# FOR LEASE

## Industrial Business Park Complex

## 125 Kellar Rd., Unit #C-5

## Smithville, Texas

**SPRAWLING STORE FRONTS** line the busy HWY 71 corridor offering maximum signage on both the building front and our towering Monument Sign (plans underway to upgrade this in size and impact). This Business Park has the appeal of open floor plans while maintaining a professional Business or Retail store front, in addition to the added bonus of a warehouse space for extra storage behind each retail unit. TWO Of these FLEX RETAIL/OFFICE spaces available now!

- Approx. 1,500 sq. ft.
- Tile flooring
- Interior walls have sheetrock
- Electricity Available
- No heating
- **A/C chilled water system**
- Septic system
- On-site parking
- Corner lot on 10 acres of land
- $1,600/Month/Unit

Available Now

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.

Harrison-Pearson CELEBRATING 100 YEARS 1918 2018 Real Estate

**Sam Pritchard**

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**Harrison-Pearson Associates, Inc.**

4014 Medical Pkwy., #100, Austin, TX 78756

# 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.

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|---|---|---|---|
| Harrison-Pearson Assoc., Inc. | 389551 | office@hpaoffice.com | (512)472-6201 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Sam Pritchard | 531170 | pritchard@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**



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Deanna Ange



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