



FOR SALE & FOR LEASE: 1,025 SF RETAIL/OFFICE CONDO

609 E UNIVERSITY AVE #110, GEORGETOWN, TX 78626



E University Ave

RETAIL/OFFICE CONDO FOR SALE & FOR LEASE

PRESENTED BY: AIMEE JONES | 214.354.8949 | AIMEE@CROSSLEYCOMMERCIAL.COM

CROSSLEY COMMERCIAL RE GROUP

512.439.3785
2300 Greenhill Drive, #200
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TX #624525

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PROPERTY DESCRIPTION

1,025 SqFt Storefront Retail/Office condo strategically positioned along East University Ave in Georgetown, Tx. This highly visible suite offers excellent frontage and a flexible layout suitable for office, medical, service-based industries, or boutique retail users. Easy access to I-35, downtown Georgetown, and surrounding residential and commercial growth. This property offers a prime location with ample parking ideal for owner-user, investor, or businesses wanting exposure on one of Georgetown's major arterials with strong traffic counts. Natural light with storefront windows and strong signage presence, a sink in the breakroom, washer and dryer connections, ADA restroom and a large open work area.

PROPERTY HIGHLIGHTS

- 1,025 SF Storefront Retail/Office Condo
- High Visibility with Frontage on E University Ave
- Ample on-site parking for customers or employees
- Flexible Floor plan for office, retail, medical or service users
- Easy access to I-35 and downtown Georgetown
- Breakroom includes a sink & Washer and Dryer hookups
- Available For Sale or For Lease

OFFERING SUMMARY

Sale Price:	\$360,000
Lease Rate:	\$2,400.00 per month (MG)
Available SF:	1,025 SF
Zoning:	C2

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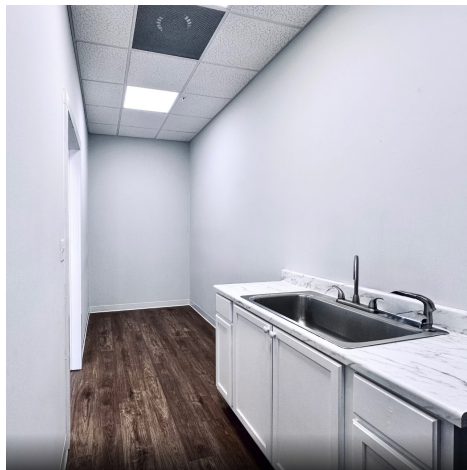
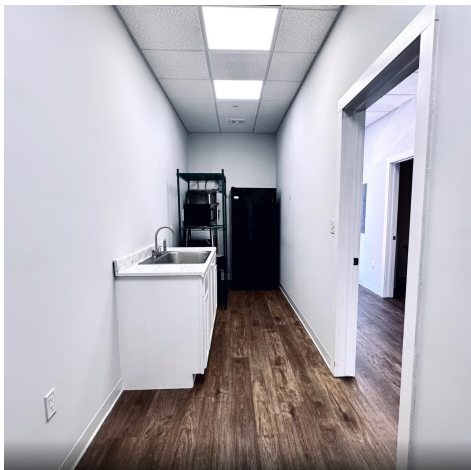
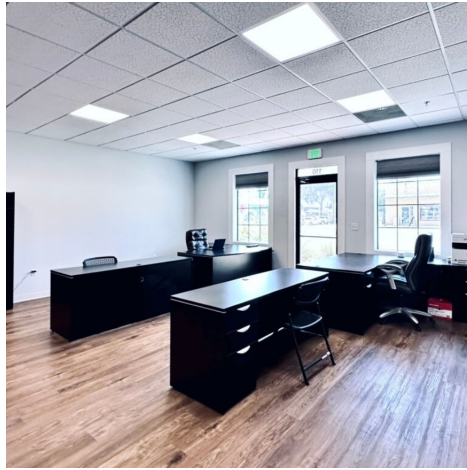
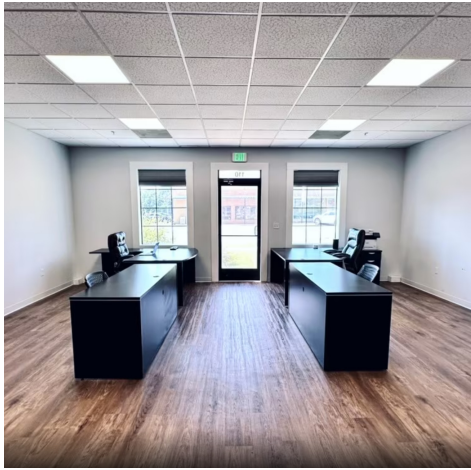
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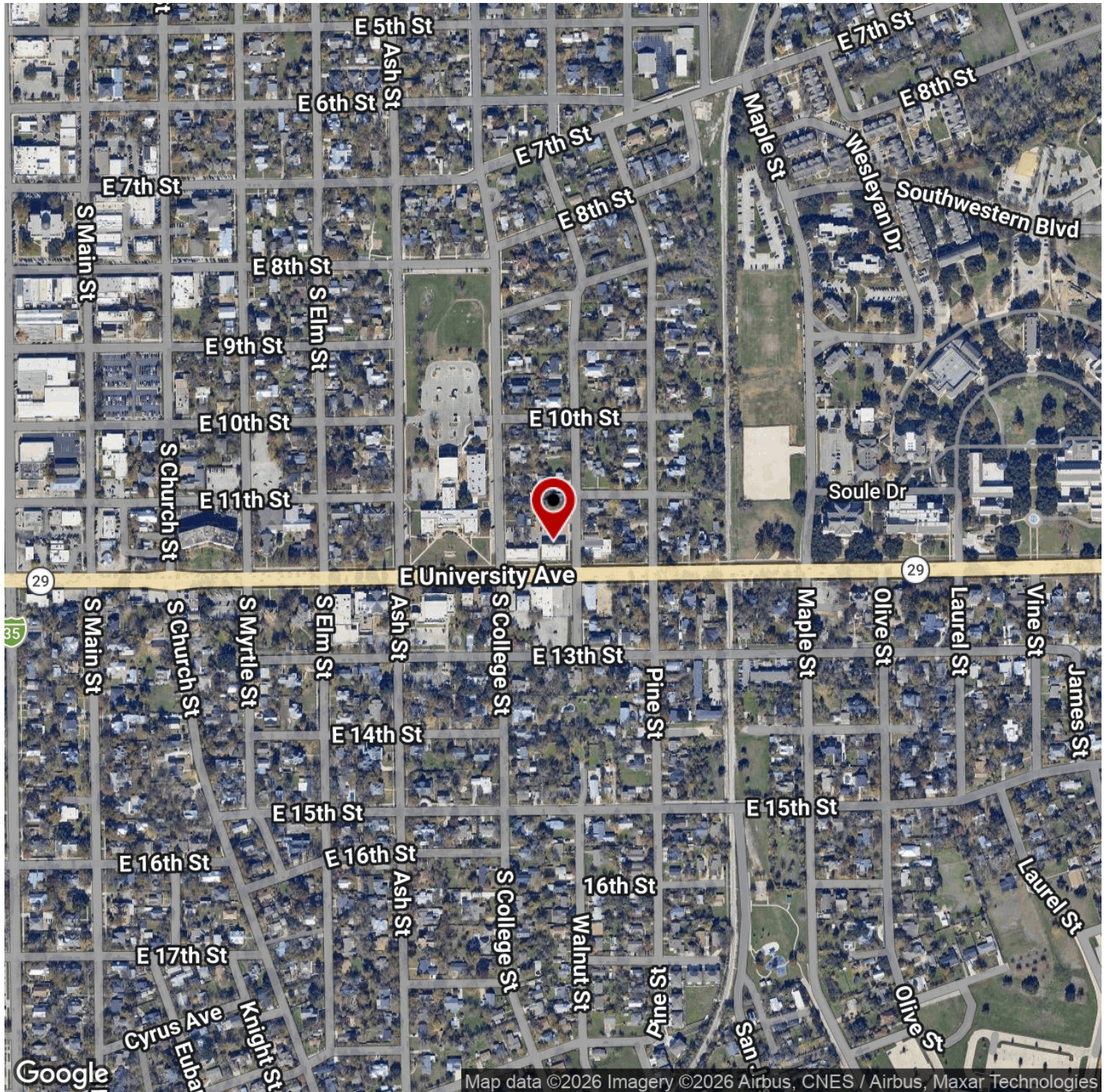
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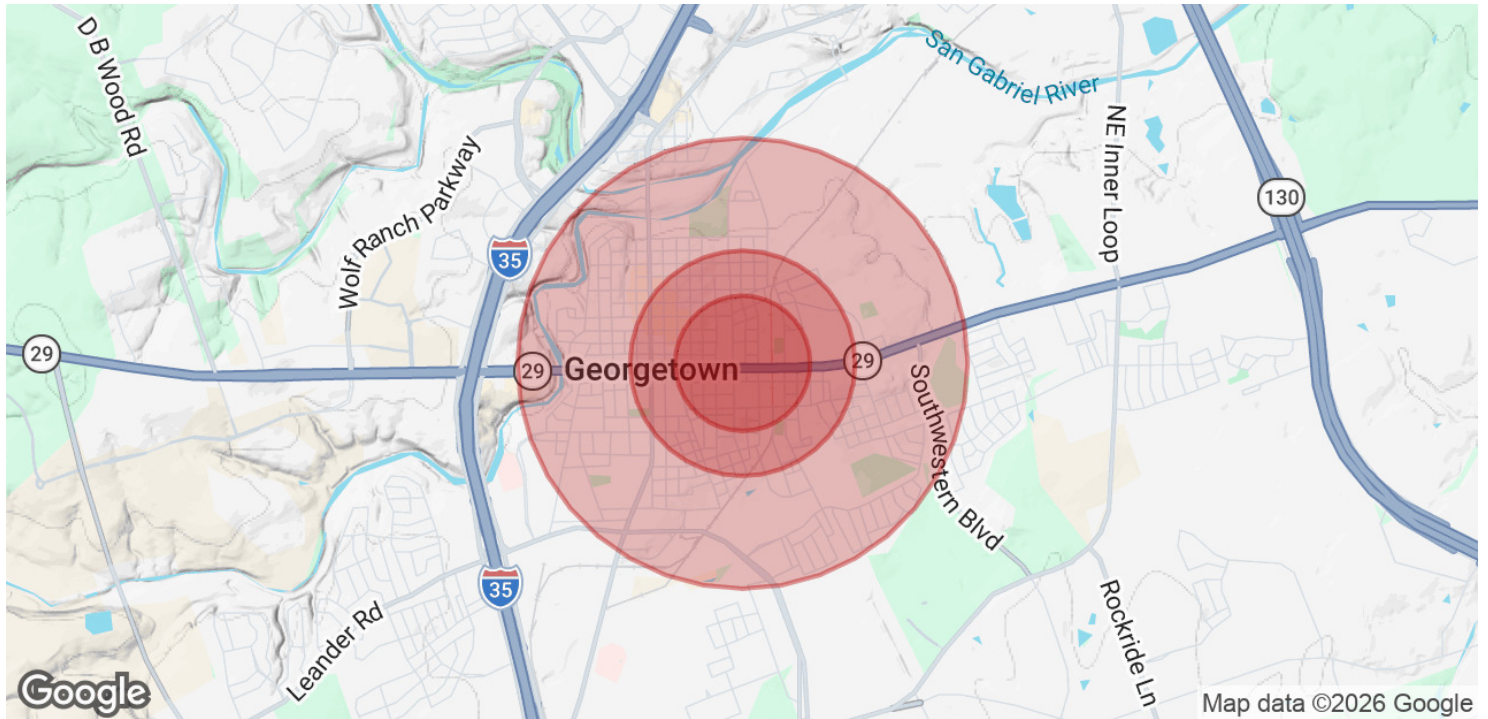
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,193	3,184	10,441
Average Age	35	36	37
Average Age (Male)	33	35	36
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	949	3,692
# of Persons per HH	3.7	3.4	2.8
Average HH Income	\$119,316	\$115,324	\$106,525
Average House Value	\$466,235	\$458,661	\$448,814

Demographics data derived from AlphaMap

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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 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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Keller Williams Realty/SGMM LTD	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
Nevada Titworth	704668	nevada@worthwhilerealtors.com	918-902-2614
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Aimee Jones	704638	aimee@crossleycommercial.com	214-354-8949
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date