

FOR SALE

INVESTMENT/DEVELOPMENT REAL ESTATE

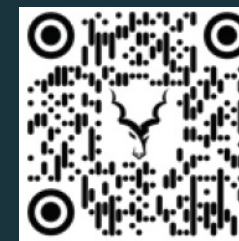


**4.1 acres. Hard corner. 11,000 sf building.
NOI from existing lease.
Excess land for development.**

Lago Vista, Texas

Ron Evans, CCIM
512-750-1866
revans@cadre-usa.com
Broker License: 409993

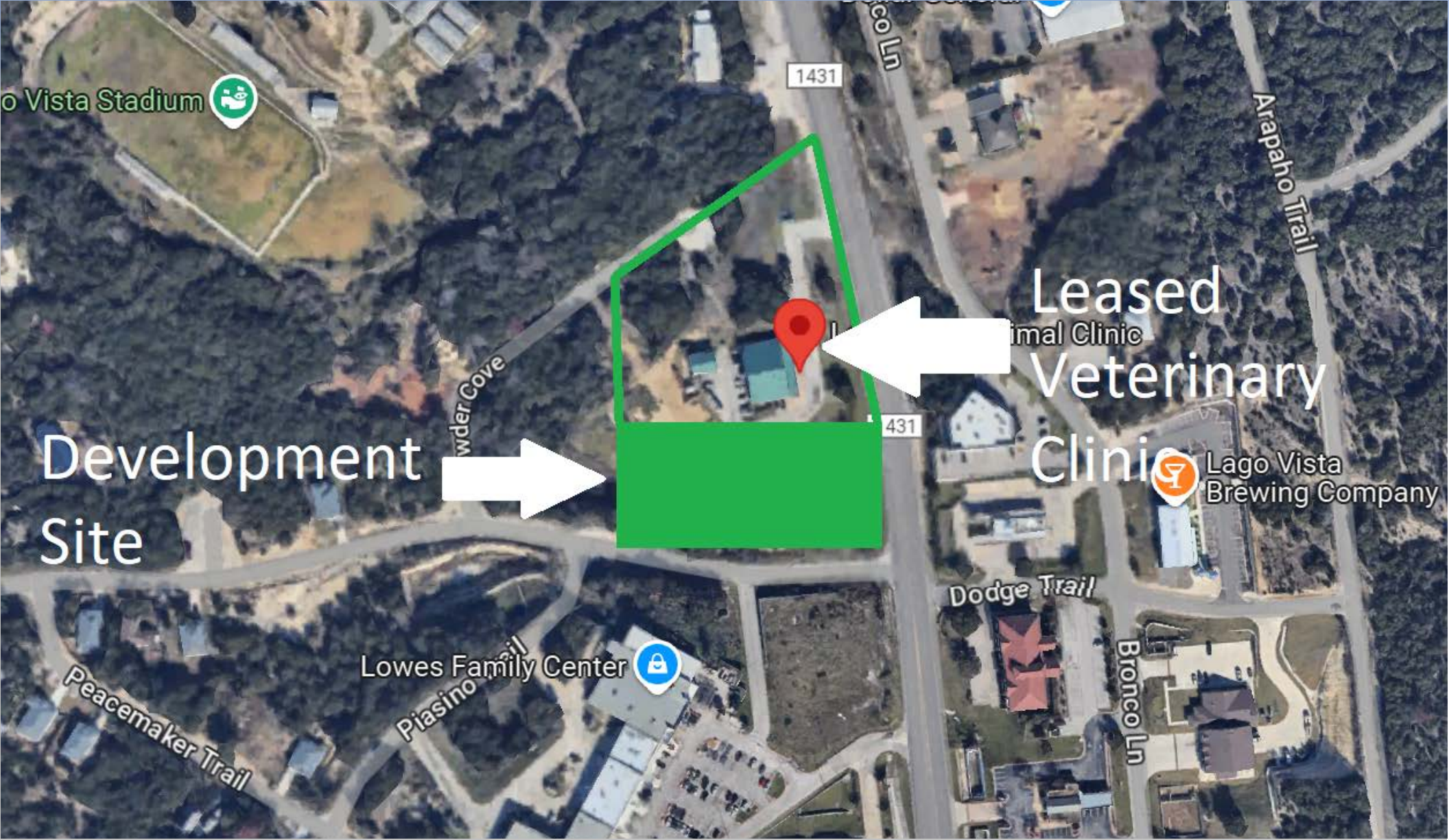
Joe Golden
512-585-6816
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7801 N Capital of Texas Hwy, Suite 260
Austin, TX 78731

LAGO VISTA ANIMAL CLINIC | FOR SALE

INVESTMENT/DEVELOPMENT | FOR SALE | 11K SF BUILDING

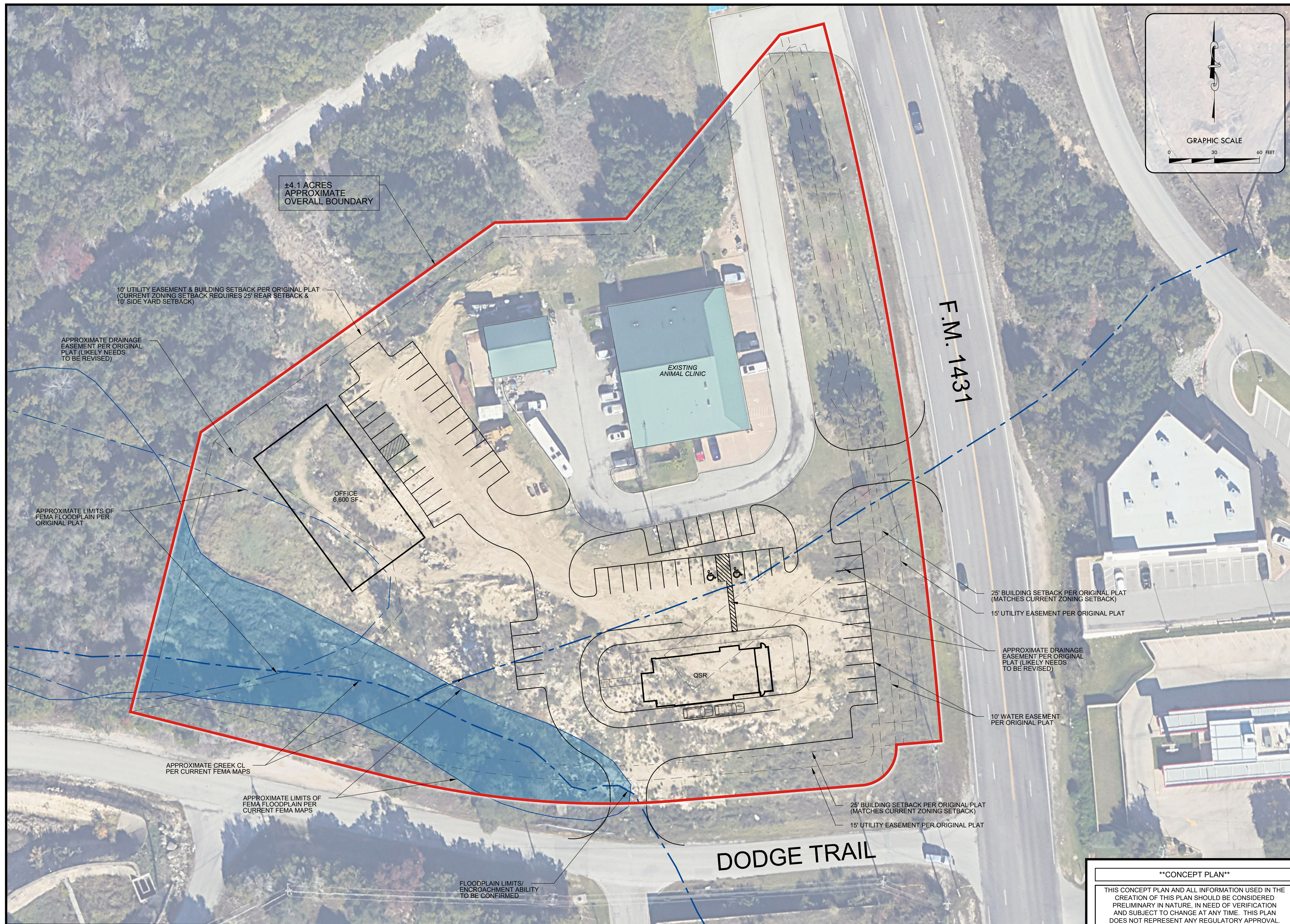
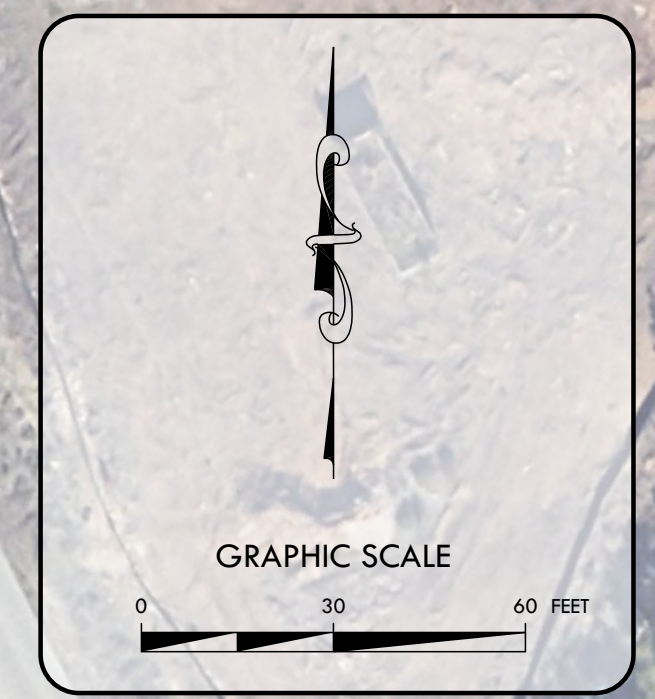


Development Site

Leased Veterinary Clinic

Lowes Family Center

Lago Vista Brewing Company



****CONCEPT PLAN****

THIS CONCEPT PLAN AND ALL INFORMATION USED IN THE CREATION OF THIS PLAN SHOULD BE CONSIDERED PRELIMINARY IN NATURE, IN NEED OF VERIFICATION AND SUBJECT TO CHANGE AT ANY TIME. THIS PLAN DOES NOT REPRESENT ANY REGULATORY APPROVAL.

FILE NAME: LV Animal Clinic_QSRConcept.dwg
 PLOTTED BY: CHENKAI FENG
 PLOTTED WITH: None
 FULL PATH: K:\03024002_LV Animal Clinic\Drawings\01_Concept\10282401 - LV Animal Clinic_QSRConcept.dwg

LAGO VISTA ANIMAL CLINIC 20711 FM 1431 LAGO VISTA TX

City of Lago Vista Demographics*

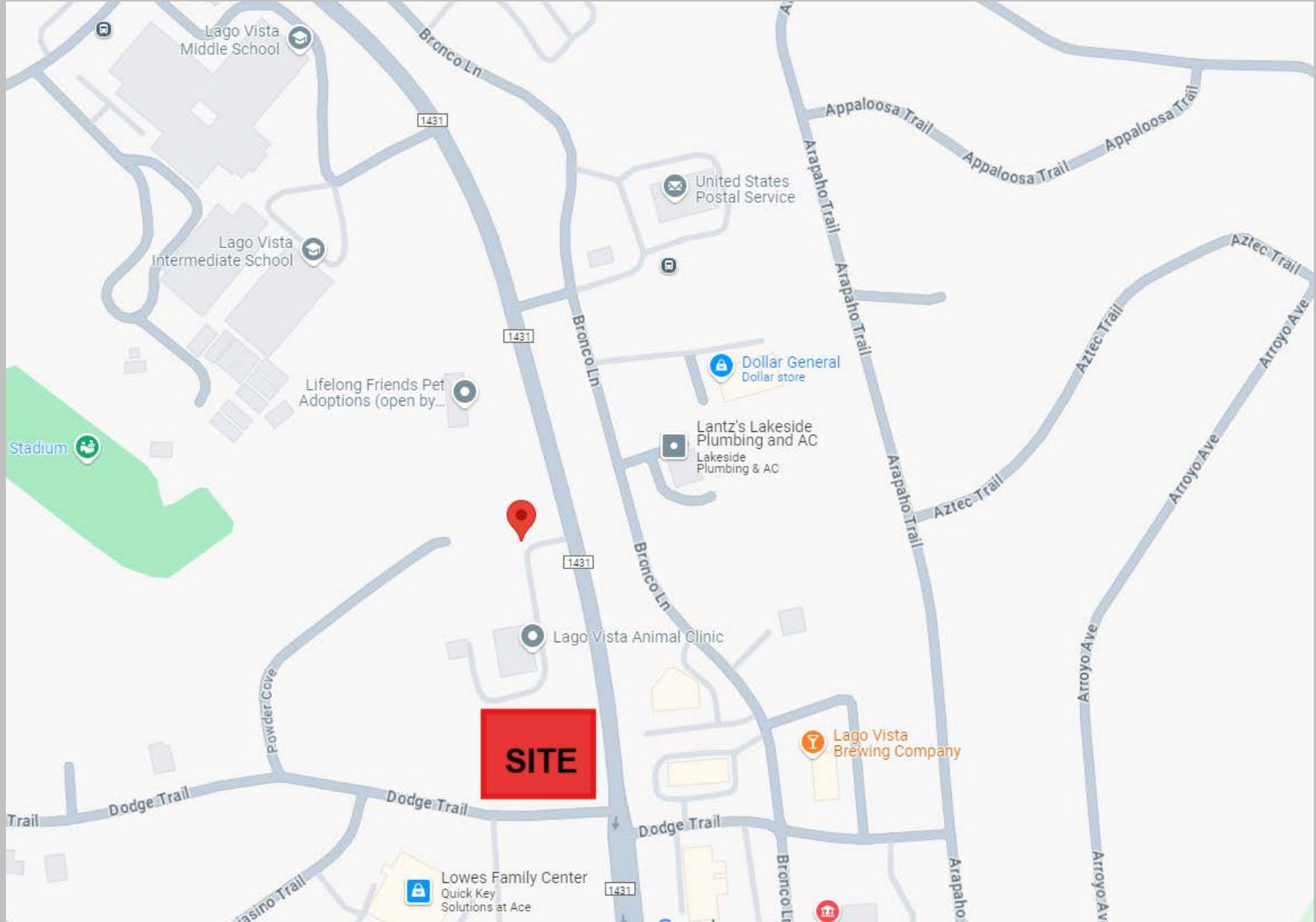
Population: 9001

Median Age: 52.9

Median HH Income: \$108,823

Median Property Value: \$363,200

Home Ownership: 86.9%



*from datausa.com 2022 census report

LAGO VISTA ANIMAL CLINIC
20711 FM 1431
LAGO VISTA TX

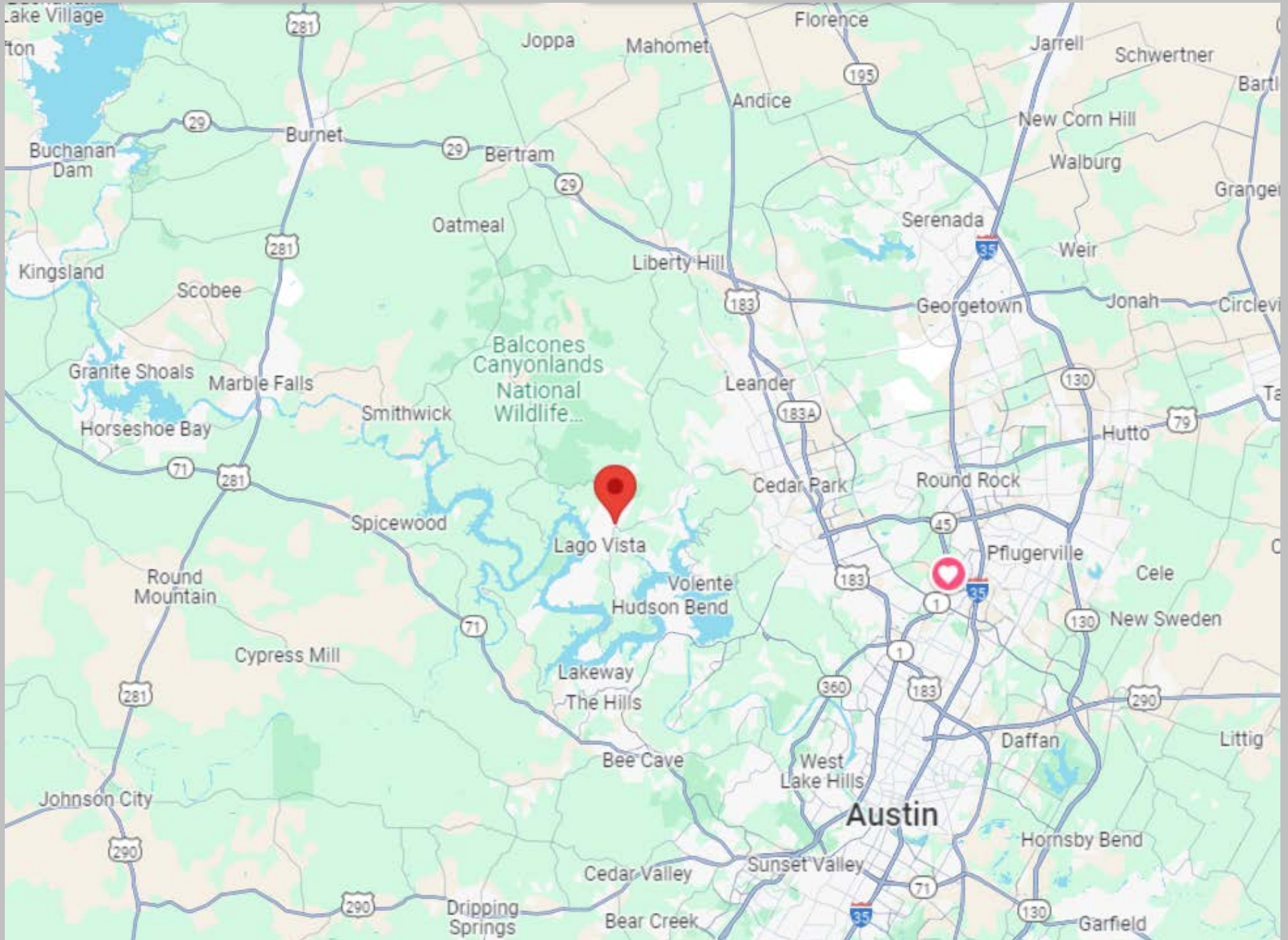
Distance to Major Cities

Center of Austin: 30 miles

Round Rock: 25 miles

Cedar Park: 13 miles

Leander: 11 miles





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.

11-2-2015



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:
 - 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.

<u>KUDU Realty Partners</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>409333</u> License No.	<u>revans@cadre-usa.com</u> Email	<u>(512) 750-1866</u> Phone
<u>Ronald D Evans</u> Designated Broker of Firm	<u>409333</u> License No.	<u>revans@cadre-usa.com</u> Email	<u>(512) 750-1866</u> Phone
<u>Ronald D Evans</u> Licensed Supervisor of Sales Agent/ Associate	<u>409333</u> License No.	<u>revans@cadre-usa.com</u> Email	<u>(512) 750-1866</u> Phone
<u>Joe Golden</u> Sales Agent/Associate's Name	<u>734670</u> License No.	<u>jgolden@kudurealty.com</u> Email	<u>512-585-6816</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

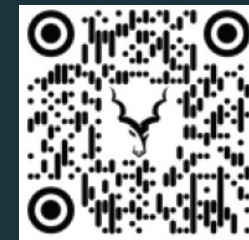
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