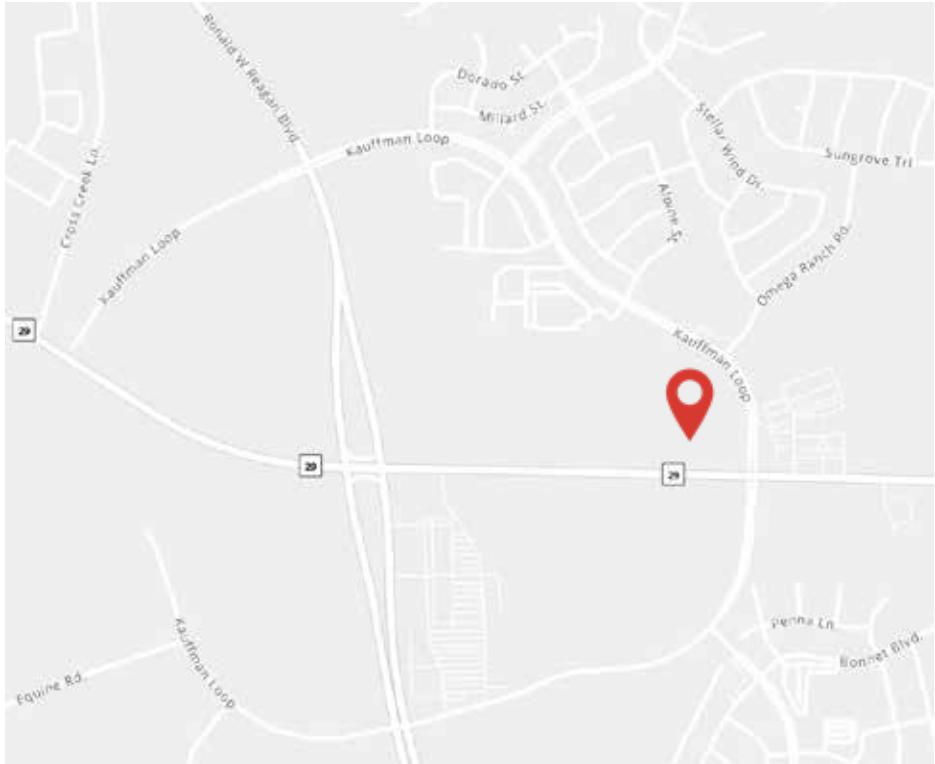


NW Corner of Ronald Reagan and Kauffman



PROPERTY HIGHLIGHTS

- Booming area with 22,000+ new lots planned along Ronald Reagan Blvd
- 3-mile average income of \$142,450
- Shadow anchored by HEB and adjacent shopping center across Highway 29
- High traffic intersection in growth area of Georgetown



Call Broker for Pricing

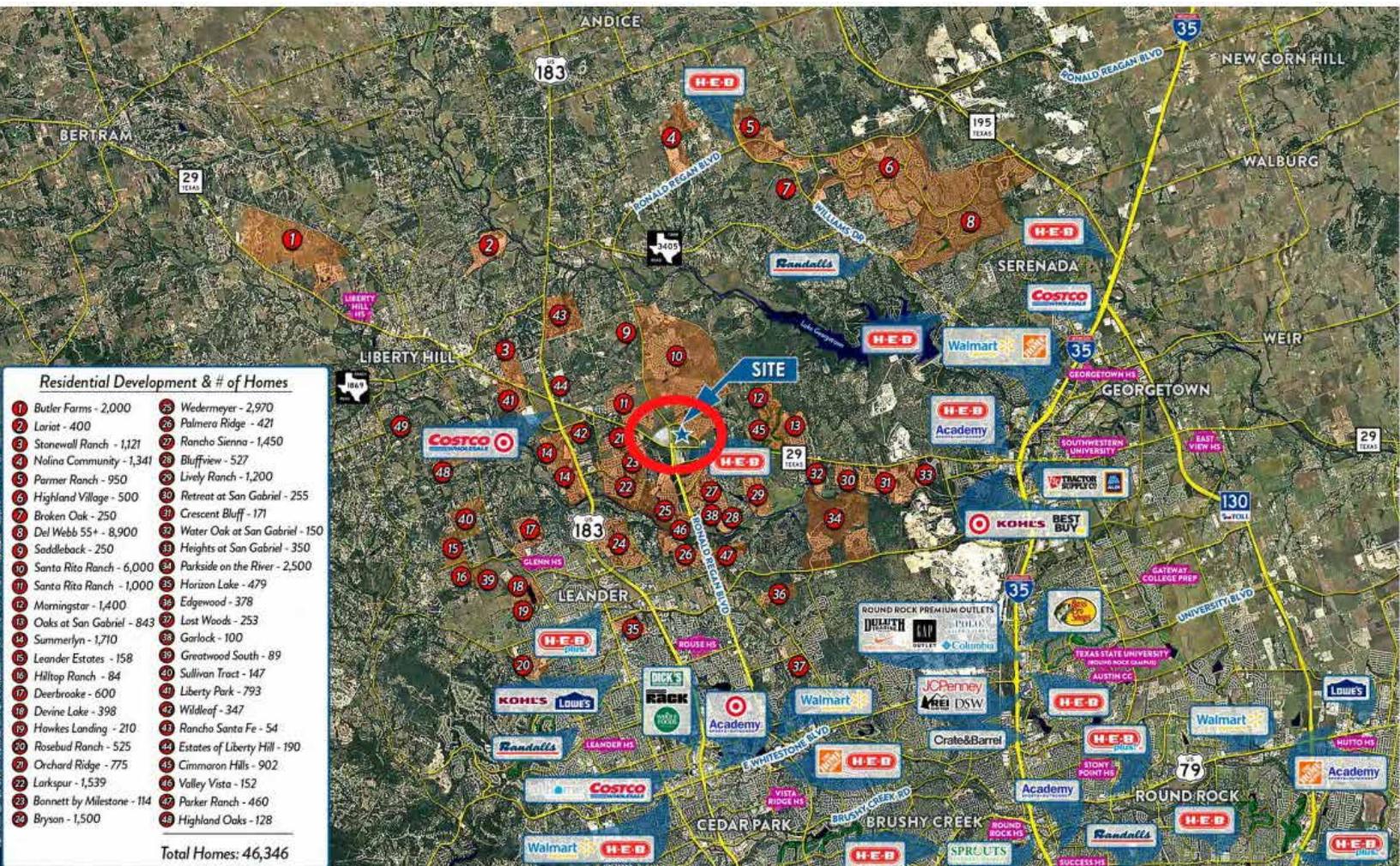
KW **KW CITY VIEW**
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REALTY GROUP

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DEMOGRAPHICS

Households		1,794	14,083	33,247
2029 Projection		1,794	14,083	33,247
2024 Estimate		1,361	10,741	25,549
2020 Census		800	6,811	17,781
Growth 2024 - 2029		31.81%	31.11%	30.13%
Growth 2020 - 2024		70.13%	57.70%	43.69%
Radius		1 Mile	3 Mile	5 Mile
Population				
2029 Projection		5,311	40,947	95,763
2024 Estimate		4,040	31,374	73,917
2020 Census		2,366	20,125	51,847
Growth 2024 - 2029		31.46%	30.51%	29.55%
Growth 2020 - 2024		70.75%	55.90%	42.57%
2024 Households by HH Income		1,361	10,740	25,551
Income: <\$25,000		39 2.87%	344 3.20%	1,222 4.78%
Income: \$25,000 - \$50,000		39 2.87%	883 8.22%	2,302 9.01%
Income: \$50,000 - \$75,000		169 12.42%	1,746 16.26%	3,865 15.13%
Income: \$75,000 - \$100,000		130 9.55%	1,188 11.06%	3,371 13.19%
Income: \$100,000 - \$125,000		162 11.90%	1,417 13.19%	3,127 12.24%
Income: \$125,000 - \$150,000		127 9.33%	1,233 11.48%	3,220 12.60%
Income: \$150,000 - \$200,000		325 23.88%	1,997 18.59%	4,265 16.69%
Income: \$200,000+		370 27.19%	1,932 17.99%	4,179 16.36%
2024 Avg Household Income		\$169,905	\$142,437	\$136,013
2024 Med Household Income		\$152,231	\$121,329	\$116,113

NW Corner of Ronald Reagan and Kauffman

TRAFFIC COUNTS

Street	Cross Street	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ronald W Reagan Boulevard		2023	11,396	MPSI	.16
2 Ronald W Reagan Boulevard		2022	10,260	MPSI	.22
3 Ronald W Reagan Boulevard		2023	4,677	MPSI	.55
4 Ronald Reagan Blvd	Hwy 29	2024	2,467	MPSI	.65
5 Ronald Reagan Blvd	Hwy 29	2025	2,474	MPSI	.65



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 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.

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