



NEW SPACE ON RIVER

LOCATED ON SH 29 IN GEORGETOWN, TX



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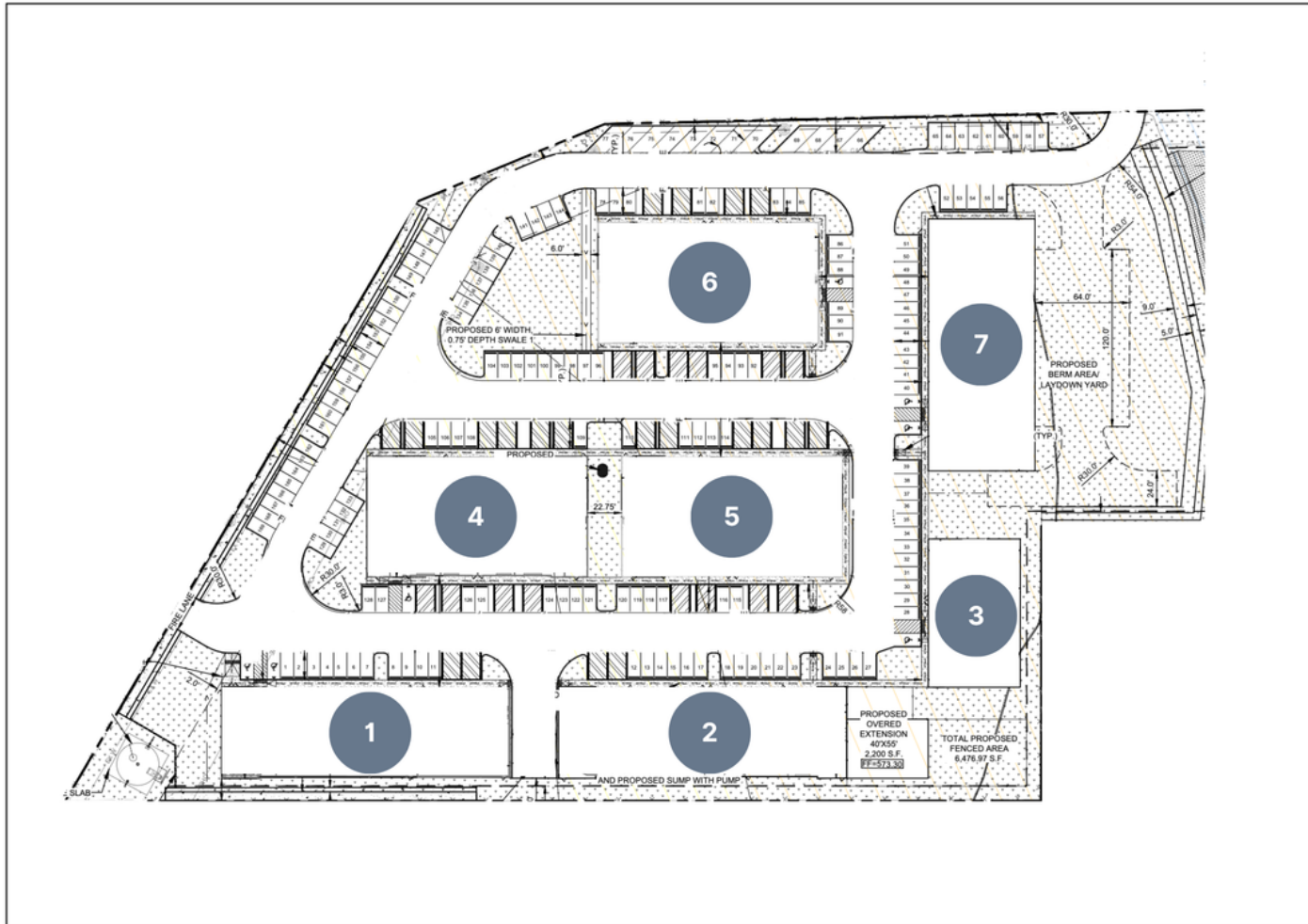


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NEW SPACE ON RIVER



- 2 FOR SALE
11,814 SF
Turnkey Suites
or Shell Condition
- 3 FOR SALE
6240 SF
Turnkey Suites
or Shell Condition
- 4 FOR SALE
13,785 SF
Turnkey Suites / 100% Leased
- 5 FOR SALE / FOR LEASE
13,785 SF
Turnkey Suites
- 6 FOR SALE
11,600 SF
Turnkey Suites
or Shell Condition
- 7 FOR SALE
11,745 SF
Shell Condition

13478 SH-29

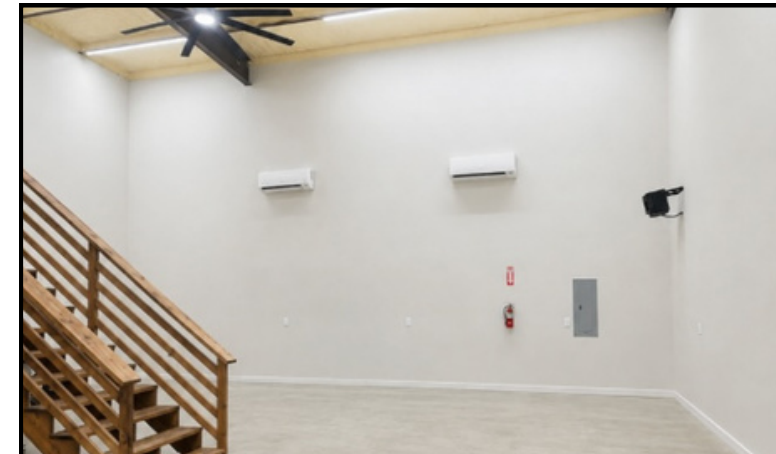
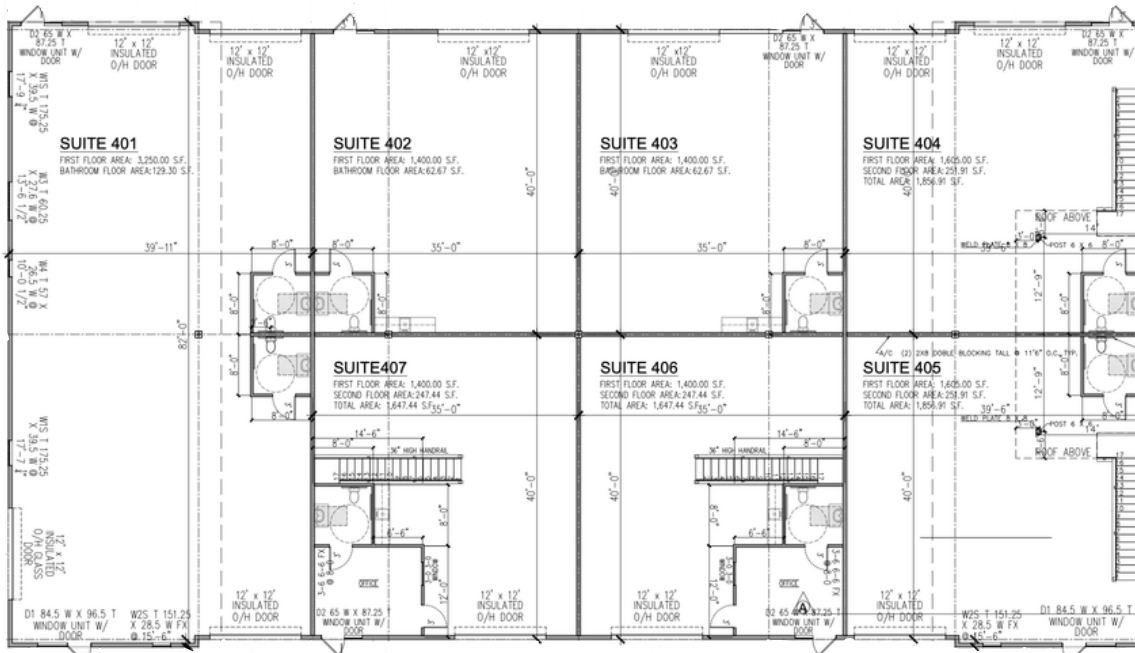
BUILDING 4

FOR SALE

\$220/SF | \$3,032,700

HIGHLIGHTS

- DEDICATED EXTENSIVE PARKING
- MINIMAL RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- SH-29 / 27,349 VPD
- 13,785 SF / 100% LEASED
 - 12,060 SF / 1st FLOOR
 - 1725 SF / 2nd FLOOR
- 10 GRADE LEVEL 12' BAY DOOR
- 3 CUSTOM FLOOR PLANS
 - ORIGIN, TREEHOUSE & PRIME



13474 SH-29

BUILDING 5

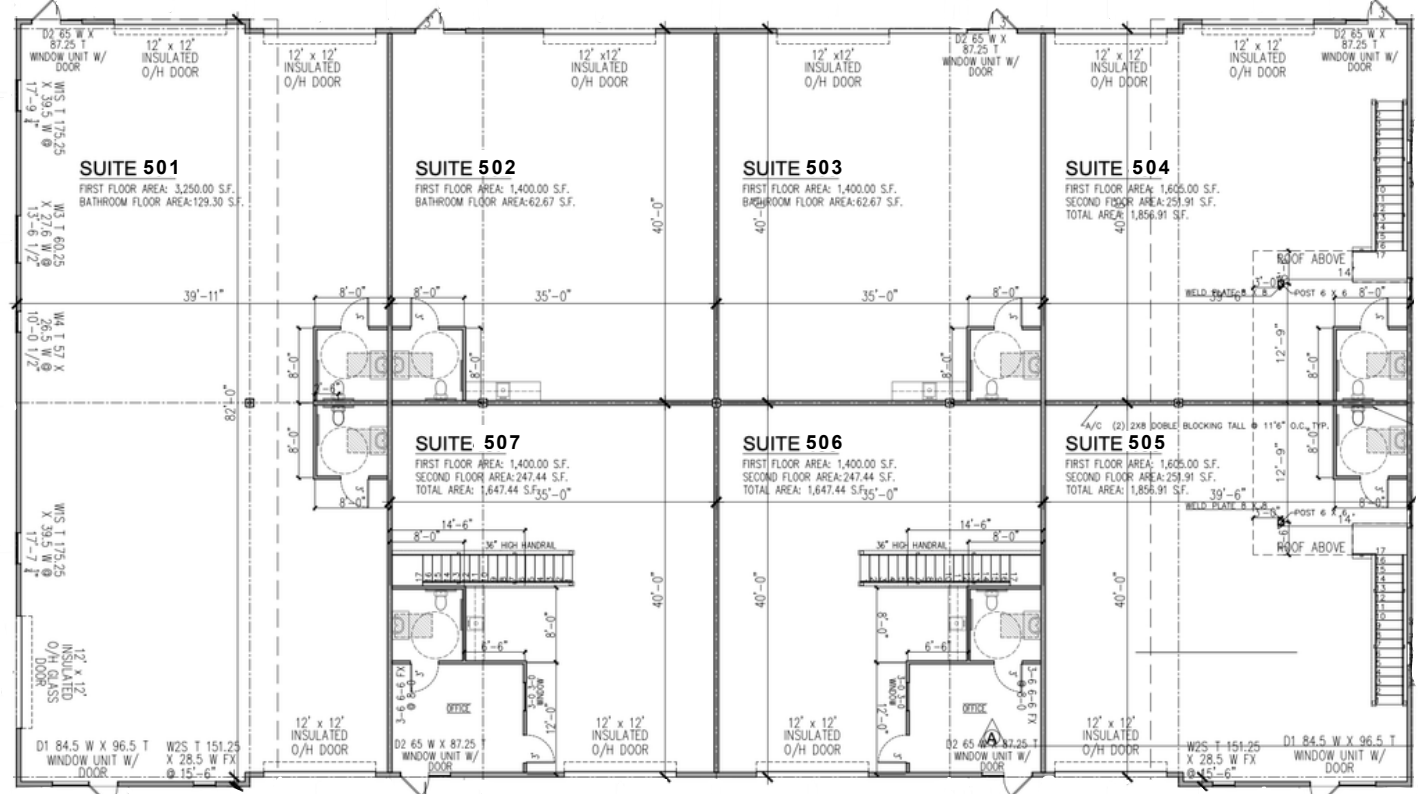
FOR LEASE/SALE

\$230/SF | \$3,170,550

HIGHLIGHTS

- 13,785 SF
 - 12,060 SF / 1st FLOOR
 - 1725 SF / 2nd FLOOR
- 10 GRADE LEVEL 12' BAY DOOR
- 4 CUSTOM FLOOR PLANS
 - ORIGIN
 - PRIME
 - TREEHOUSE
 - THE LOFT
- DEDICATED EXTENSIVE PARKING
- MINIMAL RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- SH-29 / 27,349 VPD

UNDER CONSTRUCTION



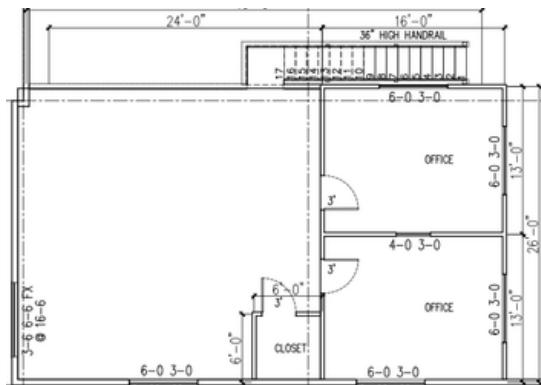
BUILDING 7

FOR SALE

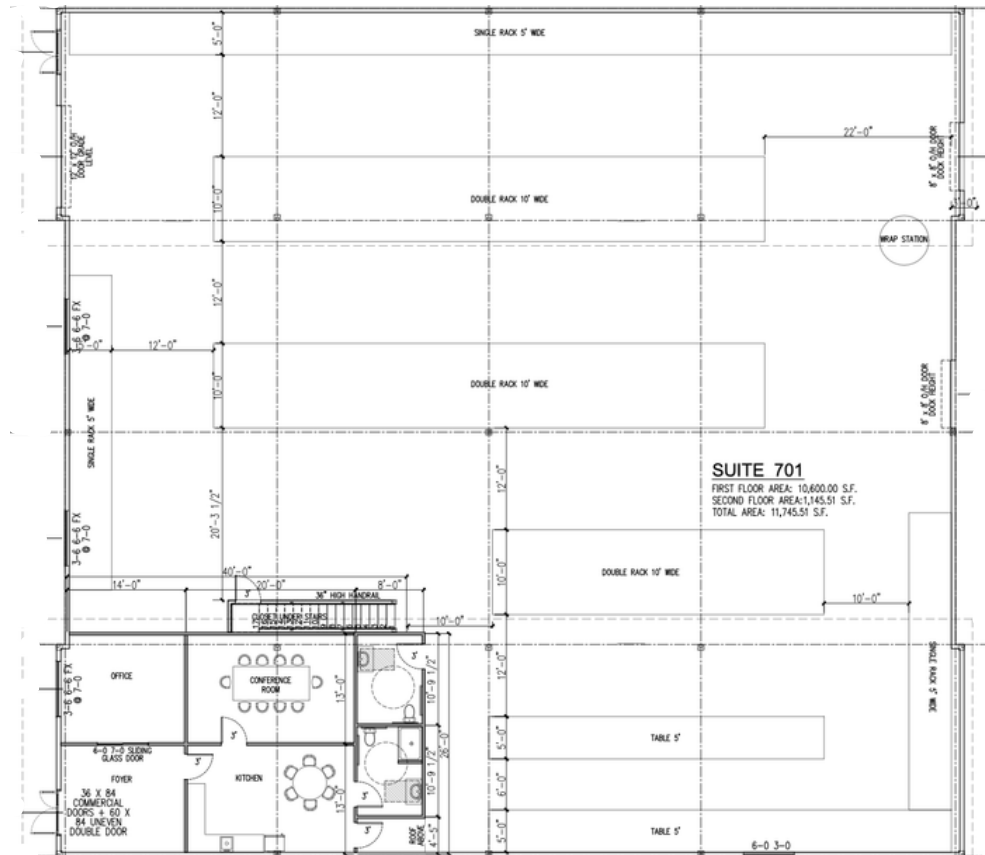
\$230/SF | \$2,701,350

HIGHLIGHTS

- 11,745 SF
 - 10,600 SF / 1st FLOOR
 - 1145 SF / 2nd FLOOR
- (2) GRADE LEVEL BAY DOORS
- (2) 8' DOCK HIGH DOORS
- DEDICATED EXTENSIVE PARKING
- MINIMAL RESTRICTIONS
- PRIVATE ROAD
- SEPTIC SYSTEM
- SH-29 / 27,349 VPD



2ND FLOOR OFFICE





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.

Austin Home Seekers, LLC DBA, Seeker Commercial	9006286	chris@memorizemyemail.com	512.703.7416
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Designated Broker of Firm	License No.	Email	Phone
Chris Matthews	584342	chris@memorizemyemail.com	512.703.7416
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gracie Eunjin Matthews	762025	gracie@seekercommercial.com	512.769.6336
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

