

RETAIL/OFFICE SITE

2208 W Anderson Ln, Austin, TX 78757



PROPERTY DESCRIPTION

Ideal location in busy north central Austin. Excellent choice for both owner-occupant user or investor. Building size lends itself well for small services business.

PROPERTY HIGHLIGHTS

- 2048 SF single story building with adequate parking
- Easy access to Mopac/SH 1 or SH 183
- 5 offices with large bullpen in center
- Rear parking

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	0.18 Acres
Building Size:	2,048 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,350	60,195	133,227
Total Population	14,234	136,739	313,567
Average HH Income	\$63,756	\$62,076	\$69,491

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RICHARD GARY

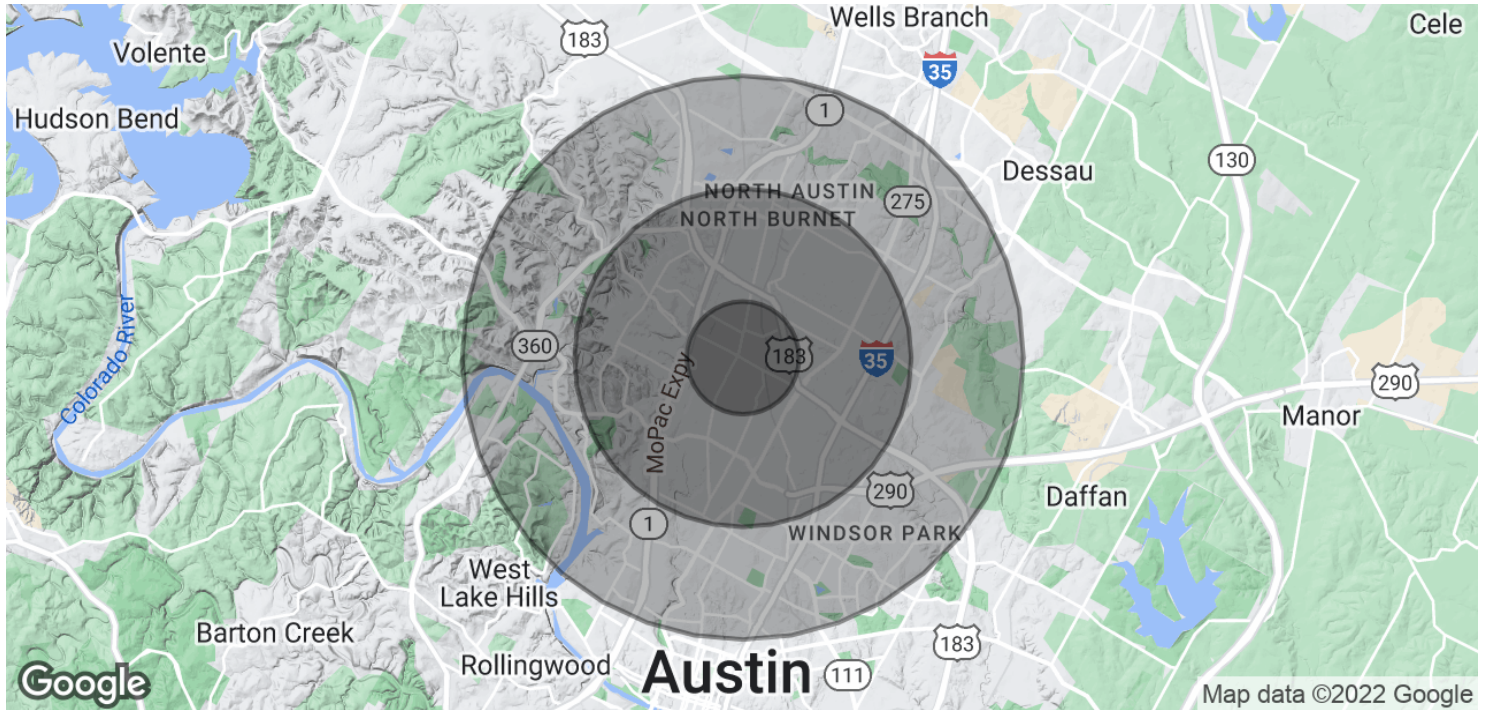
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Austin, TX 78759



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,234	136,739	313,567
Average Age	35.0	32.4	32.2
Average Age (Male)	33.7	31.9	31.8
Average Age (Female)	37.9	33.2	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,350	60,195	133,227
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$63,756	\$62,076	\$69,491
Average House Value	\$234,781	\$248,794	\$303,758

* Demographic data derived from 2020 ACS - US Census

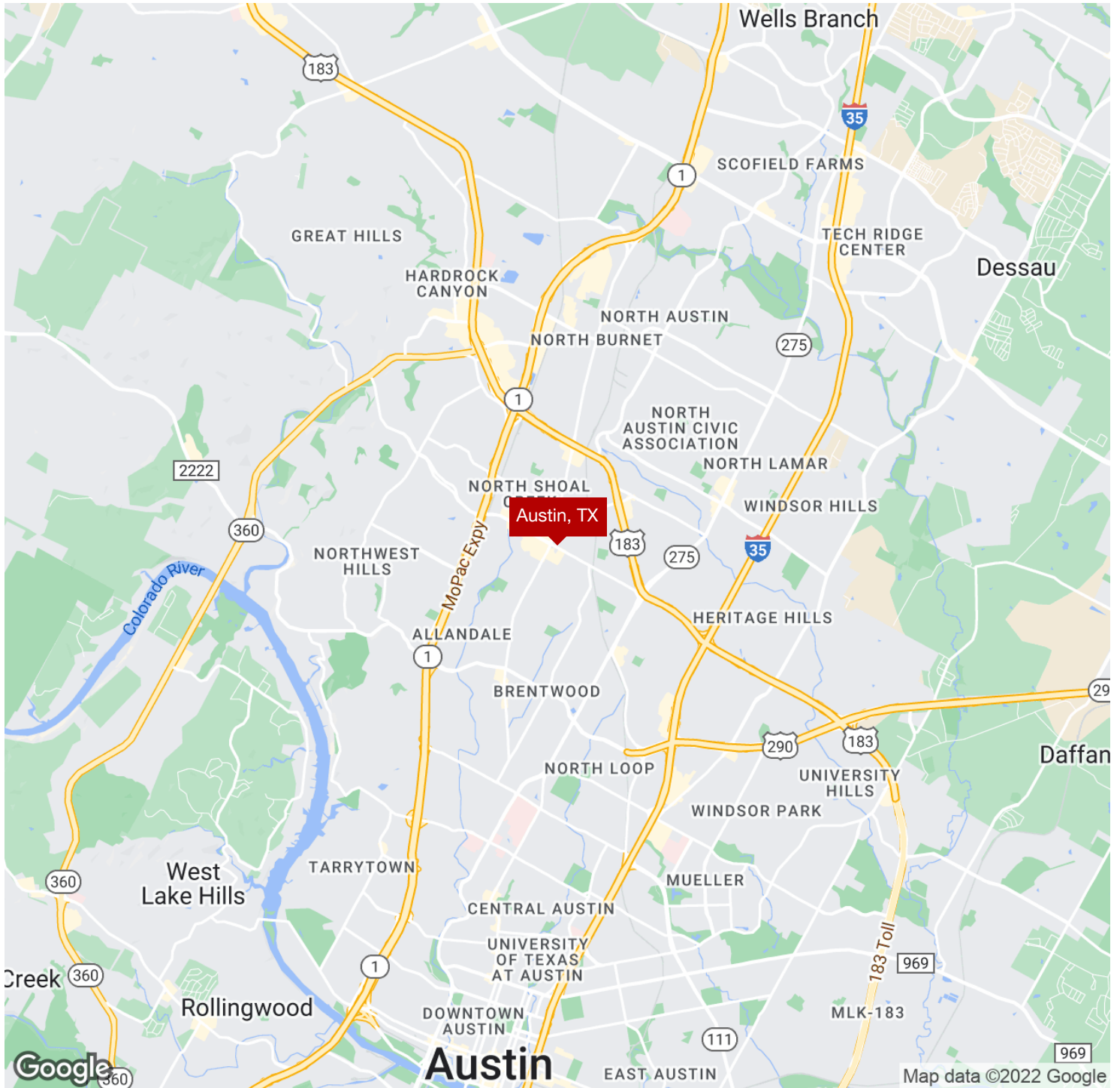
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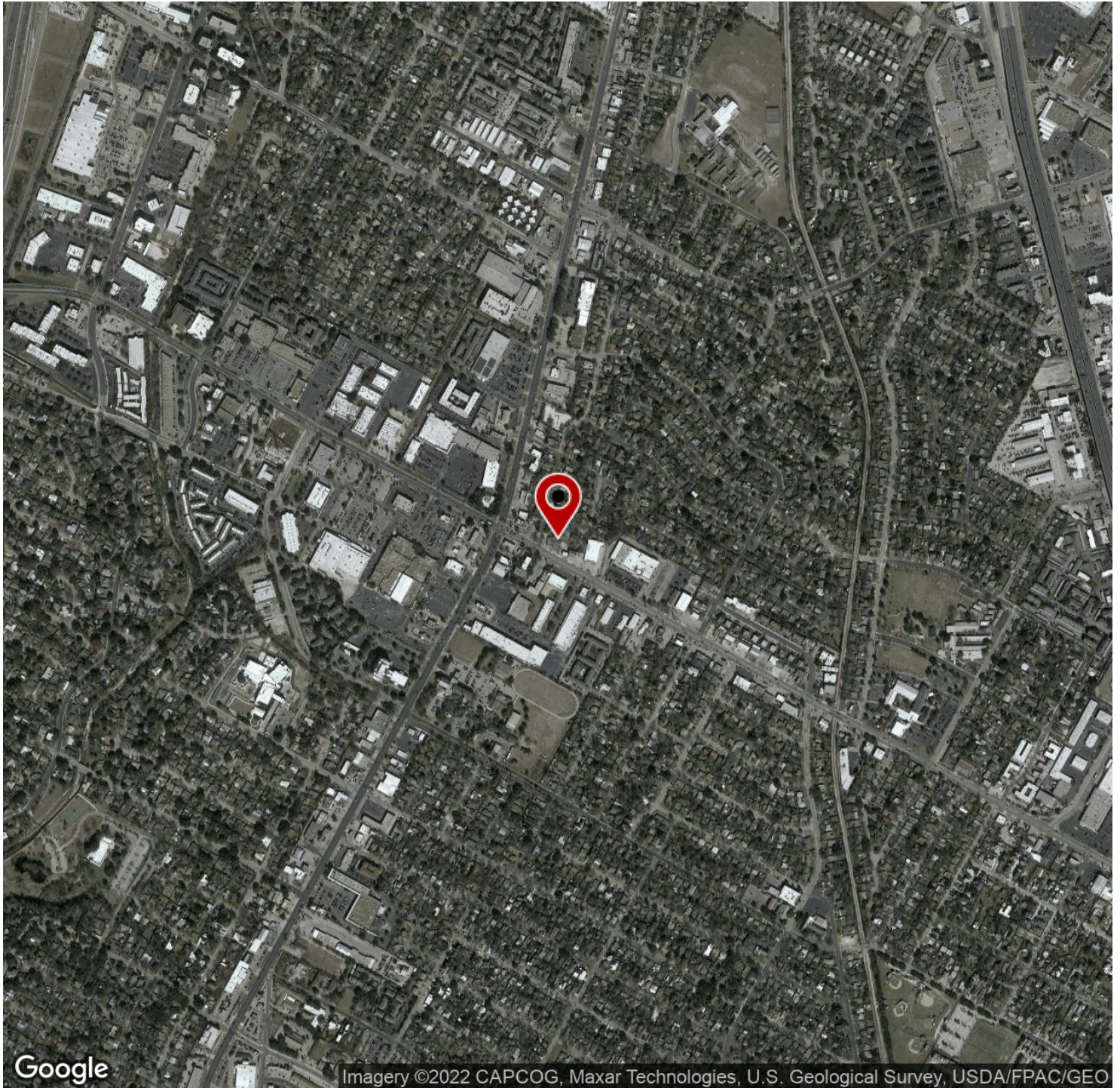
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OFFICE FOR SALE

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Each Office Independently Owned and Operated kwcommercial.com



Gretchen Chudy, Commercial Associate
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 E. Gretchen@jwdevelopmentinc.com

Gretchen Chudy joined the Joe Williams Group in the fall of 2021 after 4 years of tenant and purchase transactions.

She led the Austin efforts and joined the Joe Williams group at KW Commercial to expand her real estate transactional reach to better serve her clients.



Richard Gary and Joe Williams met through a mutual acquaintance six years ago as he was looking for a new career after a very successful high-tech software career. Richard focused most of his early activity on transactions in industrial, office and net-lease property investments.

In 2019 Richard became Partner with Joe in his development efforts and currently leads the commercial development arm of the Joe Williams Development Group.

The **Joe Williams Group** is the brokerage division of the Joe Williams Development Partners. Joe Williams is the co-founder to the Keller Williams Real Estate empire. With 210,000+ agents in all 50 states and 54 countries, KW is the largest privately owned real estate franchise. Of that group, there are over 2500+ commercial real estate agents.

Located in the Austin metro area we have a team focused on most commercial real estate verticals.

As part of the broader KW Commercial 2500+ nationwide network, if we don't have the expertise, someone in our network will gladly meet with you to get you the best match for your commercial real estate needs.

The Joe Williams Group serves every major market in the state of TX with affiliate members throughout the United States and some international destinations.

We have buyer representatives, tenant and landlord agents and CRE investment specialist in most CRE vertical segments.

We partner with our vast Keller Williams Residential network to find off-market properties for the smart investor/buyer.

Joe Williams Development Partners often will acquire properties and entitle them for the highest and best use for a near-term sale.

RICHARD GARY

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Listing Associate

Gretchen Chudy

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

KW ATX BROKER, LLC	9010968	---	(512)346-3550
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jean D. Grubb	321636	jdgrubb@kw.com	(512)346-3550
Designated Broker of Firm	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	(512)263-9090
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gretchen Chudy	717487	gretchen@jwdevelopmentinc.com	(512)720-9644
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 Date