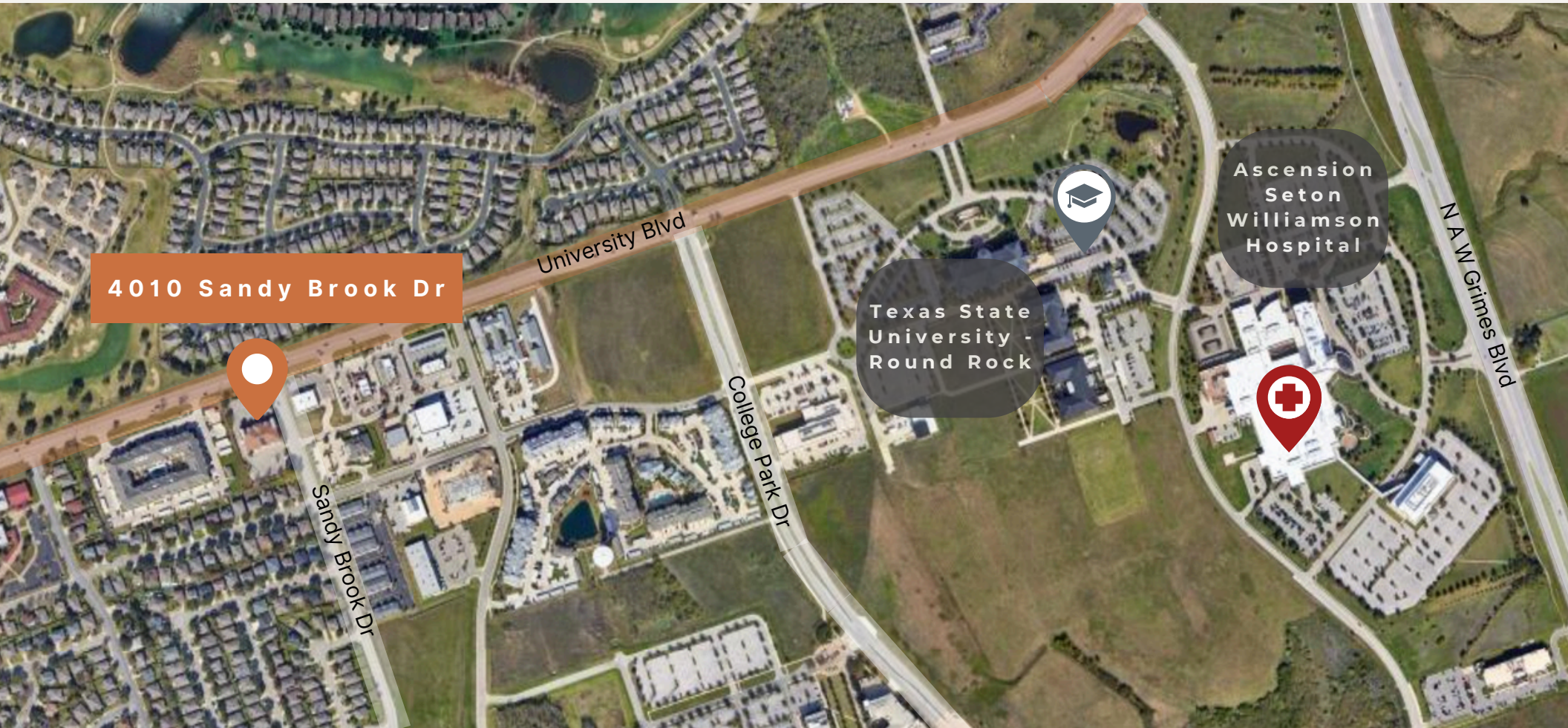


4010 Sandy Brook Dr

MEDICAL CONDO FOR SALE OR LEASE



PRACTICE
REAL ESTATE



4010 Sandy Brook Dr

Texas State
University -
Round Rock

Ascension
Seton
Williamson
Hospital

FOR SALE
OR LEASE

4010 SANDY BROOK DR #105 // ROUND ROCK, TX // 78665

CONDO
FOR SALE
OR LEASE

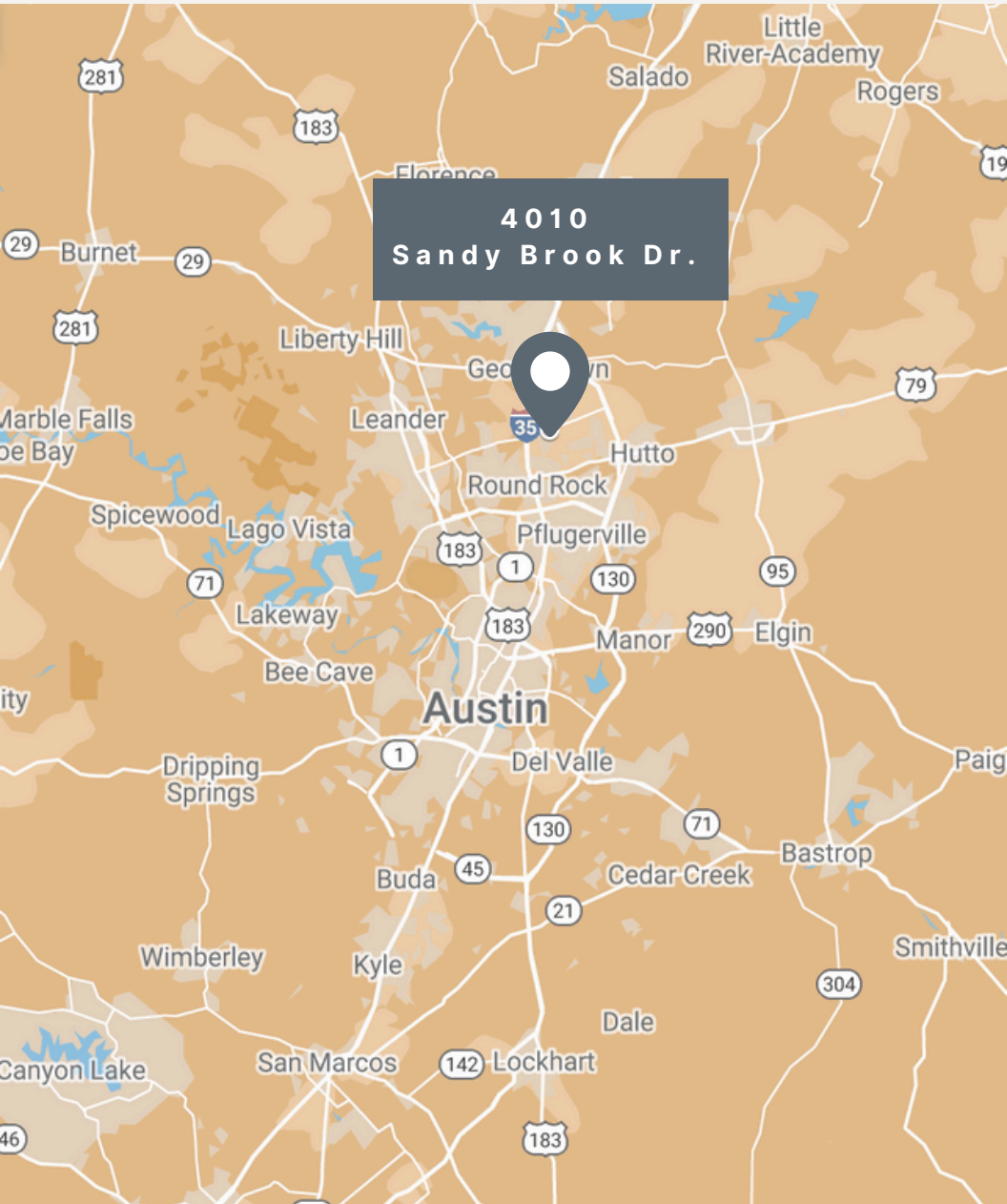
Macie Morris Robinson
MMorris@PracticeRealEstateGroup.com
512/900-6552

4010 Sandy Brook Dr

MEDICAL CONDO FOR SALE OR LEASE



PRACTICE
REAL ESTATE



Beautiful second-gen office condo for sale or lease. Well-maintained with visibility to University Blvd. Just 1.2 miles from Ascension Seton Williamson Hospital and TSU Round Rock.

AVAILABILITY

- Unit 105: 2,118 SF

FEATURES

- Beautiful 2,118 SF professional medical office with high-quality finishes throughout
- Second-generation ophthalmology clinic
- First floor access with ample parking and excellent signage
- Great visibility from University Blvd
- Close to major highways (University Blvd, FM 1460, I-35), Texas State University - Round Rock, and several dense residential communities
- Average household incomes within one mile radius of site: \$87,185
- Excellent opportunity for owner-user or investor



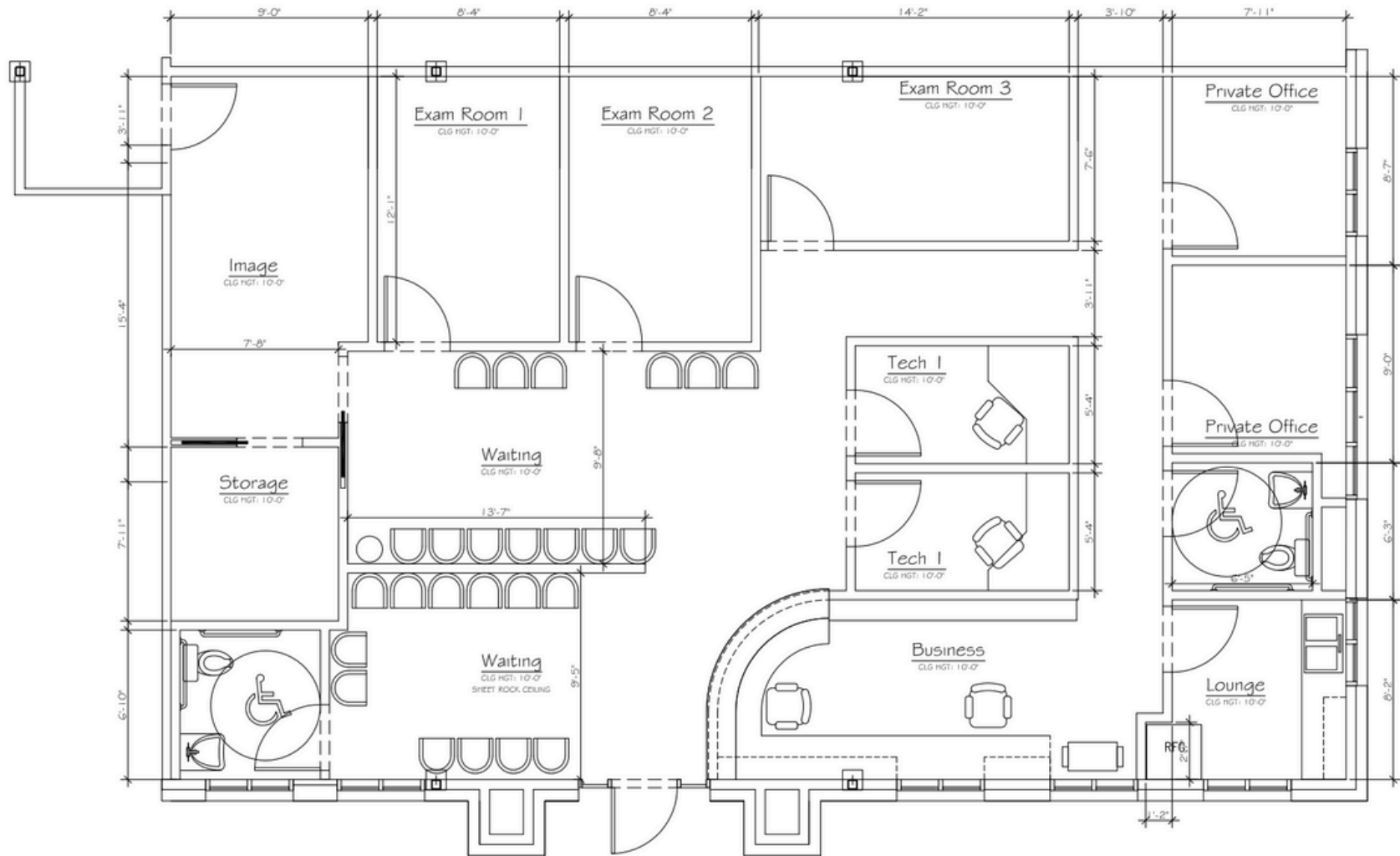
- Excellent location with great signage.
- High visibility from University Blvd.
- Other tenants include a variety of medical practitioners which could allow for referral opportunities.
- Just a 3-minute drive from Ascension Seton Williamson Hospital

4010 Sandy Brook Dr

MEDICAL CONDO FOR SALE OR LEASE



PRACTICE
REAL ESTATE



4010 SANDY BROOK DR

Round Rock, TX
78665

for more information,
contact

MACIE MORRIS ROBINSON
MMORRIS@PRACTICE
REALESTATEGROUP.COM
M 512/900-6552

PRACTICE REAL ESTATE GROUP
11801 DOMAIN BLVD, 3rd FLOOR
AUSTIN, TX 78758
PRACTICEREALESTATEGROUP.COM



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Todd Stanley	768179	TStanley@PracticeRealEstateGroup.com	512/426.6145
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Macie Morris Robinson	639519	MMorris@PracticeRealEstateGroup.com	512/900-6552
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date