

For Sale

Contact: Henry de Keratry Jr

Email: hdk@keracommercial.com

www.KeraCommercial.com

512 | 335 | 4554



## 13276 Research Blvd., Suite 109 - Austin



### Details

Listing Company: Kera Commercial  
 Listing Contact: Henry de Keratry Jr. - 512|413|4995  
 MLS#: 8692195  
 Status: SOLD  
 Address: 13276 Research Boulevard Austin, 78750  
 City: Austin  
 County: Williamson  
 State: Texas  
 Postal: 78750  
 Property Type: Office Condominium  
 Year Built: 1984  
 Sewer Septic: City Sewer  
 Water: City Water  
 Sale | Lease: For Sale  
 Tenancy: Vacant

2015 Projection		
< 3 Miles	< 5 Miles	< 10 Miles
94,691	173,904	11,000
70,771	132,106	8,300
23.7%	21.7%	21.0%
4,545	4,115	4,300
42	41	43
47,185	87,075	5,500
47,506	86,829	5,400

### Description

Status: SOLD

Fantastic 2,277 square foot, first floor unit with plenty of space and great location with easy access to 183 in Northwest Austin. Beautiful building with quaint courtyard. Perfect space for professional offices, such as attorney, real estate, insurance offices or a salon or massage spa. Approximately 10 offices and 3 baths, one with a shower plus lobby. Potential to divide into two units, with HOA approval. Rare opportunity for an office condo of this size in this location.



### Location

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## Demographic Information

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	9,946	94,691	173,904	11,011	107,236	195,134
Total Census 2010 Population	8,303	70,771	132,106	8,303	70,771	132,106
Population Change %	13.3%	23.7%	21.7%	21.2%	38.2%	35.7%
Population Density (People/SQ Mile)	3,982	4,545	4,115	4,352	5,142	4,621
Median Age	41	42	41	43	44	44
Total Males	5,024	47,185	87,075	5,581	53,587	97,936
Total Females	4,922	47,506	86,829	5,430	53,649	97,198



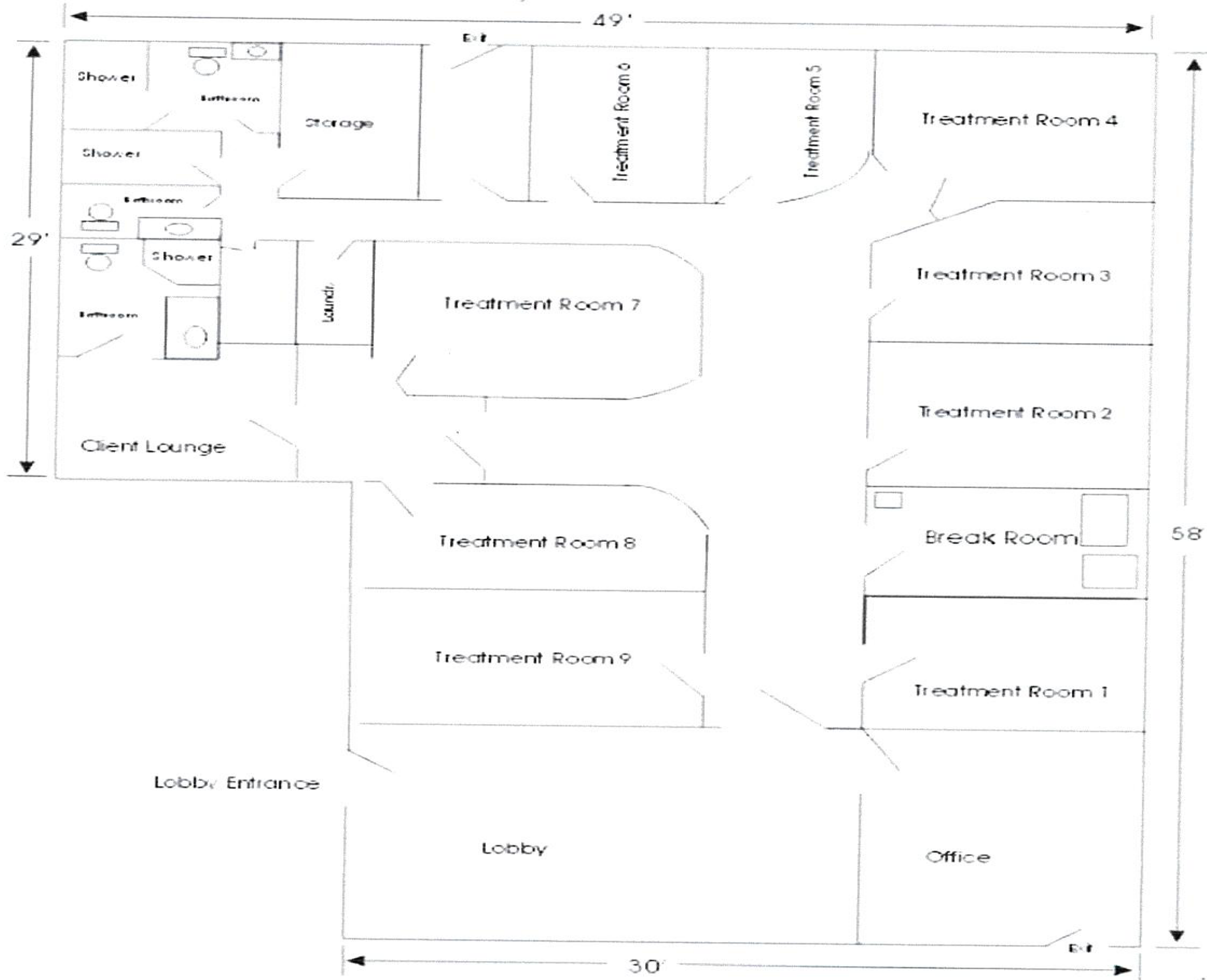
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Floor Plan

The Spa at Plaza Cortez  
13276 Rsearch Blvd, Suite 109  
Austin, TX 78750



Total Sq Feet = 2300





11/2/2015



### Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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>KERA Commercial</b>	<b>560916</b>	<b>info@KERACommercial.com</b>	<b>(512)335-4554</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Henry de Keratry</b>	<b>92471</b>	<b>henryd@kerarealty.com</b>	<b>(512)517-4433</b>
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date