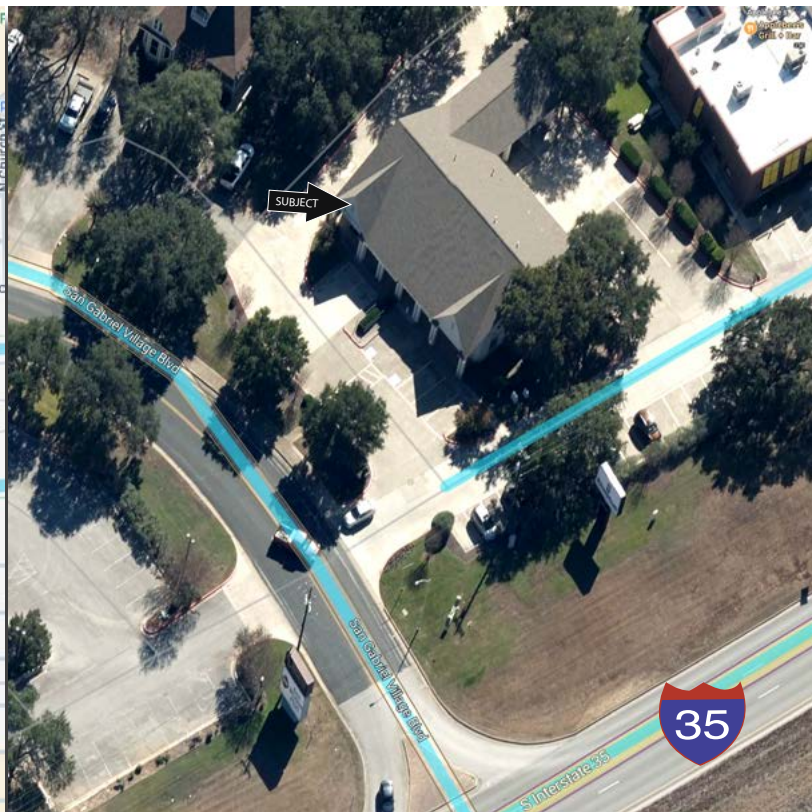
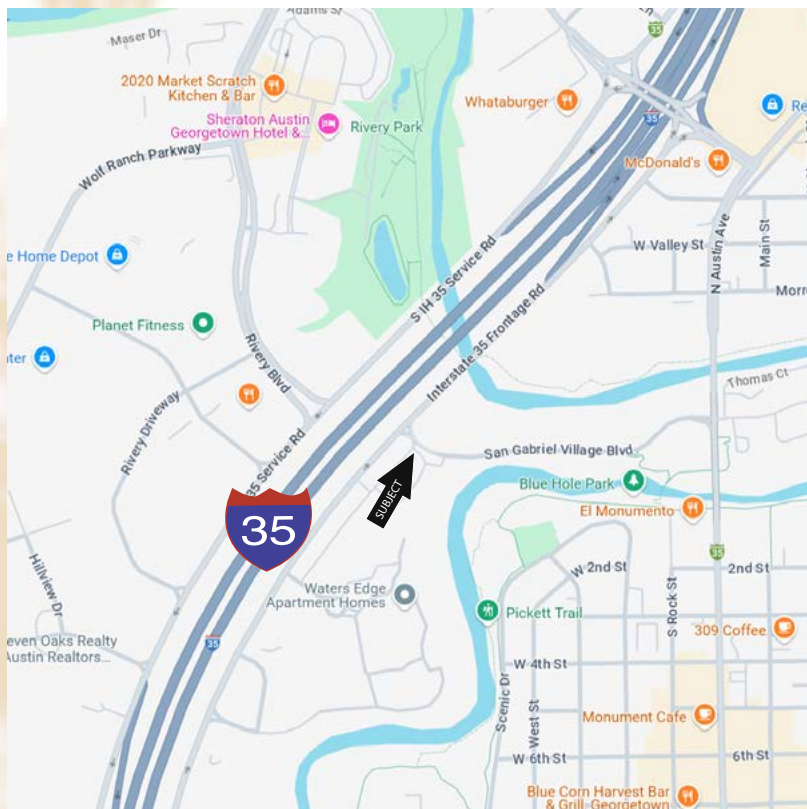


FOR SALE 100% LEASED OFFICE / RETAIL BUILDING

711 San Gabriel Village, Georgetown, Texas 78626



LOCATION Southeast corner of I-35 and San Gabriel Village Blvd., Georgetown, TX

SIZE 5,040 Sq. ft office building on approximately 1.398 Acres.

APPROXIMATE FRONTAGE 188 feet on San Gabriel Village
200 Feet on IH-35

ZONING C-3 (General Commercial)

TOPOGRAPHY Gentle slope with on-site detention pond (maintained by landscaper)

SCHOOL DISTRICT Georgetown ISD

CURRENT LEASES lease terms 1 – 5 years, Cadence Bank ending in 2028, but having a 5 year option to renew.

Cadence Bank (Suite 100)
Edward D Jones (Suite 101)
Holton Resources (Suite 102)
(Further Details Available)

PRICE See agent

COMMENTS Office Building with three tenants – Bank, and two financial offices Operating Businesses.
DO NOT DISTURB TENANTS!

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

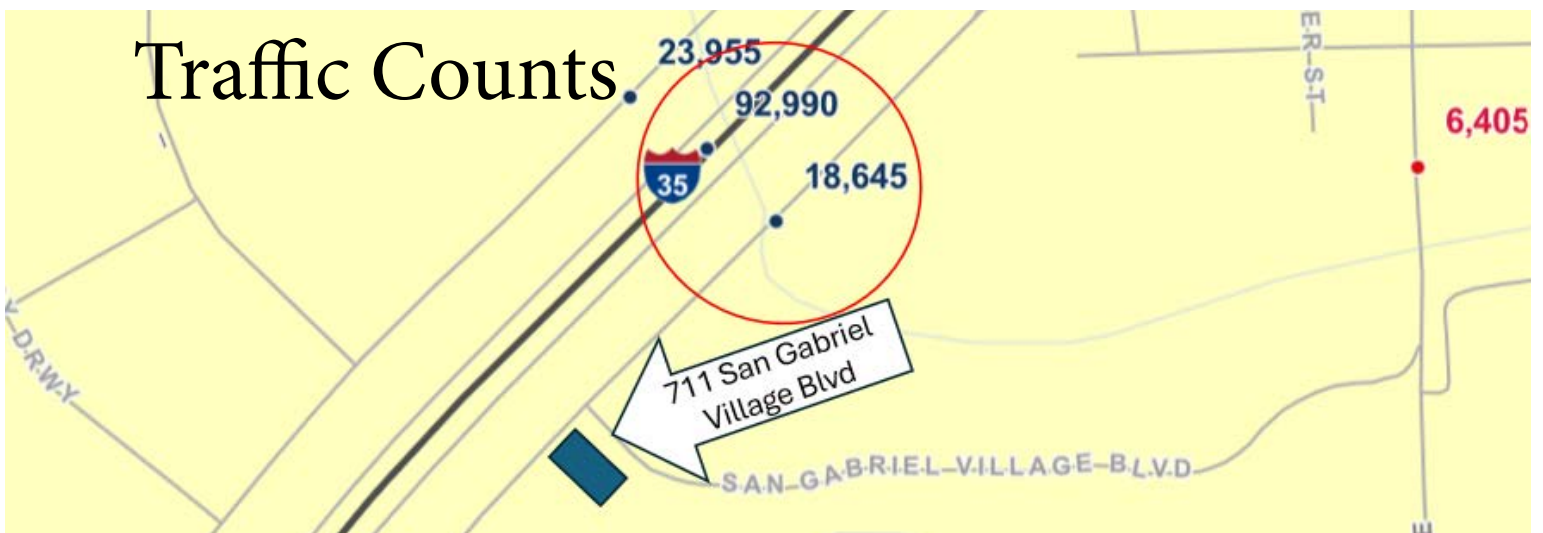
CONTACT Boyd Harris
Office: (512) 472-2100
Boyd@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

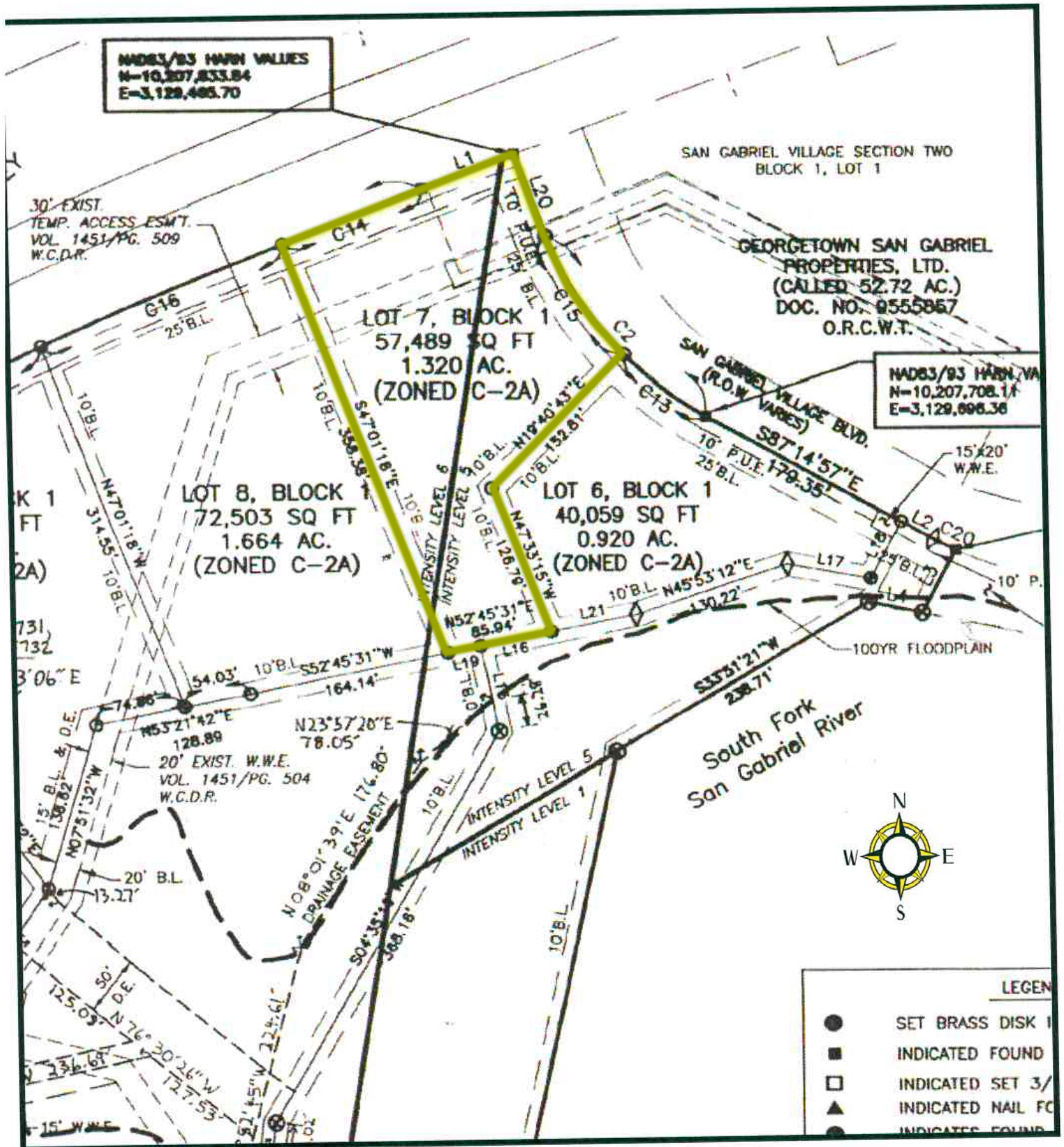
Plat Map



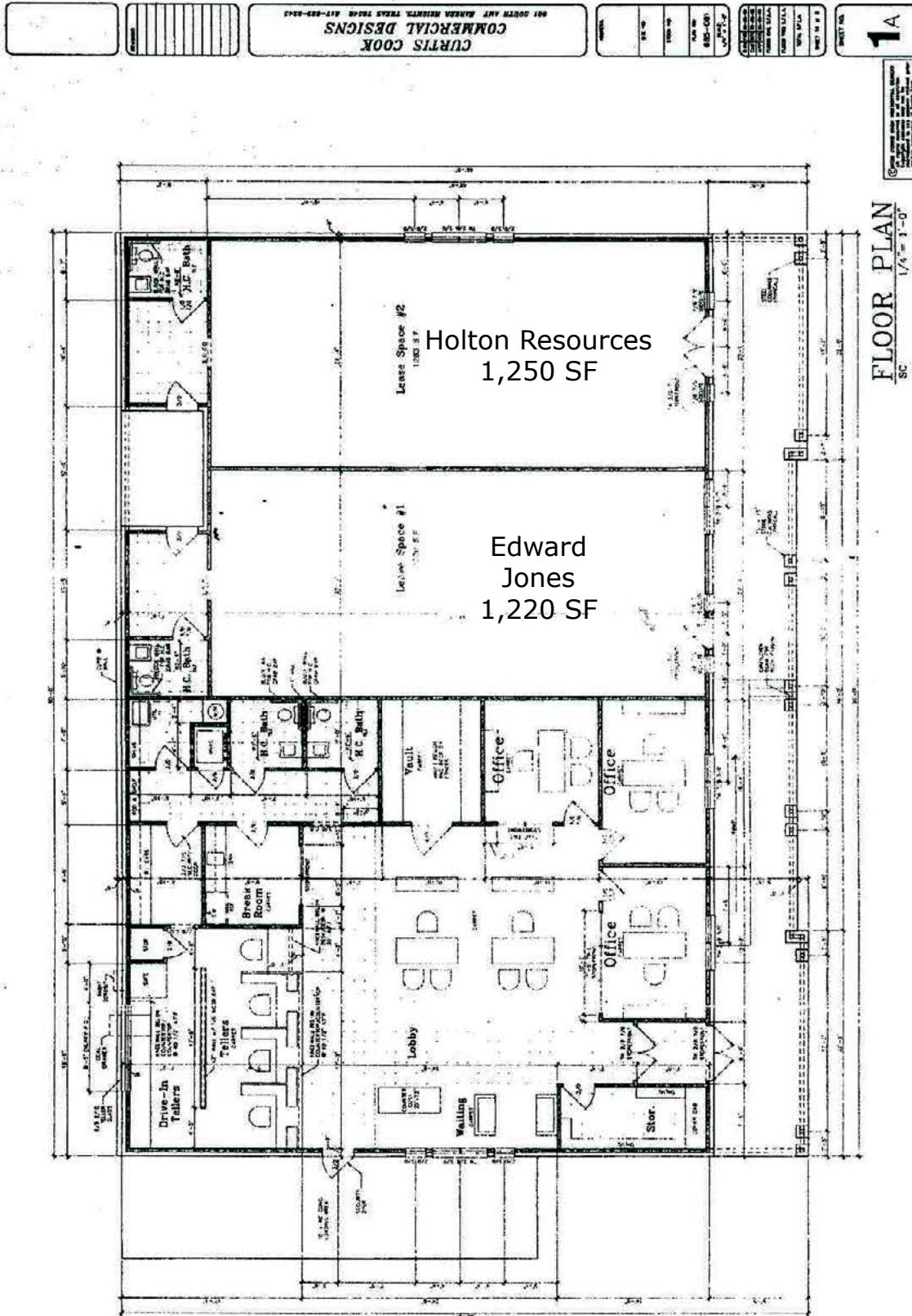
Traffic Counts

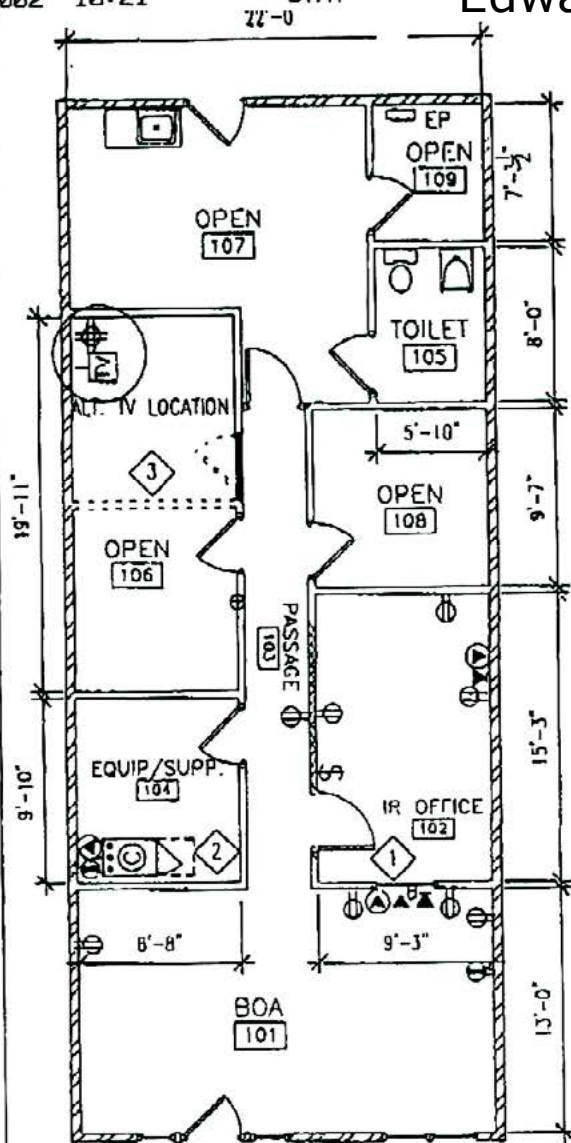


Plat Survey



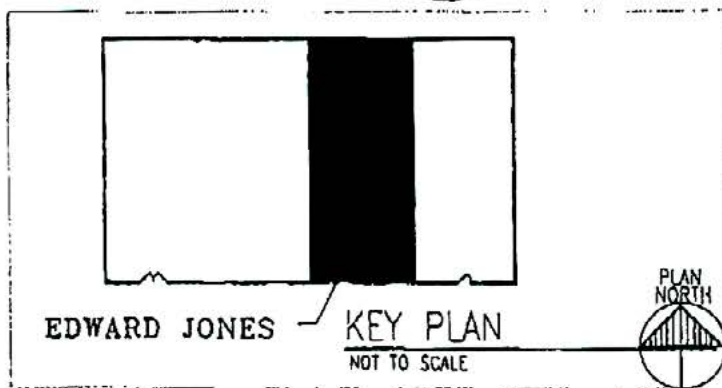
FLOOR PLAN





PARTITION PLAN

1/8"=1'-0"



EDWARD JONES

KEY PLAN

NOT TO SCALE

3 REMOVE WALL. PATCH EXISTING WALLS AND CEILING WHERE NECESSARY

2 PHONE COMPANY SERVICE TO BE LOCATED WITHIN 1'-0" OF BOC

1 FIXED GLASS WINDOW:
30"H X 42"W; WOOD FRAMING,
WOOD BULLNOSE EDGED SILL
@42" AFF.

LEGEND:

- DEMO PARTITION
- ===== EXIST. PARTITION
- ===== EXIST. DEMISING PARTITION
- ===== NEW PARTITION
- ===== NEW PARTITION/ INSUL.
- ===== NEW DEMISING PARTITION
- EXISTING DOOR
- NEW DOOR
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUADRAPLEX RECEPTACLE
- ⊕ DEDICATED DUPLEX RECEPTACLE W/ ISOLATED GROUND
- TV TV/VCR OUTLET
- ▽ BYPASS JACK
- ▽ PHONE JACK
- ⊕ COMPUTER/DATA OUTLET
- ⊕ SWITCH
- EP ELECTRICAL PANEL

NOTES:

-ELECTRICAL DEVICES HAVE NOT BEEN FIELD VERIFIED; RECEPTACLES AND SWITCHES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS INDICATED ON PLAN IF AN EXISTING DEVICE IS NOT WITHIN 36" OF DEVICE INDICATED.

DO NOT REMOVE DEVICES THAT ARE EXISTING IN REMAINING WALLS, UNLESS NOTED

-A SWITCH SHALL OCCUR @ EACH EGRESS DOOR; AND SHALL BE 3-WAY IF APPLICABLE FOR MULTIPLE ENTRANCES.

-NEW PARTITION CONSTRUCTION SHALL MATCH EXISTING BUILDING STANDARDS; CONTRACTOR TO COORDINATE SIZES OF MATERIALS USED.

-PHONE COMPANY SERVICE TO BE LOCATED WITHIN 1'-0" OF BOC

Edward Jones

BRANCH FACILITIES

12555 MANCHESTER ROAD
ST. LOUIS, MISSOURI 63131
PHONE: 1-800-824-6525
FAX: (314) 515-2889

BRANCH OFFICE 28943

300 IH-35
Suite 101
Georgetown, TX 78626

LEASE SQ. FT. 11,100

ISSUES/ REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: J. J.

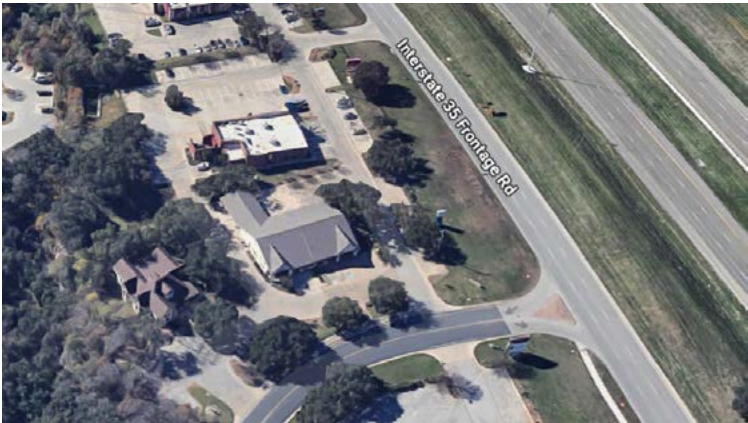
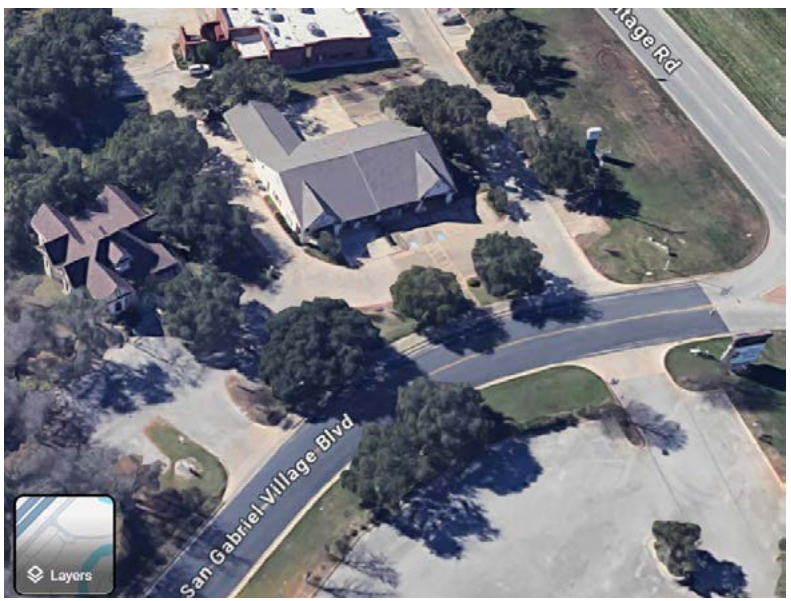
EXHIBIT A

DATE: 11-11-01

SHEET 1 of 2

- Field contractor to field verify all existing conditions, notify designer of any discrepancies.
- All changes and revisions must be directed and approved by Edward Jones Branch Facilities.
- Edward Jones BOC requires ventilation, acceptable methods are:
 - Supply/return duct or grille.
 - Undercut door to room 1".
 - Louver vent in door.
- Landlord/Contractor to provide for separate HVAC controls for each unit.

Received Time: Mar. 28, 2002 10:11 AM
Leasing Coordinator.





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	Joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Boyd Harris	621609	Boyd@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date