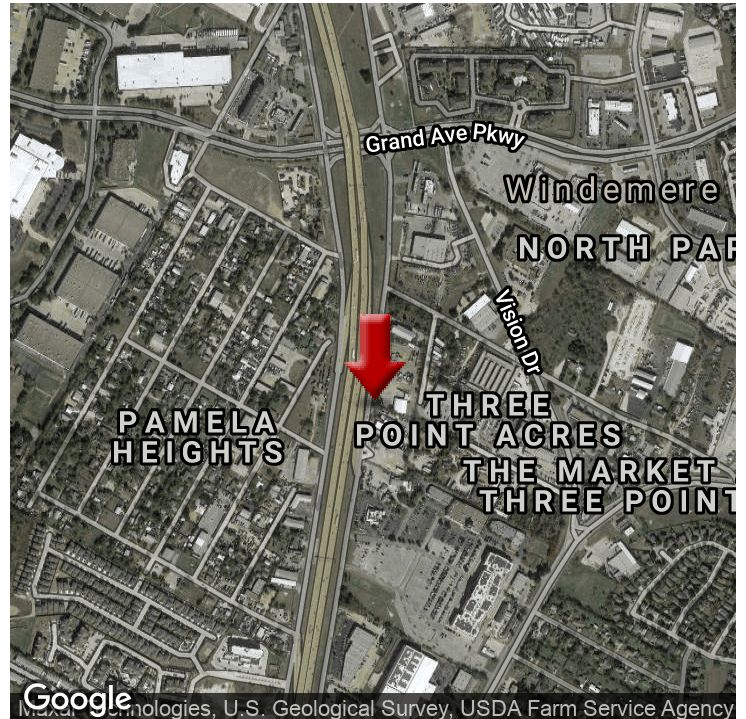


G&G AUTOBODY

15601 N. IH 35 Fwy, Pflugerville, TX 78660



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
LOT SIZE:	0.689 Acres
BUILDING SIZE:	4,402 SF (TCAD)
ZONING:	CS-CO
MARKET:	Austin MSA
SUBMARKET:	North Austin/ Pflugerville

PROPERTY OVERVIEW

Well established successful autobody shop in high visibility IH-35 Freeway location. 12 years of operating history at current location showing strong revenues and profitability. Well staffed with experienced technicians, tools and specialty equipment & fixtures. High word of mouth repeat and referral business. Facility includes 2 story front office with covered parking, 5 bay metal repair facility, state of the art all weather spray booth, covered prep/post area, ample parking, fenced and gated yard area & high visibility signage. Excellent potential to increase volume with increased marketing & promotion. Top floor of front 2 story office building might offer additional revenue as office rental.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
12515-8 Research Blvd.,
Ste. 100
Austin, TX 78759

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AUTO BODY / REPAIR FOR SALE

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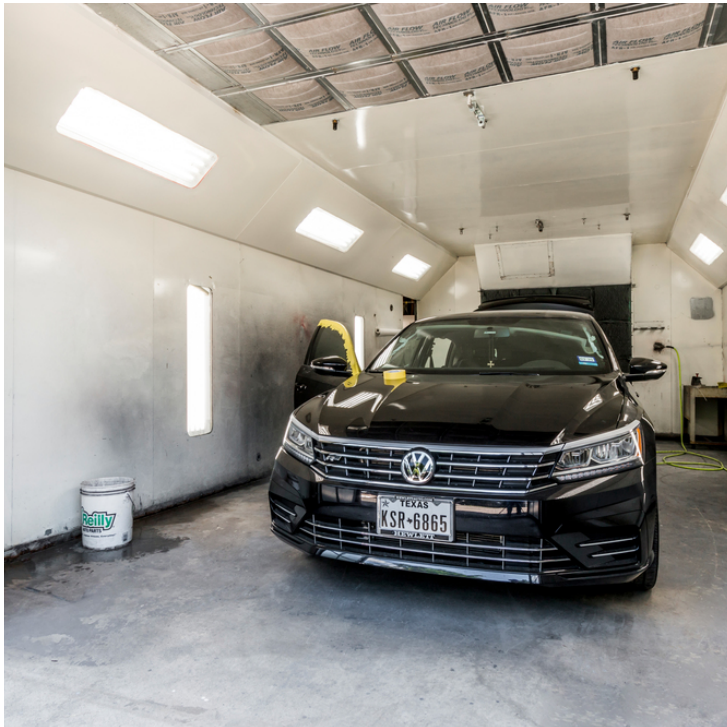
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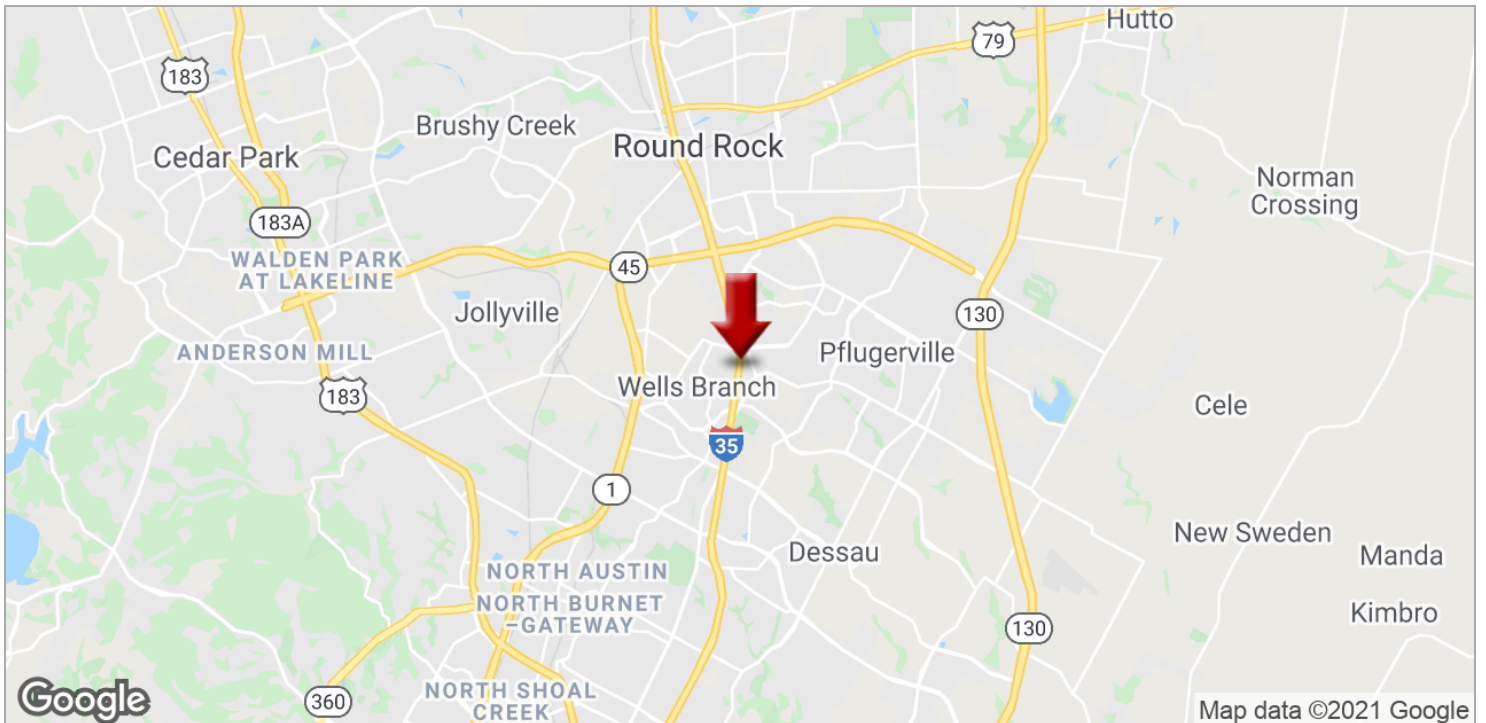
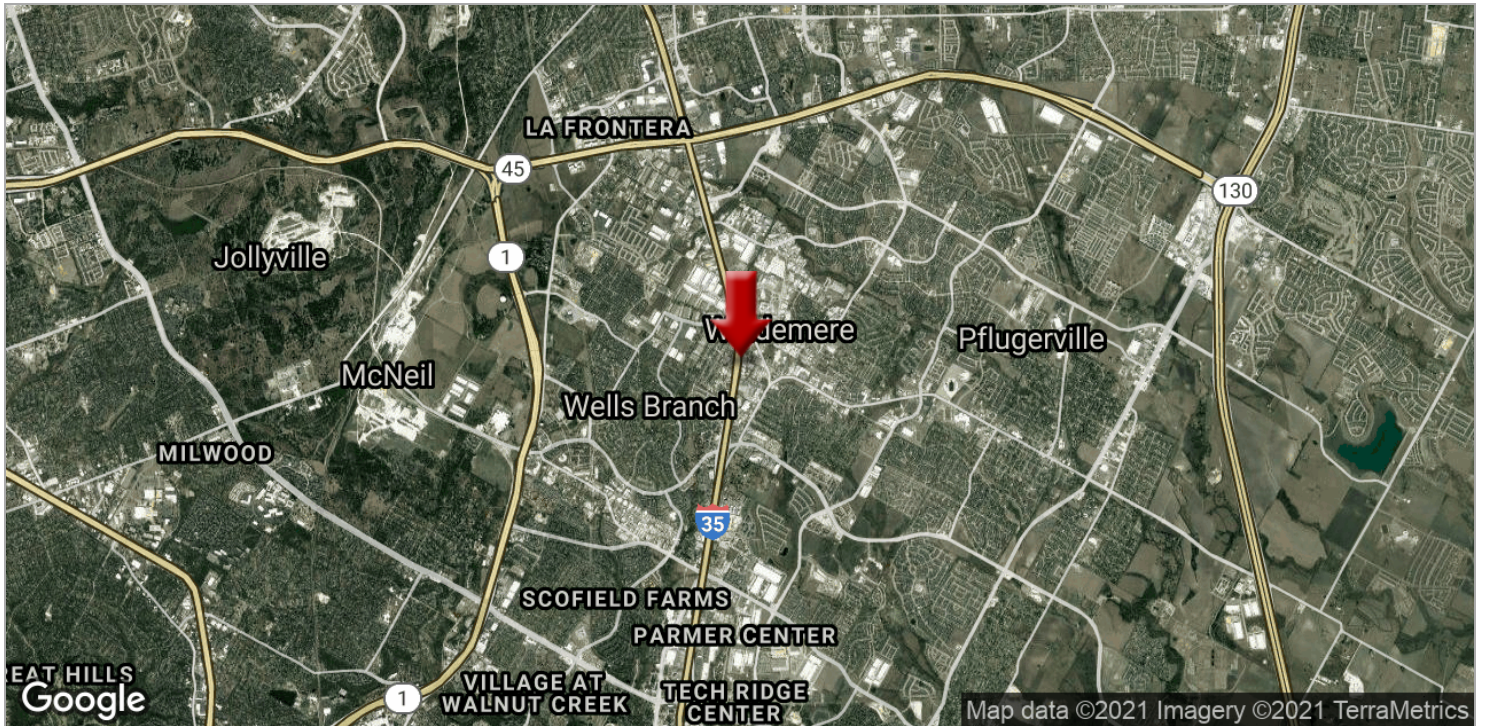
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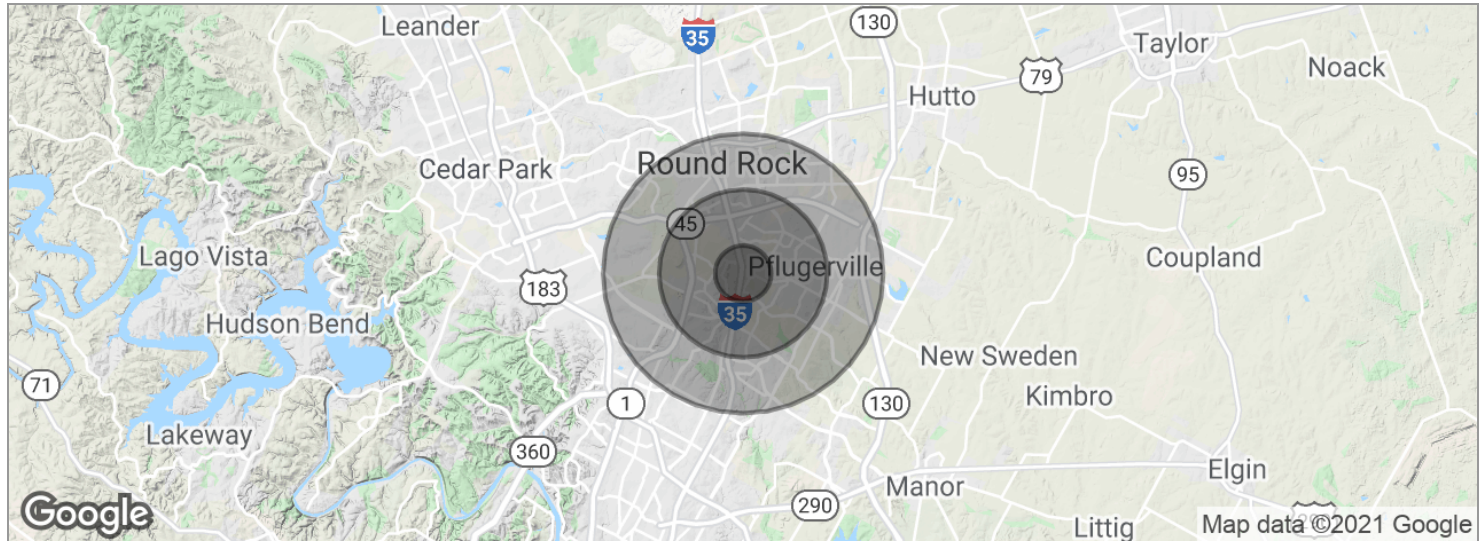
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,398	85,519	201,652
Median age	31.2	30.7	31.5
Median age (male)	30.2	30.1	31.1
Median age (Female)	31.7	30.9	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,376	33,199	78,622
# of persons per HH	2.5	2.6	2.6
Average HH income	\$68,062	\$67,838	\$70,351
Average house value	\$172,249	\$180,127	\$176,195

* Demographic data derived from 2010 US Census

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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.

KELLER WILLIAMS REALTY	0492214	alicecaron@kw.com	512-637-8311
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JEAN GRUBB	0321636	jdgrubb@kw.com	512-448-4111
Designated Broker of Firm	License No.	Email	Phone
ALICE CARON	0336633	alicecaron@kw.com	512-637-8311
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Richard S. Hall <small>dotloop verified 04/07/16 9:45PM EDT BNVK-DD5M-BSSY-6CTM</small>	0396960	rshall03@gmail.com	512-659-8587
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials			
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