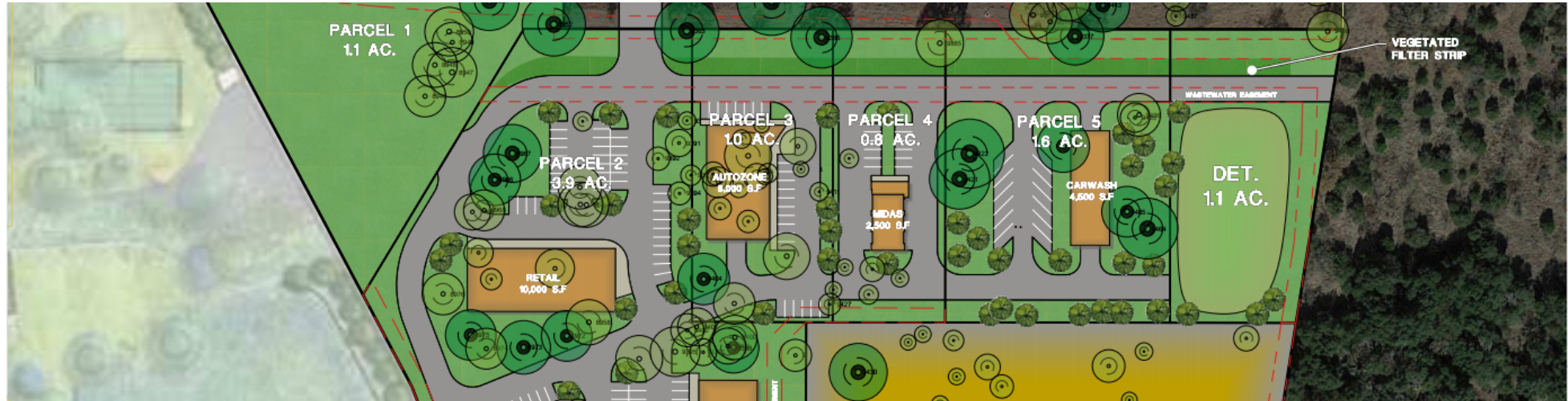


DOUBLE STAR RETAIL

675 Kauffman Loop, Georgetown, TX 78642



PROPERTY DESCRIPTION

Joe Williams Development partners is proud to release this 10-acre parcel for development, or ground lease considerations. This parcel is within a 25-acre PUD located in the City of Leander, TX. Located at the key SE intersection of Ronald Reagan Parkway and State Highway 29. Each highway is four lanes at present. The ten year master traffic plan calls for expansion to 8 lanes on SH 29. All ROW has been purchased for expansion on north side of SH 29. Deliverable will be with water, waste water to corner of Pad. Property owner association and CCRs in place.

South of this commercial development will be a 140-unit townhome for sale community on the remaining 15 acres. The townhome development is under contract. HEB is to the left of the development as shown above. The 3.85 Parcel 2 may be subdivided.

PROPERTY HIGHLIGHTS

- Key retail/mixed use corner
- Adjacent to top performing HEB Unit
- Fully leased adjacent retail pads within HEB site
- 1100 feet on frontage on SH 29
- 20,000 Vehicles Per Day
- 140 Unit luxury town home community as part of PUD surrounds Pad to the south.
- Community Retention Pond off-site of pad sites
- Parcels 3,4 and 5 are UNDER CONTRACT

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LAND FOR SALE

DOUBLE STAR RETAIL CENTER (EASTWARD LOOK)

675 Kauffman Loop, Georgetown, TX 78642



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LAND FOR SALE

DOUBLE STAR RETAIL

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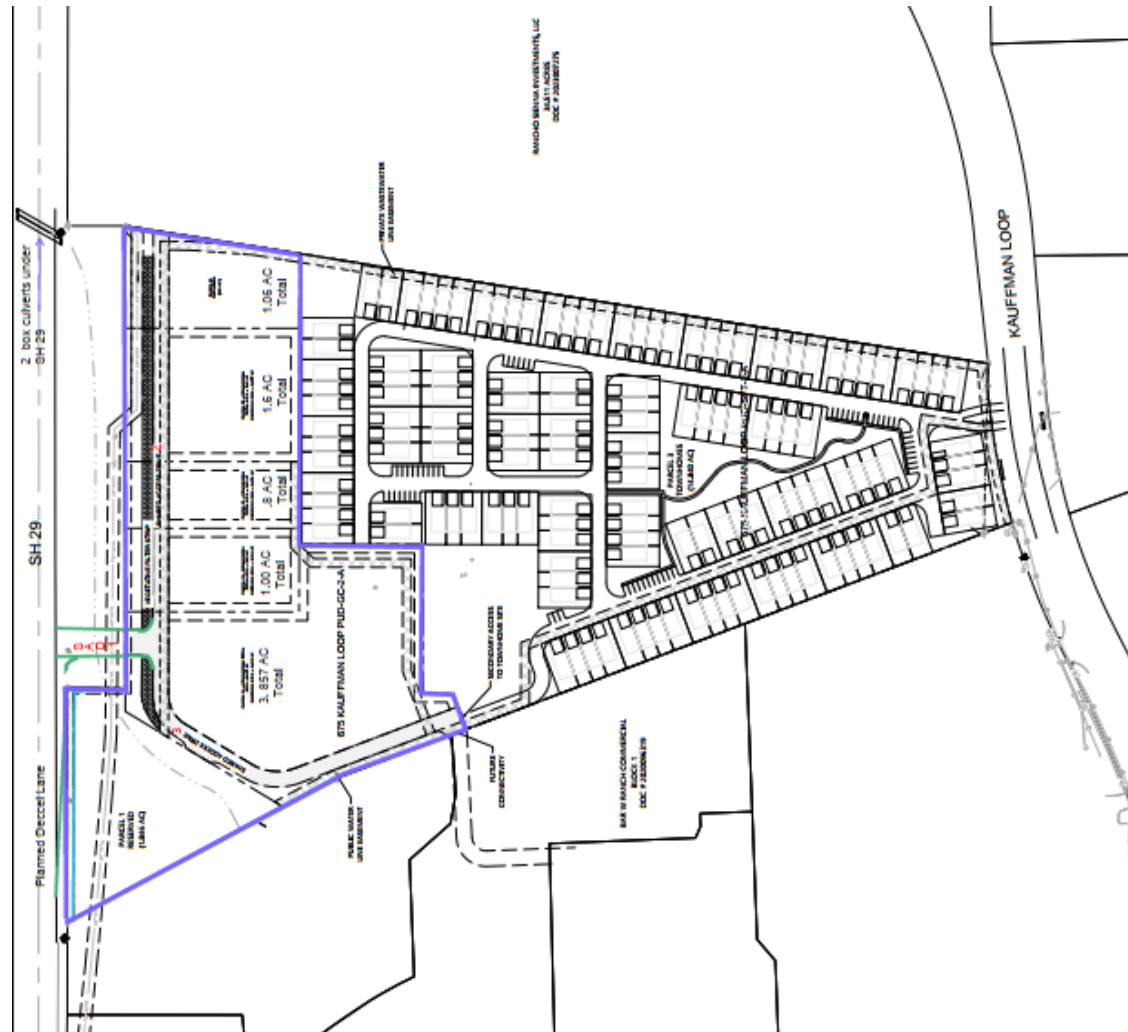
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LAND FOR SALE

DOUBLE STAR RETAIL

Commercial Lot Outlined In Blue



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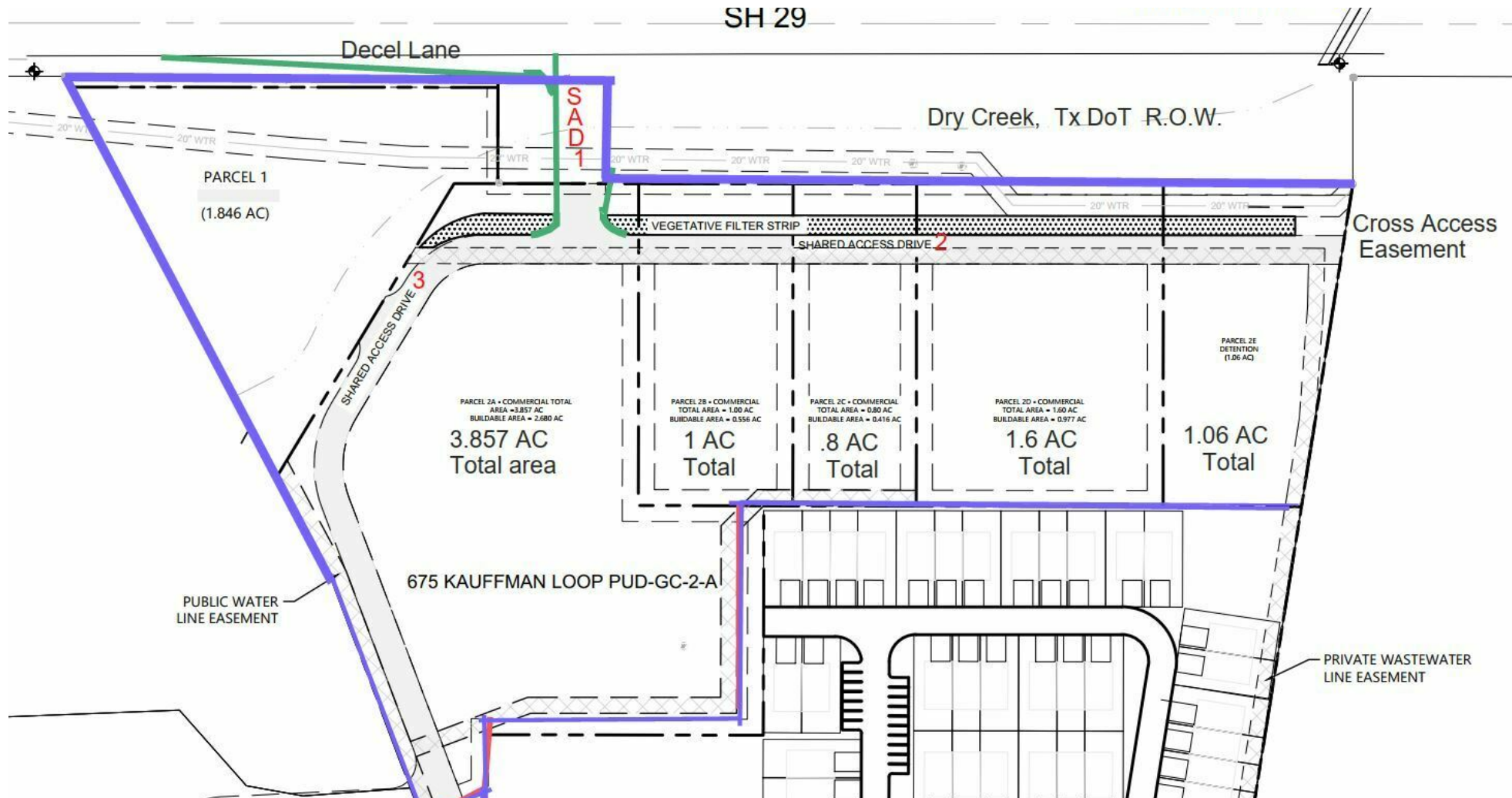
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LAND FOR SALE

COMMUNITY DETENTION, CROSS ACCESS EASEMENT

675 Kauffman Loop, Georgetown, TX 78642



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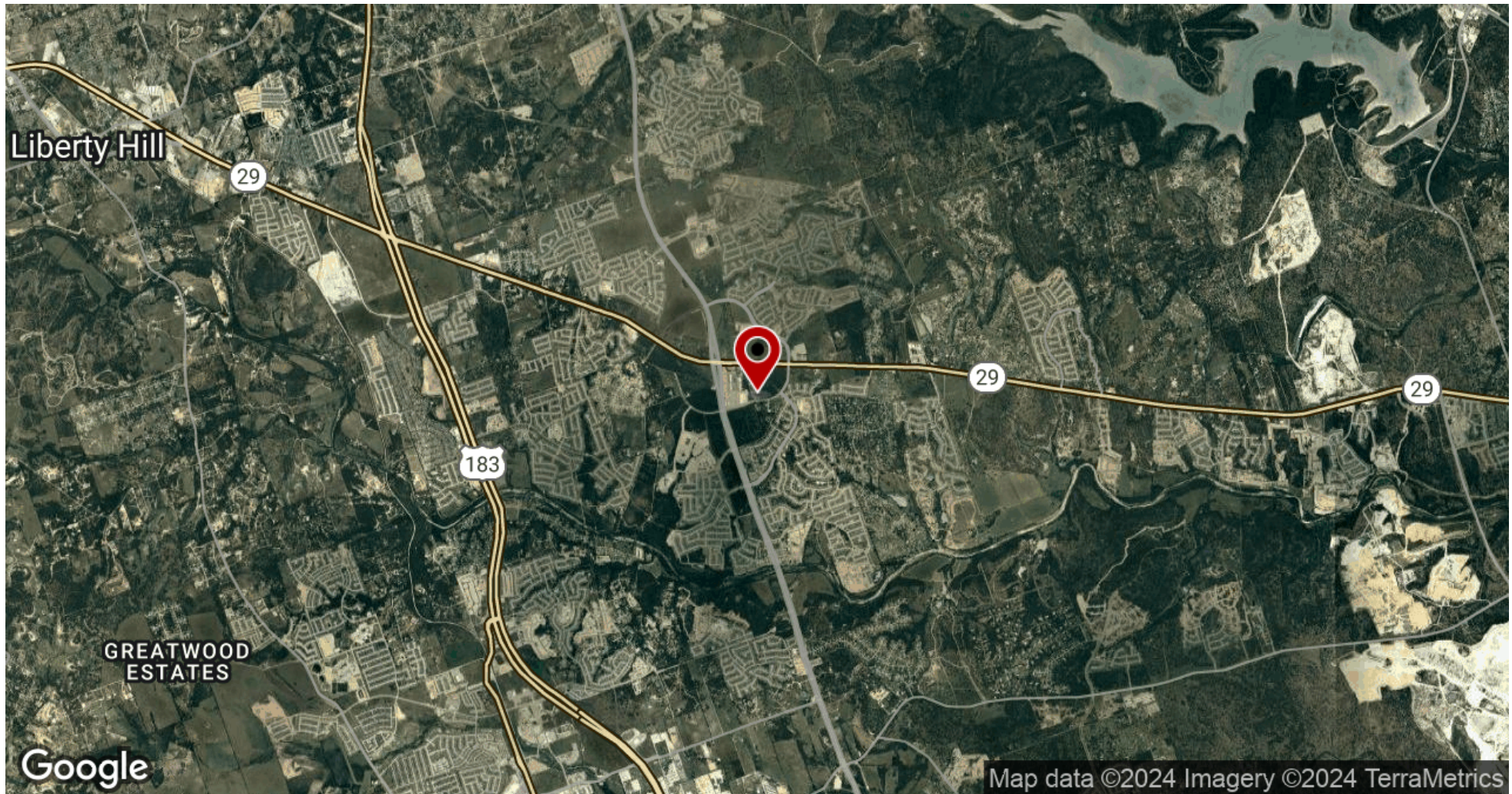
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LAND FOR SALE

DOUBLE STAR RETAIL 1.6 MILE RADIUS

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LAND FOR SALE

DOUBLE STAR RETAIL

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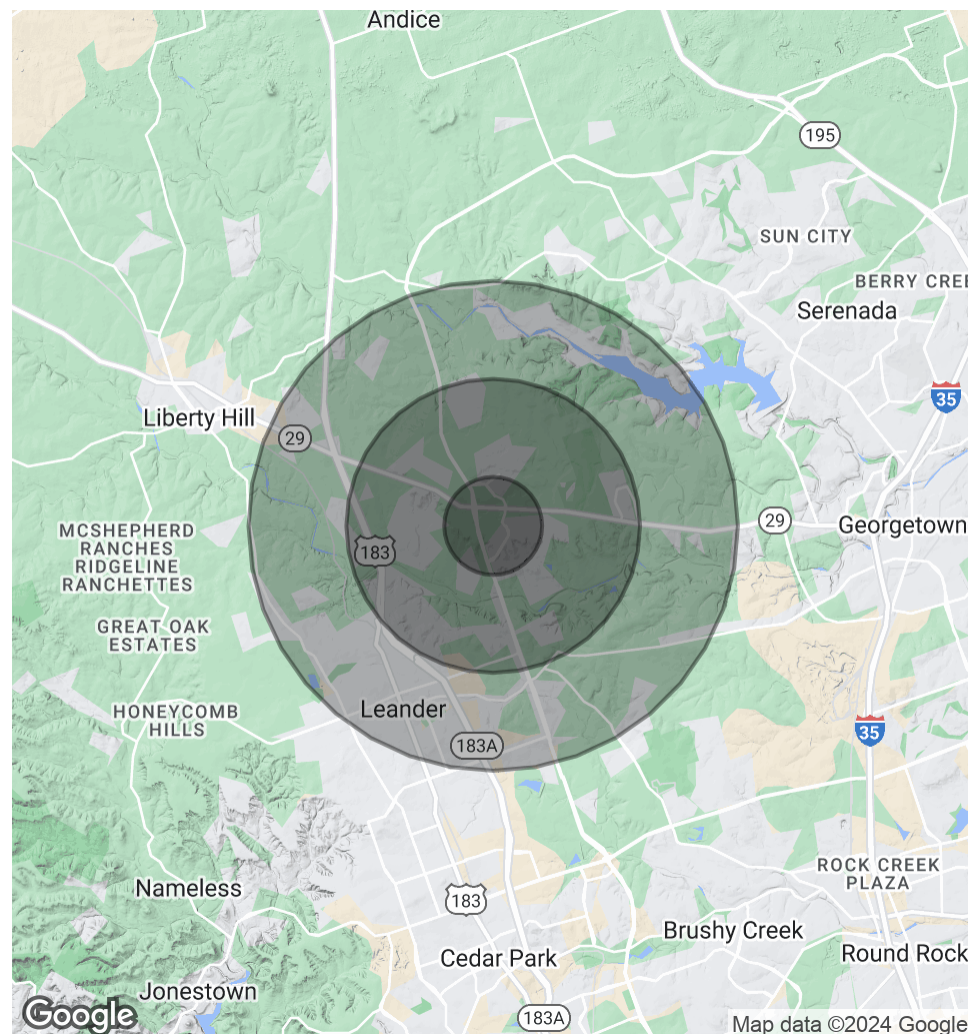


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,033	9,175	40,659
Average Age	31.5	32.7	33.6
Average Age (Male)	32.8	33.2	34.1
Average Age (Female)	30.3	32.4	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	312	2,793	12,461
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$170,073	\$134,283	\$119,705
Average House Value	\$1,560,711	\$680,988	\$459,848

* Demographic data derived from 2020 ACS - US Census

SAMPLE OF LOCAL MASTER PLANNED COMMUNITIES (# HHOMES)	1 MILE	2 MILES
Morning Star.	1400	-
Omega Ranch	700	-
Rancho Sienna	2400	-
Cimaron Hills Golf Community		500+
Santa Rita Ranch		6000
Bar W		1500



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Michelle Bippus	557629	michelle@kwaustinnw.com	(512)346-3550
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richgary@kwcommercial.com	(512)415-9367
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