

Sun Chase Plaza II Condominiums

1907 Cypress Creek Road – Unit 103 - Cedar Park, TX - 78613



For Sale

- 2,530 SF Office Condominium
- Excellent location in the heart of Cedar Park near retail, medical, & residential development
- Premier frontage on Cypress Creek Road less than 3 miles from US Highway 183
- Monument and Building Signage Available
- Large shared parking lot
- Unit 103 has existing commercial office finish-out with 6 private offices, 2 restrooms, breakroom, and bullpen cubicle area
- Furniture available with acceptable offer
- **Offered for Sale: \$849,000**

Contact: Andrew McDonald, Broker for more information

andrewmcdonald17@gmail.com

(979) 204-4887

PETER PHAM
SUN CHASE BOULEVARD
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

TRACT I, Fee Estate:
Lot 4 and an undivided interest in Lot 6 (commonly owned), Sun Chase Plaza, a subdivision of Williamson County, Texas, according to the map or plat thereof recorded in Cabinet P, Slides 197-198, Plat Records of Williamson County, Texas.

TRACT II, Easement Estate:
Use and benefit of a common access easement was set out in Document No. 9804991, Official Records of Williamson County, Texas.

RESTRICTIONS:

Subject to restrictions in Document Number 9804991, 2004049135 and as per plat Cabinet P, Slides 197-198.

Subject to 5' public utility easement is dedicated along each side lot line from the property line to the front building line except where a side lot line is also the rear lot line of an adjacent lot in which case the 5' public utility easement is dedicated along the entire length of the side lot line, as set out on the recorded plat Cabinet P, Slide 197-198.

This plat contains the information required by Section 32.059 of the Texas Uniform Condominium Act, as applicable.

SURVEY DATE: OCTOBER 7, 2008
Title Co.: Stewart Title Co
G.F. # 501423
JOB No. A1002704 UPDATE
OF A0620105

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP No. 48491C0605E PANEL: 0605E DATED: 9-26-2008
This certification is for insurance purposes only and is not a guarantee that this property will or will not flood. Contact your local floodplain administrator for the current status of this tract.

FIELD WORK: Erik Mathison 10/07/2008
DRAFTING: Damian Smith 10/08/2008
FINAL CHECK: Edward Rumsey 11/03/2008
UP DATE: -

ALLSTAR
Land Surveying
9020 Anderson ME Road
Austin, TX 78729
(512) 249-8149 phone
(512) 331-5217 fax

SUN CHASE PLAZA II CONDOMINIUMS



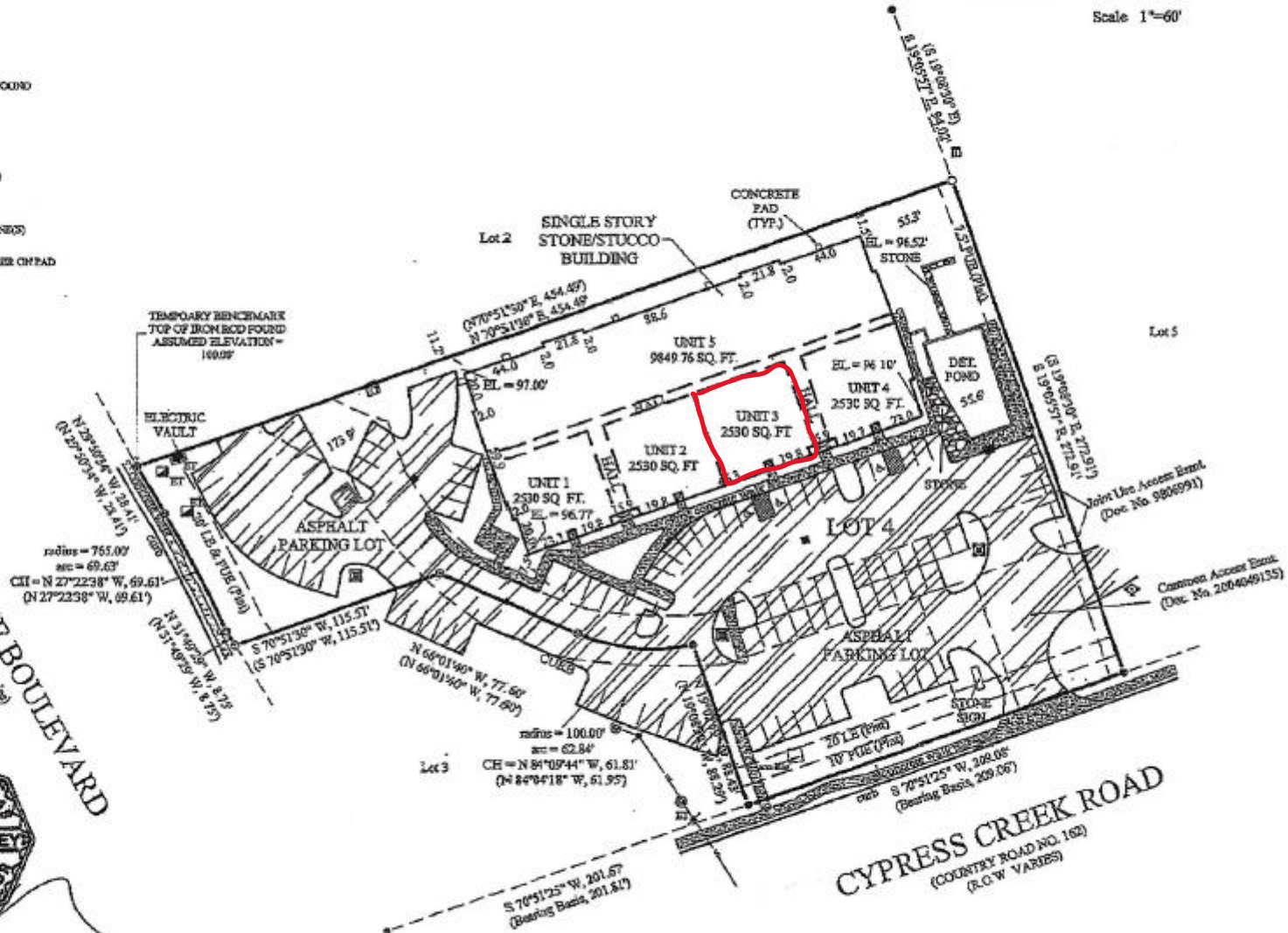
Scale 1"=60'

- LEGEND**
- COTTON GIN SPINDLE POUND
 - 1/2" ROD POUND
 - 1/2" ROD SET
 - PUBLIC UTILITY EASMT
 - LANDSCAPE EASMT
 - () RECORDED INFORMATION
 - UTILITY POLE
 - DOWN GUY
 - OVERHEAD UTILITY LINE(S)
 - WATER METER
 - ELECTRIC TRANSFORMER ON PAD
 - TELEPHONE RISE
 - FIRE HYDRANT
 - LIGHT POLE

SUN CHASE BOULEVARD
(R.O.W. VARIES)

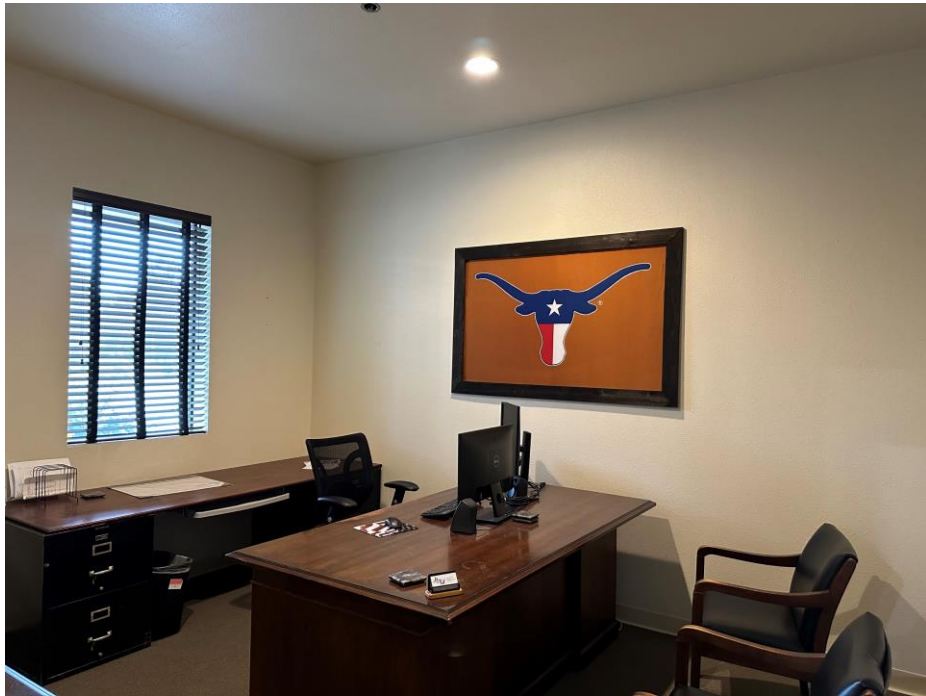


TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I do hereby certify that this survey was this day made on the ground under my supervision and to the best of my knowledge of the property legally described herein and that there are no boundary line conflicts, encroachments, overlapping of improvements, or roads in place, except as shown herein, and are filed only to the legal descriptions and easements shown on the referenced title commitment.

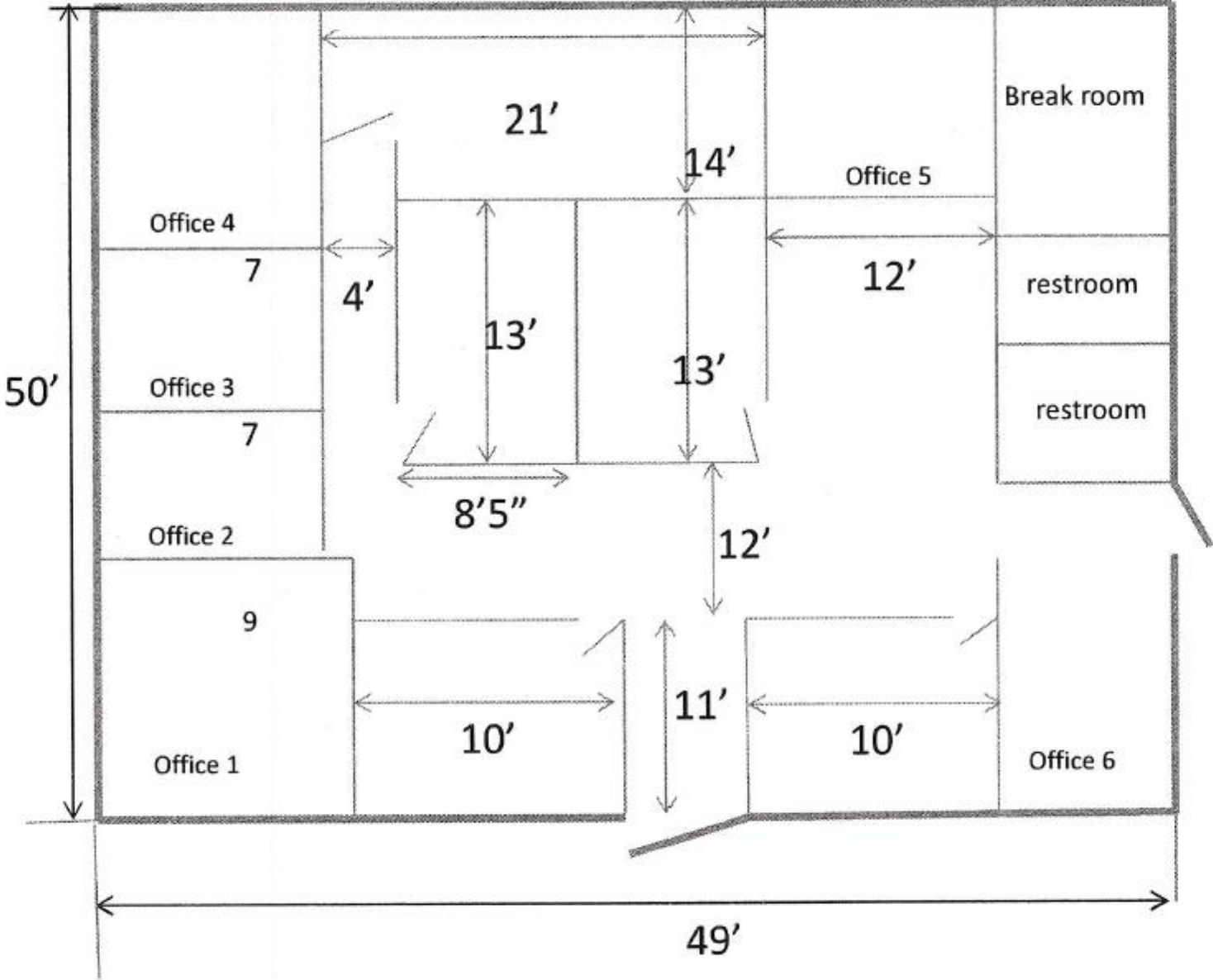


CYPRESS CREEK ROAD
(COUNTRY ROAD NO. 182)
(R.O.W. VARIES)





Unit 103 – 2,530 SF – Floorplan (approximate)





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:
 - 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.

<u>Andrew McDonald, Broker</u>	<u>599790</u>	<u>andrewmcdonald17@gmail.com</u>	<u>979-204-4887</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov