



4.086 AC

Village Builders at Reserve at Caballo...

FOR SALE/ FOR LEASE

201 CR 180
Leander, TX 78641

LOCATION

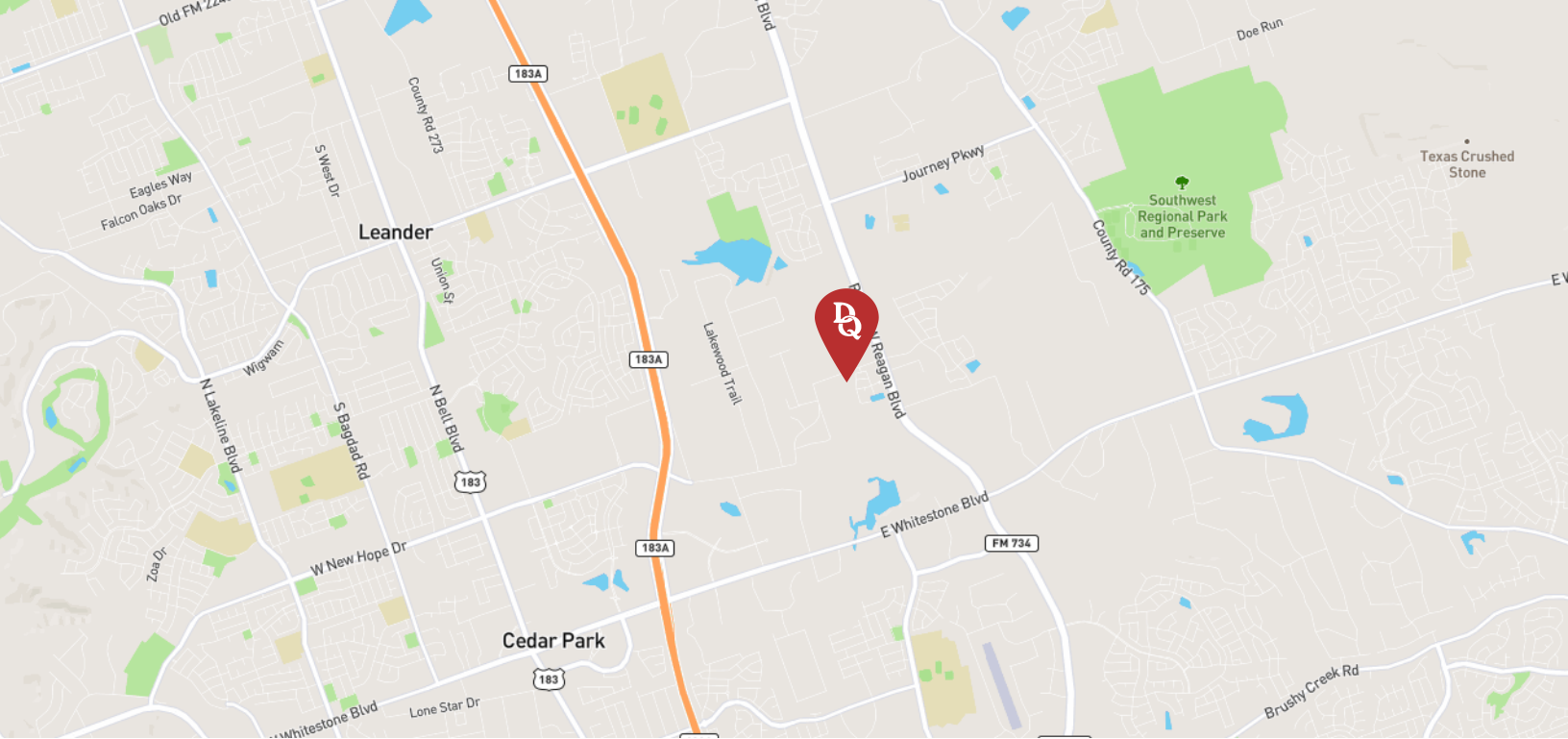
North of the intersection of Ronald Reagan Blvd and 1431.1 miles. West on CR 180 for .3 miles. On the South side of CR 180.

PROPERTY SUMMARY

Single detached house with a 1,200 SF separate building finished out as office space available for sale or lease on 4 AC of park like setting land.



Darren Siegel
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FOR SALE/ FOR LEASE

201 CR 180
Leander, TX 78641

PROPERTY DETAILS

Total Lot Acreage: 4.086

Specific Use:

Office, Event Center, Yard Space , Industrial Flex

Main House: 3,188 SF

2,362 SF available for lease

Four hard wall offices, open flex space, kitchen/break area, conference room/dining area and restrooms (2 if leased, 2.5 if purchased).

Detached Office Flex Building: 1,200 SF

Open flex space and climate controlled office space with small kitchen and full bathroom. The building has its own electrical meter.

Land Lease available. Apx. 3 acres of land available. Backyard has a park like setting.



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SALE PRICE

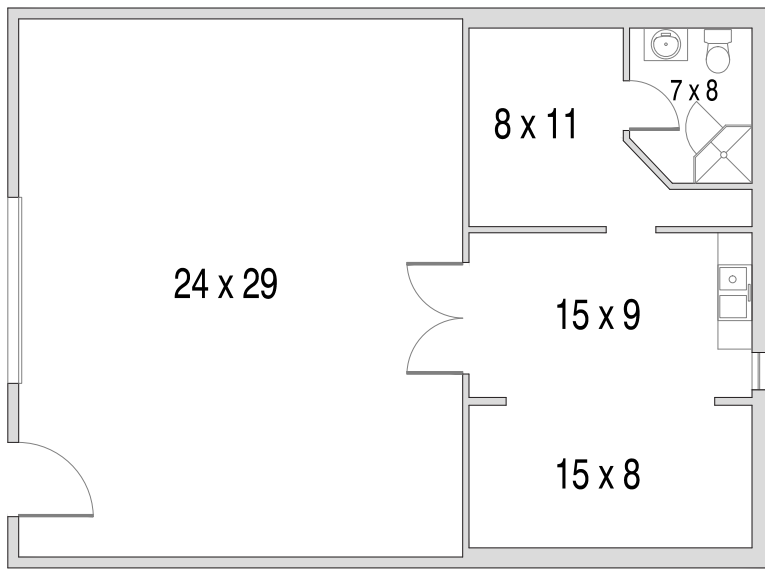
\$850,000

LEASE RATE

\$18.00 PSF

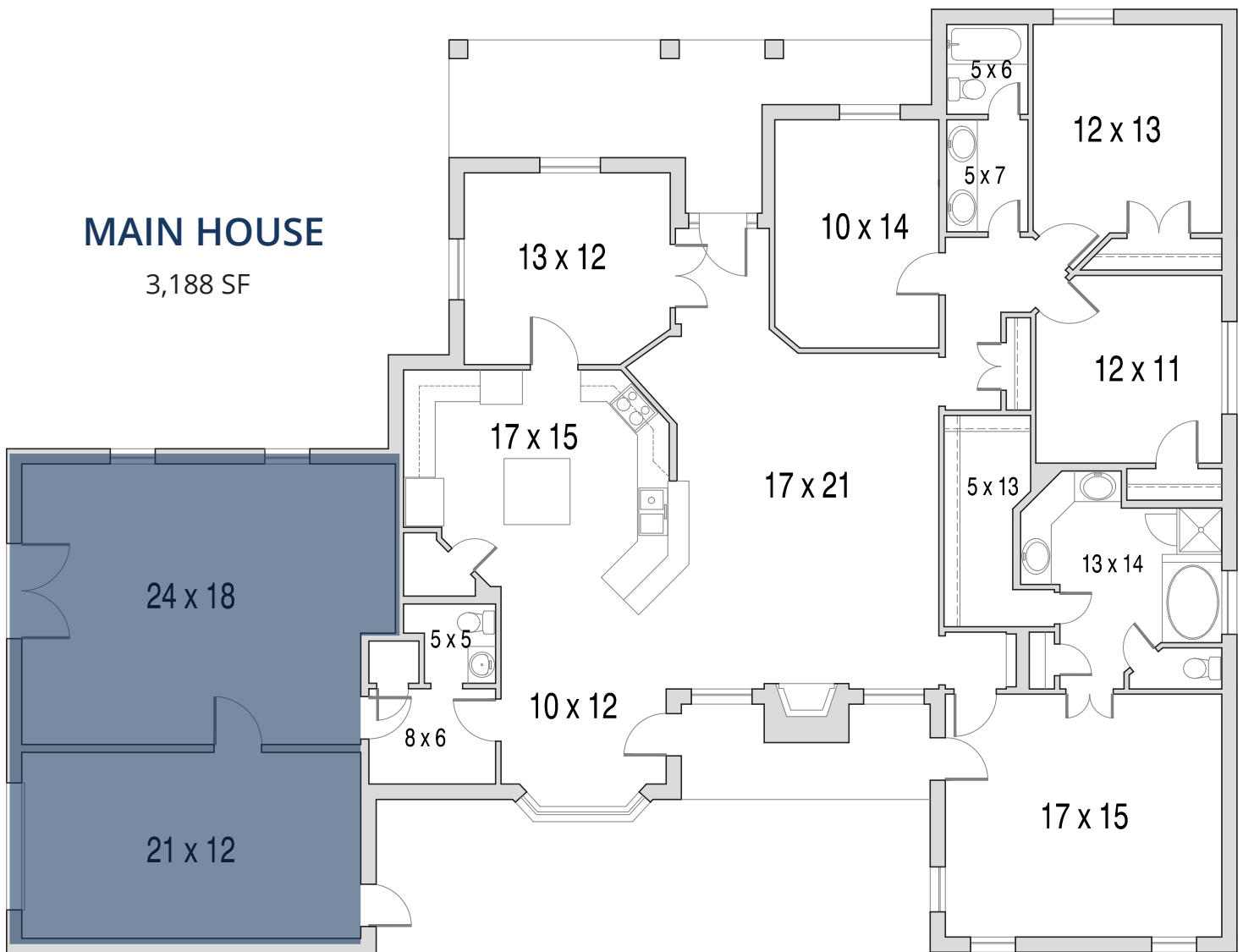
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DETACHED OFFICE FLEX BUILDING

1,200 SF



MAIN HOUSE

3,188 SF

826 SF Currently owner occupied

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MAIN HOUSE



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DETACHED OFFICE FLEX BUILDING



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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OPPORTUNITY

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