

# PRE SALE

CALL FOR PRICING

## OLD GOFORTH CREATIVE BUSINESS CENTER

1507 OLD GOFORTH RD  
BUDA TX 78610



**(512) 490-6666**

[Info@LTCommercialGroup.com](mailto:Info@LTCommercialGroup.com)



INVEST. LEVERAGE. TRUST  
**REAL ESTATE**

COFFEE [www.LTCommercialGroup.com](http://www.LTCommercialGroup.com)

1507





**DELIVERY: FALL 2025**



PLAN



UNDER CONSTRUCTION



CONSTRUCTION COMPLETED



OPEN FOR BUSINESS

## SPECS

UNIT SIZES : 600 SF - 1,375 SF (UNITS  
CAN BE COMBINED)

# OF BUILDINGS: : 3

PARKING SPACES : 119

PROPERTY TYPE : RETAIL, CREATIVE  
OFFICE

## HIGHLIGHTS

This unique opportunity allows investors and small business owners to own commercial space. Spanning 32,000+/-SF, this fully customizable commercial creative office, retail, and flex space condo development is designed to accommodate a wide range of small to medium-sized businesses, including coffee roasters, tech startups, medical clinics, creative studios, and professional offices.

## CONTACT



**PENNY CHUNG, CCIM**  
**(512)-785-0137**

[PENNY@LTCOMMERCIALGROUP.COM](mailto:PENNY@LTCOMMERCIALGROUP.COM)



**ANDREW CHITTAMAI**  
**(214) 477-7349**

[ANDREW@LTCOMMERCIALGROUP.COM](mailto:ANDREW@LTCOMMERCIALGROUP.COM)



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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**BUILDING 2**  
10 UNITS  
7,193 SF  
AVAILABLE

**BUILDING 3**  
9 UNITS  
9,379 SF  
AVAILABLE

**BUILDING 1**  
14 UNITS  
15,262 SF  
AVAILABLE

# OLD GOFORTH



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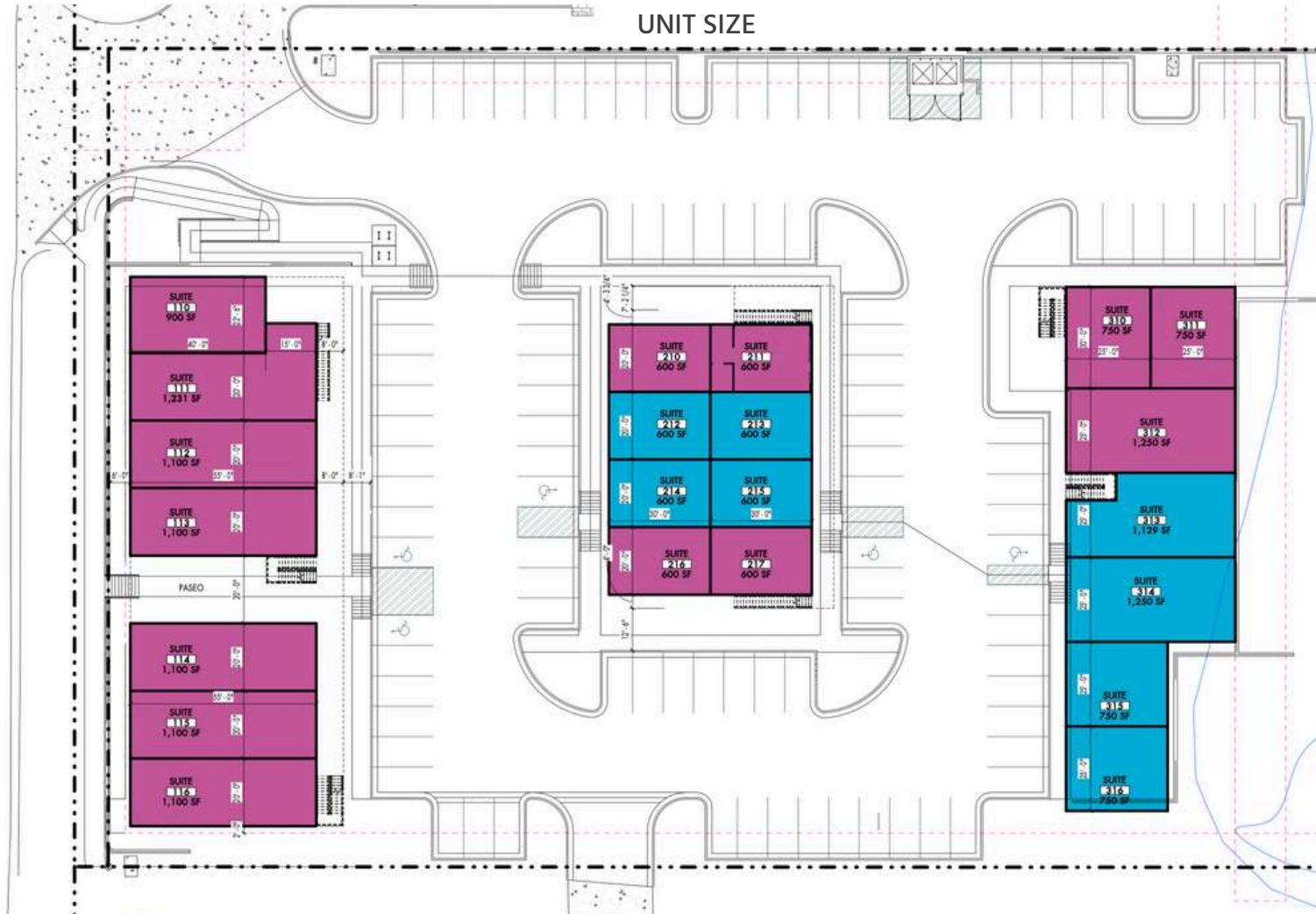
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### SITE PLAN (LOWER LEVEL)

### RENDERING UNIT SIZE



- 2-STORY SUITE
- SINGLE STORY SUITE



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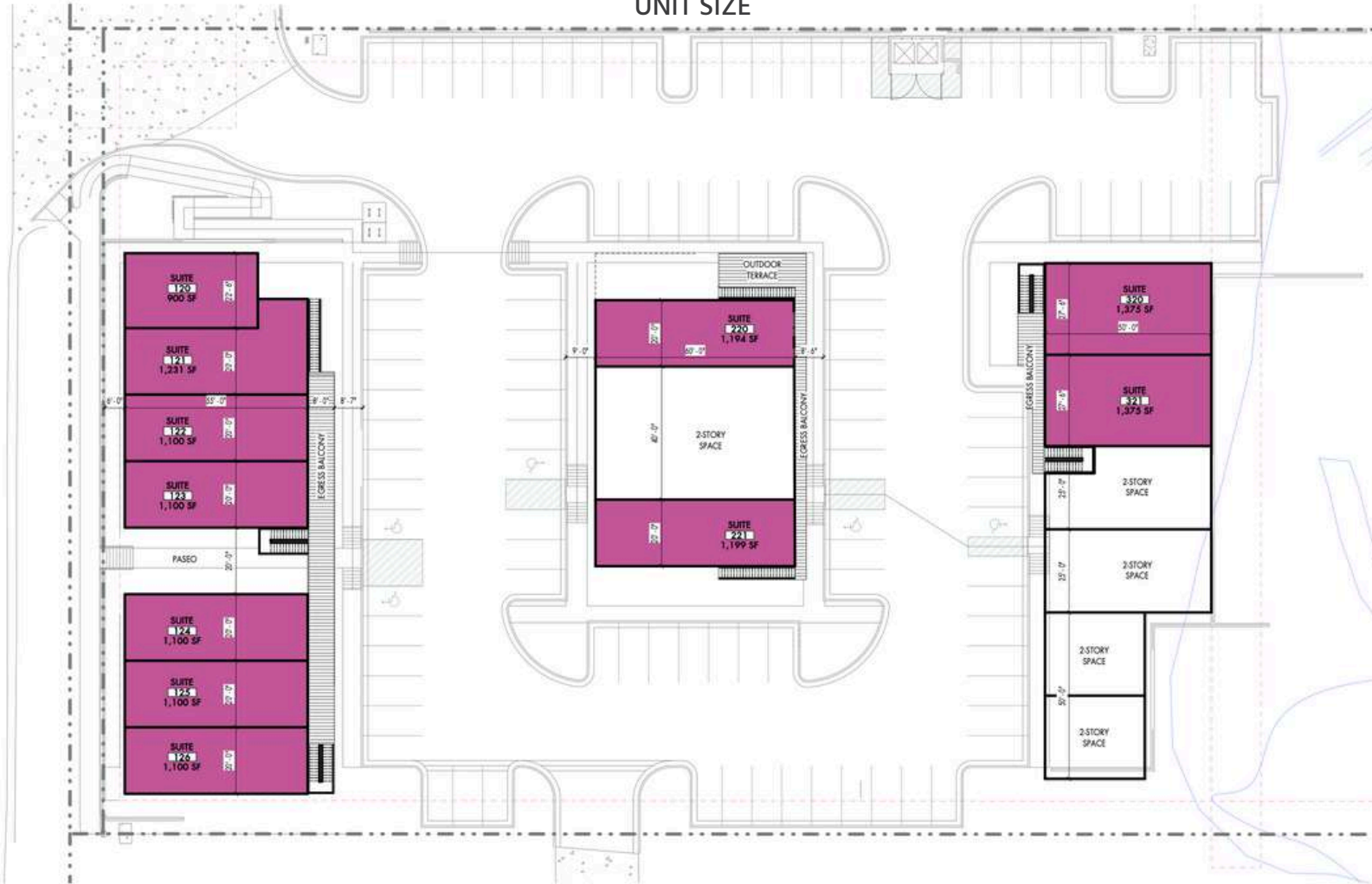
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### SITE PLAN (UPPER LEVEL)

### RENDERING

UNIT SIZE



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- SINGLE STORY SUITE



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### WHITE BOX DELIVERY CONDITION\*

- AC unit
- Water heater
- Modern industrial ceiling aesthetic
- Private restroom
- Demising wall
- Frontage signage

\*Consult with listing agents for more details.



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### CONCEPTUAL LAYOUTS



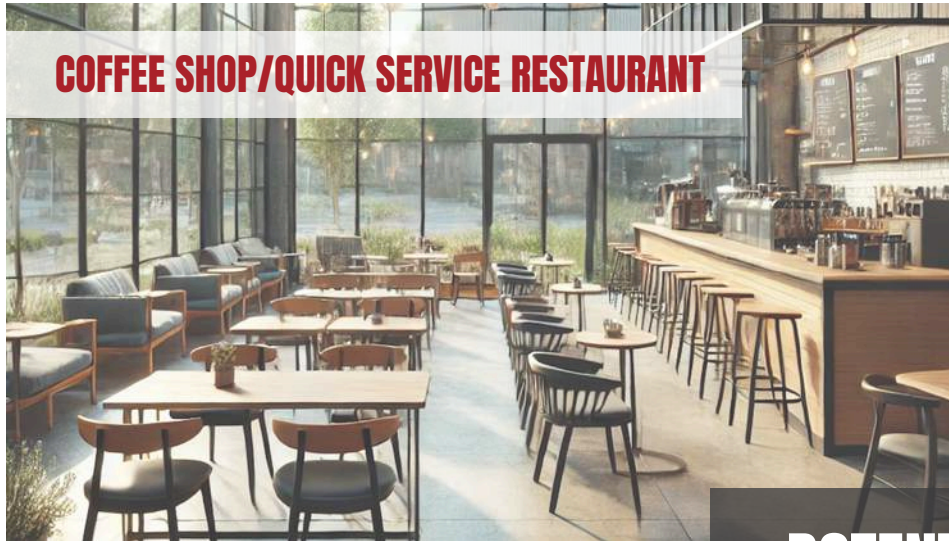
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### POTENTIAL USES



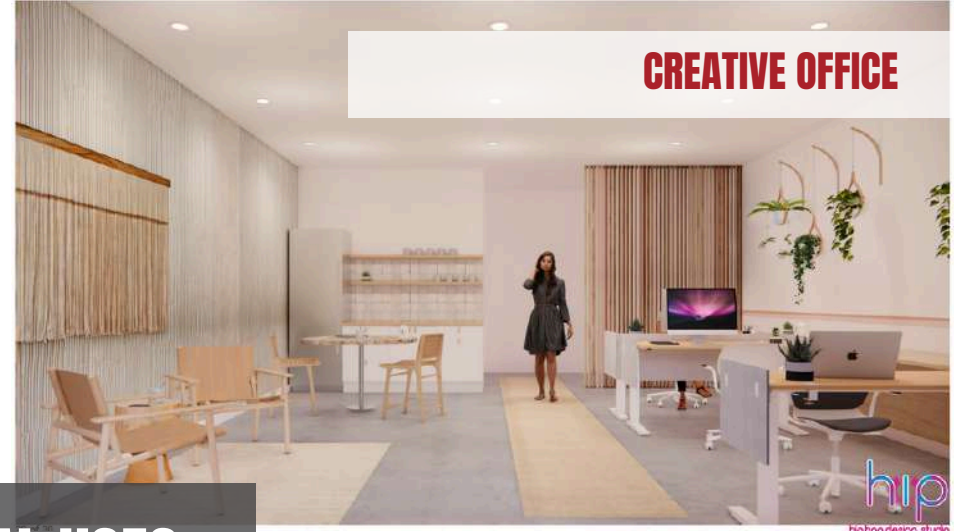
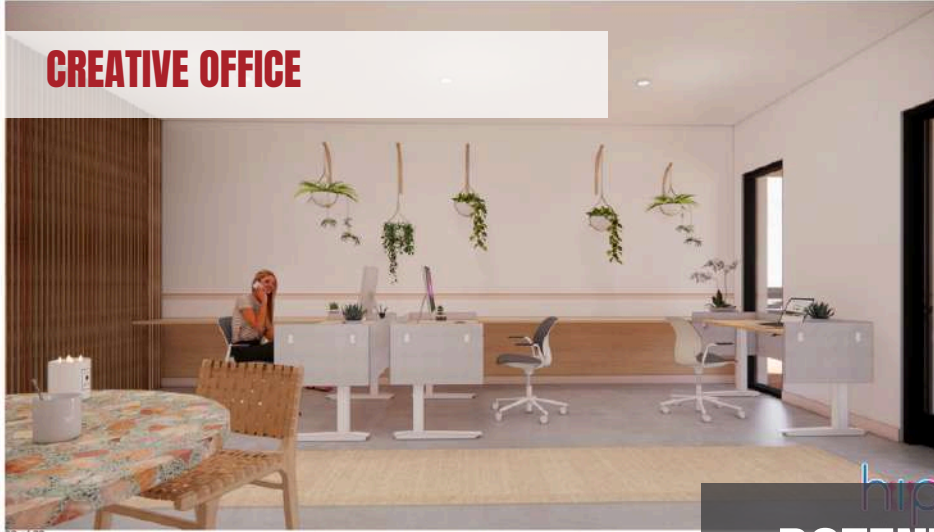
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### 0 - 3 MILE RADIUS

2024 TOTAL POPULATION	46,715
2029 TOTAL POPULATION	60,684

### 3 - 6 MILE RADIUS

2024 TOTAL POPULATION	124,557
2029 TOTAL POPULATION	148,349

### 7 - 10 MILE RADIUS

2024 TOTAL POPULATION	328,640
2029 TOTAL POPULATION	391,625



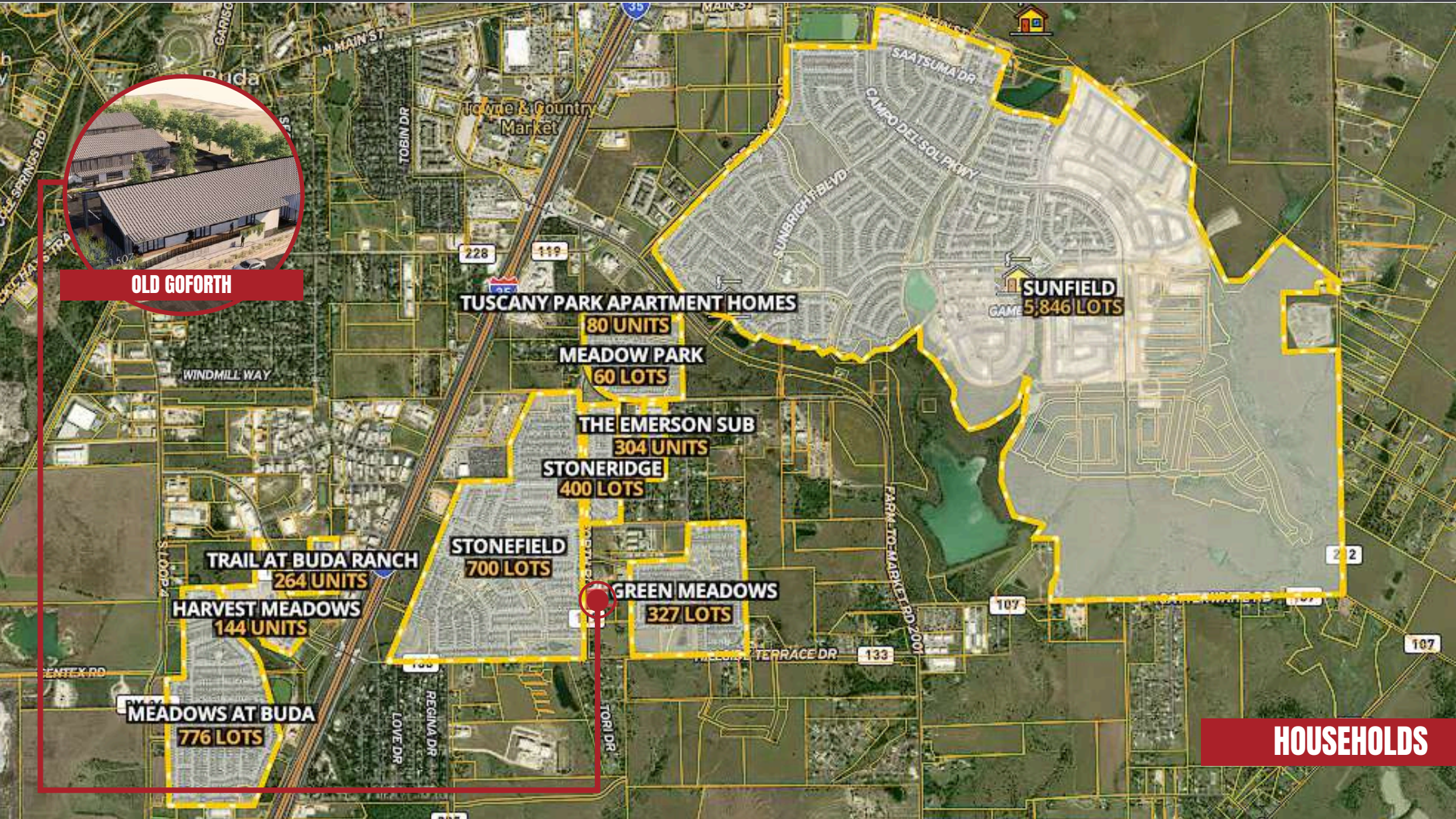
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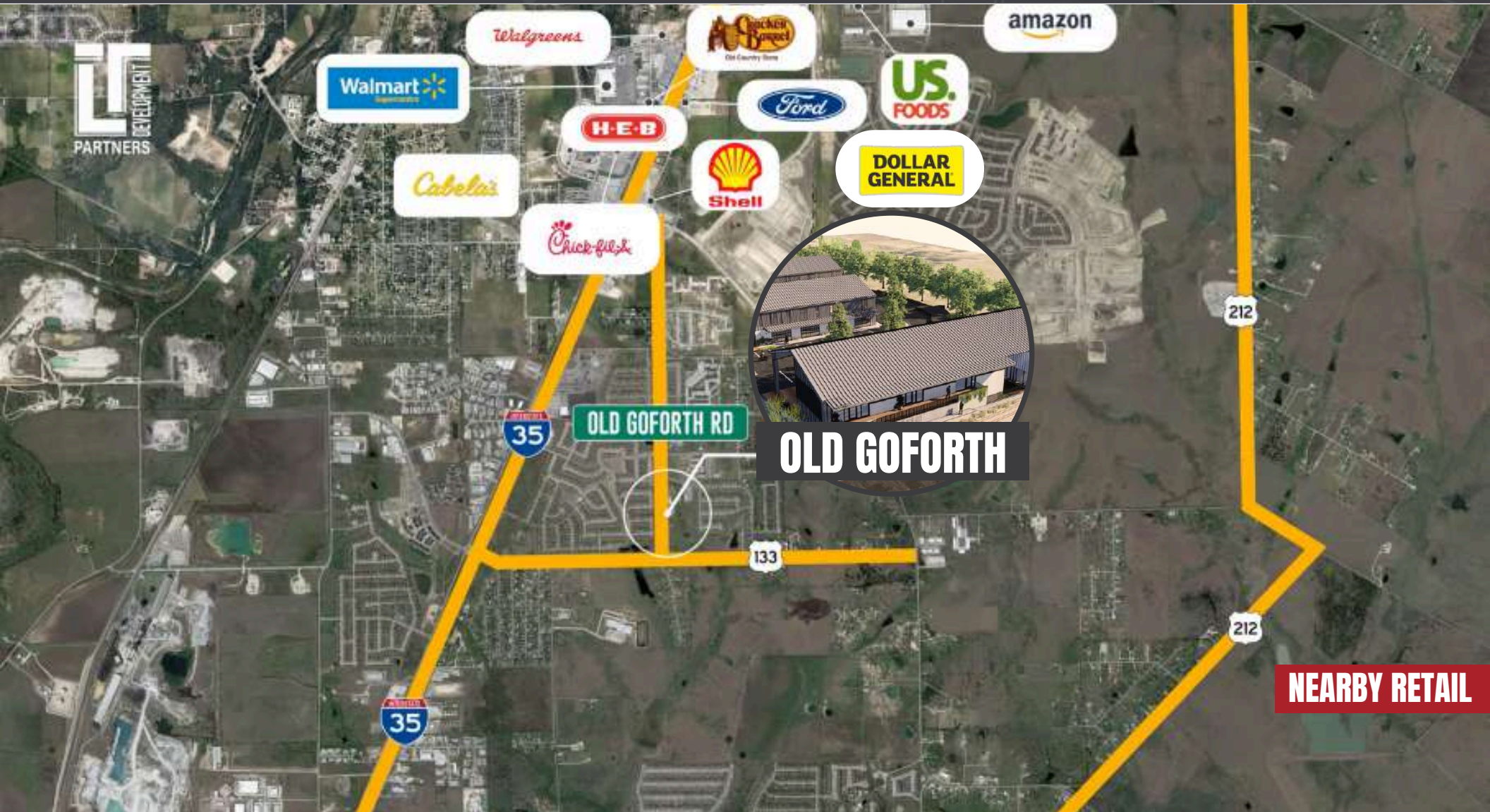
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### MARKET COMPS - ASKING PRICE OFFICE & RETAIL



**1** **PECAN FLEX**  
2512 W Pecan St Pflugerville TX  
1,225 SF - 1,320 SF  
\$392,000.00 - \$554,400.00(per unit)  
LT Commercial Group  
Penny Chung  
(512)-785-0137



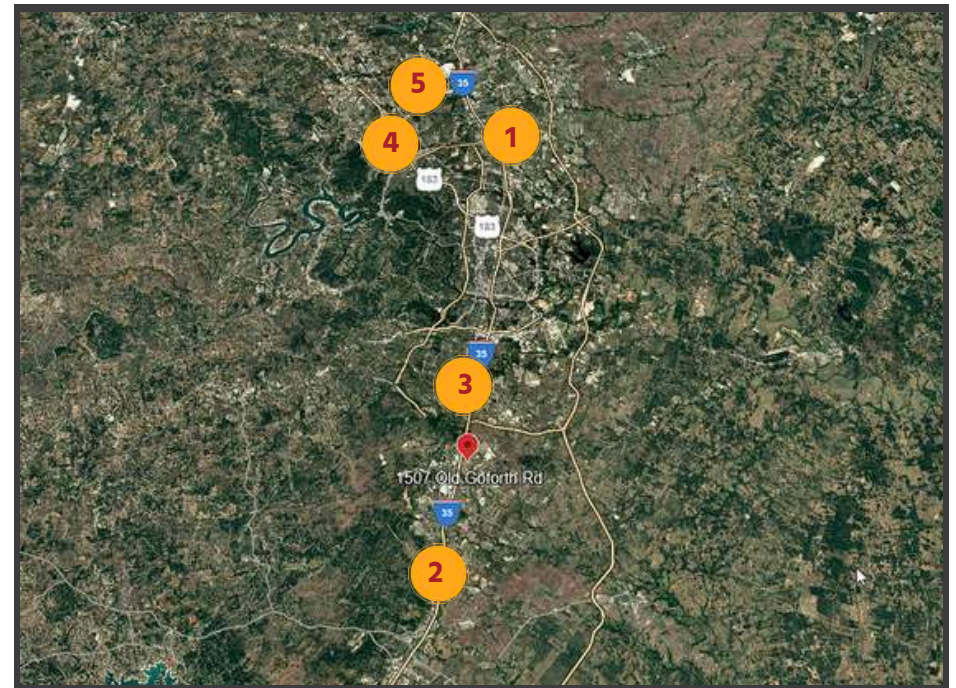
**2** **SAN MARCOS BUILDING**  
120 Riverwalk Dr San Marcos TX  
TWO 3,900 SF  
1,053,000.00(per unit)  
Tarantino  
Nick Tarantino  
(512) 302-4500



**3** **MANCHACA BUILDING**  
11215 Conroy Ln Manchaca TX  
6,288 SF  
\$2,500,000.00  
BBMT Investments LLC  
Anthony Nguyen  
(832) 455-8260



**4** **TWIN LAKES BUSINESS PARK**  
1651 S Bell Blvd Cedar Park TX 78613  
502 - 3,726 SF  
\$183,230-\$1,426,440(per unit)  
Quest Realty Texas  
John Cummings  
(512) 415-8508



**5** **MAYFIELD OFFICE PARK**  
3835 CR 175, Round Rock TX 78681  
889 - 913 SF  
\$365,000 - \$375,000(per unit)  
KTB Real Estate Services LLC  
Keith Bodungen  
(512) 217-3230

### INDIRECT MARKET COMPS - ASKING PRICE INDUSTRIAL



1

#### **DACY BUSINESS PARK**

3300 Dacy Lane Kyle TX  
1,200 SF - 1,650SF  
\$359,998.00 - \$479,998.00  
Total Realty Texas, Inc  
Sam Lee  
(512) 577-8088



2

#### **BUDA BUILDING**

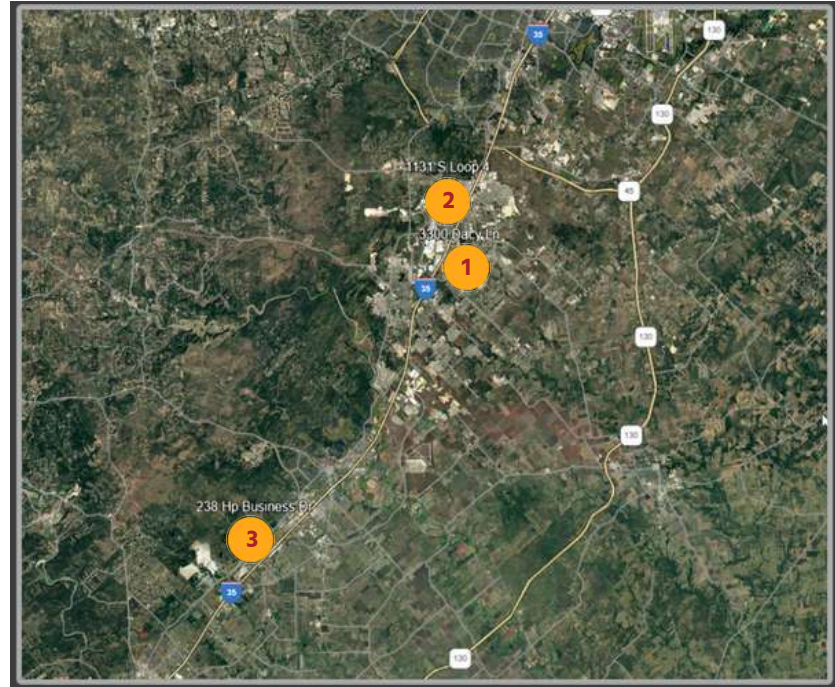
1131 S Loop 4 Buda TX  
20,000 SF  
4,500,000  
Friedman Real Estate  
Josh Friedman  
(512) 892-9934



3

#### **SAN MARCOS BUILDING**

238 HP Business Drive Rd San Marcos TX  
10,000 SF  
\$2,500,000.00  
Matthews Real Estate  
Jeff Miller  
(817) 239-1566





12516 Walnut Park Xing,  
Ste. 200  
Austin, TX 78753



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REAL ESTATE



## 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.

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phuong Chung	686632	penny@ltcommercialgroup.com	512-785-0137
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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