

FOR LEASE

GEORGETOWN COMMONS

211 FM 971, GEORGETOWN, TEXAS

LOCATION

North side of FM 971/Weir Street, between Gann Street & Parkview Drive
211 FM 971, Georgetown, Texas

LEASE RATE

\$30-32 PSF annually
+\$12 PSF NNN (est.)

AVAILABLE

- Bldg 1: 5,000 SF (3,548 SF is leased to a general dentist) leaving 1,452 SF of shell space available
- Bldg 2: 5,000 SF shell space available - can be subdivided

HIGHLIGHTS

- Great location along FM 971, a key east-west corridor connecting Sun City and West Georgetown to toll road 130
- Ideal for medical/dental, pediatric/orthodontist office, retail, vet clinic/animal hospital
- Close proximity to Georgetown High School, Forbes Middle School and Cooper Elementary
- Term: Minimum of 5 years
- Utilities: Separately metered for electricity, water is common & passed thru to the tenants
- Tenant Improvement Allowance: \$40-\$50 PSF - subject to the use, term, rate and financials
- Signage: Monument sign and signage above the facia of the lease space



POPULATION

1 mile	5,175
3 mile	47,504
5 mile	89,403

DAYTIME POP.

1 mile	5,739
3 mile	52,000
5 mile	89,174

AVG HH INCOME

1 mile	\$95,158
3 mile	\$123,534
5 mile	\$135,287



TRAFFIC COUNTS

FM-971 / Weir Rd: 12,533 VPD | Austin Ave: 13,295 VPD
interstate 35: 105,363 VPD (TXDOT 2024)

CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: novyco@austin.rr.com | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755



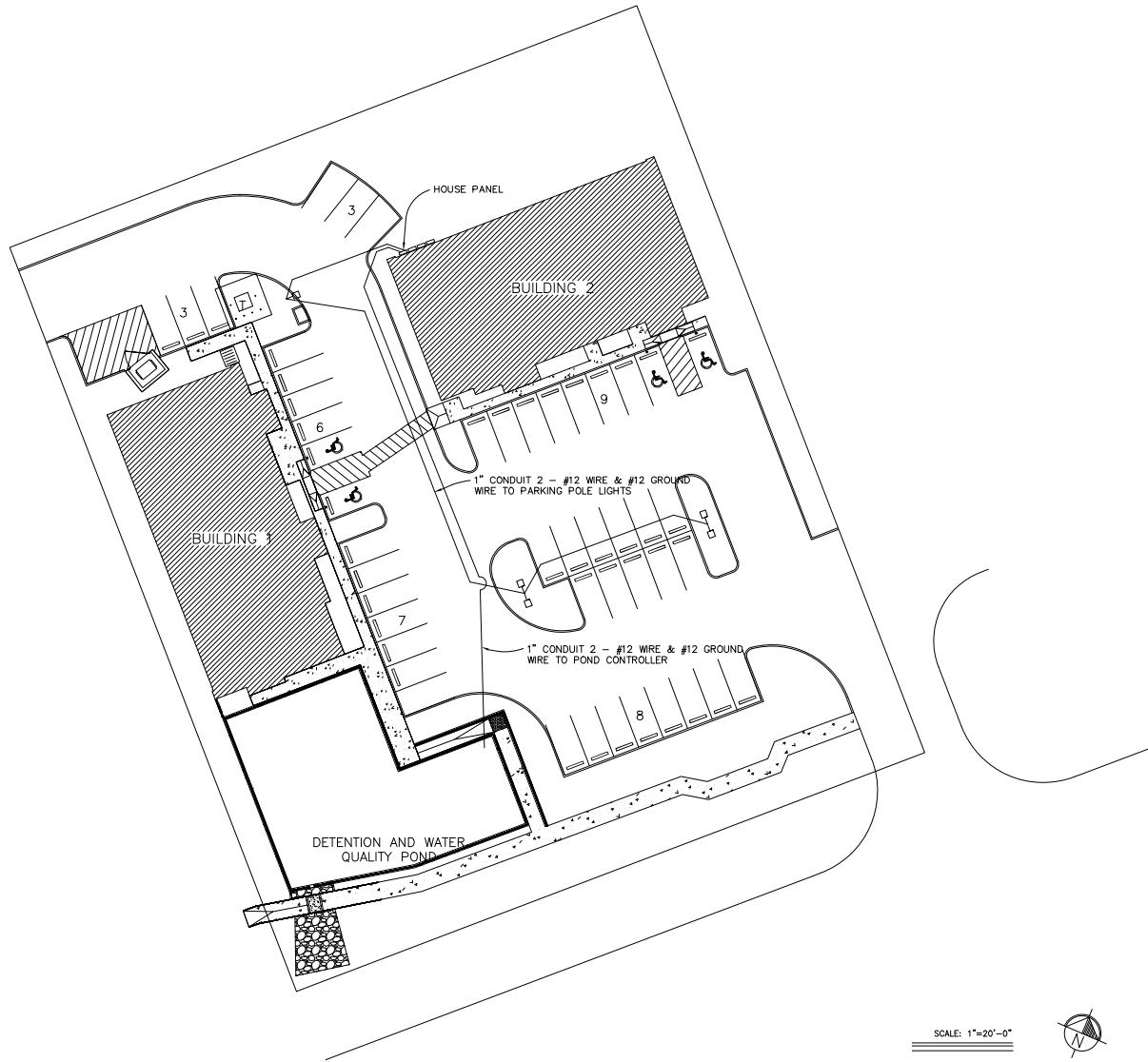
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SITE PLAN

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SCALE: 1"=20'-0"



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SITE AERIAL

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WIDE AERIAL

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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.

Brian Novy Company

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

255097

novyco@austin.rr.com

512.327.7613

License No.

Email

Phone

Brian Novy

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

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

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