Real Estate

Harrison-Pearson

Since 1918

For Sale

10127 & 10129
Lake Creek Parkway
Austin, Texas

Land $984,000

Location: The property's prominently location on Lake Creek Parkway, north of 183, provides ease of access to US-183, SH-45 and RR 620.

Acreage: The combined Lot 7 & 8 totals 61,529+/- sq. ft. or 1.412 Acres (per survey).

Dimensions: Frontage along Lake Creek Parkway totals 218+/- linear feet by an average depth of 299+/- feet (per survey).

Zoning: "GR" or ("Community Commercial"), which allows a building height of 60 feet, & "uses" ranging from offices, to restaurants or hotels.

Access: Existing curb cut and drive shared with 10215 Lake Creek Parkway. Direct access to the Land from Lake Creek Parkway is via an existing reciprocal easement & driveway shared with 10125 Lake Creek Parkway (see survey).

Topography: The Land is ready for development, virtually level, with mature trees.

Sam Calliham
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
Office: (512) 472-6201 Ext.#105
email: sam@hpaoffice.com

Katey Steadman
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 921-6198
Office: (512) 472-6201 Ext.#115
email: katey@hpaoffice.com

www.harrisonpearson.com

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.

2016 Demographics:

- **Property Taxes totaled $23,332.75**
- **2016 Assessed Value: 10127 (Lot 8) $479,500 , 10129 (Lot 7) $503,904**
- **Traffic Count—US Hwy 183 at Lake Creek Parkway 120,000 cars/ day; Lake Creek Parkway 17,340 cars/day (per CCIM)**
- **Demographics— (5mile) 2017 Population 205, 775; Annual Growth**

Real Estate

Harrison-Pearson

Since 1918

Sam Calliham
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
Office: (512) 472-6201 Ext.#105
email: sam@hpaoffice.com

Katey Steadman
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 921-6198
Office: (512) 472-6201 Ext.#115
email: katey@hpaoffice.com

www.harrisonpearson.com

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.

10127 & 10129 Lake Creek Parkway

Utilities serving the property include:

A. **Water Line located on the property at or near the common property line of Lot 7 and Lot 8.**
B. **Wastewater line (6") located on the property at or near the common boundary of Lot 7 and Lot 8.**
C. **Electrical Service (both Single Phase or Three Phase power) is available on the utility poles located at the rear of the property. To bring electricity to the property will require a transformer set on existing power pole and underground electrical lines ran from power pole to property.**
D. **Natural Gas service is available to (but not located on) the property.**

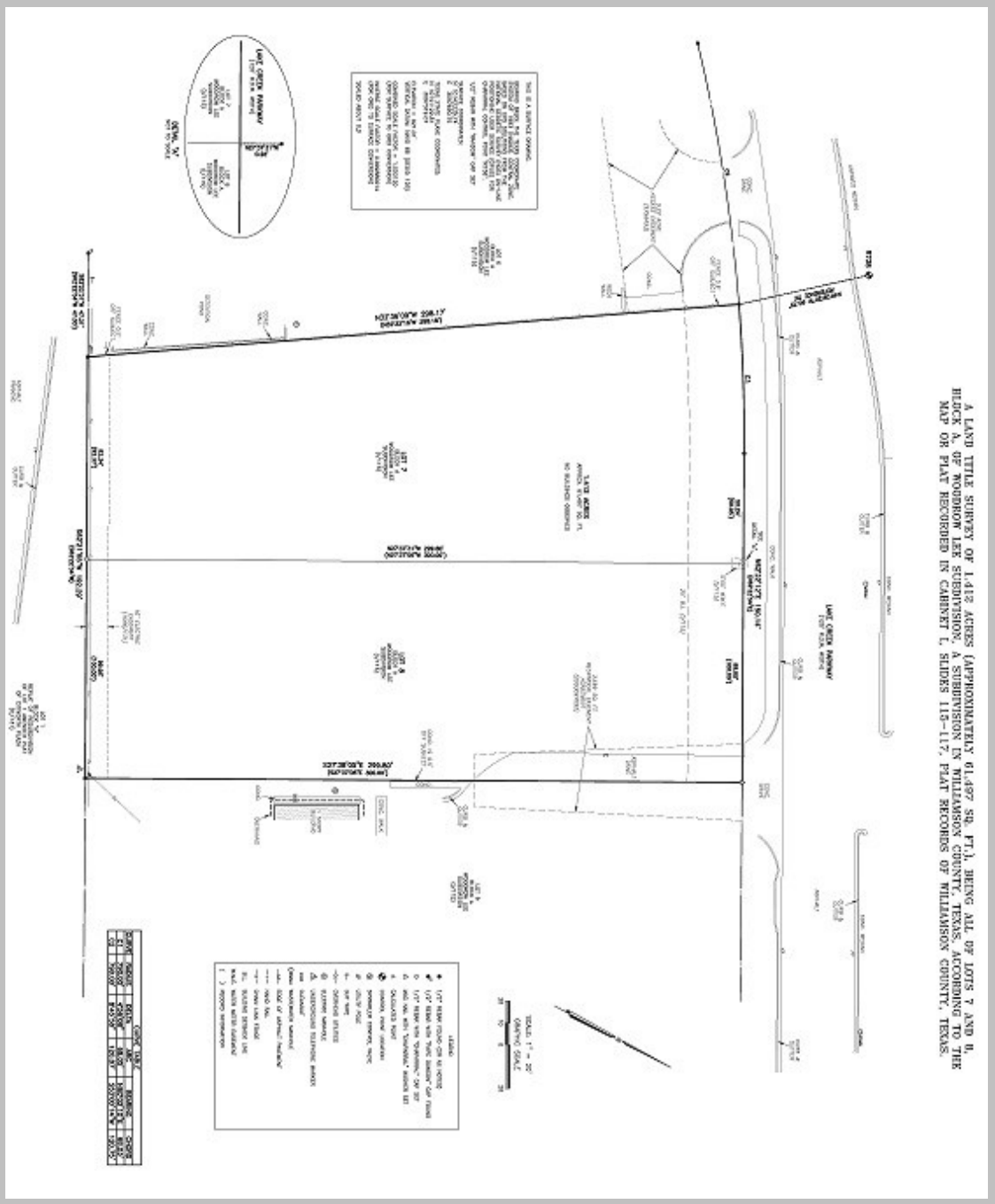
Real Estate
Harrison-Pearson
Since 1918

Sam Calliham
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
Office: (512) 472-6201 Ext.#105
email: sam@hpaoffice.com

Katey Steadman
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 921-6198
Office: (512) 472-6201 Ext.#115
email: katey@hpaoffice.com

www.harrisonpearson.com

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



Real Estate

Harrison-Pearson

Since 1918

Sam Calliham

Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
Office: (512) 472-6201 Ext.#105
email: sam@hpaoffice.com

Katey Steadman

Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 921-6198
Office: (512) 472-6201 Ext.#115
email: katey@hpaoffice.com

www.harrisonpearson.com

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.

Information About Brokerage Services

11-2-2015

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.

Harrison-Pearson Assoc., Inc.	389551	frontdesk@hpaoffice.com	(512)472-6201
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Herbert Sladek	115654	herb@hpaoffice.com	(512)472-6201
Designated Broker of Firm	License No.	Email	Phone
Herbert Sladek	115654	herb@hpaoffice.com	(512)472-6201
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sammy L. Calliham	244209	sam@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 **Information available at www.trec.texas.gov**