±7.8 AC Commercial Site - Georgetown, TX
Wrapping the SWC of FM 1460 & Westinghouse Road

SOLD! Gas station coming soon!

Exclusively Offered By:

MATHIAS PARTNERS

505 W. 15th Street
Austin, Texas 78701
(512) 330-9111
www.mathiaspartners.com

For additional information, please contact:

Jerry Smith
(512) 637-6953
jsmith@mathiaspartners.com

Matt Mathias
(512) 637-6951
matt@mathiaspartners.com

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.

MATHIAS PARTNERS

Teravista 7.8 AC Commercial Site
SWC of FM 1460 & Westinghouse Rd.

Executive Summary

LOCATION
The subject site is located in Georgetown, Texas, east of Interstate 35, on the southwest corner of A.W. Grimes (FM 1460) and Westinghouse Rd., which has recently been improved to a four lane road with sidewalks The site backs to Teravista, the award-winning master-planned community. Other significant new development in the vicinity includes the Round Rock Premium Outlet Mall, the Seton Williamson Medical Center (the largest hospital in Williamson County), and the Scott & White Medical Complex. Water, wastewater, and regional detention available to the site.

TOTAL SIZE
±7.8 acres (Will consider subdividing).

ZONING
C-1 and C3. (See illustration on Page 3).

PRICE
~~$10.00~~ $7.50 per square foot (for the entire tract)

TERAVISTA

AREA DEVELOPMENT
Teravista: A 1,555-acre master-planned community with a significant commercial and mixed-use component. The community's master plan calls for more than 3,400 single-family homes and 900 multifamily homes upon completion. 680 of these homes will be in the newest part of Teravista, north of Westinghouse Road.

Vizcaya: A 1,200 home master-planned community by Taylor Morrison is now under construction, east of A.W. Grimes

Seton Williamson Medical Center:
A 360,000 square foot medical center. Initially 143 beds, with 350-plus beds projected by 2020.

Scott & White Hospital at University Medical Campus

Scott & White Medical Complex: On a 68-acre site, the 196,000 square foot, four-story, 101-bed hospital (designed to grow to 300 beds).

Chelsea/Simon Round Rock Premium Outlet Mall: 550,000 square feet of space with more than 100 designer and name-brand outlet stores.

Bass Pro Shops: North of the outlet mall on Bass Pro Drive.

Round Rock Higher Education Center: Combines the resources of Texas State University-San Marcos, Austin Community College and Texas A&M Health Science Center to offer associate's, bachelor's & master's degree programs. Plans call for a total enrollment of over 20,000 students upon final build out.

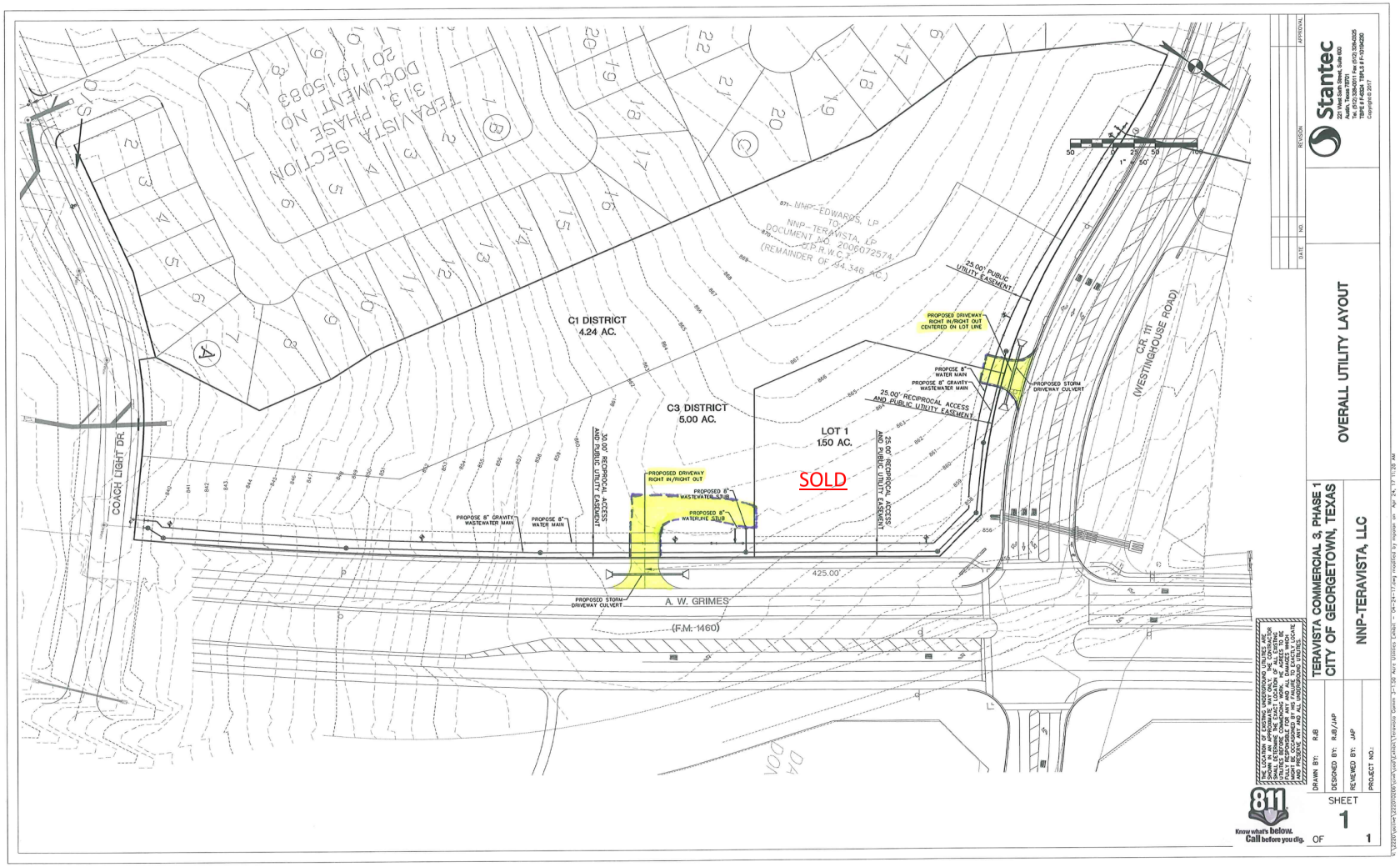
University Oaks: Phase I of this 625,000 square foot retail center including a 306,000 square foot IKEA store and Williamson County's first stand-alone J.C. Penney.

Other Area Development:

- HEB-anchored center on University Blvd. between IH-35 and Oakmont Drive.
- Numerous multifamily projects along Sunrise Road, University Blvd. and Westinghouse Road

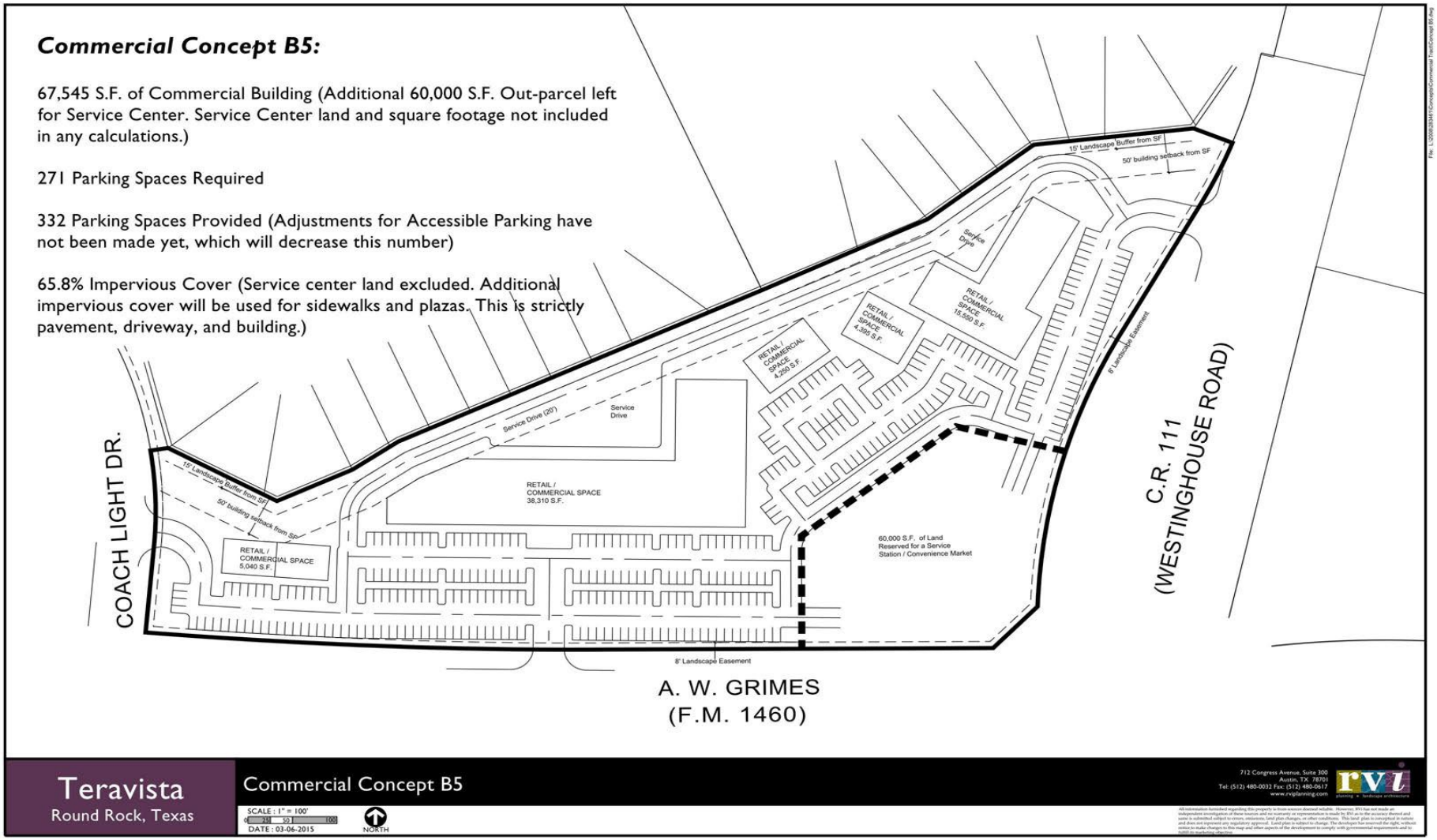
The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.

Survey

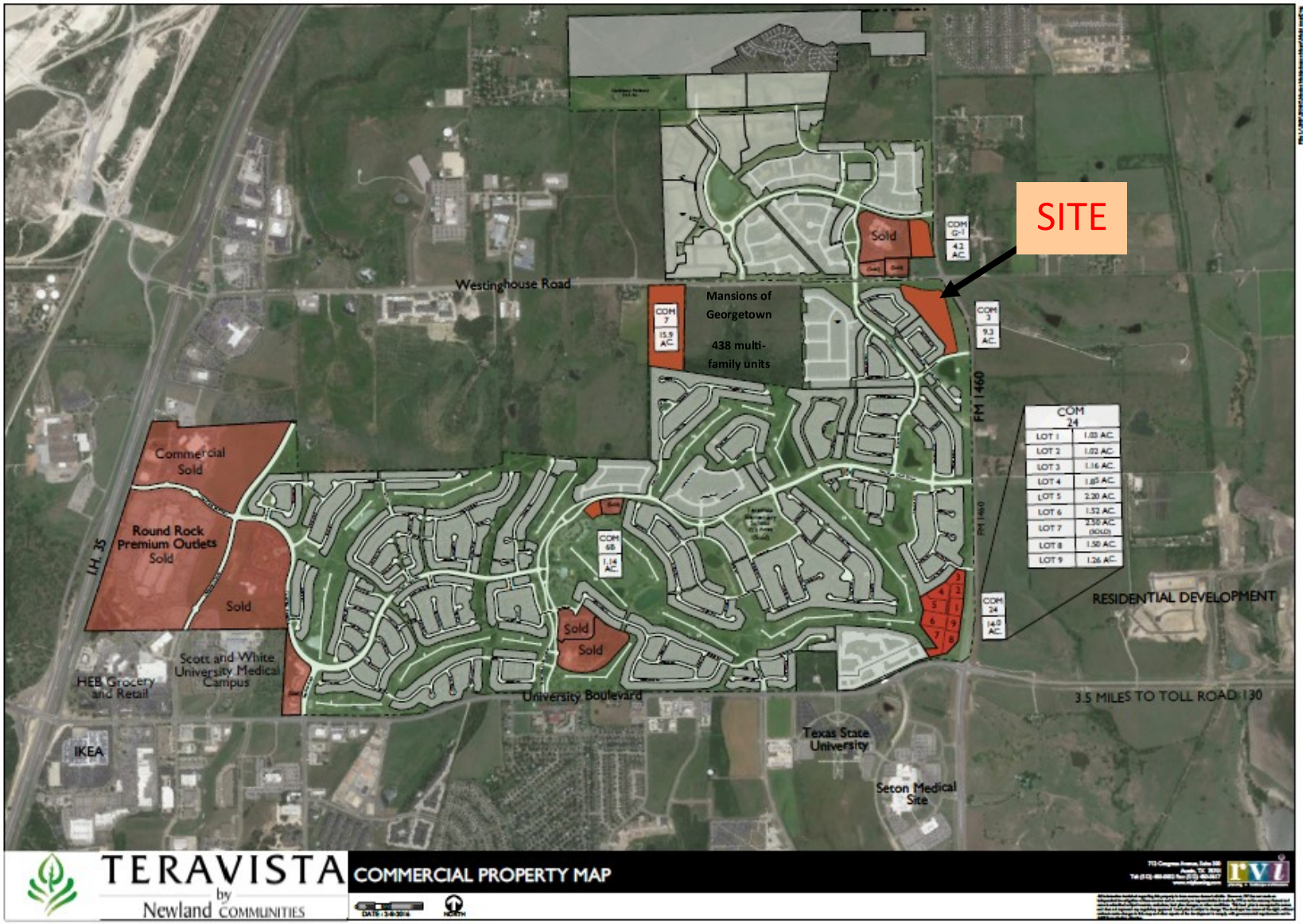


The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.

Conceptual Site Layout



Teravista Master Plan



The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.

11-2-2015

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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