

HIDDEN LAKE COMMERCIAL

EXCLUSIVE LISTING | PFLUGERVILLE, TRAVIS COUNTY, TEXAS



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HIDDEN LAKE COMMERCIAL PROPERTY OVERVIEW

LOCATION

The subjects are nestled east of Tollways 130 and 45, at the intersection of Kelly Lane and Hidden Lake Drive.

PRICE

Subject A - \$449,539.00
Subject B - \$742,262.00

SIZE

Subject A - 1.72 Acres
Subject B - 2.84 Acres

FRONTAGE

Subject A - 244 feet of Kelly Lane frontage
Subject B - 311 feet of Kelly Lane frontage

JURISDICTION

Pflugerville ETJ

COMMENTS

These ideally positioned tracts are located in the rapidly developing East Pflugerville sub-market of Austin, at the intersection of Kelly Lane and Hidden Lake Drive. About 37,110 residents reside within 3 miles of the subject properties. These pristine properties hug the beautifully manicured entrance to the Villages of Hidden Lake, making it a desirable location for retail and commercial businesses. With little commercial presence in the corridor, this makes it a great opportunity to take advantage of the demand created by the developing communities surrounding the subject properties.

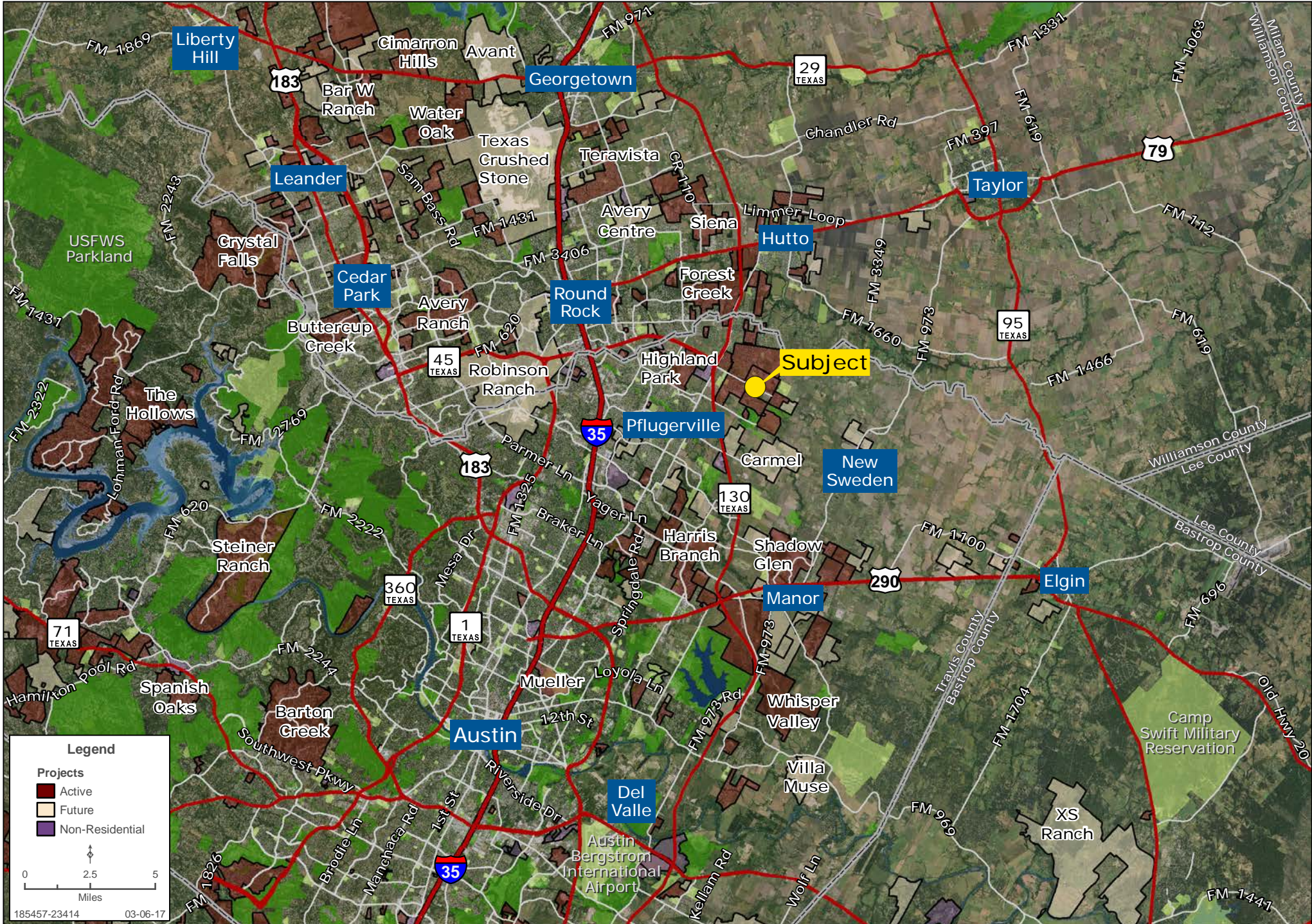
UTILITIES

Water - Manville USC
Wastewater - Sewer is available through the existing MUD for Hidden Lake. Potential for commercial septic may be investigated as well.



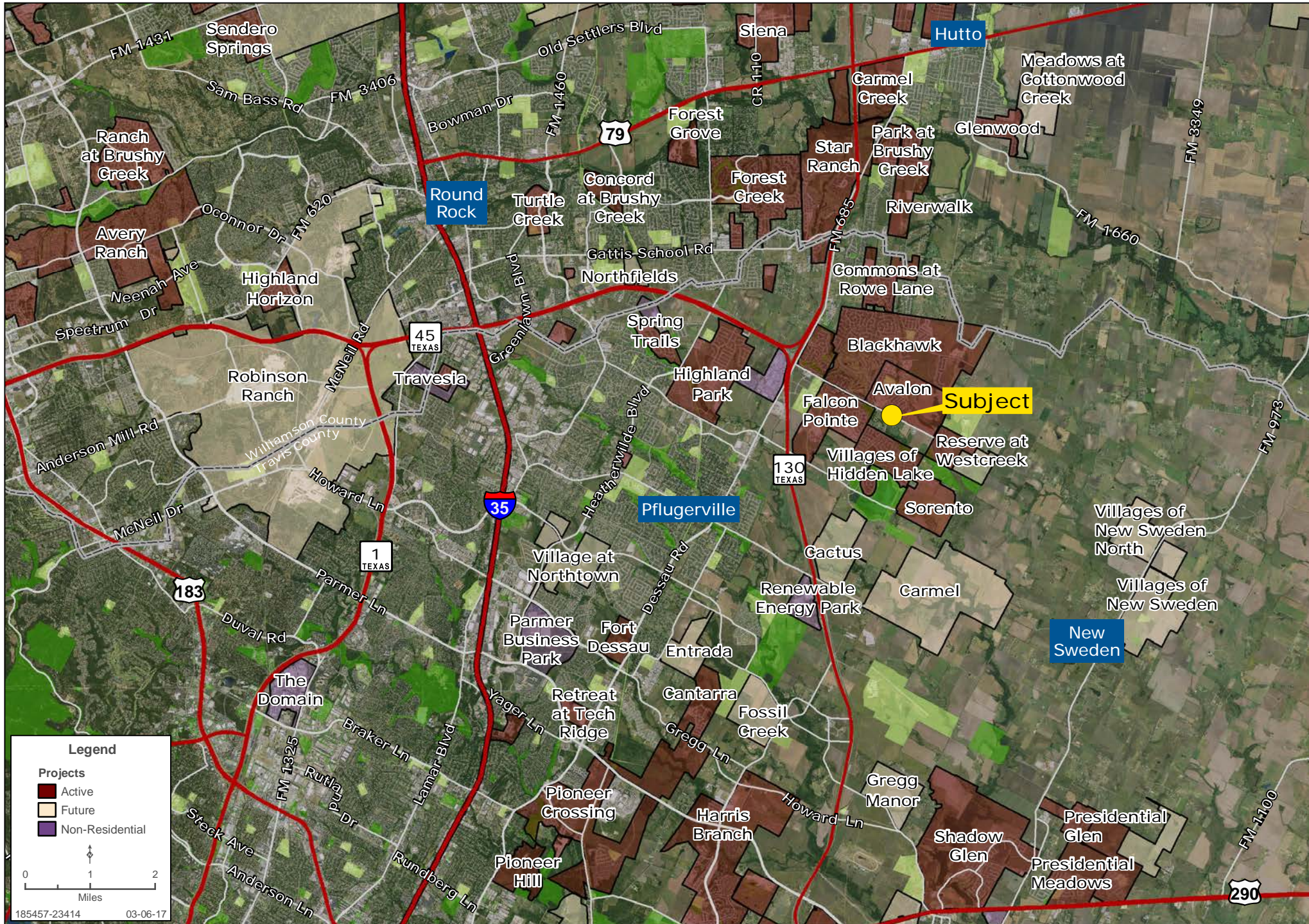
REGIONAL MAP

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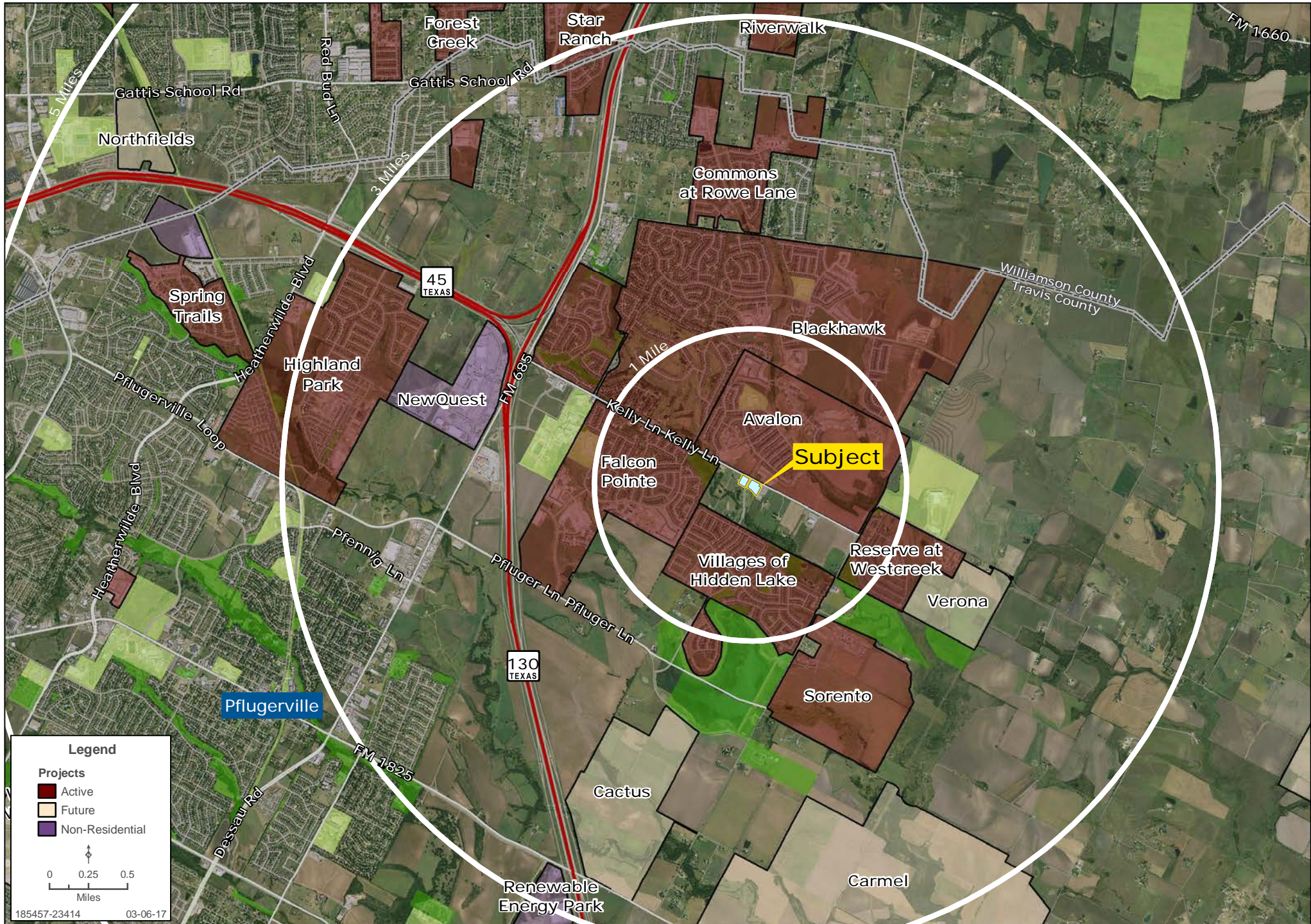
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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0 100 200
Feet
185457-23414 03-06-17



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.

Land Advisors Organization

| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|---|-------------|-------|-------|
|---|-------------|-------|-------|

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|---------------------------|-------------|----------------------------|-------|
| Kirk Laguarta | 60656241 | klaguarta@landadvisors.com | |
| Designated Broker of Firm | License No. | Email | Phone |

| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
|---|-------------|-------|-------|
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| | | | |
|------------------------------|-------------|---------------------------|--------------|
| Hal Guggolz | 628645 | hguggolz@landadvisors.com | 210-416-6276 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
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