



# 12405 HWY 71 WEST

12405 HWY 71 W, Bee Cave, TX 78738



## 2,434 SF Building Available For Lease

### BUILDING

- Office with storage/warehouse space
- Two offices and Large open area with HVAC
- Built 1984, Handicap restroom
- Two overhead doors, one grade level
- Plenty of parking

### LOCATION

- Prime SH 71 Location Near Hill Country Galleria, Southwest Pkwy, FM 2244, RR 620
- One Building Available, Other Building Leased
- Affluent Income Demographics
- SH 71 Frontage & Access,
- Located across Hwy. 71 from the HEB

LEASE RATE: \$23.00 psf NNN / Expenses: \$5.11

**HELEN JOBES**

512-422-9214

[hjobes@goldeagleinvestments.com](mailto:hjobes@goldeagleinvestments.com)



**GOLD EAGLE INVESTMENTS**  
COMMERCIAL REAL ESTATE SPECIALISTS



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Location



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Local Area



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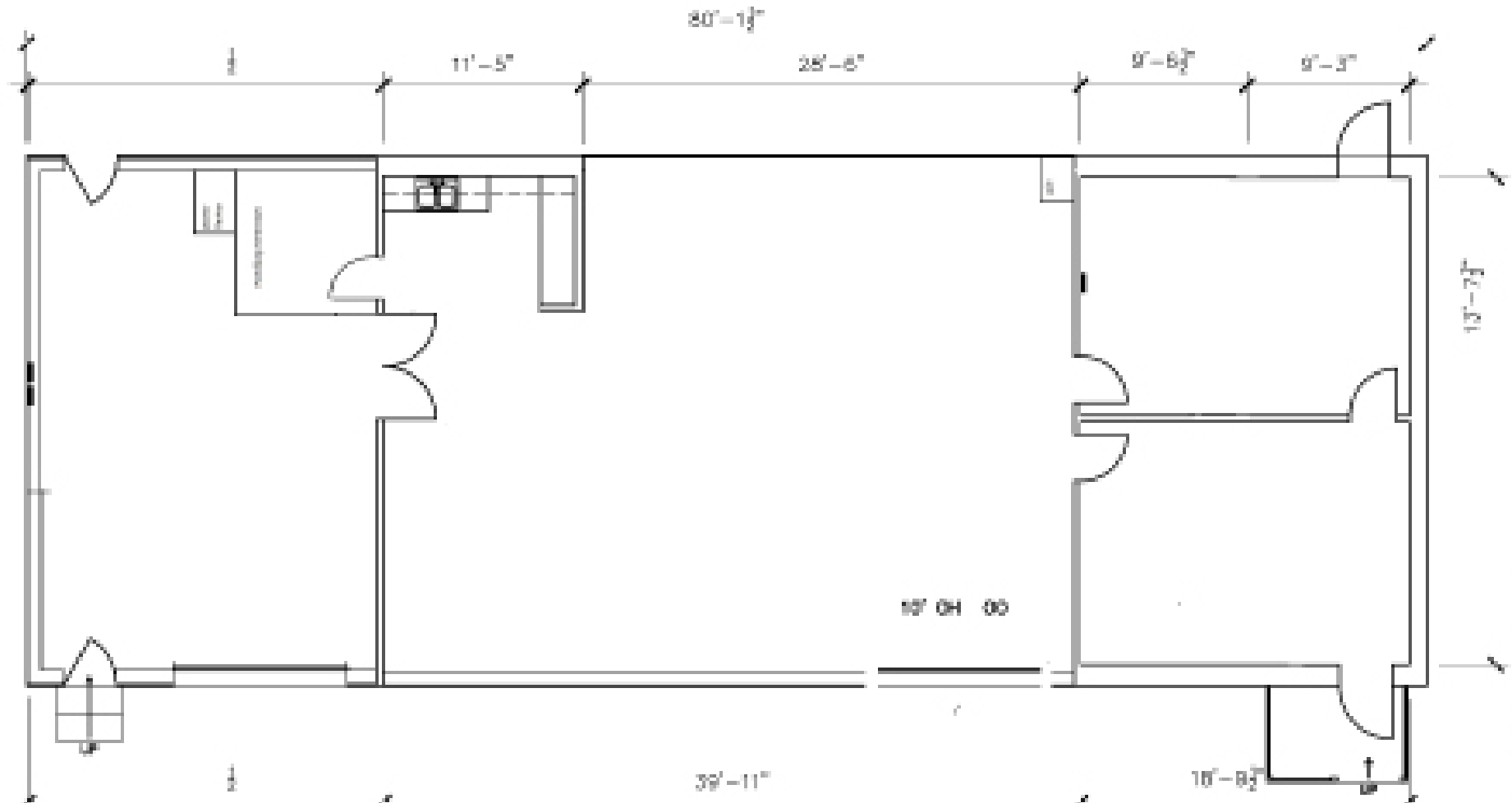
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## Floor Plan



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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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
  - any confidential information or any other information that a party specifically instructs the broker in writting 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.

Gold Eagle Investments  
 Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No.

Helen Jobes  
 Designated Broker of Firm License No. 331434

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\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/ Associate License No.

John Jobes  
 Sales Agent/Associate's Name License No. 785844

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 Buyer/Tenant/Seller/Landlord Initials Date

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