

# SALE



## LINAKA INVESTMENTS, LLC

1110 WILLIAMS DRIVE  
GEORGETOWN | HIGH VISIBILITY | 78628

Building SF: 1,032 SF      Price: \$309,500

LOT: 7,405 SF              Zoning: C-1

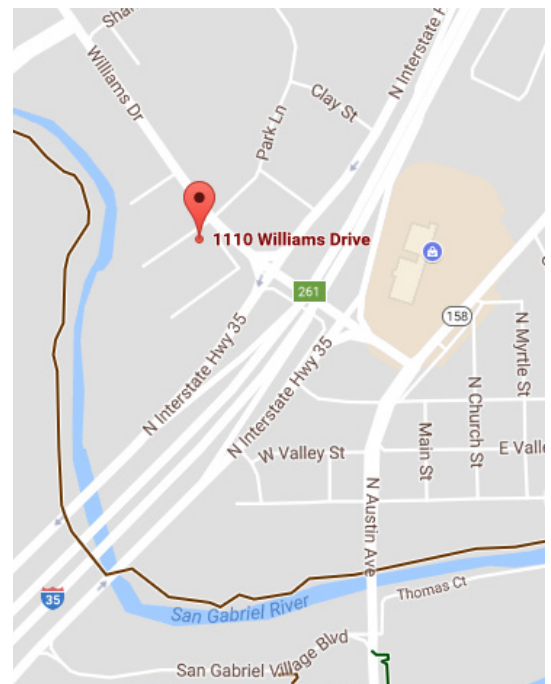
Great commercial property. Beautiful structure built in 1932 that was recently renovated in 2016 to perfection. Your business can move right in, no need to lift a finger getting it ready. Williams Drive is a heavily trafficked street and only a few blocks from IH35.

- Property has 6 on-site parking spaces
- Includes a spacious reception area, 2 large office spaces, and a large kitchen/work room
- Traffic Count: 31,000 cars per day

**BECK-REIT**  
COMMERCIAL REAL ESTATE

The information contained herein was obtained from sources deemed reliable. Beck-Reit Commercial, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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# DEMOGRAPHICS

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**Neighborhood:** Metropolitan

**Population:** 43,794

**Median Age:** 43

**Household Annual Income:**  
\$80,377

**Daytime Employment:** 2,214  
Health Care & Social Assistance:  
519 Businesses  
Scientific & Technology Services:  
267 Businesses

**Unemployment Rates:** 10.7%

**Household Size:** 3

**Population Growth:** 16.5%

**Retail Spending**  
(per month): \$2,051

**Restaurant Spending**  
(per month): \$4,247

**Fun & Hobbies Spending**  
(per month): \$2,660

## NEIGHBORHOOD INFO

**2022 Population Projection:** 51,057

**Employment:**  
Professional  
Management

**Dominant Segmentation:**  
Professional Pride

**Housing Type:**  
Single Family

**Lifestyle Group:**  
Affluent Estates: Established wealth--educated, well-traveled married couples

**Preferred Activities:** Play golf; ski; goes to bars/clubs; attend concerts. Own the latest tablets, smart phones and laptops

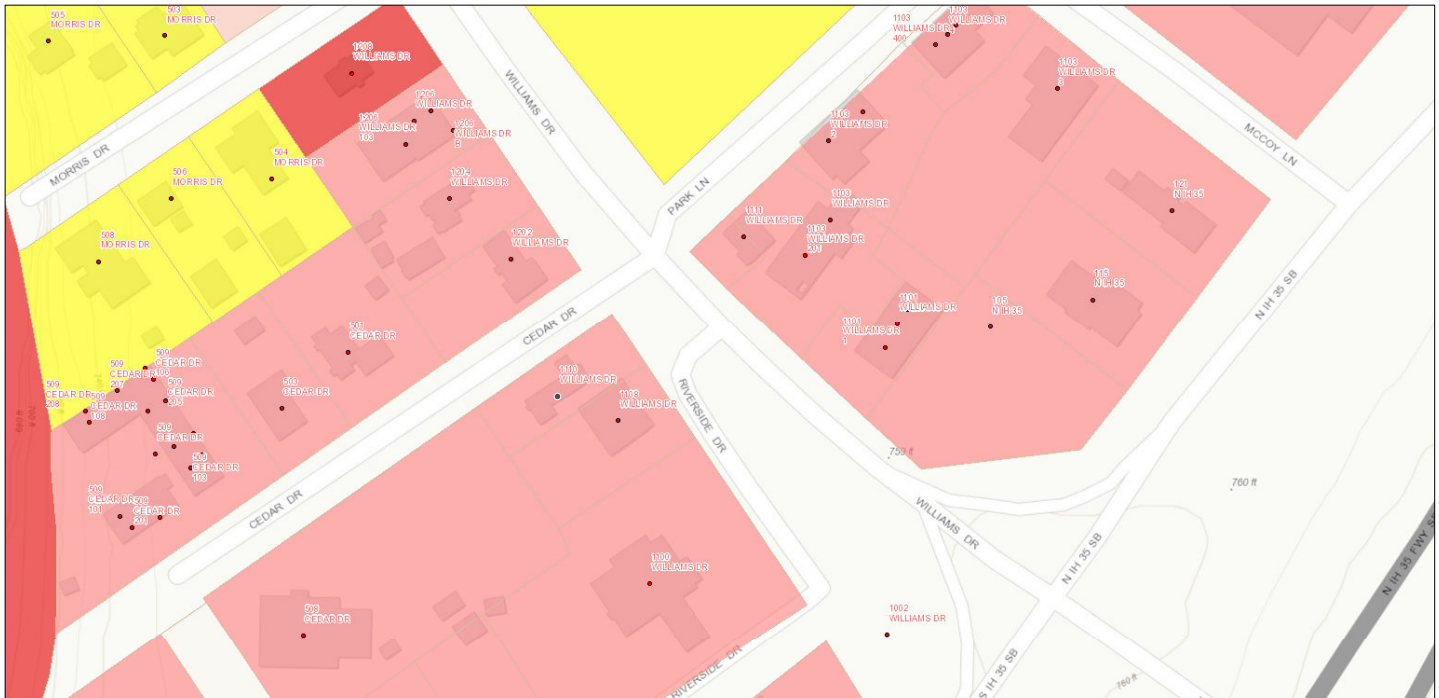
**Education:**  
College Degree

**Average Disposable Income:** \$78,387



# ZONING

## Zoning - 1110 Williams Dr



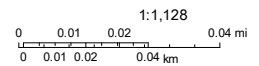
October 17, 2017

- Address Points
- ▭ City Limits
- ▭ Planned Unit Developments
- ▭ Parcels
- Zoning Districts**
- AG - Agriculture

- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multifamily

- MF-2 - High-Density Multifamily
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate

- RL - Residential Low-Density
- RS - Residential Single-Family
- TF - Two Family
- TH - Townhouse



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasc, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS  
County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Geotown |



# EXTERIOR PHOTOS



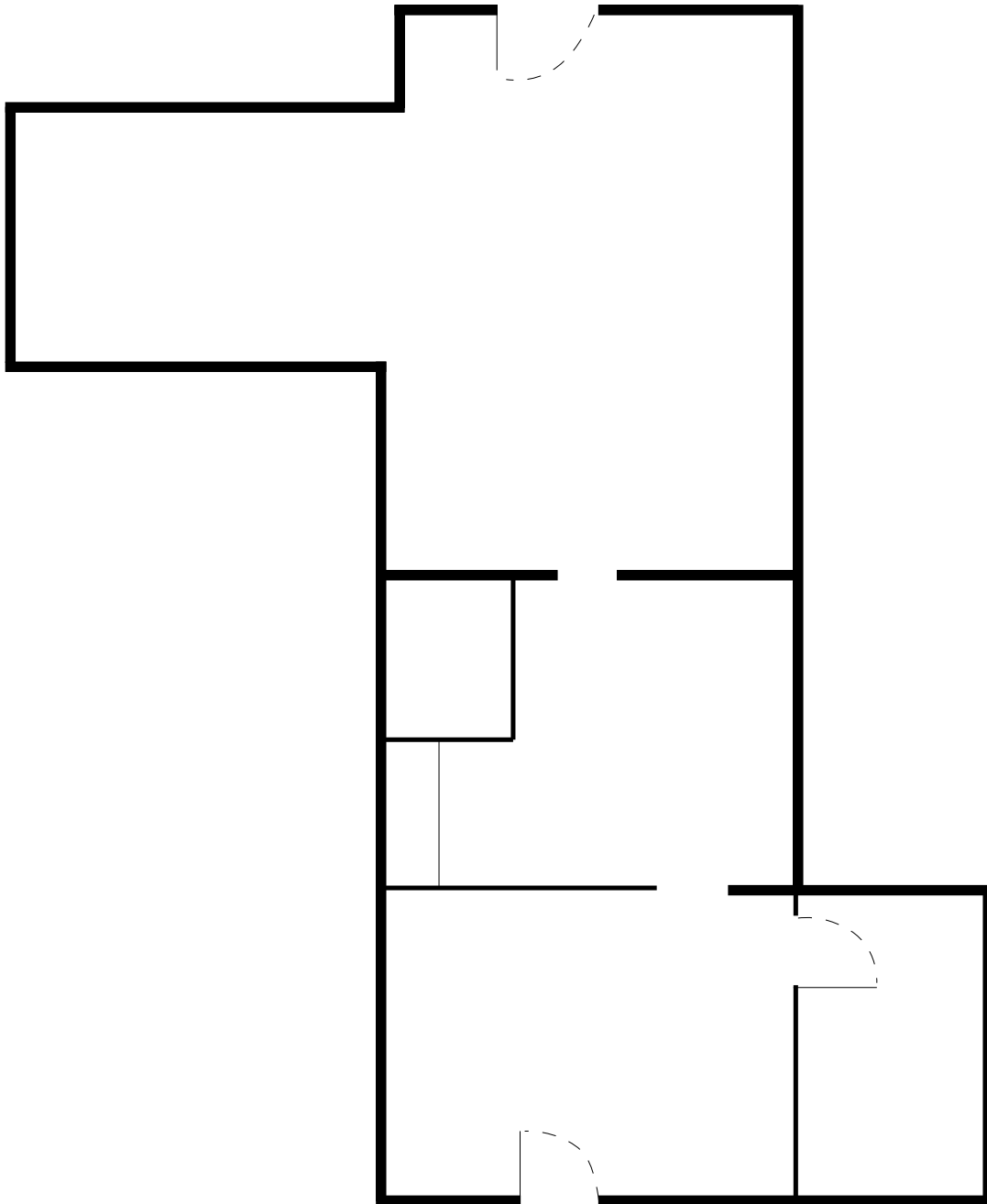
# INTERIOR PHOTOS

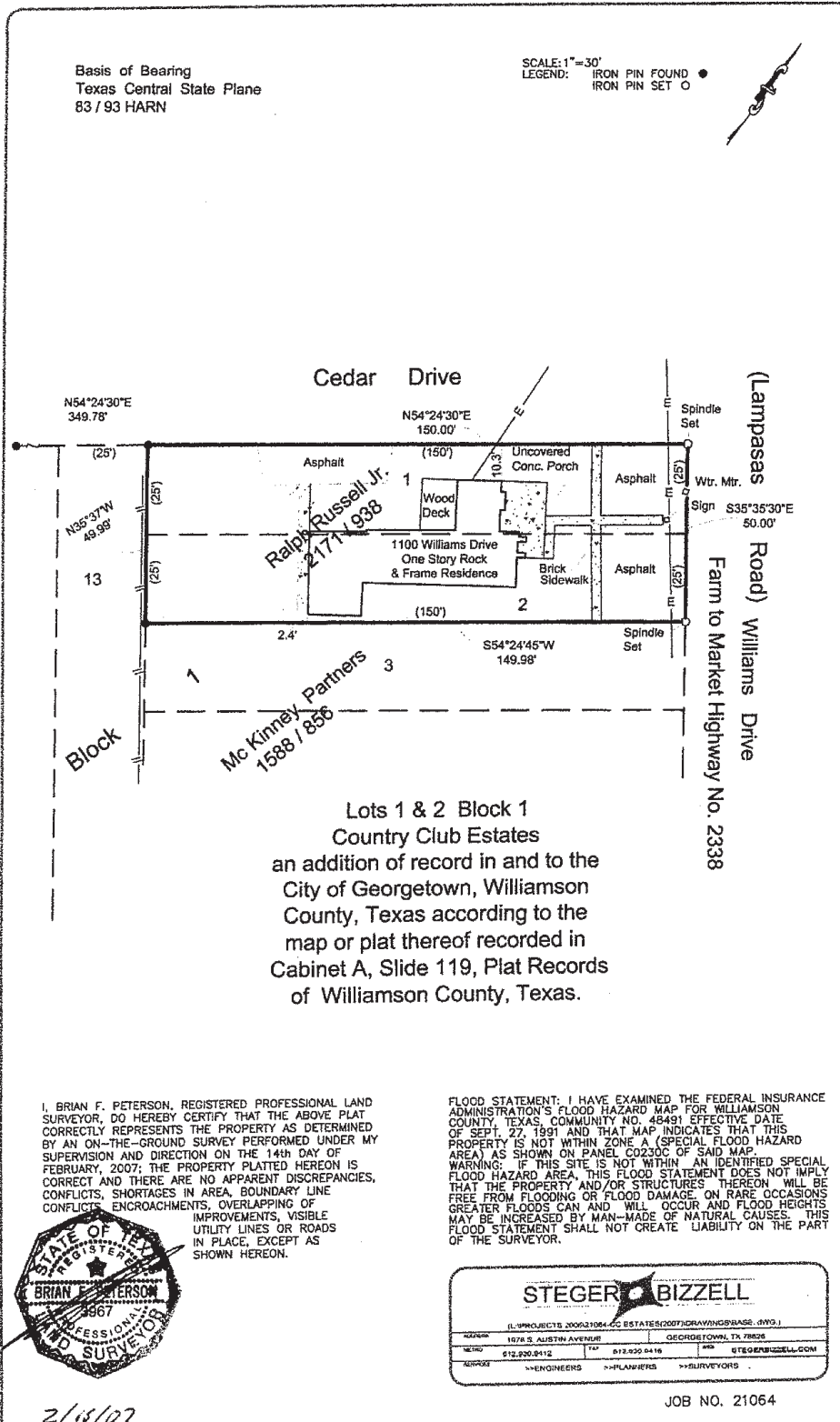


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COMMERCIAL REAL ESTATE

# FLOOR PLANS

## FIRST FLOOR





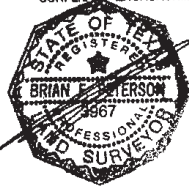
Basis of Bearing  
Texas Central State Plane  
83 / 93 HARN

SCALE: 1"=30'  
LEGEND: IRON PIN FOUND ●  
IRON PIN SET ○

Lots 1 & 2 Block 1  
Country Club Estates  
an addition of record in and to the  
City of Georgetown, Williamson  
County, Texas according to the  
map or plat thereof recorded in  
Cabinet A, Slide 119, Plat Records  
of Williamson County, Texas.

I, BRIAN F. PETERSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION ON THE 14th DAY OF FEBRUARY, 2007; THE PROPERTY PLATTED HEREON IS CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY NO. 48491 EFFECTIVE DATE OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THIS PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL C0230C OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OF NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



2/15/07

**STEGER BIZZELL**

(L:\PROJECTS\200621064\CC ESTATES\007\DRAWINGS\BASE.dwg.)

ADDRESS	1076 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
PHONE	512.920.8412	FAX 512.920.0416
WEBSITE	STEGERBIZZELL.COM	
SERVICES	>>>ENGINEERS >>>PLANNERS >>>SURVEYORS	

JOB NO. 21064





## 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