

OFFICE/RETAIL BUILDING

921 North Main Street | Bastrop, TX

FOR LEASE



Bob Springer, CCIM
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512 346 5180
9015 Mountain Ridge Dr., Suite 100
Austin, TX 78759
reocaustin.com

SUMMARY

For Lease: OFFICE/RETAIL BUILDING

921 North Main Street | Bastrop, TX

DESCRIPTION:

- New construction of a 2-story building
- Expected delivery Winter 2018
- Historic feel yet modern design
- Dimension of building: 45'x 100'
- 9,000± total sf
- 1,500± sf - 4,500± sf available
- First story retail or office with access to downtown parking lot
- Second story office
- Elevator

UTILITIES:

Electric: City of Bastrop

Water & Sewer: City of Bastrop

TELECOMMUNICATIONS:

Time Warner Cable/Spectrum

AT&T

RENTAL RATE:

\$24 psf + NNN (Est. \$8.50/sf)

For More Information Contact:

Bob Springer, CCIM

Associate Vice President

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509-432001 10.30.17



All information furnished regarding this property is from sources deemed reliable; however, REOC Austin has not made an independent investigation of these sources and no warranty or representation is made by REOC Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. REOC Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

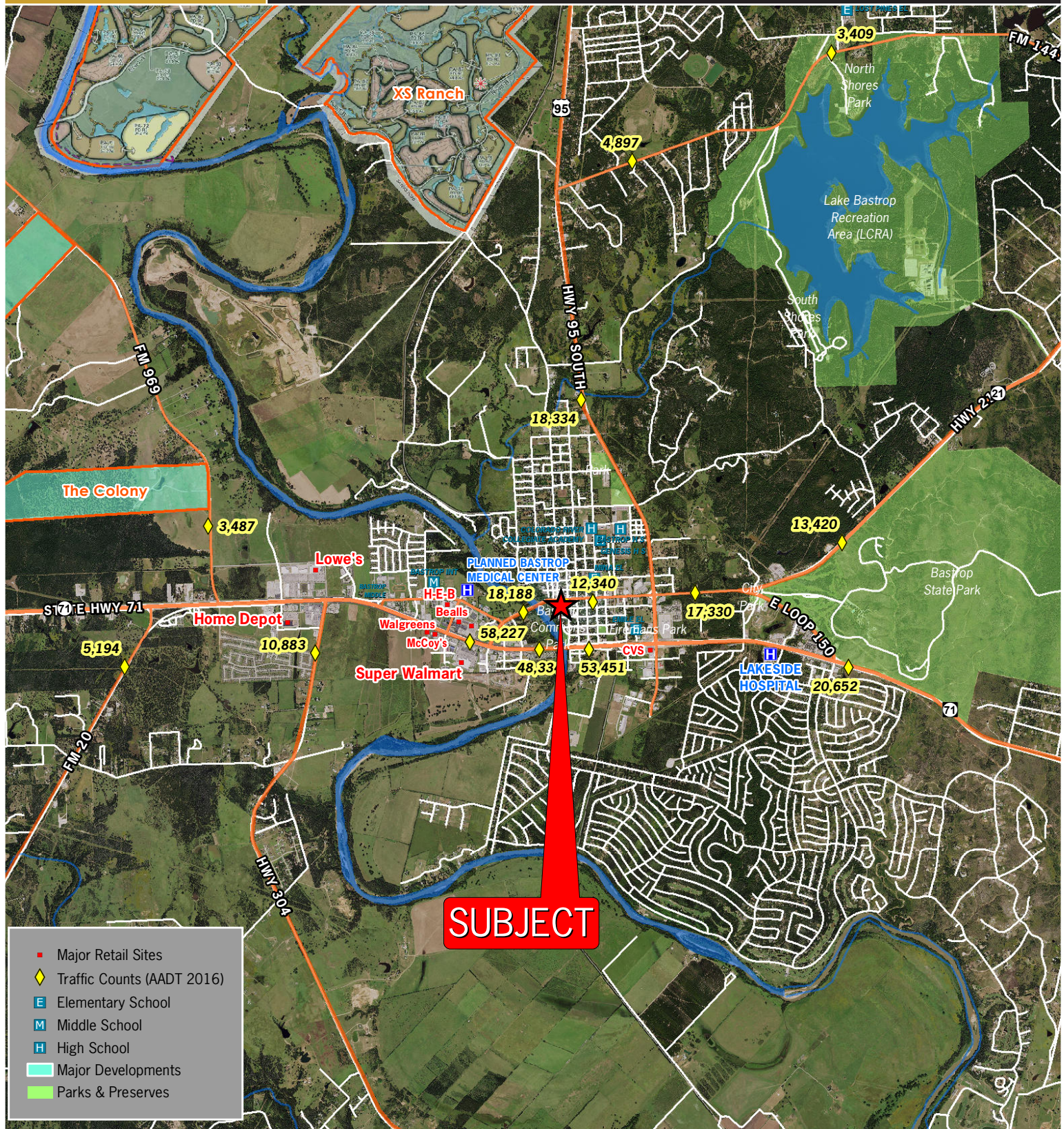
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TRAFFIC COUNTS

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CLOSE AERIAL

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AUSTIN**



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DEMOGRAPHICS

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Area: Retail Trade Area

Summary	2010	2016	2021
Population	168,440	187,753	202,854
Households by Income			2016
Average Household Income			\$66,243
Median Household Income			\$52,972
Per Capita			\$16,985
Educational Attainment			2016
Graduate or Professional			3.8%
Bachelor's Degree			12.6%
Associate Degree			6.3%
Some College, No Degree			23.7%
High School Graduate			31.8%
Some High School, No Diploma			11.4%
Less than 9th Grade			10.4%
Race Distribution			2016
White			69.4%
Black or African American			11.1%
American Indian/Alaskan			1.0%
Asian			0.9%
Native Hawaiian/Islander			0.1%
Other Race			14.6%
Two or More Races			3.0%
Hispanic or Latino (of any race)			39.7%
Age			2016
9 Years and Under			14.0%
10 - 14 Years			7.4%
15 - 24 Years			13.3%
25 - 34 Years			12.5%
35 - 44 Years			12.9%
45 - 54 Years			13.2%
55 - 64 Years			12.9%
65 Years and Over			13.9%
Age Distribution			2016
Median Age			37.2
Average Age			37.8

Data Note: Income is expressed in current dollars.

Source: Bastrop Economic Development Corporation/The Retail Coach with forecasts for 2021. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions and change of terms.



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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.

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.

REOC Austin Partners, LLC	602072	jheare@reocaustin.com	(512) 346-5180
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry Wayne Heare	296974	jheare@reocaustin.com	(512) 346-5180
Designated Broker of Firm	License No.	Email	Phone
Jerry Wayne Heare	296974	jheare@reocaustin.com	(512) 346-5180
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer	627720	bspringer@reocaustin.com	(512) 346-5180
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date