

FULLY LEASED



LIVE OAK PLAZA AT 1431 | 1468 WHITESTONE BLVD, CEDAR PARK, TX 78613

Features

- 1,400 SF available 2022
- Come join Torchy's, PhoNatic, Panera, Raising Canes, Dos Salsas, Sherwin Williams and more
- Cedar Park's largest and busiest intersection

FOR LEASE

AVAILABLE SF: 1,400  
 CONTACT FOR MORE INFORMATION  
 NNN: \$15.57 PER SF/YR EST.

Traffic Counts		Demographics YEAR: 2021	1 MILE	3 MILE	5 MILE
Whitestone Blvd.	48,436 VPD	Total Population	7,980	78,784	211,095
183A	46,520 VPD	Daytime Population	10,395	74,005	198,525
		Average HH Income	\$120,863	\$117,703	\$124,013
		Total Households	2,823	28,108	76,309

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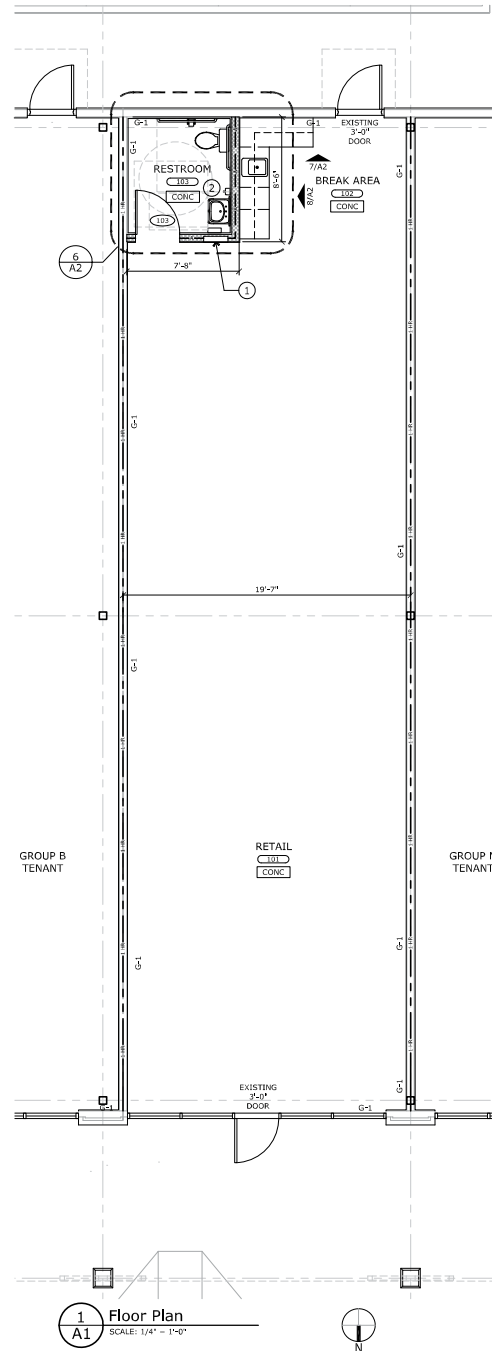
Area Retailers & Businesses



Available Space

1,600 sf Available 2022





### FLOOR PLAN NOTES

- DIMENSION LINES ARE FRONT FACE OF STUD TO FACE OF STUD (U.N.O.)
- CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT INCLUDING BUT NOT LIMITED TO PLUMBING/PIPING, ELECTRICAL, GAS, DUCTING, ETC.
- CONTRACTOR TO COORDINATE ALL HARDWARE WITH OWNER REQUIREMENTS, AND SHALL MATCH LANDLORD/DEVELOPER REQUIREMENTS WHERE POSSIBLE.
- CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS, FINISHES, FIXTURES AND EQUIPMENT SCHEDULED FOR REUSE COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL TEXAS ACCESSIBILITY STANDARDS AND BUILDING CODES RESTRICTIONS AND REQUIREMENTS.
- ALL INTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF THE SCHEDULED PAINT.
- ALL HORIZONTAL GYP. BOARD SURFACES SHALL BE PRIMED A FLAT WHITE FINISH.
- INCLUDE TENANT SUITE NUMBER IN 4" NUMBERS NEAR THE FRONT DOOR AND ON REAR DOOR, TO BE APPLIED TO INTERIOR FACE OF GLASS.
- PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A:10-B:C SHALL BE PROVIDED WITHIN A 75 FOOT TRAVEL DISTANCE OF ANY POINT IN THIS FACILITY.
- ALL PENETRATIONS OF THE AIR BARRIER SHALL BE SEALED BY THE RESPONSIBLE PARTY OR THE GENERAL CONTRACTOR.
- ANY PLYWOOD/BLOCKING WITHIN WALLS SHALL BE FIRE RETARDANT.
- FLOOR TO BE SEALED CONCRETE UNLESS NOTED OTHERWISE.

### KEYED NOTES

- ELECTRICAL PANEL - REFERENCE ELECTRICAL.
- WALLS AT RESTROOM TO BE 3/4" TYPE X DensShield FIBERGLASS-MAT FACED GYP. BD. ON RESTROOM SIDE.

### WALL LEGEND

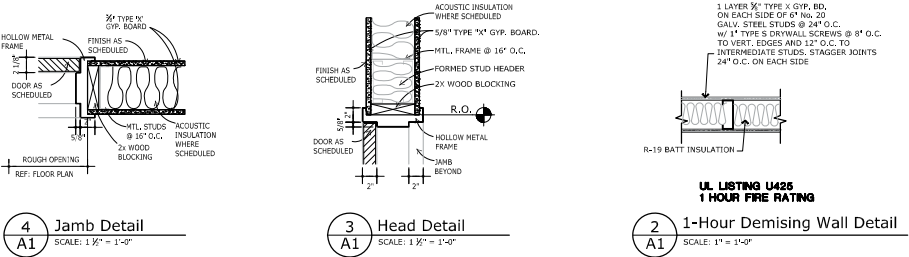
	1/2" LIGHT GAUGE METAL STUD WALL
	3/8" LIGHT GAUGE METAL STUD WALL
	METAL STUD WALL w/ ACOUSTICAL INSULATION (AT RESTROOM)
	EXISTING 1-HR DEMISING WALL (UL DESIGN 1425)
	EXISTING WALL

FINISH KEY		
MARK	DESCRIPTION	MANUFACTURER / PRODUCT #
CONC	SEALED CONCRETE	
RB	RUBBER BASE	ROPPE FINNACLE PLUS PROFILE #25 COLOR 110 BROWN
CTB	CERAMIC TILE BASE	SELECTION BY OWNER
G-1	GYP/SUM WALLBOARD LEVEL 4 FINISH LIGHT ORANGE PEEL TEXTURE	
WT	CERAMIC WALL TILE	SELECTION BY OWNER
C-1	ACOUSTIC CEILING TILE	USG #88785 MARS CLIMA PLUS SLT, 2' x 2' WHITE, CEILING GRID WHITE
C-2	GYP/SUM CEILING BOARD LEVEL 4 FINISH	

HARDWARE SCHEDULE		
LOCKSET - OFFICE	FALCON LOCKSET 8551-DAM-G36	
HINGES	3 - 4 1/2" x 4 1/2" 88 BUTT HINGES	
CLOSERS	SARGENT 1331 SERIES	
PUSH & KICK PLATES	4" x 16" PUSH PLATES, 8" x 34" KICK PLATE, EA. SIDE	
WALLSTOP	IVES W511	

GENERAL HARDWARE NOTES:

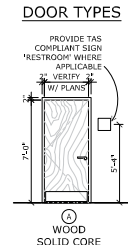
- GENERAL CONTRACTOR TO VERIFY THAT ALL HARDWARE AT EXISTING ENTRY DOORS COMPLIES WITH THE CURRENT GOVERNING STATE AND LOCAL CODES.
- ALL DOOR ACTIVATING HARDWARE SHALL BE INSTALLED BETWEEN 2'-0" AND 3'-8" A.F.F.
- ALL DOORS TO BE REVERSED PER DIRECTIONS FROM OWNER.
- PROVIDE DOOR SILENCERS (3 PER DOOR) AT ALL DOORS. SILENCERS BY BALDWIN, #4035 FOR METAL FRAMES, #4039 FOR WOOD FRAMES.
- ALL THRESHOLDS TO BE SET IN DOUBLE FACED CAULKING TAPE AND PER ADA SLOPE AND HEIGHT.
- PROVIDE SPRAY FOAM AT ALL DOOR JAMBS AND HEAD SHIMS PRIOR TO FINAL TRIM.
- ALL CLOSERS TO BE ADJUSTED TO 3-8" MAX. FORCE/3 SECONDS.
- ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE OR LOCAL FIRE MARSHALL SHALL BE INSTALLED.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT.



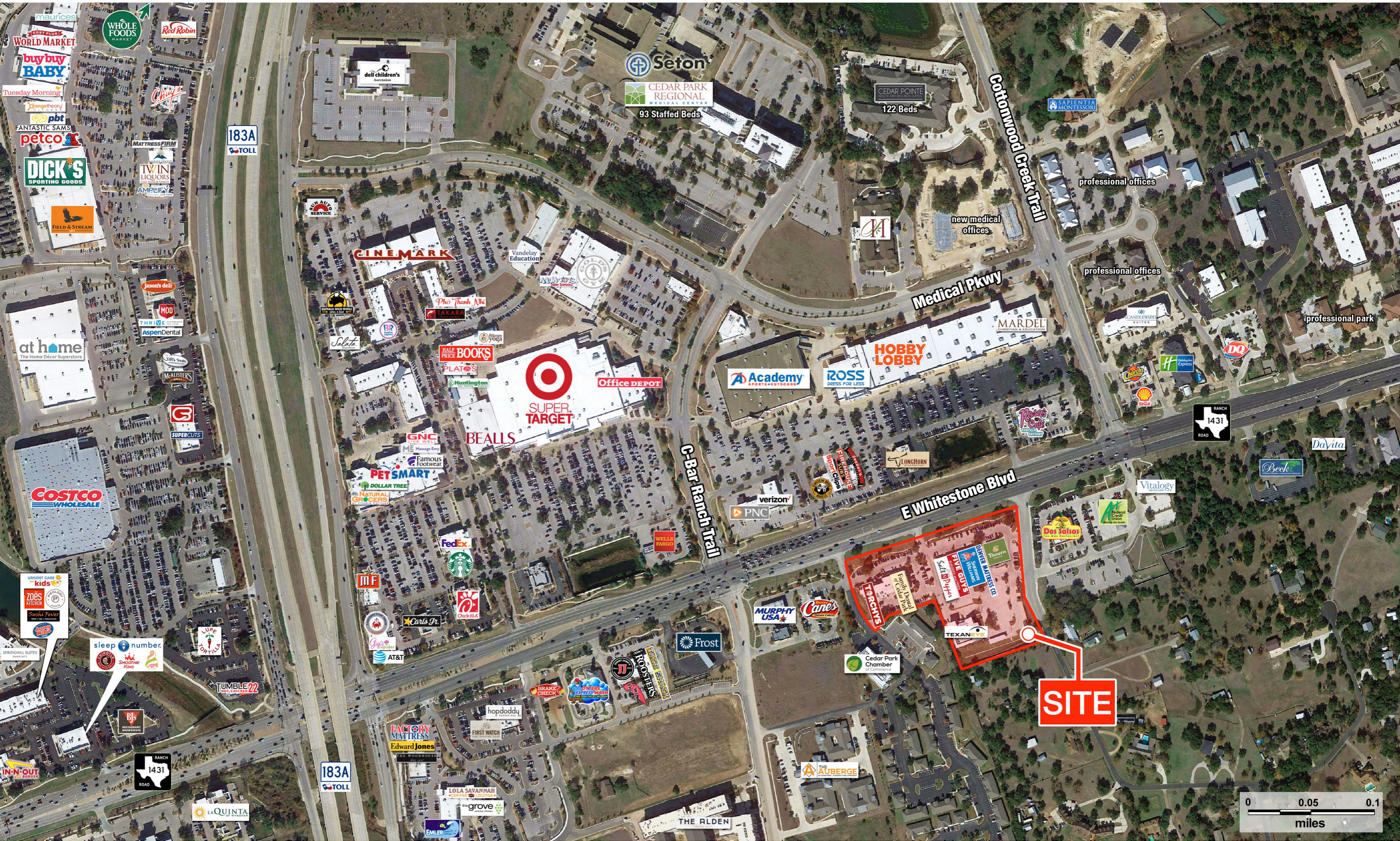
DOOR AND FRAME SCHEDULE										
DOOR #	LOCATION	SIZE	TYPE	MATERIAL	FINISH	FRAME	FINISH	HEAD DETAIL	JAMB DETAIL	REMARKS
103	RESTROOM	3'-0" x 7'-0" x 12"	A	WOOD SOLID CORE	-	HOLLOW METAL		3/A1	4/A1	

NOTES:

- THE GENERAL CONTRACTOR SHALL SILICONE CAULK THE DOOR JAMBS TO THE WALL ON WHICH THEY ARE INSTALLED.
- ALL DOORS IN COMMON AREAS SHALL RECEIVE TMS COMPLAINT SIGNS STATING THE ROOMS USE.
- ALL EGRESS DOORS SHALL HAVE PANIC HARDWARE AS REQUIRED.



ROOM FINISH SCHEDULE										
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	HEIGHT	MATERIAL	
101	RETAIL	SEALED CONCRETE	RB	G-1	G-1	G-1	G-1	11'-0"	C-1	
102	BREAK AREA	SEALED CONCRETE	RB	G-1	G-1	G-1	G-1	11'-0"	C-1	
103	RESTROOM	SEALED CONCRETE	CTB	G-1 / WT	G-1 / WT	G-1 / WT	G-1 / WT	9'-0"	C-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 on 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 listening 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.

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Date