



## **99.44 +/- ACRES LAND FOR SALE**

### **Adkins Ranch**

### **1900 CR 143, Georgetown**

Location	Approximately 2 miles west of IH 35 at the intersection of Shell Road / CR 143 & SH 195
Description	Relatively flat site populated with mature trees. Approximately 2000 feet of frontage on SH 195, approximately 1330 feet of frontage on CR 143 and approximately 1990 feet of frontage on CR 234. CR 143 is a proposed major arterial from SH 195 to IH 35. CR 234 is a proposed major arterial from CR 143 to Ronald Reagan Blvd.
Zoning	Georgetown ETJ; City Limits on CR 143. Future Land Use Map indicates Community Commercial at SH 195 & Shell Rd / CR 143 and Mixed Use Community for the balance of the tract.
Flood Plain & Water Shed	No Flood Plain Issues. Property is within the Edwards Aquifer Recharge Zone and under the TCEQ Edwards Aquifer Protection Program
Parcels	AW0216 – Eaves, B Survey, 98.44 Acres (R011087) AW0216 – Eaves, B Survey, 1.00 Acres (R011090)
Improvements	Existing Single Family Residence and Outbuildings
Utilities	Electric – PEC; Water & Waste Water – See Attached

# Aerial



March 29, 2017

□ Parcels

— OPEN

Streets

□

Georgetown City Limits-Zoomed Out

— Not Active

□ Georgetown ETJ

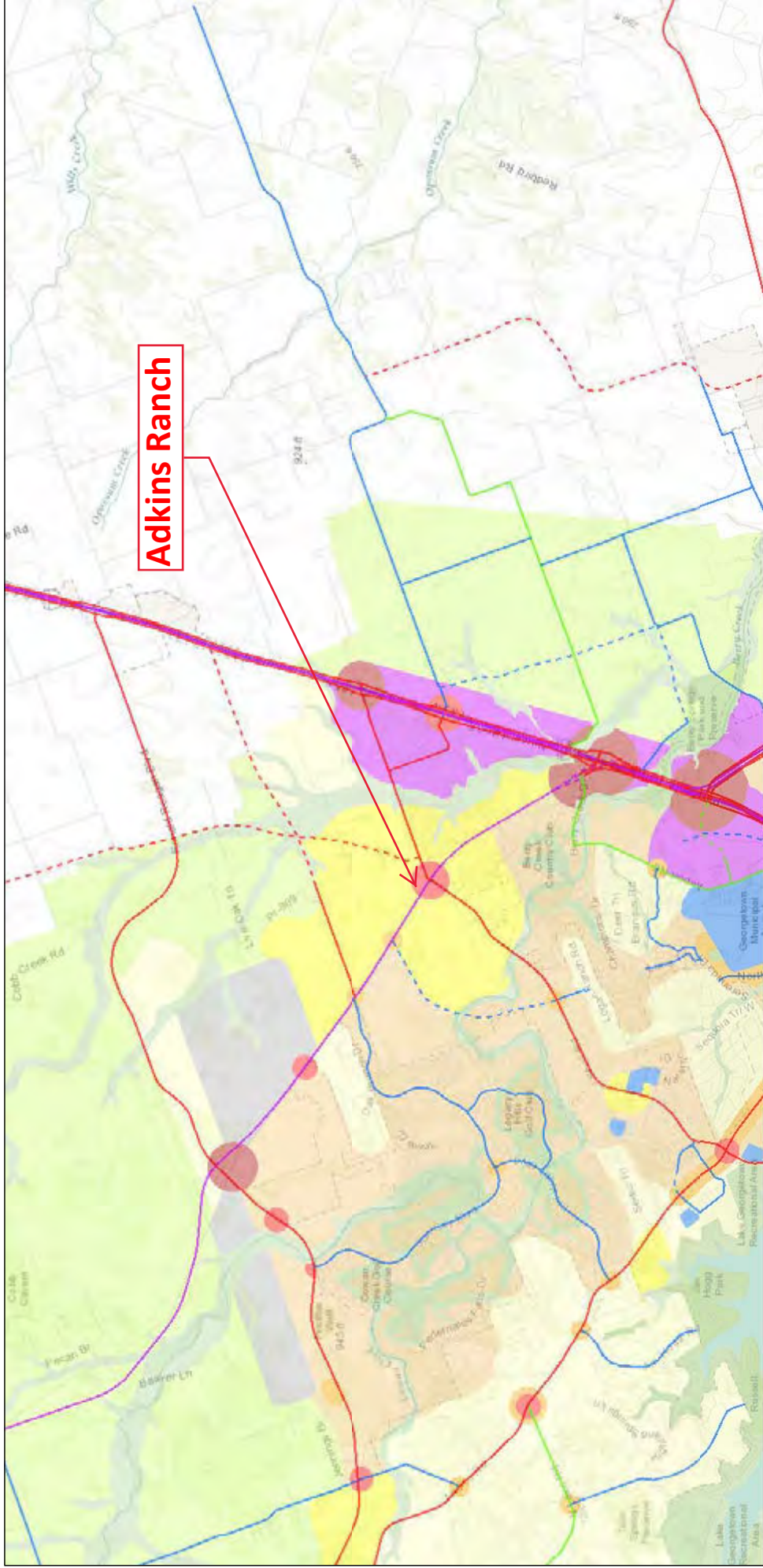
**Adkins Ranch**

1:9,028

0 0.075 0.15 0.3 mi  
0 0.075 0.15 0.3 km

Georgetown  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

# City of Georgetown - Future Land Use / Official Thoroughfare Plan

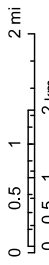


April 2, 2017

## Thoroughfare 2035

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- - - Proposed Major Arterial
- - - Proposed Minor Arterial
- - - Proposed Collector
- - - Proposed Rail
- Institutional
- Mining
- Mixed Use Community
- Mixed Use Neighborhood Center
- Moderate Density Residential
- Open Space
- Specialty Mixed Use Area
- Regional Commercial
- Community Commercial
- Ag / Rural Residential
- Employment Center
- High Density Residential
- Low Density Residential

1:72,224



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## 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.

**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.

Beck-Reit Commercial Real Estate, LLC	9005902	admin@beckreitcre.com	512-472-8833
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DeLea Becker	624888	delea@beckreitcre.com	512-472-8833
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
V Bruce Evans	600577	vbe@beckreit.com	512-472-8833
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date