

# LAND FOR SALE | 4.88 AC

2804 South Bagdad Road | Leander, TX 78641



## PROPERTY DETAILS

**FEATURES:** Approximately 150 feet of frontage on Bagdad Road and approximately 1,400 feet in depth. Traffic counts on Bagdad Road at this location are approximately 21,000 vehicles per day. Property is located directly across the street from Leander High School.

**UTILITIES:** City of Leander water & sewer

**ZONING:** LC-2-B Local Commercial & GC-3-B General Commercial- see map

**PRICE:** \$4.00 per SQ FT | \$850,291

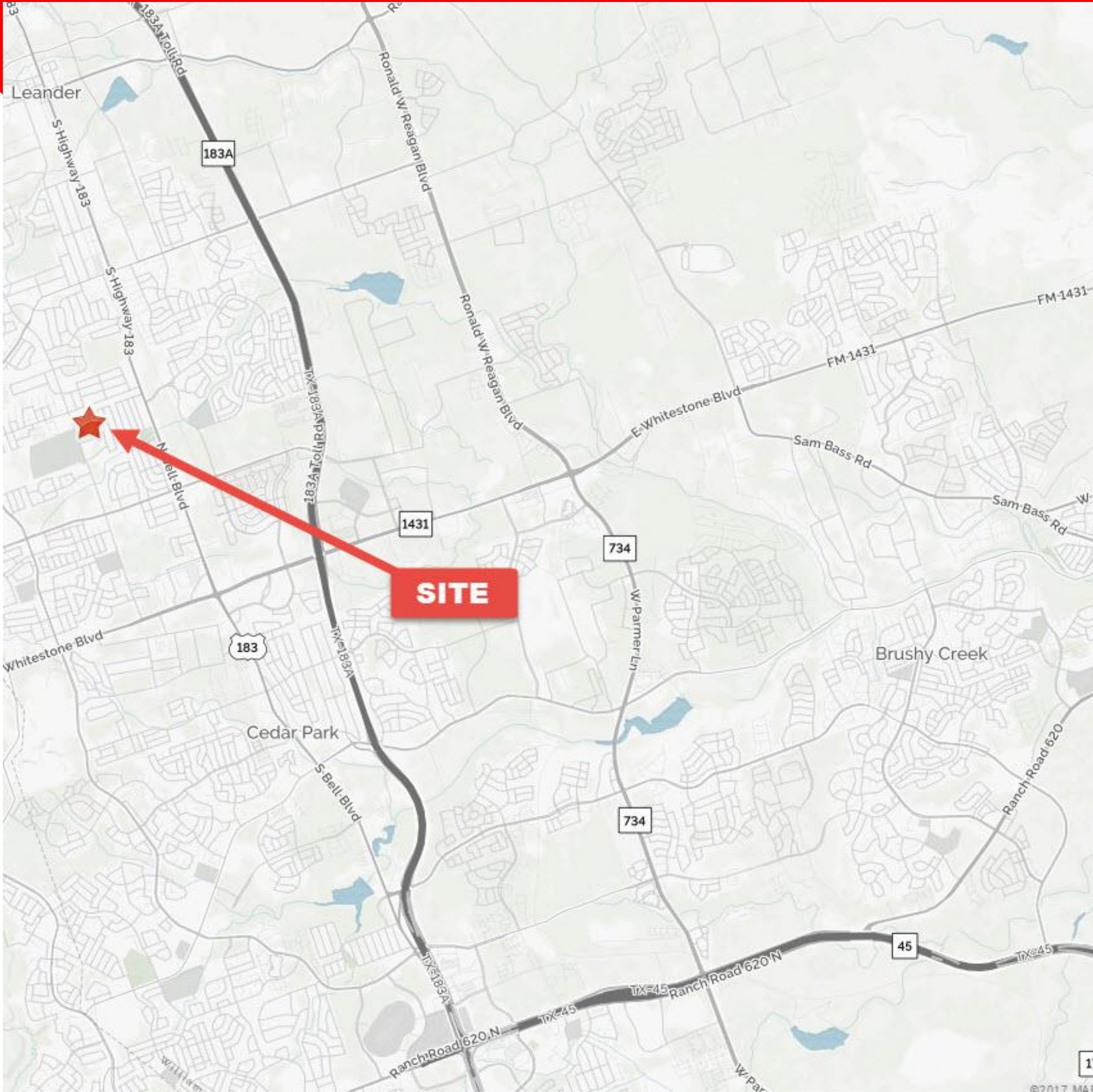
**TURNER COMMERCIAL**  
PROPERTIES

Steve Turner | Broker | 512.930.2800

This property is being offered for sale in its "AS IS, WHERE IS" condition. The Broker is submitting the attached information in its capacity as a representative of the owner. The material contained herein was obtained from sources deemed reliable. Turner Commercial Properties makes no warranty, express or implied, as to the accuracy of the information contained herein. All presented information submitted is subject to change without notice as regards price, terms or availability. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the transaction described herein.

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## LOCATION

Approximately 1 ½ miles north of FM 1431 on the east side South Bagdad Road

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Use	LC	GC
Amenity Center	P	P
Apartment		
Artisan & Handcraft Activities	P	P
Assisted Living or Nursing Home		P
Bar, Nightclub or Private Club		P
Bank	P	P
Bed and Breakfast	P	P
Bingo		
Car Title Loan Shop		
Carwash		P
Colleges, Universities, Vocational Schools, Higher Learning Institution	P	P
Commercial parking		P
Commercial Laundry		
Community Service including Community Center, Civic Organization, and cemetery/mausoleum (not including cremator or embalming)	P	P
Contractor & Building Material Storage		
Cultural Facilities	P	P
Day Care for 6 or fewer children	P	P
Day Care, all other	P	P
Entertainment activities		P
Florist Shop	P	P
Funeral Home, No Embalming or Cremation	P	P
Funeral Home, Including Embalming & Cremation		P
Golf course/country club	P	P
Grocery Store	P	P
Group Home Class 1	P	P
Group Home Class 2	P	P
Group Home Class 3	S	S
Home Occupations	P	P
Hooka Lounge		
Hospital		P
Hotel / Motel, Boarding Houses		P
Liquor Store		P
Major equipment sales and leasing		P
Manufacture, Assembly or Processing of Materials of Non Hazardous Materials		
Manufactured Homes		
Manufactured Housing Sales		P
Mixed Use/ Apartment	P	P
Office	P	P
Office, Medical	P	P
Office/ Warehouse		P
Outdoor Processing of Materials		
Park and related facilities	P	P
Passenger terminal		P
Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)	P	P
Pet Shop		P
Pharmacy	P	P
Place of Worship	P	P
Public Buildings	P	P
Medical Clinic	P	P
Pawn Shop		
Payday Lending		
Real Estate Sales Office during the development and sale of a residential subdivision		
Restaurants	P	P
Research, Testing & Development Laboratory		P
Retail Sales of New Products and Service	P	P
Retail Sales, Second Hand Resale and Services		
RV, Trailer, Commercial Motor Vehicle, or Boat Outdoor Storage		
Schools, public or private including all levels up to high school	P	P
Self-service storage/Mini-Warehouse		
Single-Family, Attached		
Single-Family, Detached		
Single-family, zero lot line		
Stand Alone Crematory or Embalming Establishment		
Tattoo and/or Body Piercing		
Townhouse		
Two-Family Dwelling		
Utility, Minor	P	P
Utility, Major		
Vehicle Sales (New), Rental, Repair		P
Vehicle Sales (New & Used), Rental, Repair		
Veterinarian Office	P	P
Veterinarian Office, Animal Hospital or Animal Boarding		P
Warehouse and Distribution		
Wholesale Activities		
Wireless Communications - Stealth	P	P
Wood yard		
Wrecker Impoundment, Towing		
WTF, Self-standing	P	P

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Steve Turner</b>	<b>253420</b>	<b>steve@turnerprop.com</b>	<b>(512) 930-2800</b>
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