

New Listing!!

FOR SALE

COMMERCIAL BLDG

610 E. UNIVERSITY AVE., GEORGETOWN, TX

- Highly visible location on University Ave.
- 3 blocks from Southwestern University & less than a mile from IH-35
- Built out for medical clinic
- Main Bldg: 4,521 SF, Built 1960; Rear Bldg: 529 SF, Built 1979
- 2 lots totaling .3302 Acres
- Two entrances in main bldg.
- Plentiful parking in rear
- Zoned C-1 Local Commercial



ASKING \$349,000

(\$69.11 / SF)

Pat Ford

Pat Ford Associates, Inc.

512.497.2264 Cell

512.306.1031 Office

pat@patfordassociates.com

www.patfordassociates.com

Virtual Tour:

<http://610universityblvdgeorgetown.com/>

<http://patfordassociates.com/wp-content/uploads/2011/05/Information-about-Brokerage-Services.pdf>

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value of the property. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You should consult your tax, financial or legal advisors to determine the suitability of the property for your needs.

COMMERCIAL BLDG

610 E. UNIVERSITY AVE., GEORGETOWN, TX



- *Excellent street visibility*
- *Easy access to IH-35*
- *Signage available*
- *Private parking in rear*



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Former children's pediatric clinic with private exam rooms with sinks, large reception area, multiple ADA restrooms, shower, numerous built-ins.



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COMMERCIAL BLDG

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Rear Entrance Main Bldg.



Two buildings on property with large parking lot in-between

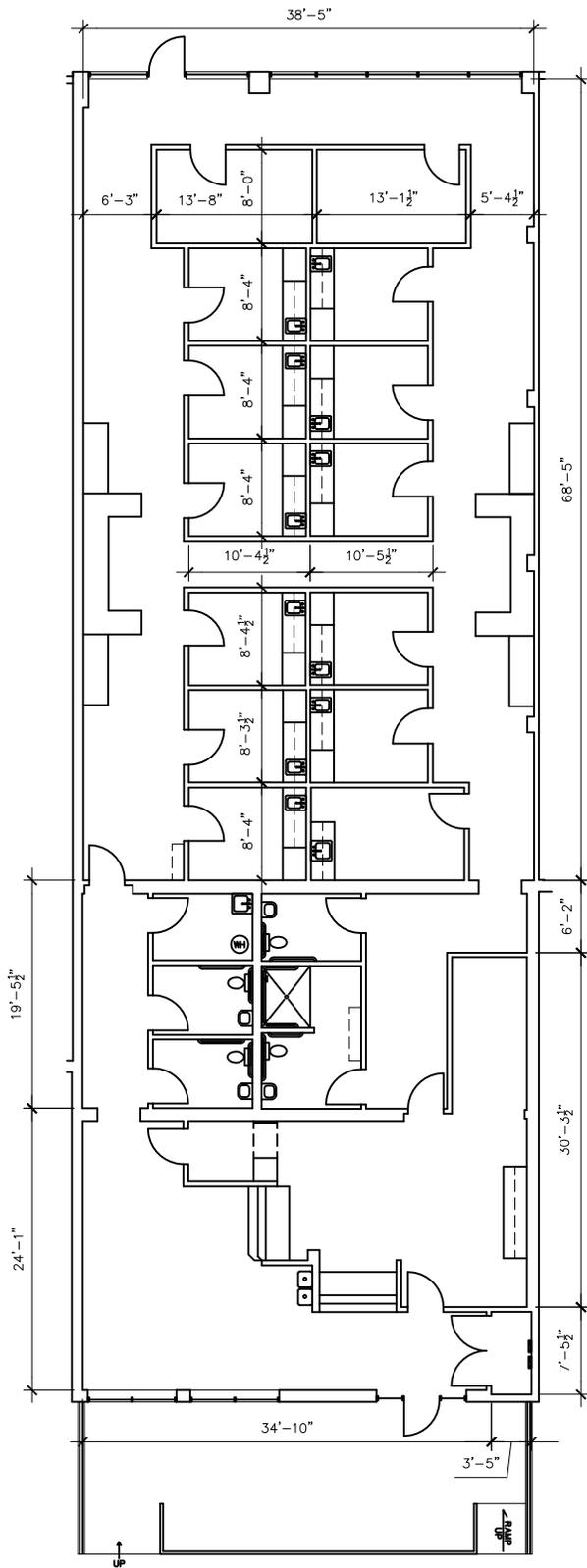


Parking Lot

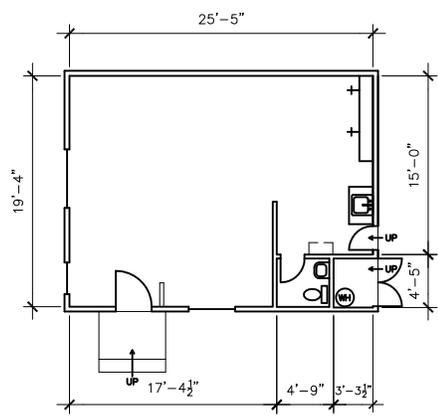


Rear Bldg.

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value of the property. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You should consult your tax, financial or legal advisors to determine the suitability of the property for your needs.

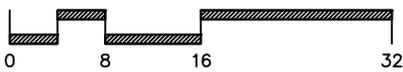


○ FRONT BUILDING
4,521 S.F.



○ REAR BUILDING
529 S.F.

SCALE: 1/16" = 1'-0"



Drawing for:
COLONNETTA FLP
PO BOX 214
Buda, TX 78610

610 E. UNIVERSITY
Georgetown, Texas
GROSS LEASABLE AREA: 5,050 S.F.

THE MEASUREMENTS AND FLOOR
PLANS ARE ACCURATE TO WITHIN
2% USING MODIFIED BOMA OFFICE
MEASUREMENT STANDARDS.
ANSI/BOMA Z65.1 - 2010
Project No.: 1553.01
Date: May 8, 2015
©2015

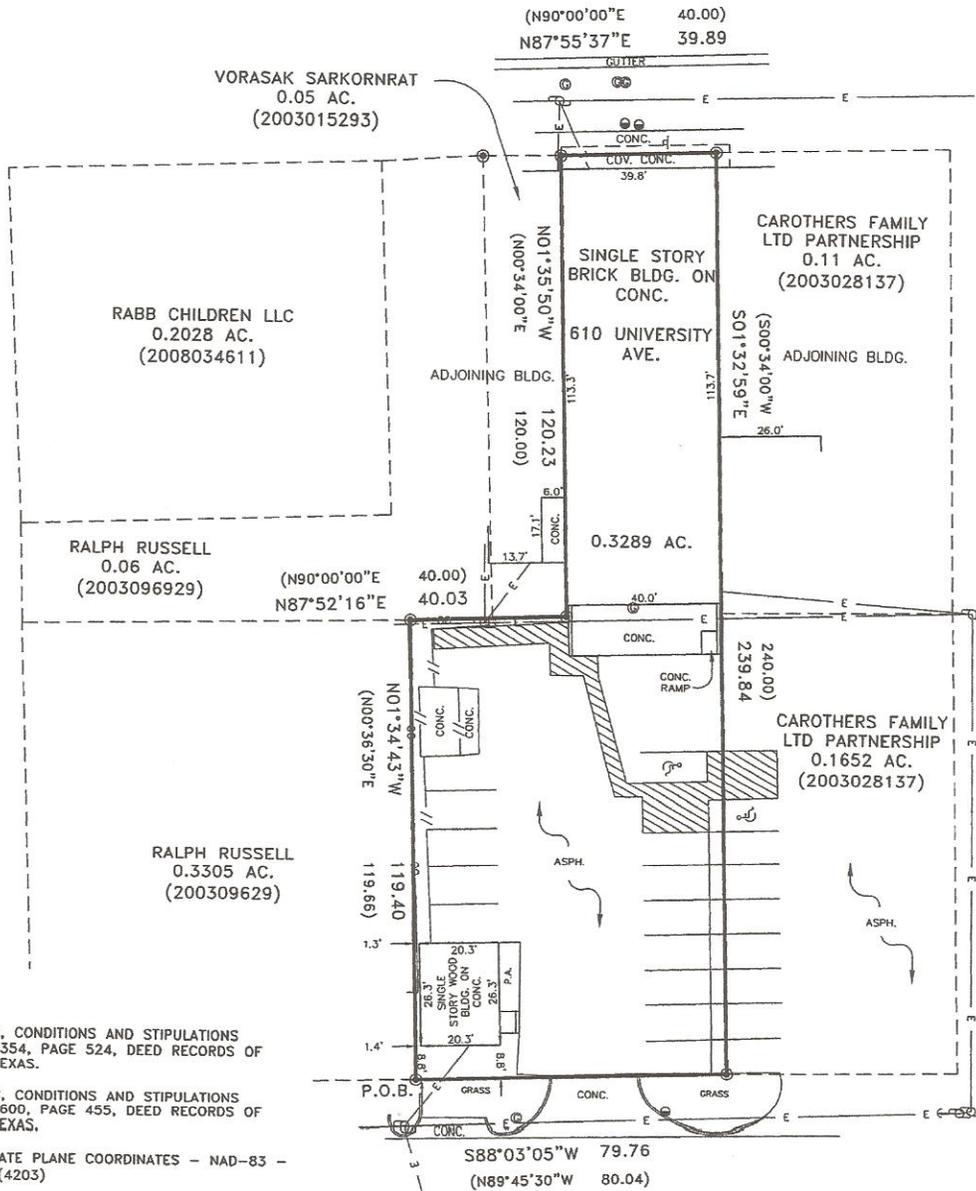
DIMENSIONS
FLOOR PLANS
Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114 plans@texas.net

Plot of survey of property at 610 University Ave. & 608 13th Street described as Lot # _____ Block # _____ of a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number _____ of Page(s)/Slide(s) _____ of the Williamson County, Texas Plat records. C.F. Number: 140069877 Dated: October 22, 2014 Reference: LMH Management

SCALE: 1" = 30'

*SURVEY OF A 0.3289 ACRE TRACT OF LAND OUT OF BLOCK 83, DIMMIT'S ADDITION TO THE CITY OF GEORGETOWN, AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO THE COLONNETTA FAMILY, BY DEED RECORDED IN DOC. NO. 2000043121, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

UNIVERSITY AVENUE



NOTES:

- 1) SUBJECT TO: TERMS, CONDITIONS AND STIPULATIONS RECORDED IN VOLUME 354, PAGE 524, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 2) SUBJECT TO: TERMS, CONDITIONS AND STIPULATIONS RECORDED IN VOLUME 600, PAGE 455, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 3) BEARING BASIS = STATE PLANE COORDINATES - NAD-83 - CENTRAL TEXAS ZONE (4203)

The undersigned does hereby certify that the plot shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" areas outside the 500-year floodplain

as shown on Community Panel Number 48491 0295 E of the Flood Insurance Rate Map prepared for City of Georgetown by the Federal Emergency Management Agency, Map Dated: September 26, 2008 This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2014 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- △ NAIL FOUND
- LIGHT POLE
- POWER POLE
- ↑ GUY WIRE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ PVC RISER
- ⊗ GAS METER
- ⊗ SEWER CLEANOUT
- ⊗ UTILITY PEDESTAL
- ⊗ SANITARY SEWER MANHOLE
- ⊗ BUG UTILITY WARNING SIGN
- ⊗ CONC. PAD WITH ELEC.
- IRON FENCE
- - - WOOD FENCE
- - - CHAIN LINK FENCE
- - - WIRE FENCE
- - - OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION



TBLS Firm # 101727-00
8448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395

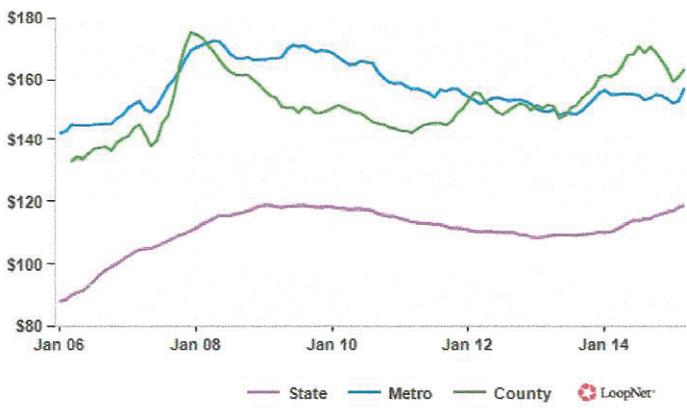
Orders@CrichtonandAssociates.com

JOB NUMBER: 14_273



DATE: November 11, 2014

Asking Prices Office for Sale Georgetown, TX (\$/SF)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$119	+1.8%	+6.8%
Metro	\$157	+2.1%	+1.3%
County	\$163	-0.1%	+0.8%

View [Georgetown Market Trends](#) for other property types for sale or lease. [Learn more](#) about the chart info.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TB-BSO

CITY & COUNTY | HOUSING



Georgetown second-fastest growing city in the nation

By **Beth Wade** May 26, 2015

Georgetown is the second-fastest growing city in the nation with a population of 50,000 or more, according to data from the U.S. Census Bureau released May 20.

The census estimates the city added 4,168 residents between July 1, 2013, and July 1, 2014, which is a 7.6 percent increase for that year.

According to a news release from the city, the population is expected to continue to grow rapidly. More than 1,200 single-family homes have been platted and more than 1,100 multifamily units have been completed or are near completion, according to the city's Planning Department. Another 7,855 single-family homes are planned in the city and are expected to be built out in five to 20 years, according to the news release.

Based on an average household size of 2.46 according to the census, the city expects to add 25,055 residents in the next 10 to 20 years, according to the news release.

For more information about the census growth rankings, visit www.census.gov/popest/data/cities/totals/2014/index.html.

Related

Treating Georgetown

June 10, 2015

In "Georgetown"

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May 21, 2015

In "San Marcos | Buda | Kyle"

Frisco near top in population growth

June 3, 2014

In "DFW Metro"

Population boom ignites high demand for housing

March 25, 2015

In "Houston Metro"

Housing choices doubling for senior population in Frisco

June 10, 2015

In "DFW Metro"

Low inventories, labor shortages contribute to rising home prices

May 6, 2015

In "Houston Metro"

Comment 

From the Austin Business Journal

[:http://www.bizjournals.com/austin/blog/real-estate/2015/02/mega-development-underway-in-georgetown-four-star.html](http://www.bizjournals.com/austin/blog/real-estate/2015/02/mega-development-underway-in-georgetown-four-star.html)

Mega-development underway in Georgetown; Four-star hotel on tap

Feb 19, 2015, 2:49pm CST



[Jan Buchholz](#)

Staff Writer- *Austin Business Journal*

[Email](#) | [Twitter](#) | [LinkedIn](#)

Construction is underway on one of Georgetown's first luxury mixed-use developments, which will include a seven-story four star Sheraton hotel and conference center.

The Summit at Rivery Park project has been in the works for some time, and finally the tax increment financing and development team has moved it first shovel of dirt on a 32-acre site west of I-35 and north of Texas Highway 29.

Hines, the development giant based in Houston, is teaming up with Georgetown-based Novak Brothers.

The 222-room hotel, which will include a 30,000-square-foot conference center, is scheduled to deliver in summer 2016.

A three-level parking garage, along with various road and utility infrastructure, also will be built in part with public monies — about \$13.25 million.

The city of Georgetown, the **Georgetown Economic Development** Corp. and the Georgetown Transportation Enhancement Corp. are jointly involved in the complex financing package. Property and sales tax receipts generated by the development will be collected into a fund that will reimburse the parties over the long run.

Novak Brothers has already built 31 brownstone homes at the site. About 114 brownstones ultimately will be built along with 223 apartment units.

The project also will include restaurants and retail shops.

The Sheraton Georgetown Texas Hotel and Conference Center will be operated by Starwood Hotels & Resorts Worldwide Inc. Starwood, a Stamford, Conn.-based hospitality giant, also operates the **W Austin Hotel**, Westin Austin at the Domain, Aloft Austin at the Domain and the Sheraton Austin at the Capitol. It also will operate the Westin Austin Downtown under construction at 310 E. Fifth St.

Jan Buchholz covers commercial and residential real estate, construction and architecture and retail and restaurants for the Austin Business Journal.



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K