

2021 Kauffman Loop #120

Pediatric Dental Office for Lease

pedi



PRACTICE
REAL ESTATE



FOR LEASE	2021 KAUFFMAN LOOP, UNIT 120 // GEORGETOWN, TX // 78628	
	PEDIATRIC DENTAL OFFICE	Todd Stanley TStanley@PracticeRealEstateGroup.com 512/426.6145

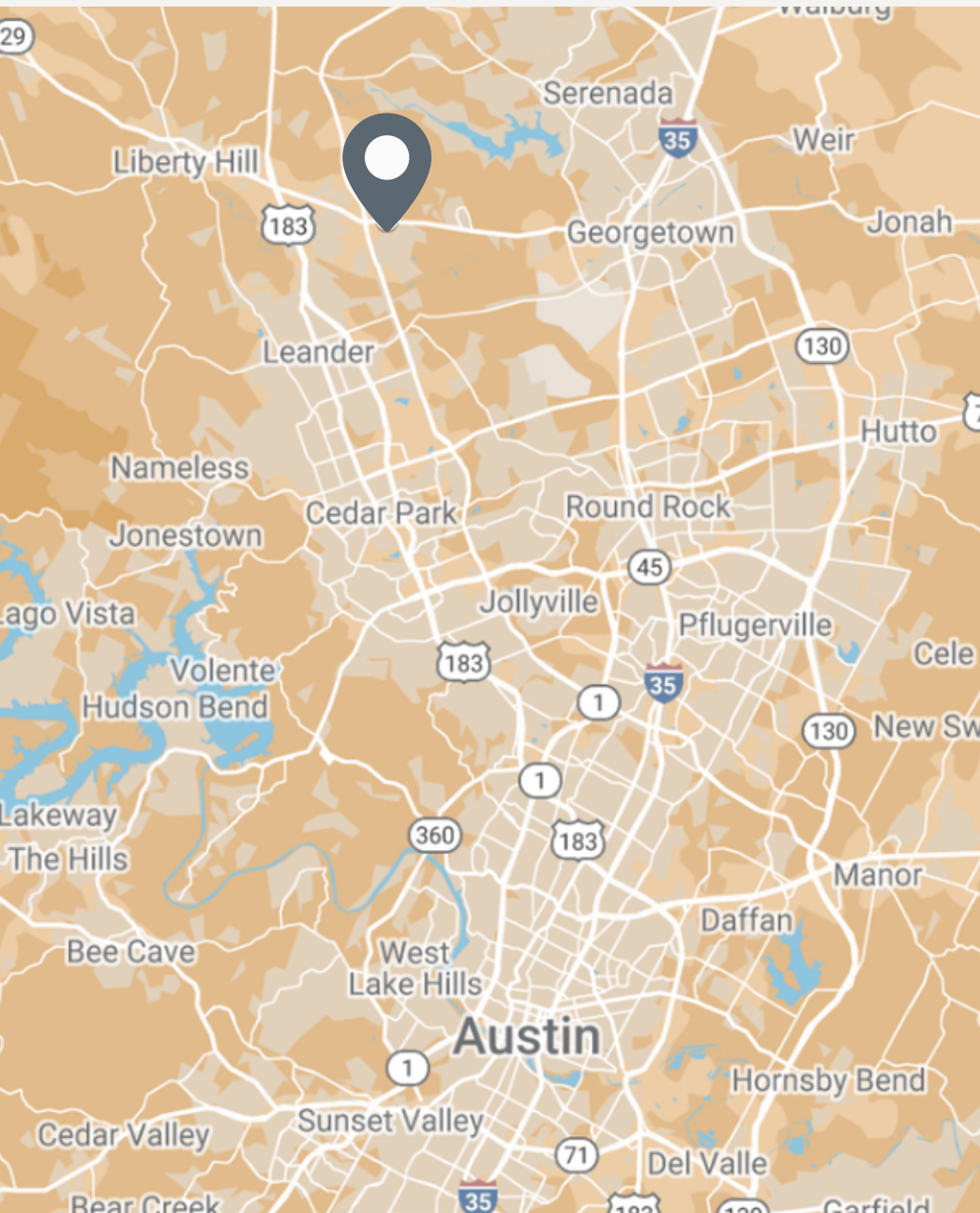
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1,854 SF | NEW CONSTRUCTION | FOR LEASE

The brand-new Twelve Oaks Retail development offers an unbeatable location surrounded by flourishing residential communities with top-rated schools and an impressive \$144,000 average annual household income.

Property Highlights

- 1,854 SF shell dental space in Georgetown
- With easy access to Ronald Reagan Blvd, 183A, and I-35, this property provides excellent connectivity and convenience for businesses and customers alike
- Ample surface parking available
- Minutes away from a brand-new HEB, the site benefits from strong visibility and consistent foot traffic
- Co-Tenants include The PREP School of MorningStar, Cookie Cutters Haircuts for Kids, and Guardian Paws Animal Hospital
- Excellent proximity to St. David's Georgetown and the future St. David's Leander
- Median Household income: \$144,163 (3 miles)
- Projected growth: 4.3% (3 miles)

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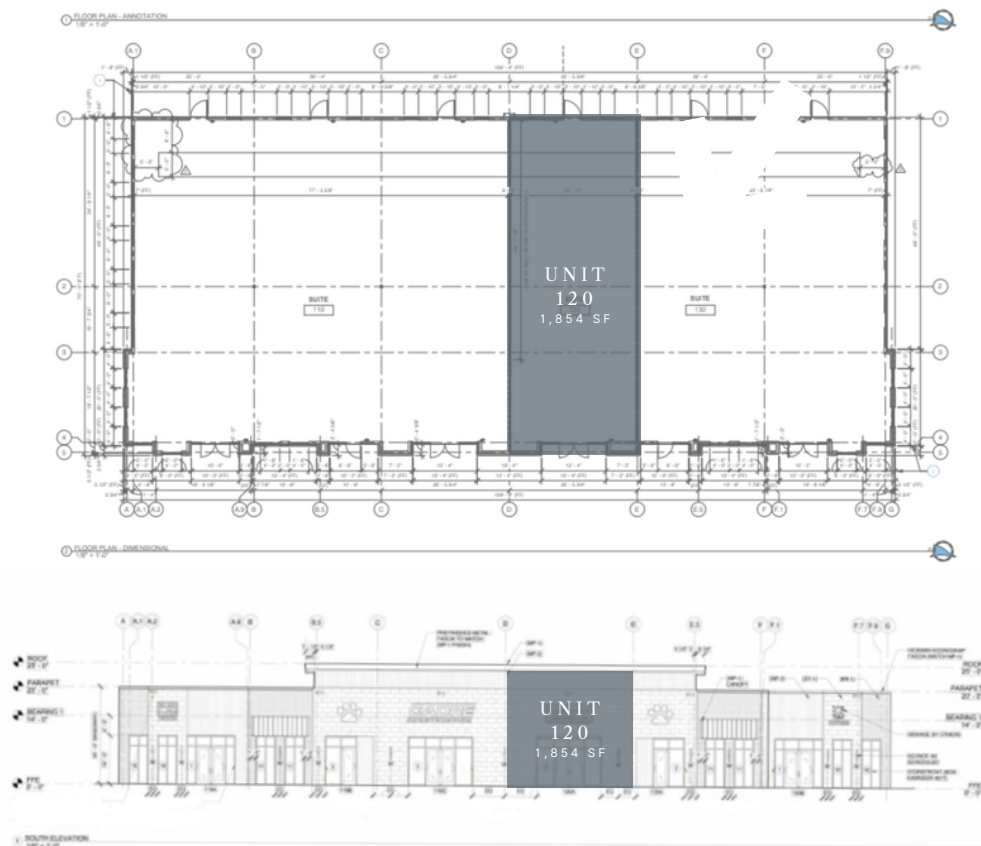
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Positioned in one of the fastest-growing cities in America, this brand-new medical space sits at the heart of thriving Georgetown, surrounded by new residential communities, top-rated schools, and a median household income of \$126,000. With direct access to Ronald Reagan Blvd, 183A, and I-35, the site is minutes from a brand-new HEB and sits next door to an early childhood education center. An ideal setting to launch or expand a pediatric dental practice in a high-demand, high-growth corridor.



2021 Kauffman Loop
Suite 120
Georgetown, TX 78628

For more information, contact

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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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Buyer/Tenant/Seller/Landlord Initials

Date

