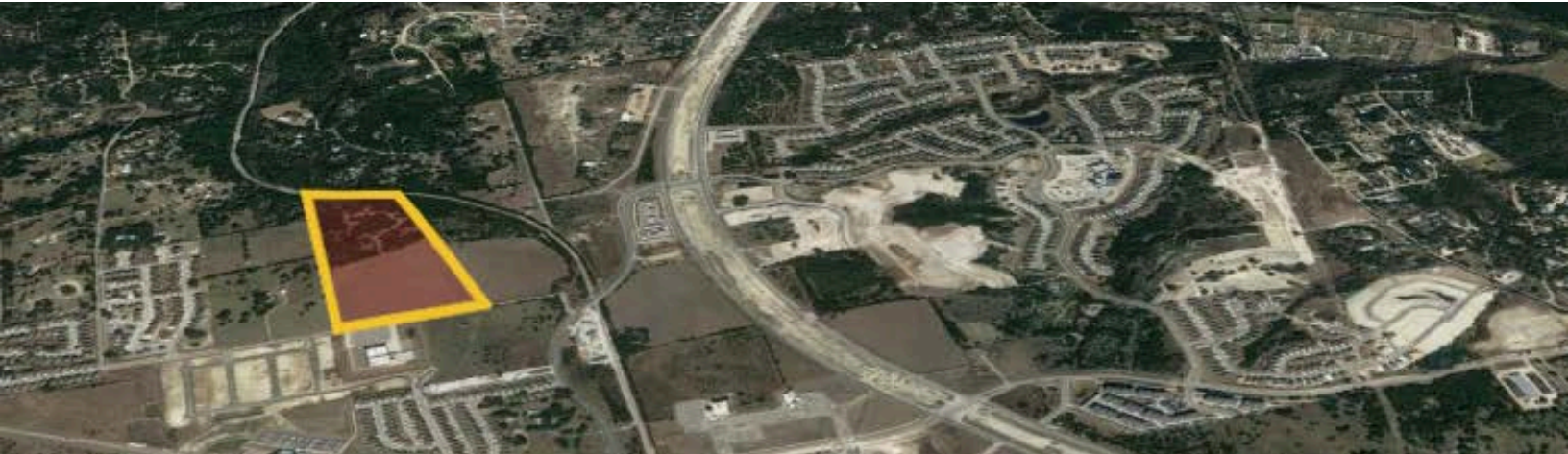




THE RJF TEAM COMMERCIAL

204 Heritage Grove Rd. Leander, TX 78641

Ryan Owens, 512-426-8771
Ryan@RJFteam.com



FOR SALE

204 Heritage Grove Rd.
Leander, TX 78641

INVESTMENT HIGHLIGHTS

- Prime location in Leander, TX
- Ample Space/Acreage with Industrial Zoning for additional on-site development
- Strategic Accessibility
- Growth potential in fast-growing Leander, TX
- Equipped with essential utilities (see pg.4)
- Competitive pricing per square foot

PROPERTY INFO

PRICE:	\$7.55 Per SF
GROSS ACRES:	40.57 ACRES
ZONING:	Industrial
UTILITIES:	See pg. 4

CONTACT INFO

-  Ryan Owens, REALTOR®
-  512-426-8771
-  Ryan@RJFteam.com
-  1620 Red Bud Ln. Suite 208
Round Rock, TX 78664





UTILITY INFORMATION

WATER

The subject site is within the City of Leander's service area for water facilities. Based on available record drawings, there is an existing 12" Water Main stub within Heritage Grove Road at the south side of the site. It is anticipated that a 12" Public Water Main will be required to be extended along the frontage of the property as a part of the development.

WASTEWATER

The subject site is within the City of Leander's service area for wastewater facilities. Based on available record drawings, there are no wastewater facilities immediately adjacent to the subject site. There is an existing 8" Wastewater Main stubbed within W. Broade Street Right-of-Way approximately 800 linear feet south of the site. In order to provide wastewater service to the future development, the existing 8" main will need to be extended up to the site.

ELECTRIC

The site is within the Pedernales Electric Cooperative, Inc. (PECI) service area out of the Oak Hill District.

NATURAL GAS

The site is within the Atmos Energy natural gas service area and there is a 4-inch Intermediate Pressure Poly II gas main, located 440' South of Heritage Grove Rd. along the east side of Broade St.

TELECOMMUNICATIONS

The site is within the AT&T's service area for communication service.

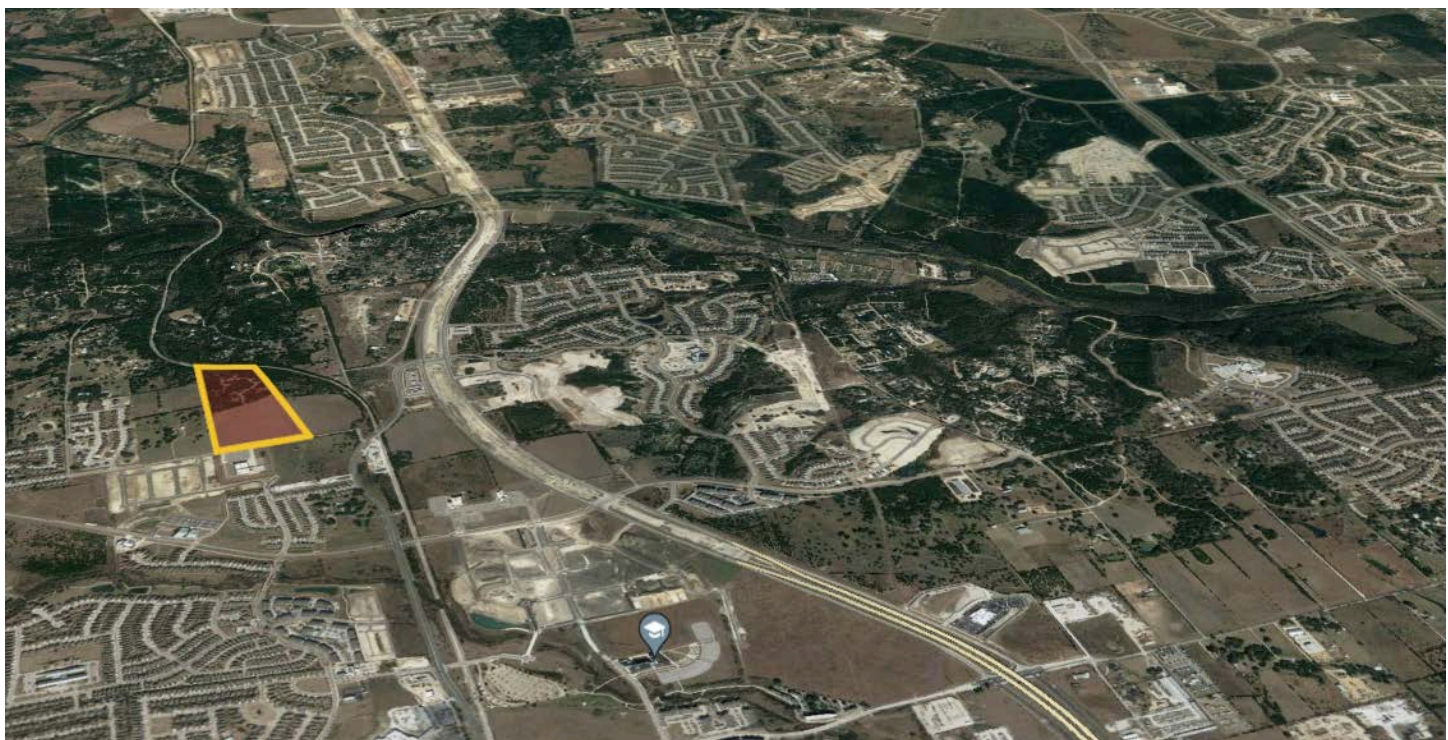
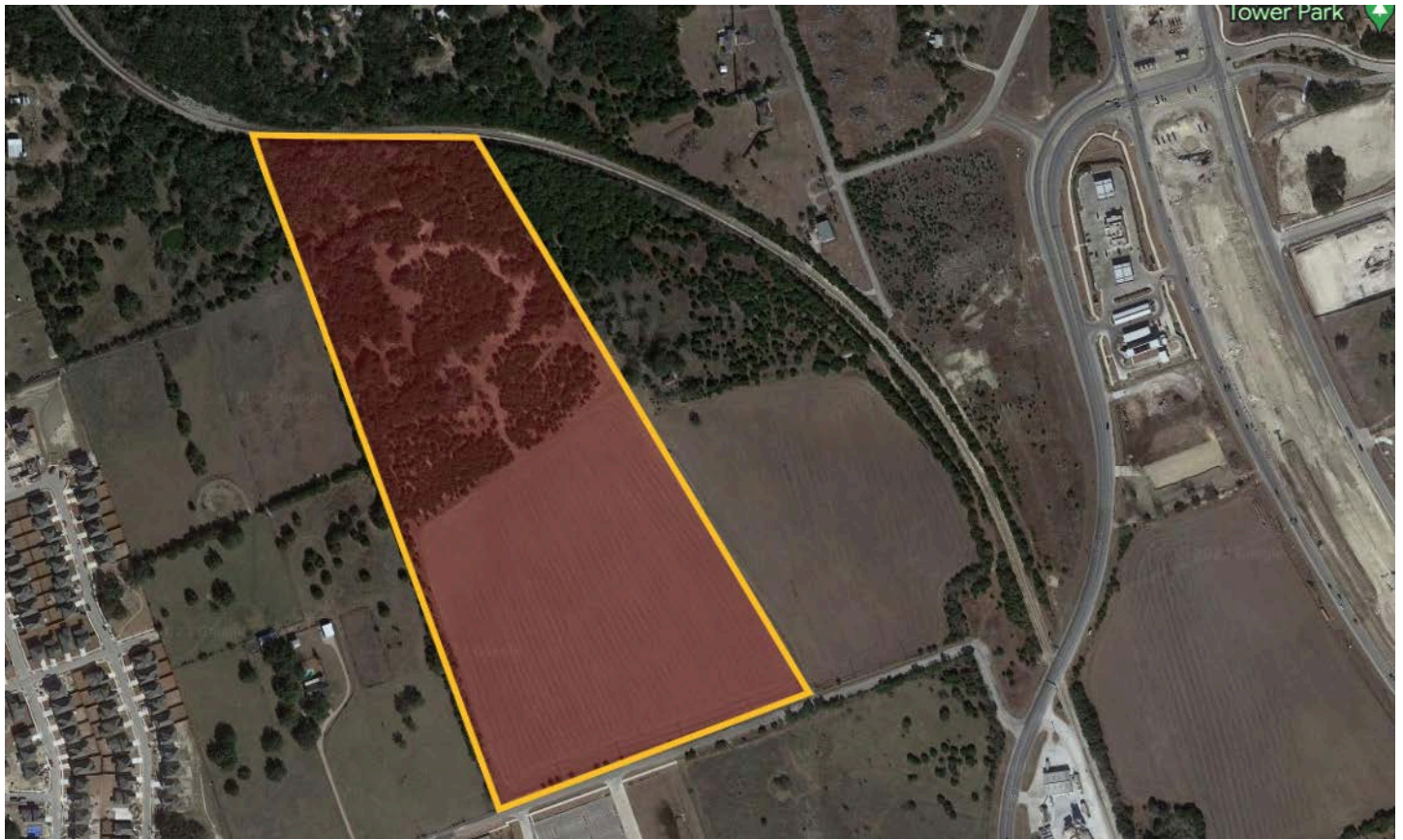


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11/2/2015



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:
 - 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.

Keller Williams Realty	486695	KLRW241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
Robert Fischer	538860	robert@rjfteam.com	(512)-537-4977
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Owens	670789	ryan@RJFteam.com	(512)-426-8771
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

IABS 1-0 Date

Listing Template

Robert Fischer

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 512.791.0229

Fax: 512.623-6068