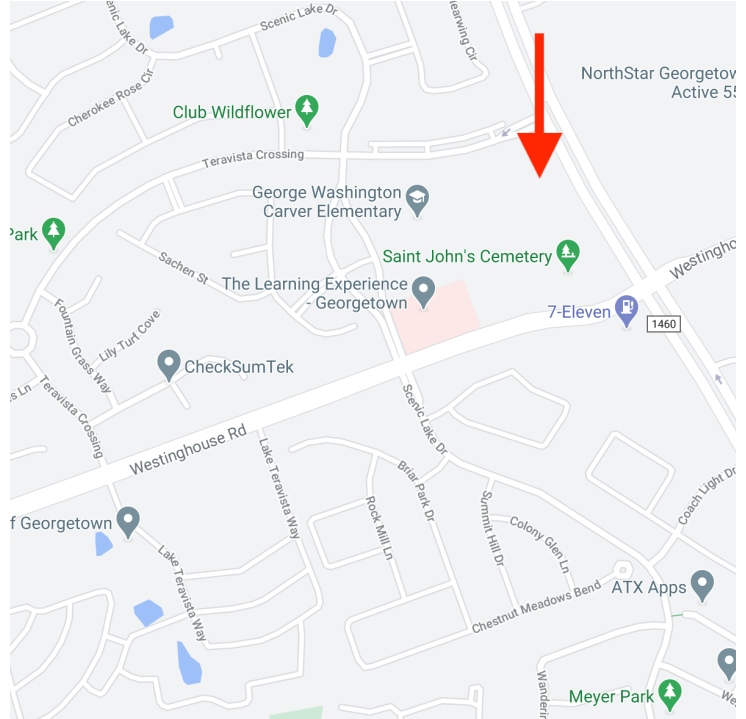


TERAVISTA CROSSING

11,000 SF Retail/Office SWC Of Teravista Crossing & AW Grimes (FM 1460)
2960 FM 1460 Georgetown, TX 78626



OFFERING SUMMARY

AVAILABLE SF:	2,000 SF - 11,000 SF
LEASE RATE:	Call for pricing
LOT SIZE:	1.86 Acres
BUILDING SIZE:	11,000 SF
ZONING:	Retail - Office
MARKET:	Austin
SUBMARKET:	Georgetown

LOCATION OVERVIEW:

Teravista Crossing Retail Office Development is a 11,000 square foot retail office development ideally located in the SW Corner of Teravista Crossing and A.W. Grimes Blvd (FM 1460) at the entrance into Teravista North in Georgetown, TX. This site is also adjacent to a George Washington Carver Elementary School and future Creative World School and across from the NorthStar Apartments. Drive-Through available!

Estimated delivery date Q1 2023, Teravista Crossing is a prime retail/office location. These build to suite retail/office buildings are directly north east of Teravista Golf Course and Master Planned Community, and close proximity to Vizcaya (1,500 lots).

Austin MSA - #1 fastest growing metro area in the nation.

3 miles from Texas State University, Seaton, Austin Community College and Texas A&M Health Science Center.

4 miles to Round Rock Premium Outlets

A.W. Grimes Blvd: 22,083 CPD

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525



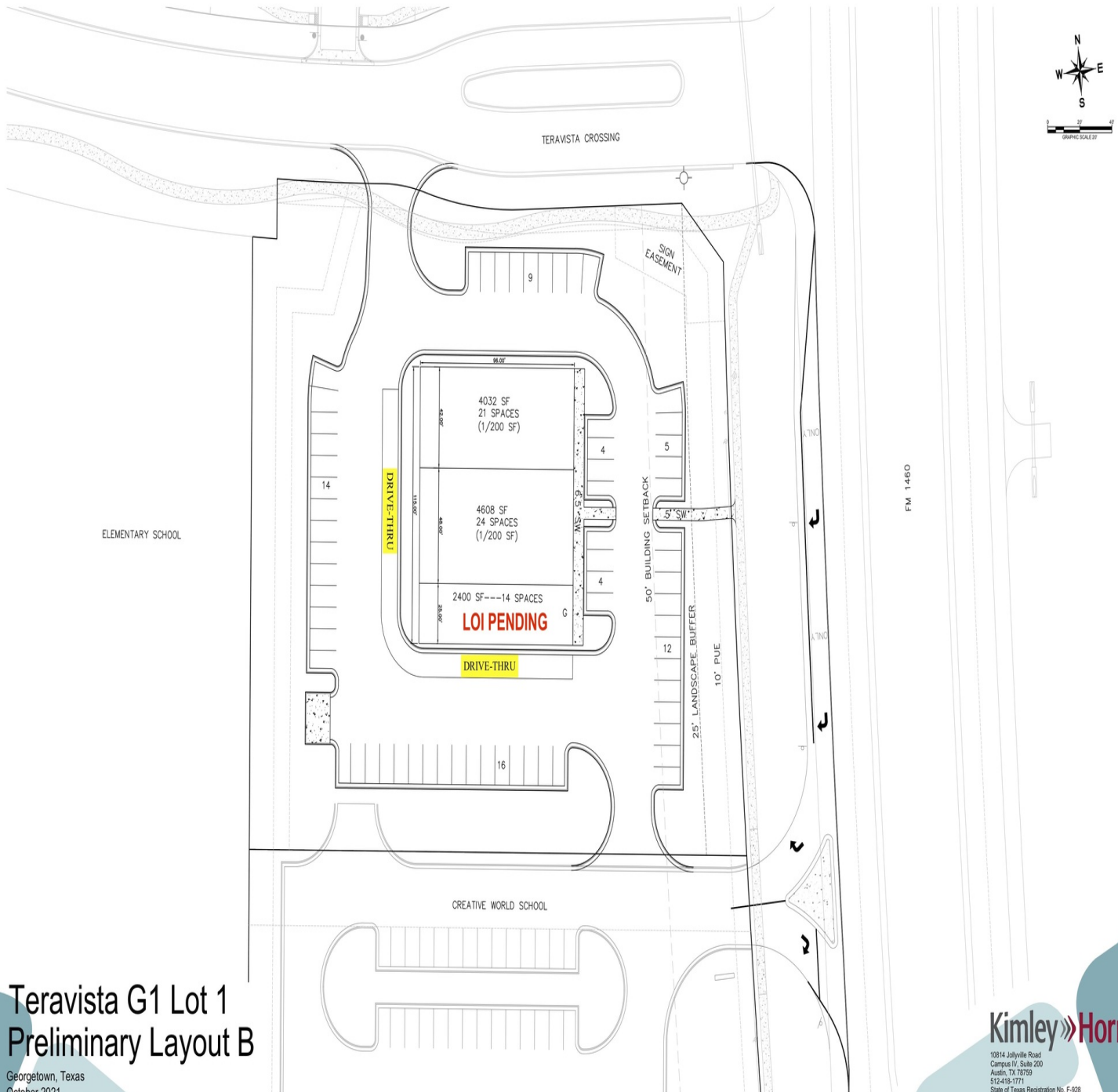
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

RETAIL OFFICE FOR LEASE

TERAVISTA CROSSING

11,000 SF Retail/Office SWC Of Teravista Crossing & AW Grimes (FM 1460)
2960 FM 1460 Georgetown, TX 78626



Teravista G1 Lot 1 Preliminary Layout B

Georgetown, Texas
October 2021

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664



FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525

Kimley»Horn

10914 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512.418-1771
State of Texas Registration No. F-928

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

TERAVISTA CROSSING

11,000 SF Retail/Office SWC Of Teravista Crossing & AW Grimes (FM 1460)
2960 FM 1460 Georgetown, TX 78626



KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525

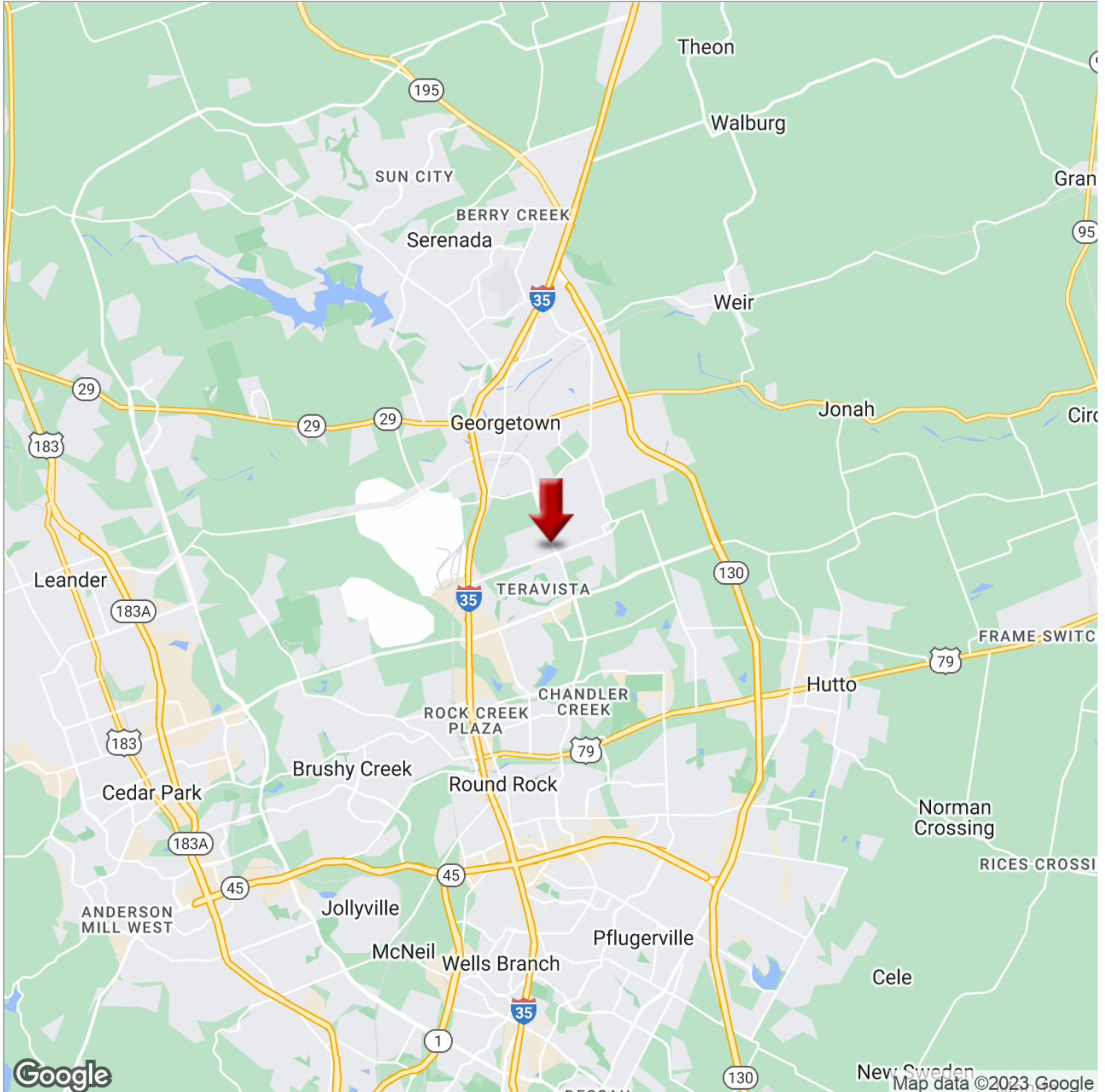


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

TERAVISTA CROSSING

11,000 SF Retail/Office SWC Of Teravista Crossing & AW Grimes (FM 1460)
2960 FM 1460 Georgetown, TX 78626



KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525



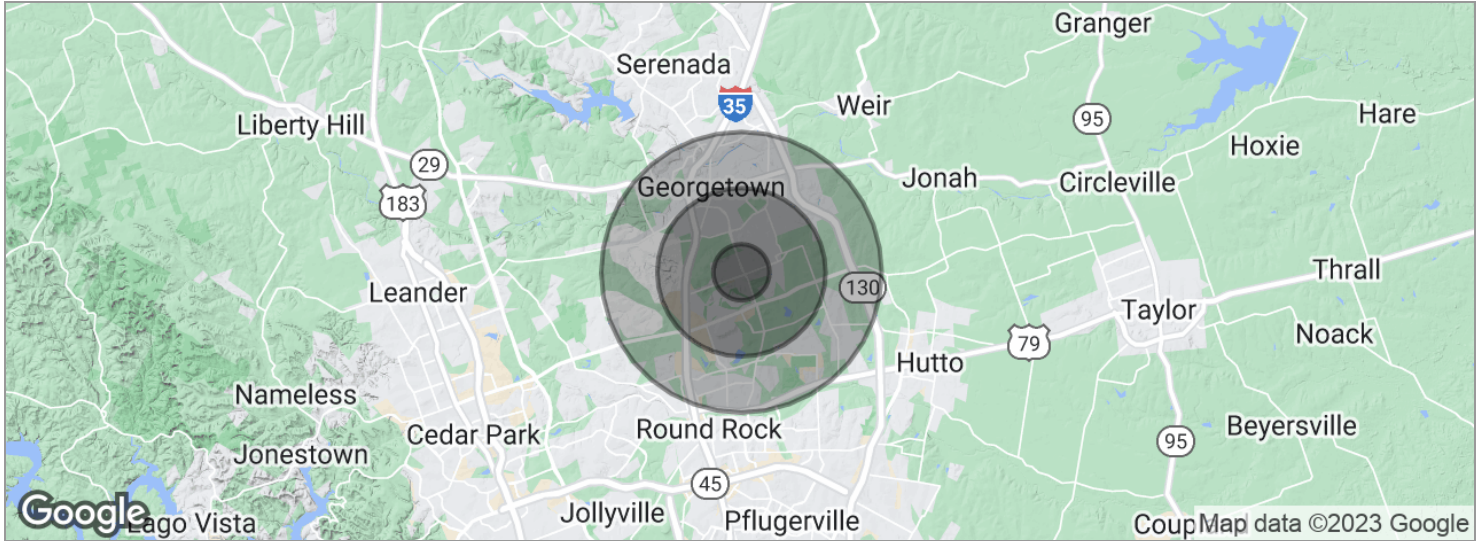
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>

RETAIL OFFICE FOR LEASE

TERAVISTA CROSSING

11,000 SF Retail/Office SWC Of Teravista Crossing & AW Grimes (FM 1460)
2960 FM 1460 Georgetown, TX 78626



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,833	51,775	118,125
Median age	31.4	31.2	32.1
Median age (male)	31.3	30.9	31.7
Median age (Female)	31.9	31.7	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,147	18,642	40,980
# of persons per HH	2.7	2.8	2.9
Average HH income	\$73,765	\$73,215	\$81,978
Average house value	\$169,170	\$179,752	\$217,913

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://crossleycommercial.com>



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date