



TEXAS REALESTATE TEAM



FOR SALE

14,486 SF - ASKING PRICE: \$4,125,000 - 100% HVAC



INDUSTRIAL FLEX

4111 W Hwy 29, Georgetown, TX 78628

Darren Siegel - 512-964-3656

Broker License# 517166 TexasCRE@outlook.com

Property Information

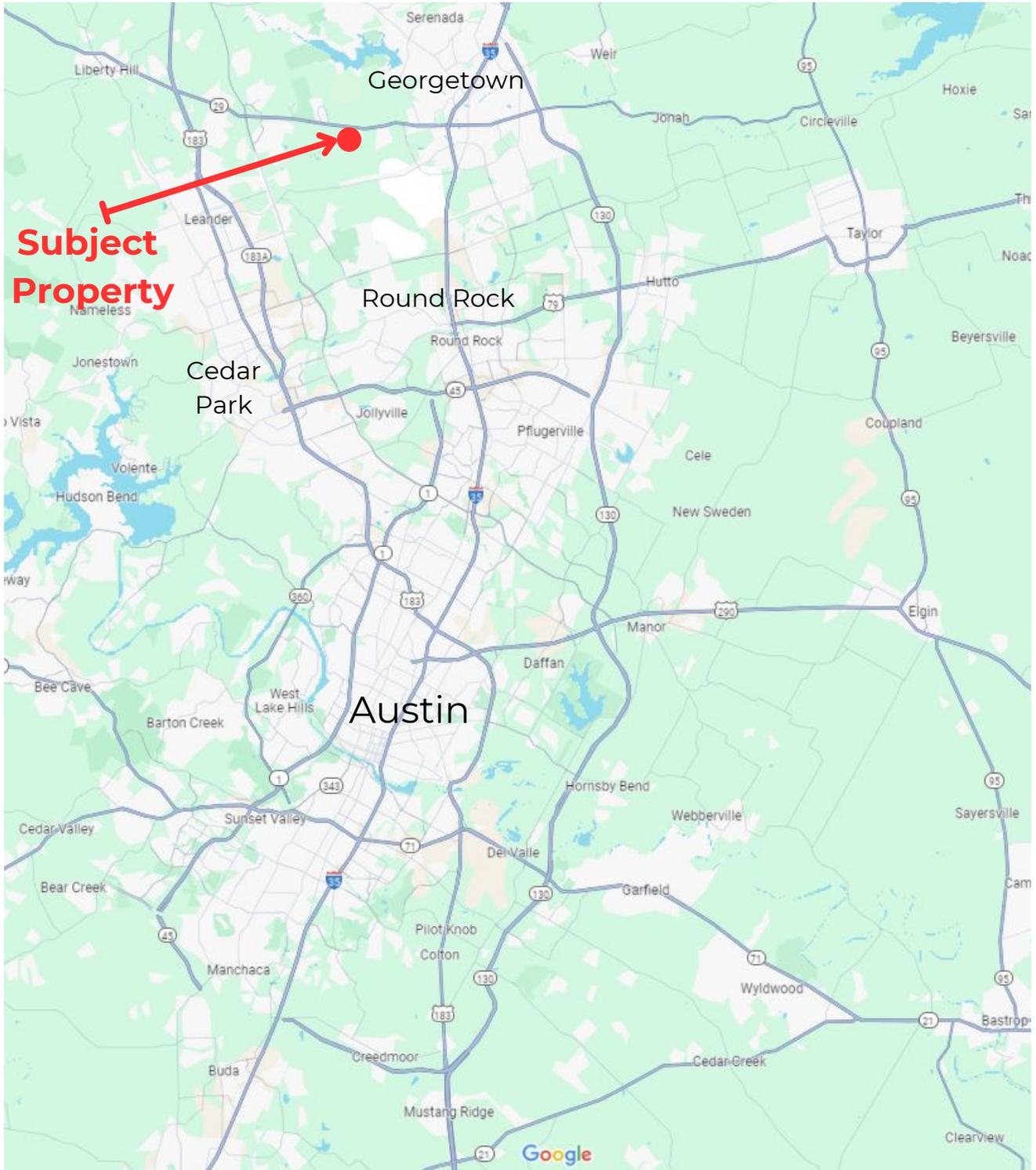
UTILITIES:

- Water: City of Georgetown; 8" supply line to the property
- Septic: Aerobic OSSF with Drip Irrigation Disposal Field
- Sewer: Access to sewer available
- Power: PEC; Single phase and Three phase
- Internet: Optimum
- Fire Hydrant: NW corner of the parcel
- Storm drainage system
- ADT security system
- HVAC: 100% HVAC

GENERAL INFORMATION:

- 14,486 S.F. of Improvements in two buildings
- Georgetown ETJ
- Renovated in 2023
- 1.001 Acre Parcel
- Restrooms: Each building has a Men's and Women's RR
- Parking: 20 total parking spaces.
- Parking Ratio: 1.3 : 1,000
- OH Roll up exterior door sizes: 16-6 x 14-0; 10-0 x 9-6
- Flag Lot: Perpetual Easement with property to the North
- Location: Apx. 4.3 mi. to Ronald Reagan; 4.6 mi. to IH 35; 32 mi. to Austin
- WCAD ID: R085299
- Legal Description: AW0178 AW0178 - Donagan, I. Sur., SERIAL TXFL4AF261209970, TITLE # CN, LABEL # TEX0358311, ACRES 1.001, MODEL CHAPEL HILL

Map Area Overview

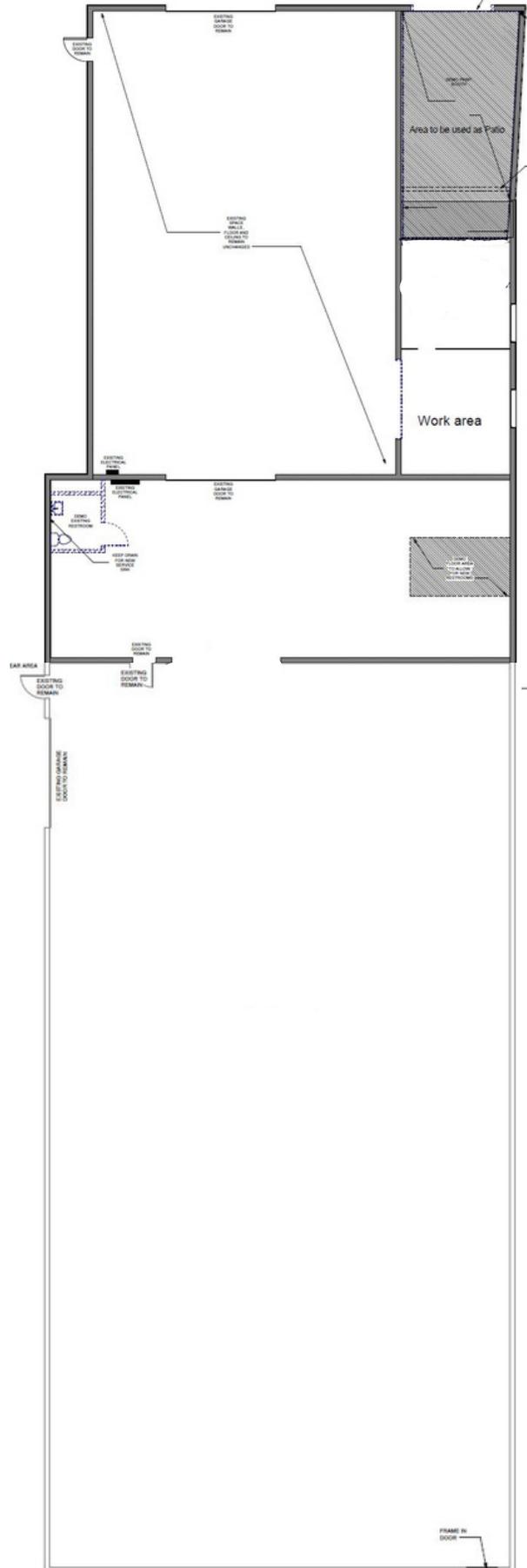


Driving Distances from Subject Property:

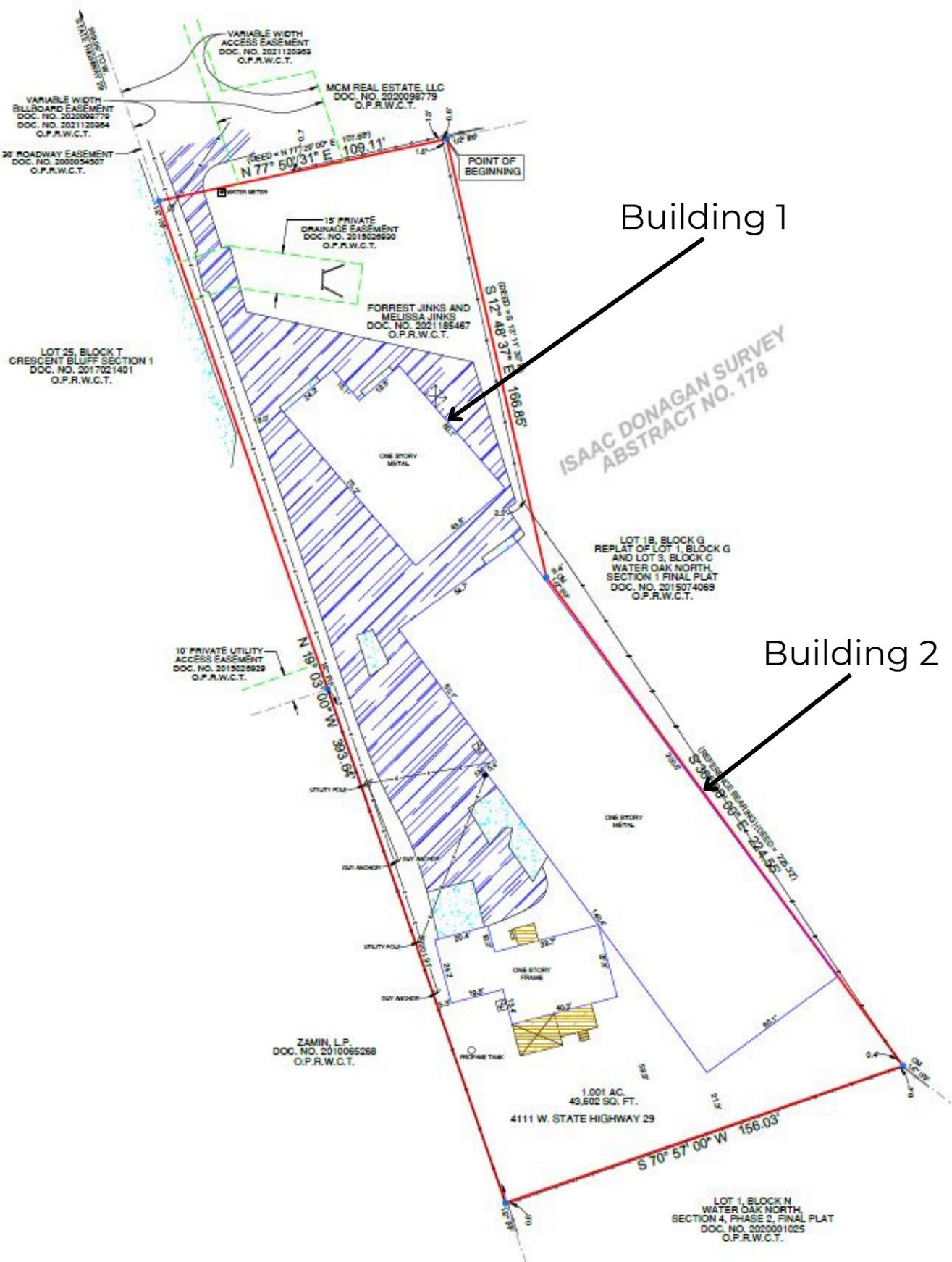
- Austin: 31.5 mi
- Round Rock: 13.5 mi
- Cedar Park: 16.5 mi
- Temple: 45.2

Building 2 Floor Plan

11,425 S.F.



Survey 2022



Building 1

Building 2

ISAAC DONAGAN SURVEY
ABSTRACT NO. 178

1.001 AC.
43,602 SQ. FT.
4111 W. STATE HIGHWAY 29

S 70° 57' 00\"/>

LOT 1, BLOCK N
WATER OAK NORTH,
SECTION 4, PHASE 2, FINAL PLAT
DOC. NO. 202001025
O.P.R.W.C.T.

LOT 25, BLOCK T
CRESCENT BLUFF SECTION 1
DOC. NO. 2017021401
O.P.R.W.C.T.

LOT 18, BLOCK G
REPLAT OF LOT 1, BLOCK G
AND LOT 3, BLOCK C
WATER OAK NORTH,
SECTION 1 FINAL PLAT
DOC. NO. 2015074069
O.P.R.W.C.T.

ZAMIN, L.P.
DOC. NO. 2010065268
O.P.R.W.C.T.

FORREST JINKS AND
MELISSA JINKS
DOC. NO. 2021185487
O.P.R.W.C.T.

MCM REAL ESTATE, LLC
DOC. NO. 2020098779
O.P.R.W.C.T.

VARIABLE WIDTH
BILLBOARD EASEMENT
DOC. NO. 2020098779
DOC. NO. 2021120264
O.P.R.W.C.T.

20' ROADWAY EASEMENT
DOC. NO. 2000054507
O.P.R.W.C.T.

VARIABLE WIDTH
ACCESS EASEMENT
DOC. NO. 2021120262
O.P.R.W.C.T.

10' PRIVATE UTILITY
ACCESS EASEMENT
DOC. NO. 2015025929
O.P.R.W.C.T.

15' PRIVATE
DRAINAGE EASEMENT
DOC. NO. 2015025920
O.P.R.W.C.T.

UTILITY POLE

UTILITY POLE

UTILITY POLE

PROPOSED TRAIL

ONE STORY
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ONE STORY
FRAMER

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Additional Photos: Building 1



Additional Photos: Building 2



Aerial Views 2022



For more information, contact:

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Darren Siegel	640724	TexasCRE@outlook.com	(512)964-3656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date