

RETAIL SITE FOR SALE

FM 2001 @ Old Goforth Rd Buda, TX



LAND AREA: Approximately 1.7 Acres

TOPOGRAPHY: The Property has a slight slope to the west

LOCATION: The Property is located approximately .75 miles east of Interstate 35 on F.M. Hwy 2001 in Buda, Texas.

UTILITIES:
Water — Goforth Water Supply
Electricity — Pedernales Electric Co-op (PEC)
Sewer — Buda

FRONTAGE: Approximately 632 feet along F. M. 2001
Approximately 450 Feet along County Road 119 (Old Goforth Rd.)

PRICE: \$525,000.00

LEGAL DESCRIPTION: Approximately 1.7 acres of land, more or less in the Trinidad Varcinas Survey, Abstract 465, Hays County, Texas

COMMENTS: Would be an ideal C-Store or dollar store location. Sewer is available from Buda; it is located in a manhole across CR 119 in Lennar's Stonefield Subdivision.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

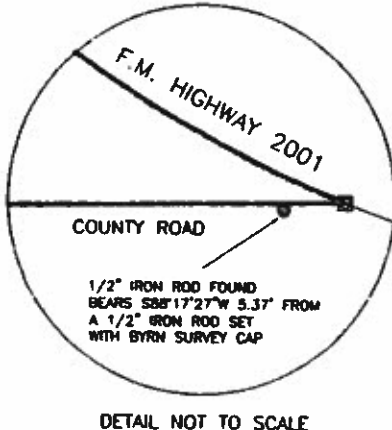
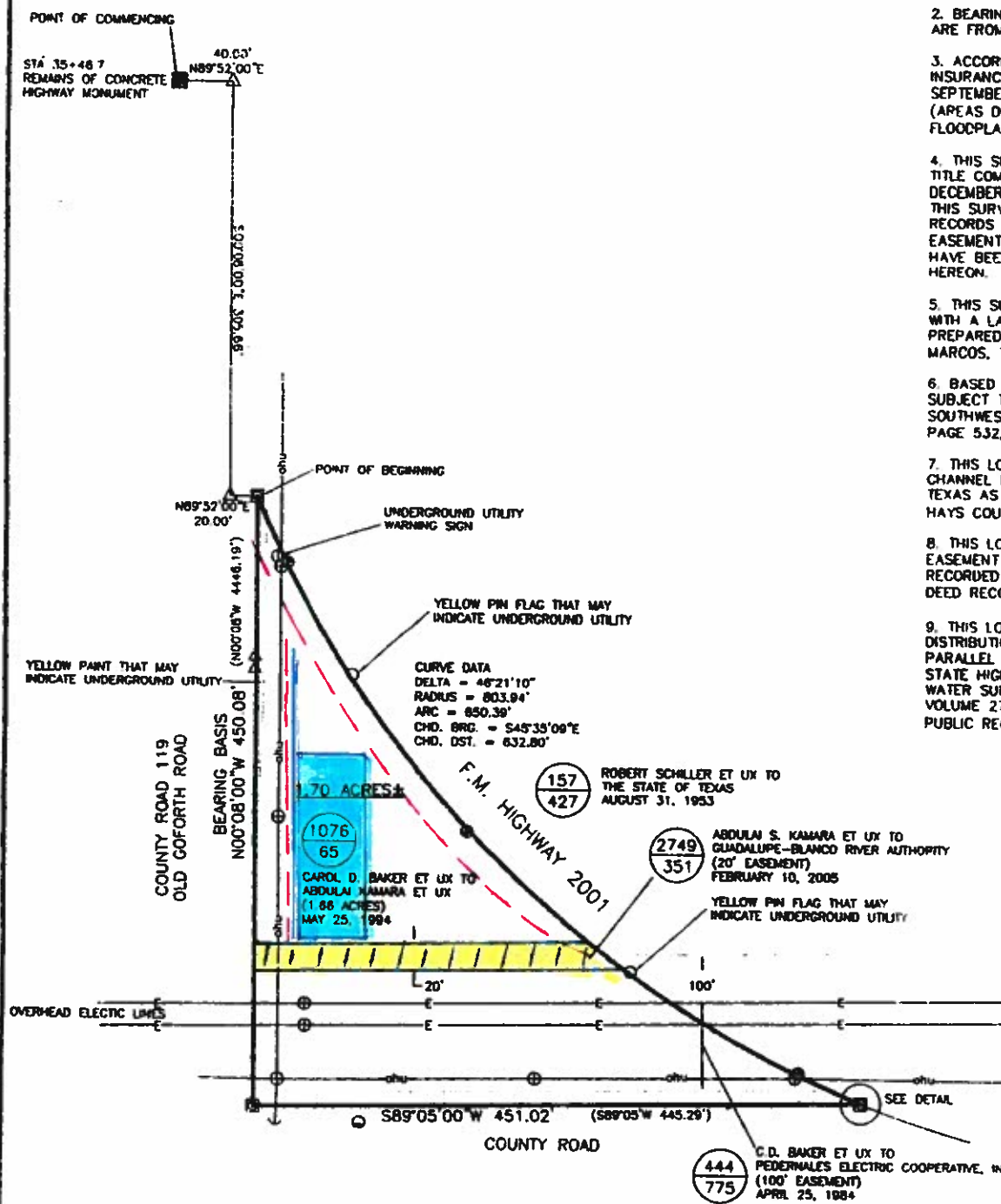
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Randy C. Merritt, CCIM
Office: (512) 472-2100
randy@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209CD280F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 0509808-COM, DATED DECEMBER 7, 2005 PROVIDED BY INDEPENDENCE TITLE. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JANUARY 17, 2006 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. BASED ON GRAPHICAL PLOTTING THIS LOT IS NOT SUBJECT TO AN EASEMENT GRANTED TO SOUTHWESTERN BELL AS RECORDED IN VOLUME 123, PAGE 532, HAYS COUNTY DEED RECORDS (ITEM B).
7. THIS LOT IS NOT SUBJECT TO A DRAINAGE CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 157, PAGE 425, HAYS COUNTY DEED RECORDS (ITEM C).
8. THIS LOT MAY BE SUBJECT TO A BLANKET TYPE EASEMENT GRANTED TO UNITED PIPE LINE CORP. AS RECORDED IN VOLUME 102, PAGE 410, HAYS COUNTY DEED RECORDS (ITEM D).
9. THIS LOT IS SUBJECT TO A 20' WIDE WATER DISTRIBUTION LINE EASEMENT THAT WILL RUN PARALLEL TO THE COUNTY ROAD, CITY STREET OR STATE HIGHWAY AS INSTALLED GRANTED TO GOFORTH WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2797, PAGE 87, HAYS COUNTY OFFICIAL PUBLIC RECORDS (ITEM F).



STA 47+57.1
REMAINS OF CONCRETE
HIGHWAY MONUMENT
BEARS S79°52'19\"/>

TO JOHN C. LEWIS AND INDEPENDENCE TITLE EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JANUARY 17, 2006; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

BYRN & ASSOCIATES INC

ENGINEERS SURVEYORS

1115 HIGHWAY 80 EAST
P.O. BOX 1433
SAN MARCOS, TEXAS 78666
(512) 396-2270

PLAT OF LOT 1.70 ACRES, MORE OR LESS, IN THE TRINIDAD VARCINAS SURVEY, ABSTRACT 465, HAYS COUNTY, TEXAS

ORIGINAL SCALE
1" = 100'

- LEGEND**
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - UTILITY LINE, POLE AND GUY
 - WATER METER
 - GAS WARNING SIGN
 - UTILITY PEDISTAL

CLIENT: LEWIS, JOHN C.
DATE: JANUARY 17, 2006
OFFICE: PAYNE
CREW: EVERETT, DAVIDSON, PAYNE
FB/PG: 640/42
PLAT NO. 25960-05-b



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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	Joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Randy Merritt	349864	randy@matexas.com	512-415-3100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date