



LAND | TAYLOR | FOR SALE/LEASE

**3705 Old Georgetown Rd**

**Taylor, Texas 76574**



Anya DeNio  
anya@donquick.com  
512.814.1811





### PROPERTY DESCRIPTION

2.203 acres with a 2,980 SF building. This property is conveniently located in a high traffic area of Taylor. The existing structure can be used for office/retail sales. This is an opportunity to establish a location as the growth fills in around. There are a number of new subdivisions coming with over 600 roof tops across the road.

Picture indicates in blue the 60 ft easement with oversized commercial entrance from the neighboring property. Access from the dirt road is also available through an existing gate.

Owner is open to the house being removed or highly modified for the right tenant.

Landlord incentive, offering 3-6 months FREE base rent subject to certain terms and conditions.

LEASE RATE	ACRES	SPACE SIZE
\$4,000/Month + NNN	2.203	2,980 SF

### SALE PRICE

\$2,500,000

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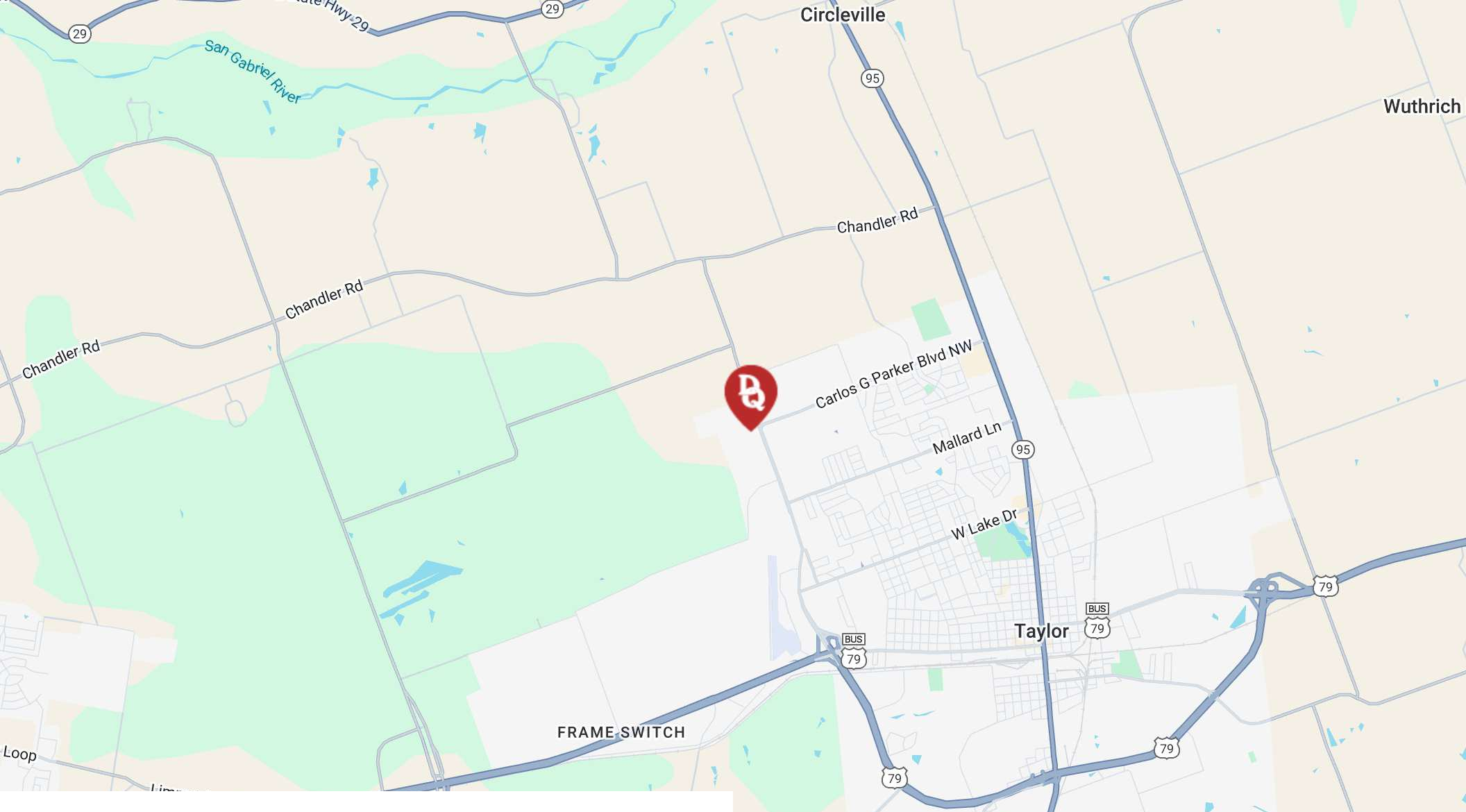
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## LOCATION OVERVIEW

Located on the southwest corner of the new 5 lane intersection of Carlos G Parker Boulevard NW and CR 366 (Old Georgetown Rd).

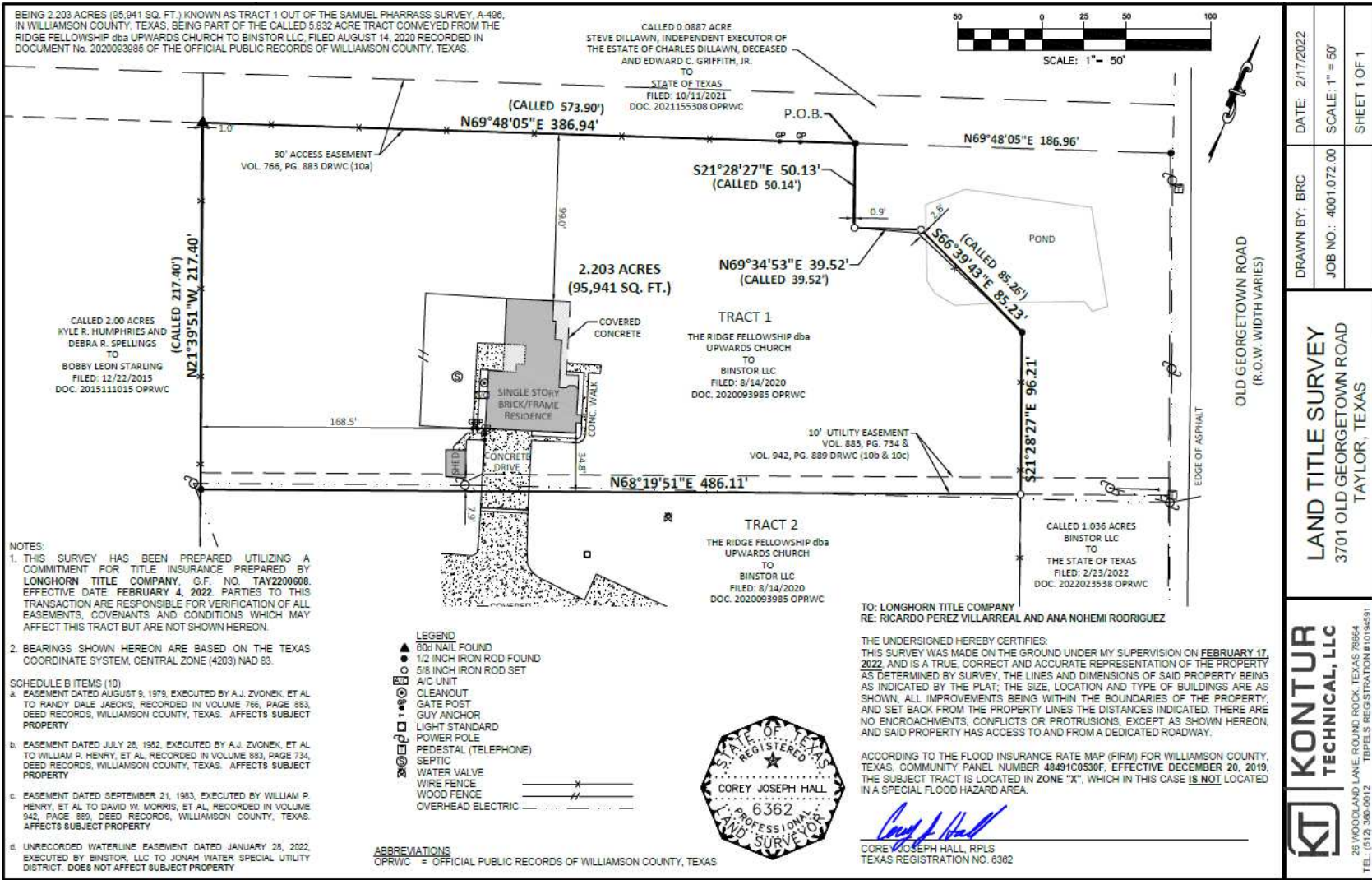
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NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY LONGHORN TITLE COMPANY, G.P. NO. TAY2009088. EFFECTIVE DATE: FEBRUARY 4, 2022. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

SCHEDULE B ITEMS (10)

a. EASEMENT DATED AUGUST 9, 1979, EXECUTED BY A.J. ZVONEK, ET AL TO RANDY DALE JAECKS, RECORDED IN VOLUME 766, PAGE 883, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY

b. EASEMENT DATED JULY 28, 1982, EXECUTED BY A.J. ZVONEK, ET AL TO WILLIAM P. HENRY, ET AL, RECORDED IN VOLUME 883, PAGE 734, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY

c. EASEMENT DATED SEPTEMBER 21, 1983, EXECUTED BY WILLIAM P. HENRY, ET AL TO DAVID W. MORRIS, ET AL, RECORDED IN VOLUME 842, PAGE 889, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY

d. UNRECORDED WATERLINE EASEMENT DATED JANUARY 28, 2022, EXECUTED BY BINSTOR, LLC TO JONAH WATER SPECIAL UTILITY DISTRICT. DOES NOT AFFECT SUBJECT PROPERTY

LEGEND

● 60# NAIL FOUND  
○ 1/2 INCH IRON ROD FOUND  
○ 5/8 INCH IRON ROD SET  
□ A/C UNIT  
□ CLEANOUT  
□ GATE POST  
□ GUY ANCHOR  
□ LIGHT STANDARD  
□ POWER POLE  
□ PEDESTAL (TELEPHONE)  
□ SEPTIC  
□ WATER VALVE  
□ WIRE FENCE  
□ WOOD FENCE  
□ OVERHEAD ELECTRIC

ABBREVIATIONS

OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



TO: LONGHORN TITLE COMPANY  
RE: RICARDO PEREZ VILLARREAL AND ANA NOHEMI RODRIGUEZ

THE UNDERSIGNED HEREBY CERTIFIES:  
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 17, 2022, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48491C0530F, EFFECTIVE DECEMBER 20, 2019, THE SUBJECT TRACT IS LOCATED IN ZONE "X", WHICH IN THIS CASE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

*Corey J. Hall*  
COREY JOSEPH HALL, RPLS  
TEXAS REGISTRATION NO. 6362

<b>KONTUR</b> TECHNICAL, LLC 28 WOODLAND LANE, ROUND ROCK, TEXAS 76664 TEL: (512) 386-0012 P:\Shared drives\Active\Survey\County\WILLIAMSON\TAYLOR\SAMUEL PHARRASS SURVEY, A-4001.072.00\DWG\4001.072.00_TRACT 1.dwg PLOTTED ON 3/3/2022	DATE: 2/17/2022	DATE: 2/17/2022
	DRAWN BY: BRC	DATE: 2/17/2022
<b>LAND TITLE SURVEY</b> 3701 OLD GEORGETOWN ROAD TAYLOR, TEXAS	JOB NO.: 4001.072.00	SCALE: 1" = 50'
	SHEET 1 OF 1	SCALE: 1" = 50'



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**SURVEY**

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1. Walmart

2. HEB

3. Holiday Inn

4. Taylor Sports Complex

5. Taylor Middle School

6. Williamson County Expo Center

7. Mr. Gattis Pizza

8. Masfajitas

9. Taylor Municipal Airport

10. The Grove

11. Best Western Inn

12. Nyle Maxwell CDJR

13. Samsung Semiconductor Plant

14. Mustang Golf Course

15. Taylor High School

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## AMENITIES

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## 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Anya DeNio	630997	anya@donquick.com	(512) 814-1811
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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