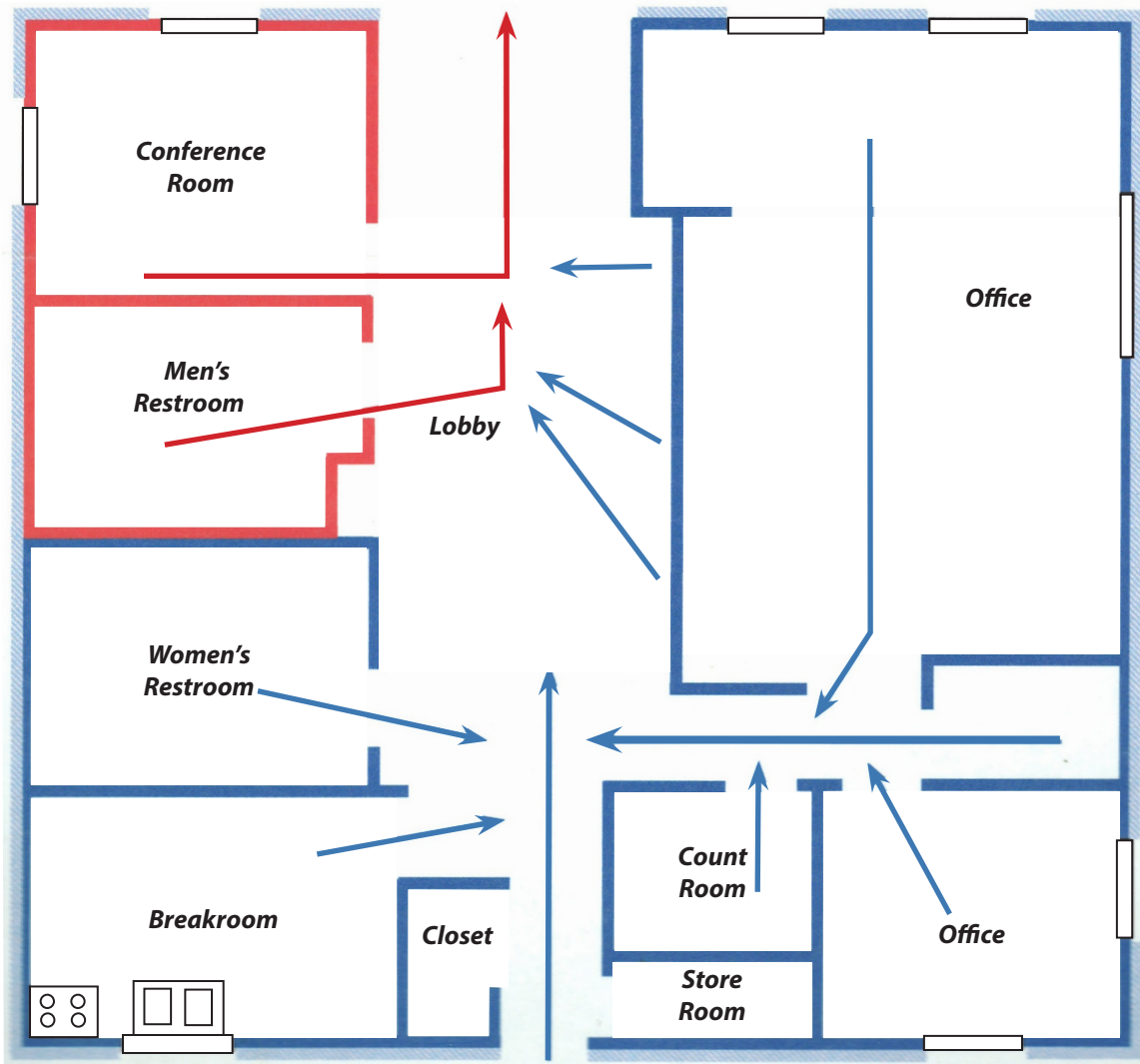
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FLOORPLAN

For Lease: 158 CR 4126 | Lampasas, TX



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INFOGRAPHIC 5 MILE RADIUS

For Lease: 158 CR 4126 | Lampasas, TX

Market Growth Dashboard

2019 Total Housing Units (Esri)

2024 Total Housing Units (Esri)

4,429



4,692

Population Detail



2,356

2018 Millennial
Population (Born
1981 to 1998) (Esri)



10,485

2018 Total Daytime
Population

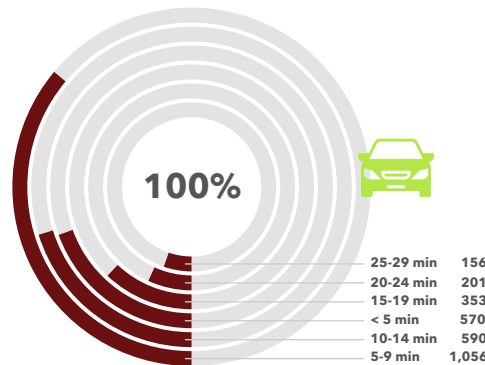


2,466

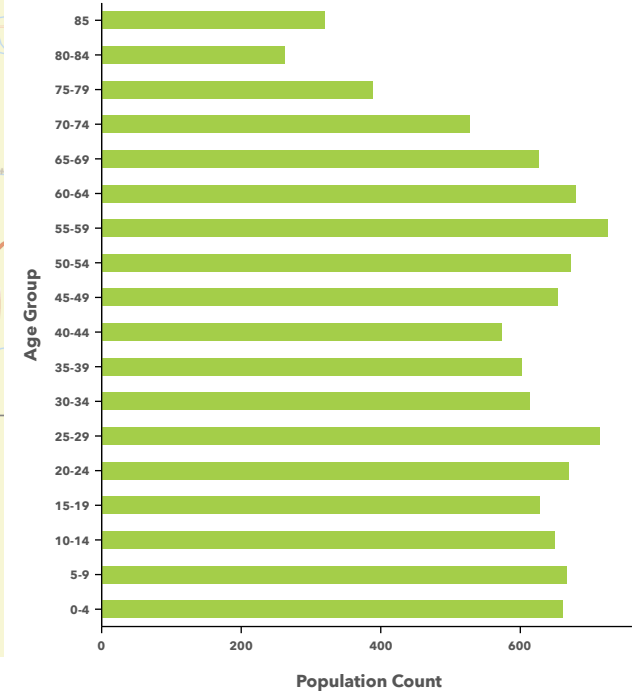
2018 Baby Boomer
Population (Born
1946 to 1964) (Esri)



Average Travel Time to Work



2018 Age: 5 Year Increments (Esri)



INCOME



64,065

2019 Average
Household
Income (Esri)



\$24,877

Per Capita Income



432,222

2019 Average Net
Worth (Esri)



52,530

2019 Average Disposable
Income (Esri)



214,166,237

2019 Aggregate Disposable
Income

EDUCATION

15%

No High
School
Diploma



31%
High School
Graduate



35%
Some College



19%
Bachelor's/Grad/Prof
Degree



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves / Nick Nelson	588199/603416	robby@cipaustin.com / nick@cipaustin.com	512-682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date