

FOR LEASE

Retail Space

4106 Williams Drive
Ste. #103

Georgetown, Texas

This retail space is located on 1 acre along busy Williams Drive. Property has easy access and visibility along the Williams Drive frontage. The property is positioned in a high traffic area experiencing substantial growth and is nestled between multiple residential areas of development.

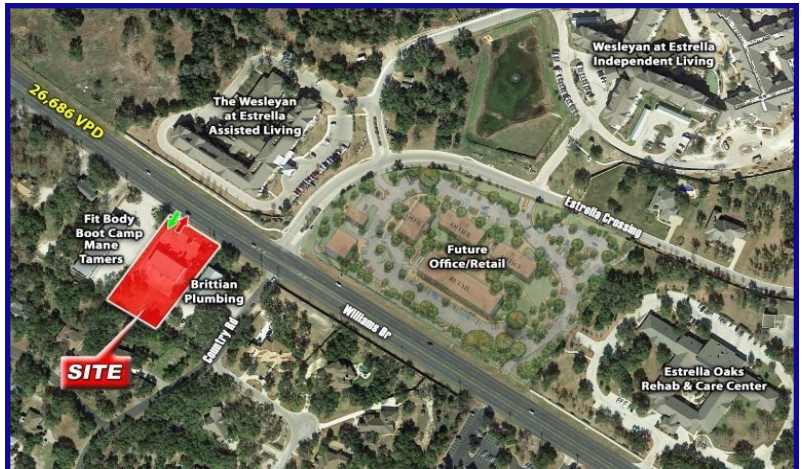
Contact Agent to schedule a showing.

- Leasable Space: 1,092 sq.ft.
- On-site parking
- 3-mile radius population of 36,720 with an average income of \$86k / year
- Projected population growth into 2024 of 17.3%
- 1-5 year lease term @ \$14/ sq. ft. base rent + \$8.61/ sq.ft. / yr NNN
- Base Rent Negotiable
- Option to renew

Available March 2021

www.harrisonpearson.com

All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The offering is subject to prior sale, change of price or terms, or withdrawal without notice.

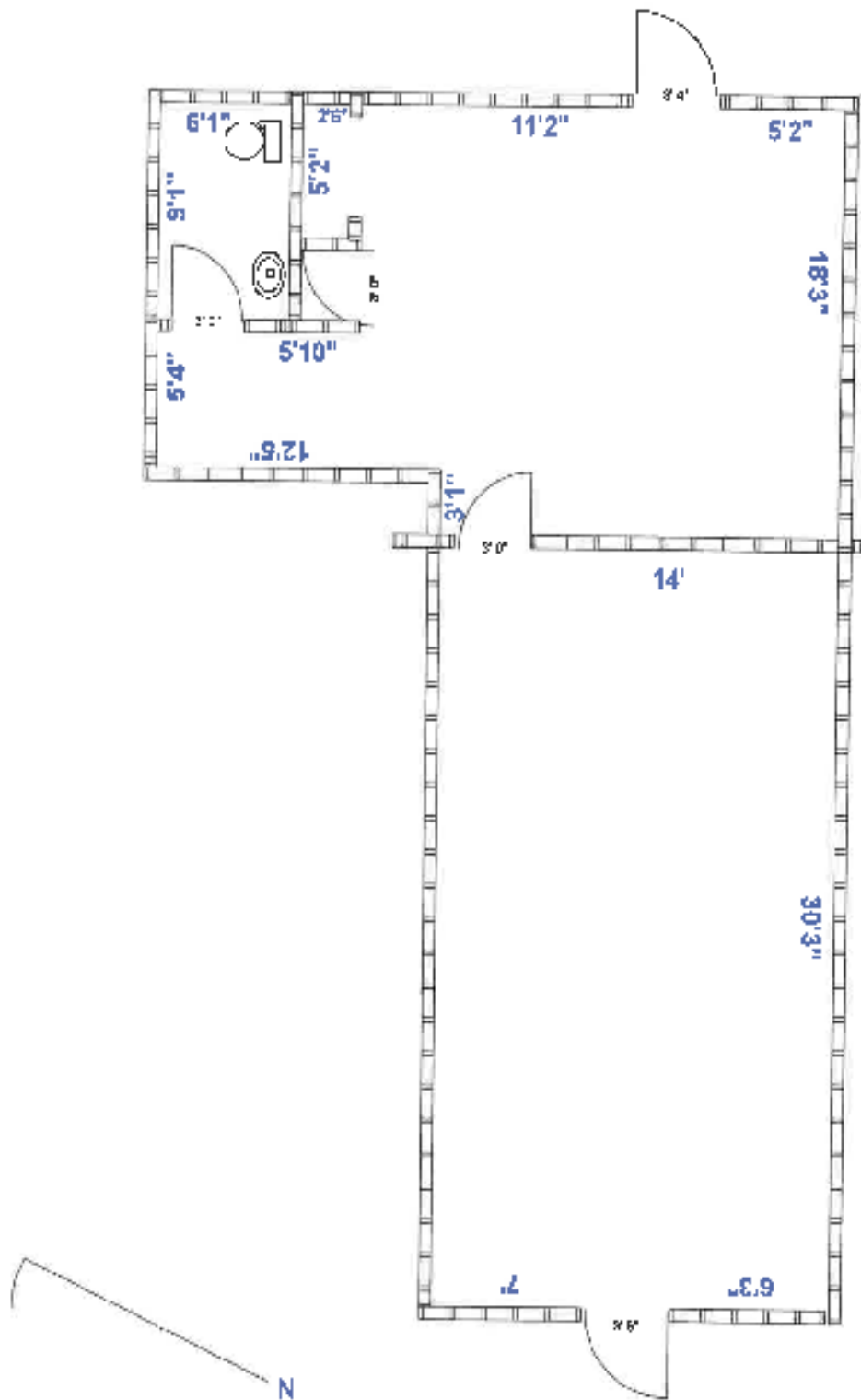


Sam Pritchard
c: 512-332-1864
pritchard@hpaoffice.com



James Perrone
c: 512-203-9778
jperrone@hpaoffice.com

Harrison-Pearson Associates, Inc.
4014 Medical Pkwy., #100, Austin, TX 78756



4106 Williams Dr., Suite #103
Georgetown, Texas

*All measurements are approximate



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.

Harrison-Pearson Assoc., Inc.	389551	sam@hpaoffice.com	(512)472-6201
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sammy Lee Calliham	244209	sam@hpaoffice.com	(512)472-6201
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Perrone	685406	jperrone@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Harrison-Pearson Assoc., 4014 Medical Parkway Austin TX 78756
Deanna Ange

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (512)472-6201 Fax: (512)472-6461

IABS form

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com