



the Enclave

301 - 307 CAMP CRAFT ROAD | AUSTIN

GARDEN STYLE OFFICE PROJECT IN
THE HEART OF WESTLAKE HILLS



GENERATIONAL
COMMERCIAL PROPERTIES



Jones Lang LaSalle Brokerage, Inc.

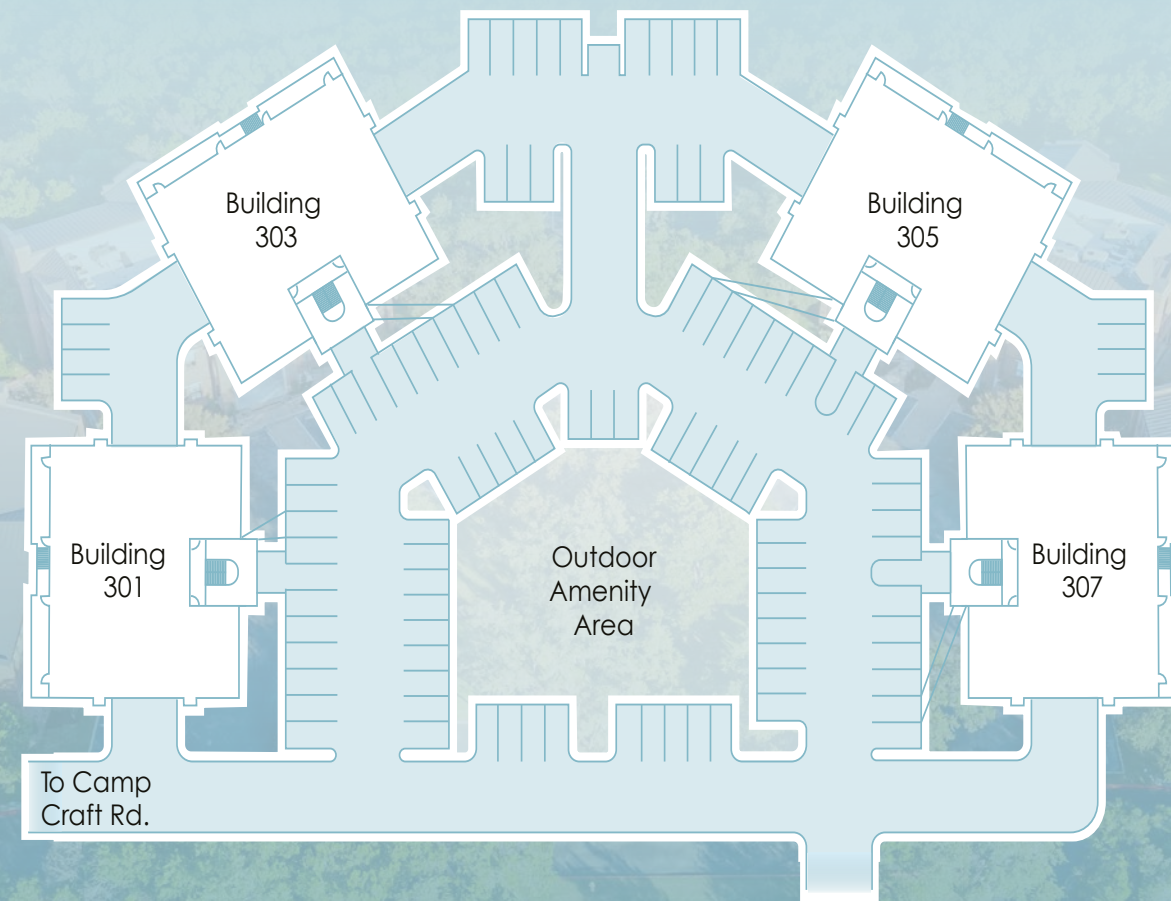


GARDEN STYLE OFFICE PROJECT IN THE HEART OF WESTLAKE HILLS

Situated in the heart of Westlake Hills, The Enclave is just mere minutes away from downtown Austin and walking distance of the amenities Westlake Hills has to offer. This office project is tucked away, secluded in a park-like setting near Westlake High School along Camp Craft Rd. The Enclave has private balconies and offers covered parking.



SITE PLAN



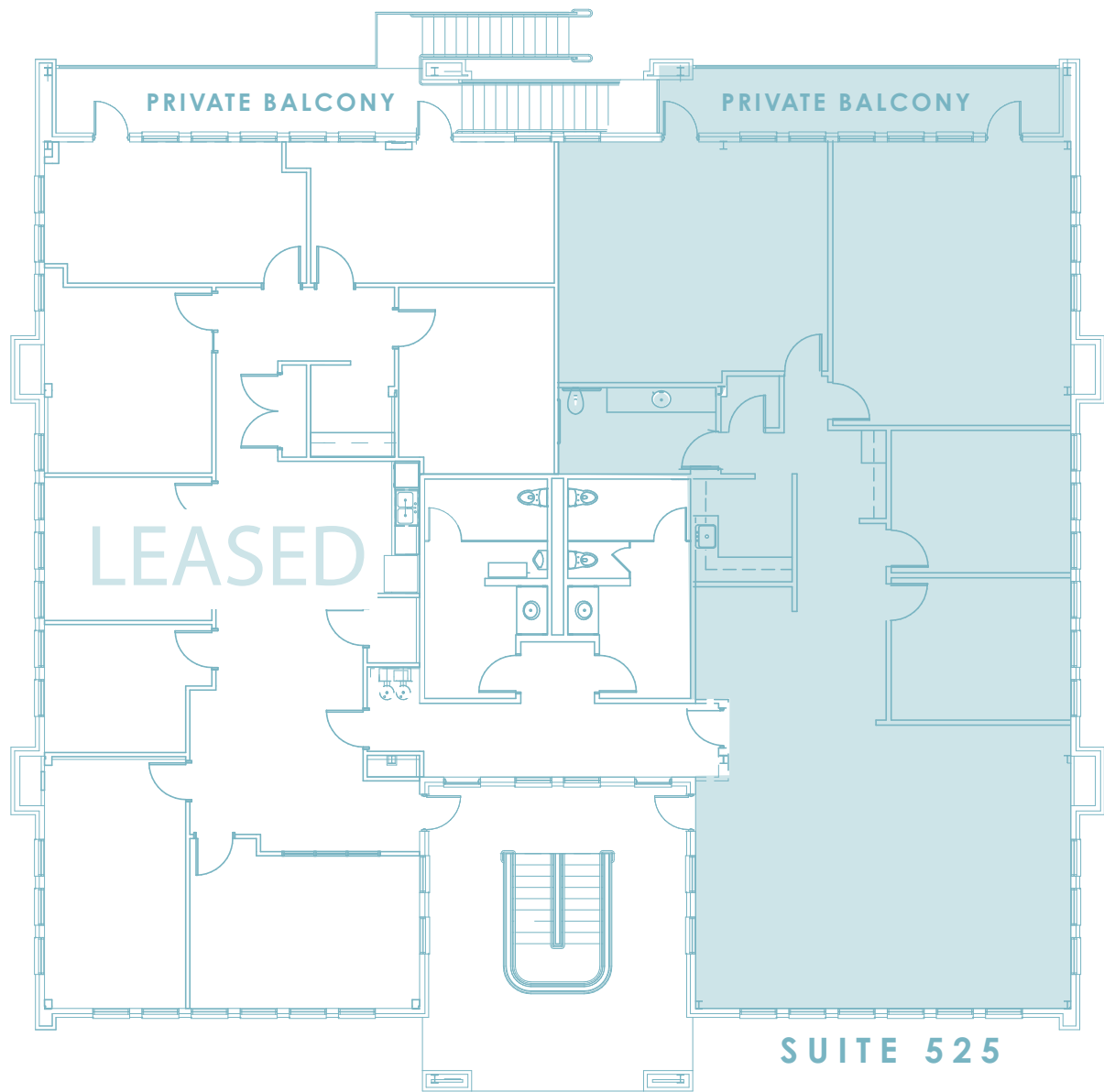
3: 1,000 PARKING RATIO

COVERED, RESERVED SPACES AVAILABLE

OUTDOOR AMENITY AREA



AVAILABILITIES
BUILDING 305



3,151 RSF - 1ST FLOOR
SUITE 525
AVAILABLE 8/1/2026





AMENITIES WITHIN 2 MILES

EAT

P. Terry's Burger Stand
MOD Pizza
Taco Deli
La Madeleine
Kerbey Lane Cafe
Chik-fil-a
Flower Child
Rudy's Country Store and BBQ
Chipotle Mexican Grill
Hat Creek Burger Co.
Las Palomas
Modern Market
The Grove Wine Bar
Blue Dahlia Bistro
Raising Cane's
Texas Honey Ham Co.
Lupe Tortilla
County Line BBQ
Lotus Hunan
Marye's Gourmet Pizza
Blender and Bowls
Salt Traders
Neighborhood Vintner
Chinatown
Jimmy John's

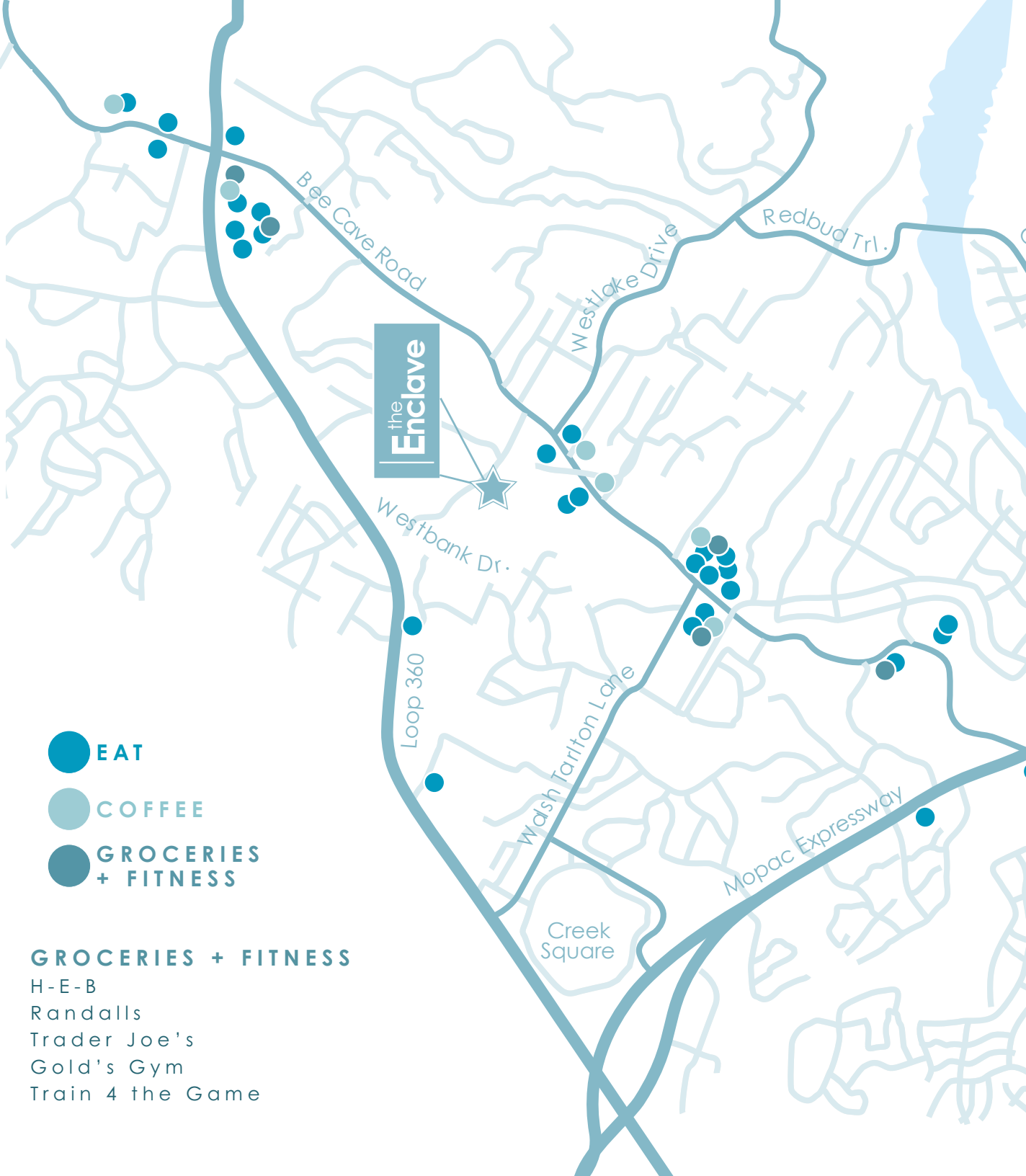
COFFEE

Starbucks
Summer Moon
Trianon Coffee
Lola Savannah Coffee Lounge

-  EAT
-  COFFEE
-  GROCERIES + FITNESS

GROCERIES + FITNESS

H-E-B
Randalls
Trader Joe's
Gold's Gym
Train 4 the Game



the Enclave

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CONTACT US

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Colton McCasland	644630	colton.mccasland@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date