

## OFFICE/RETAIL BUILDING

921 North Main Street | Bastrop, TX

FOR LEASE



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

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3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
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## SUMMARY

## For Lease: OFFICE/RETAIL BUILDING

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### DESCRIPTION:

- New construction of a 2-story building
- Expected delivery Winter 2019
- Historic feel yet modern design
- Dimension of building: 45'x 100'
- 9,000± total sf
- 4,500± sf available
- First story retail or office with access to downtown parking lot
- Second story office leased
- Elevator
- Lease purchase option for qualified tenant

### UTILITIES:

Electric: City of Bastrop

Water & Sewer: City of Bastrop

### TELECOMMUNICATIONS:

Time Warner Cable/Spectrum  
AT&T

### RENTAL RATE:

\$24 psf + NNN (Est. \$6.50/sf)

### For More Information Contact:

#### **Bob Springer, CCIM**

Principal

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#### **Eric Davis, CCIM, CeCD**

Senior Vice President

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509-432001 04.22.19



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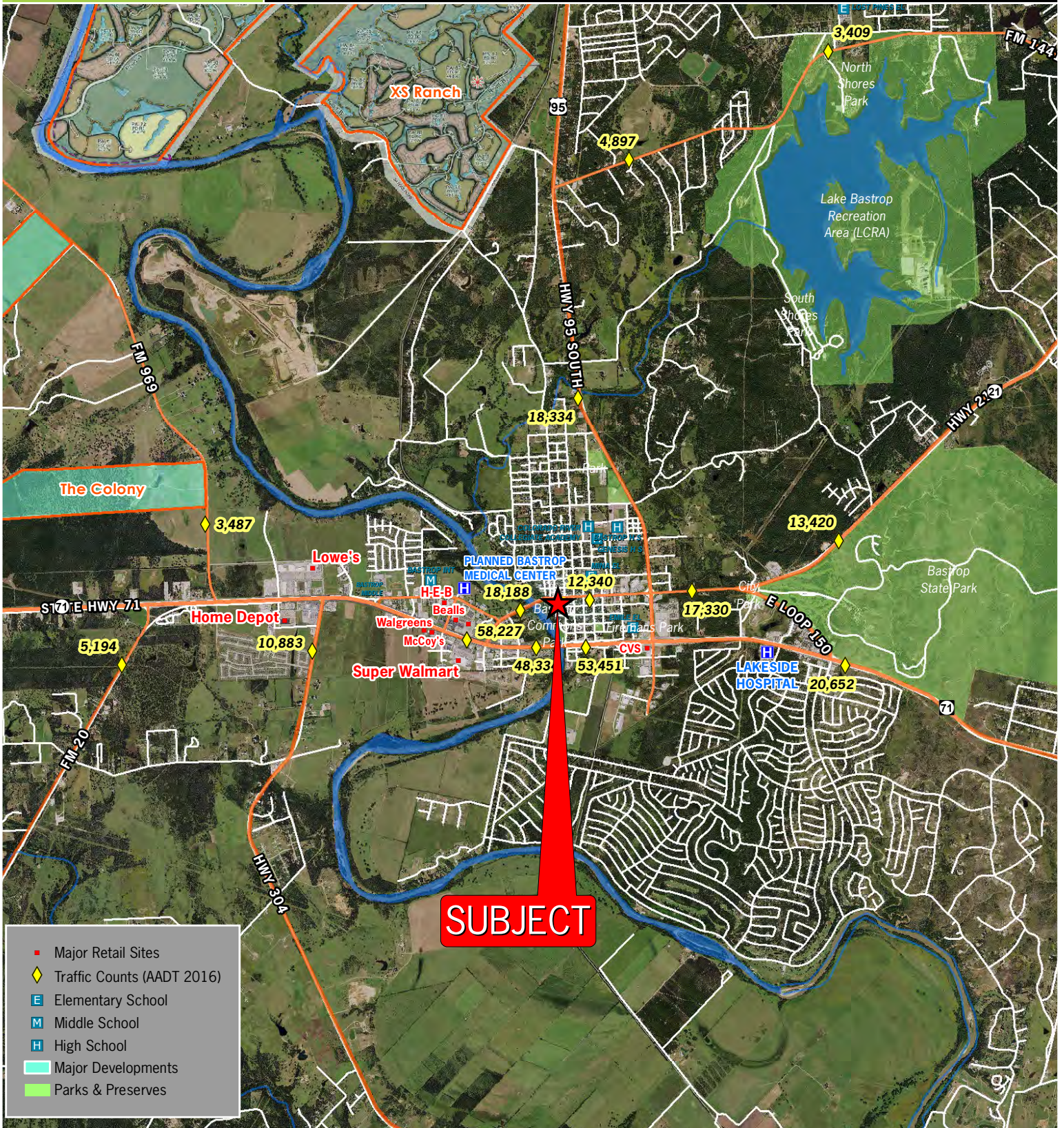
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# TRAFFIC COUNTS

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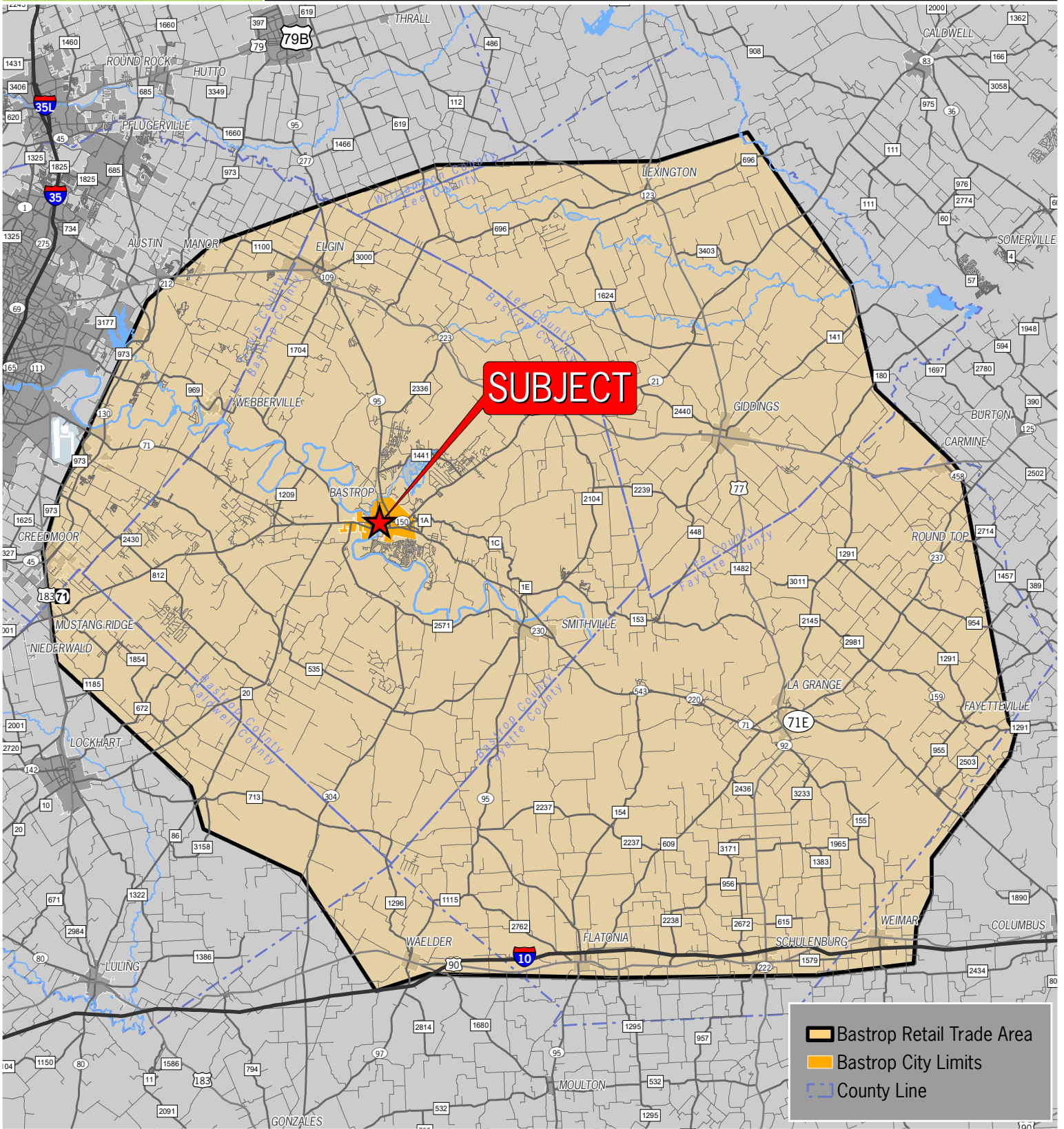
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# RETAIL MAP

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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.

11-2-2015



### 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
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	512) 682-1001
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date