

RETAIL FOR SALE

12 OAKS VILLAGE

8221 SH 29, Georgetown, TX 78628



PROPERTY DESCRIPTION

Excited to share a gem in the industry that's truly captivating! While it's easy to be drawn in, our focus remains on top-notch investment performance and delivering exceptional products for our communities.

Introducing 12 Oaks Village, a transformation from a 92-acre raw land to a vibrant hub in the far north Austin MSA. This development now boasts BTR, MF, childcare, and 35,000 sq. ft. of office space, strategically located at a prime commercial corner.

The key here is location! Situated opposite the highly rated HEB store and with a future Walmart on the NW corner, along with 13,000 rooftops within a 3-mile radius, retail opportunities abound. Being a stone's throw from Santa Rita Ranch, the nation's 15th best-selling residential community, adds further value.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	41 Acres
Building Size:	0 SF

DEMOGRAPHICS	5 MILES	3 MILES	1 MILE
Total Households	20,124	8,840	4,399
Total Population	58,359	25,636	13,197
Average HH Income	\$155,875	\$162,038	\$169,527

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12 OAKS VILLAGE CONCEPT 1

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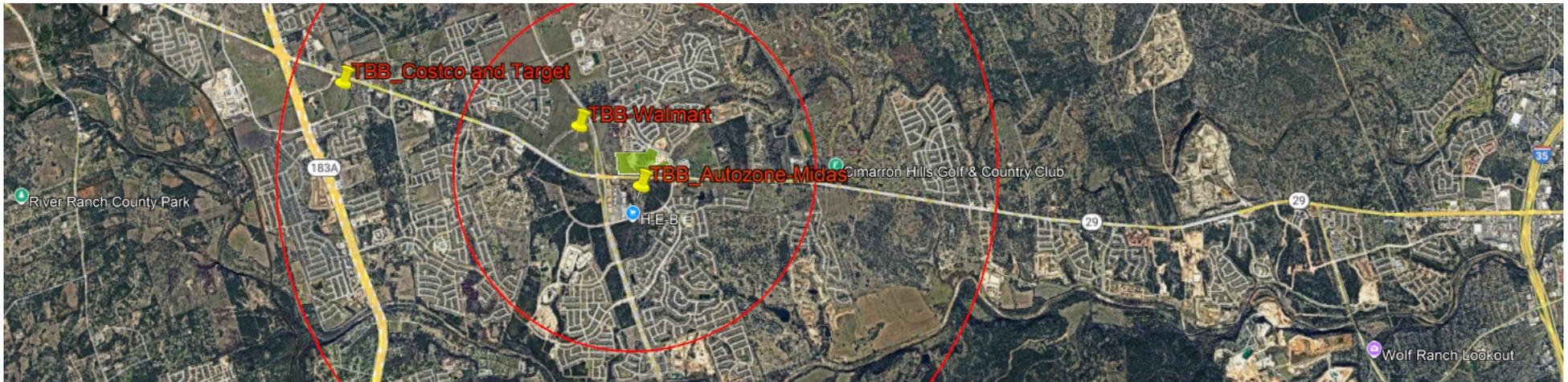
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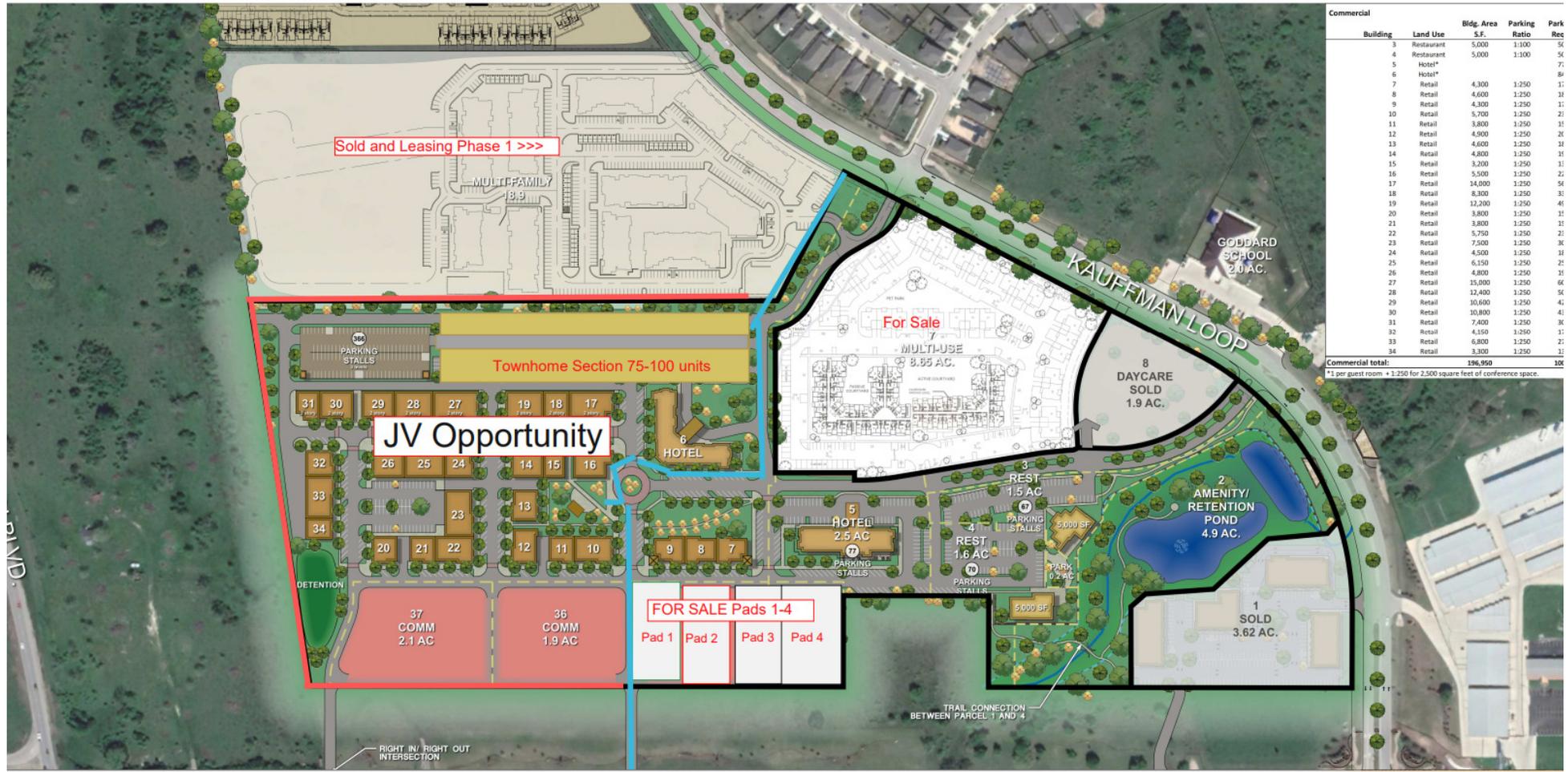
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12 OAKS VILLAGE- TOWNHOME OPTION

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Building	Land Use	Bldg. Area S.F.	Parking Ratio	Park Rec
3	Restaurant	5,000	1:100	5*
4	Restaurant	5,000	1:100	5*
5	Hotel*			7†
6	Hotel*			8†
7	Retail	4,300	1:250	17
8	Retail	4,800	1:250	18
9	Retail	4,300	1:250	17
10	Retail	5,700	1:250	23
11	Retail	3,800	1:250	15
12	Retail	4,900	1:250	19
13	Retail	4,600	1:250	18
14	Retail	4,800	1:250	19
15	Retail	3,200	1:250	11
16	Retail	5,500	1:250	22
17	Retail	14,000	1:250	54
18	Retail	8,300	1:250	33
19	Retail	12,200	1:250	48
20	Retail	3,800	1:250	15
21	Retail	3,800	1:250	15
22	Retail	5,750	1:250	22
23	Retail	7,500	1:250	30
24	Retail	4,500	1:250	17
25	Retail	6,150	1:250	24
26	Retail	4,800	1:250	19
27	Retail	15,000	1:250	60
28	Retail	12,400	1:250	50
29	Retail	10,600	1:250	42
30	Retail	10,800	1:250	42
31	Retail	7,400	1:250	30
32	Retail	4,150	1:250	17
33	Retail	6,800	1:250	27
34	Retail	5,300	1:250	21
Commercial total:		156,900		100

* 12 per guest room + 1:250 for 2,500 square feet of conference space.

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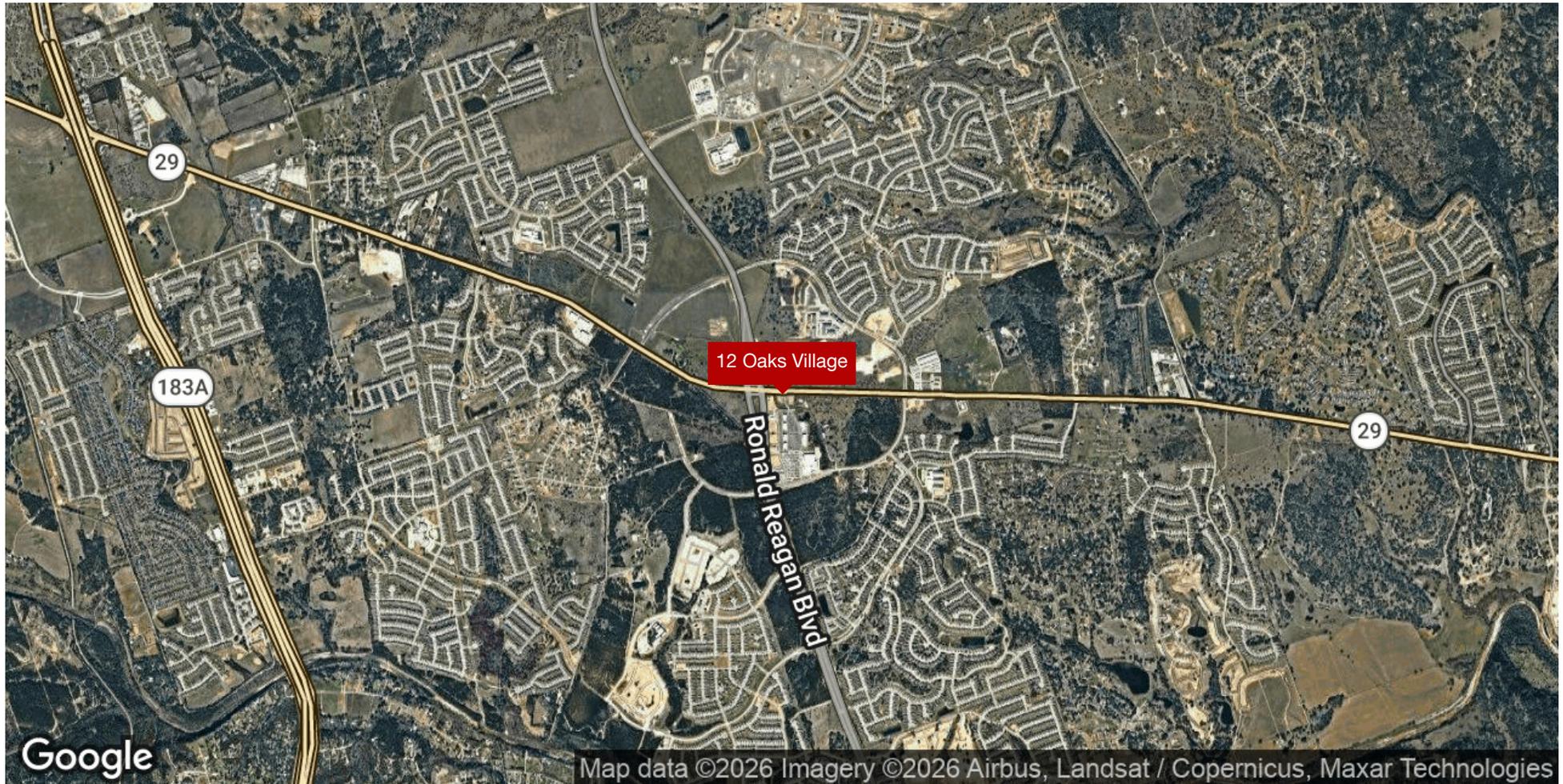
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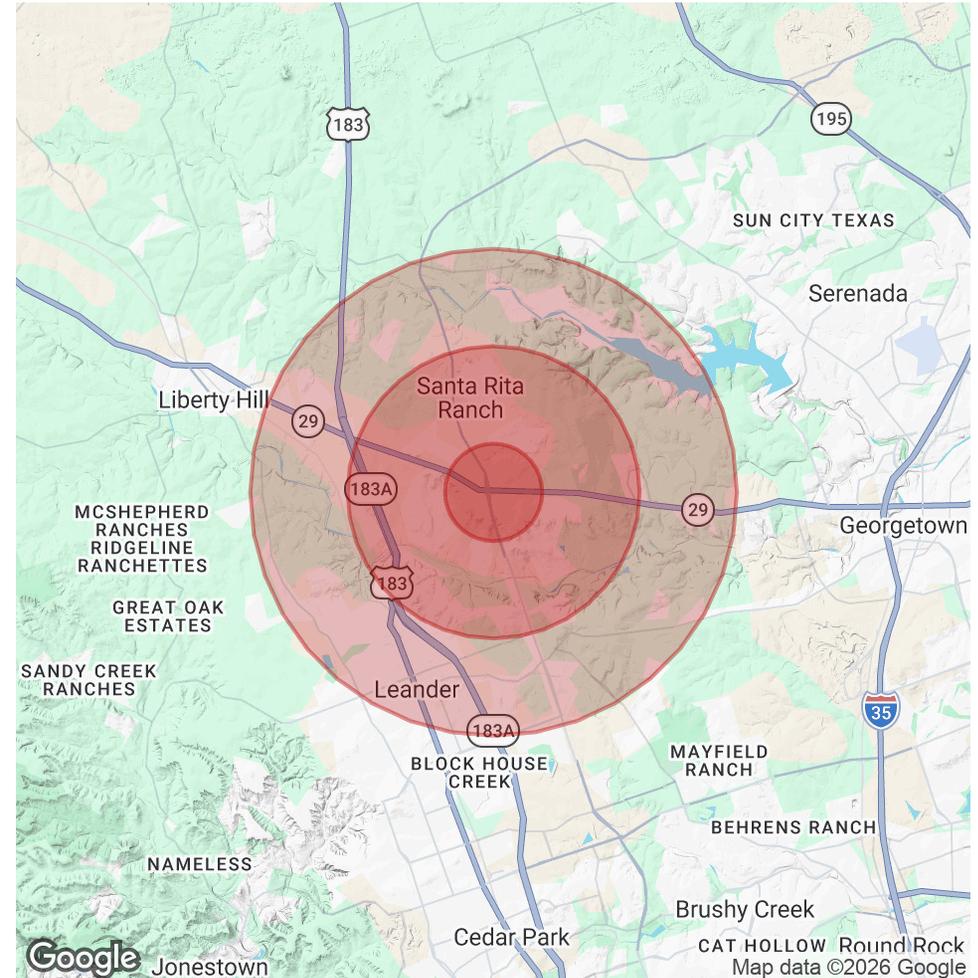
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POPULATION	5 MILES	3 MILES	1 MILE
Total Population	58,359	25,636	13,197
Average Age	37	36	35
Average Age (Male)	36	36	34
Average Age (Female)	37	37	35

HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
Total Households	20,124	8,840	4,399
# of Persons per HH	2.9	2.9	3
Average HH Income	\$155,875	\$162,038	\$169,527
Average House Value	\$591,327	\$591,204	\$580,909

Demographics data derived from AlphaMap



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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.



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date