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Fax: 512-930-5348
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BROKER:
Larry D. Kokel – Cell 512-924-5717
info@texag.com

PROPERTY FOR SALE:
2.07 ACRES WILLIAMSON COUNTY, TEXAS
CLOSED AUGUST 2021 **1400 WEST 2ND STREET**
TAYLOR, TEXAS

ACCESS-LOCATION:
±196 feet along south side of West 2nd Street, Taylor Texas.

LEGAL:
Lot K, Block 5, Doak's 3rd Addition, City of Taylor, Williamson County, Texas.
2.07 Acres per Williamson County Appraisal District, R016905. Acreage subject to survey at Buyer's expense.

UTILITIES:
Water: City of Taylor
Wastewater: City of Taylor

Zoning:
M-I Light Industrial.
Future Land Use Map of City of Taylor indicates "Commercial".

TAXES:
Currently under Being Farmed and under Agriculture Use (R016905).
Ag Assessed Value \$636
Annual Taxes ± \$17.00 year
Market Value 2021 \$180,337
Future change in use will trigger Ag Use roll-back estimated at ±\$16,350* which is to be responsibility of Buyer.
*(Based on change of use in Tax year 2022)

COMMENTS:
Land is on south side of West 2nd Street which is Business US 79 between Loop 397 and State Highway 95, near downtown Taylor. Well established business corridor with potential for commercial business and service/warehouse distribution development.

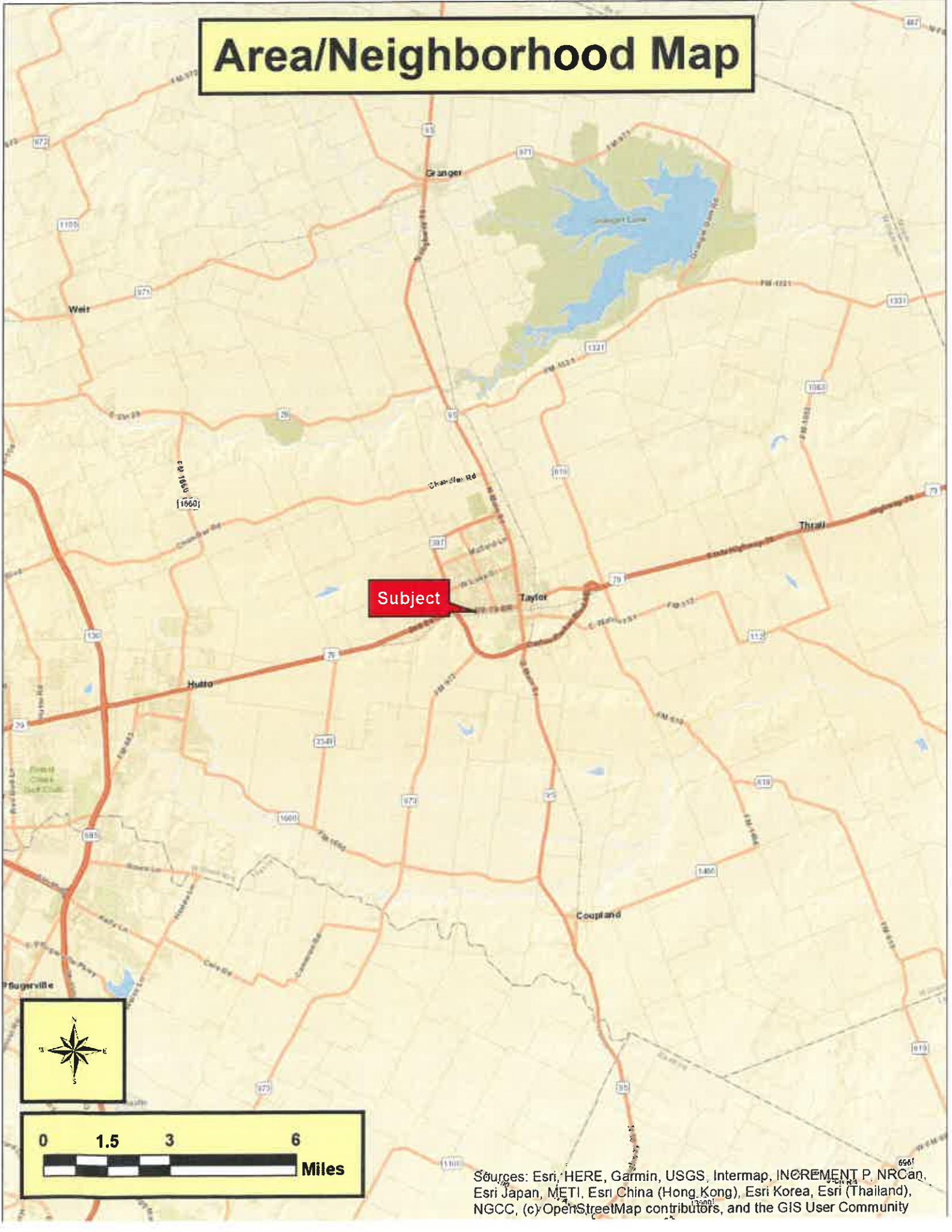
PRICE: \$350,000

COMMISSION: 3% to be paid to Buyer's Broker with acceptable contract and final closing and funding.

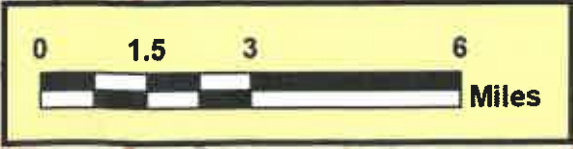
Contact: **TEXAG Real Estate Services, Inc.** www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Area/Neighborhood Map

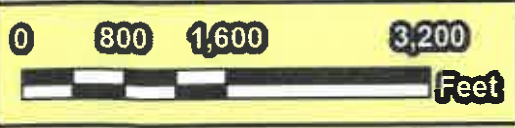
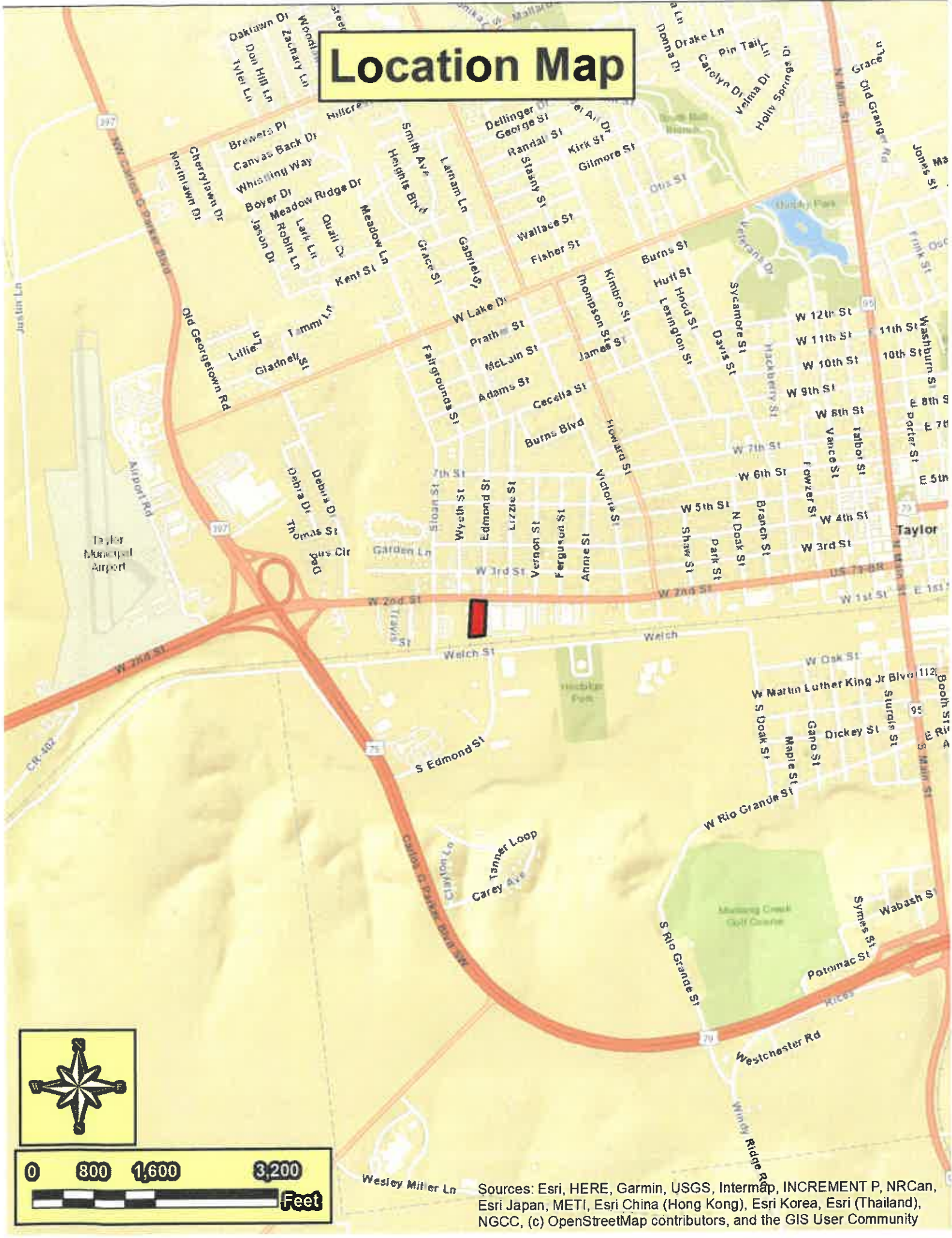


Subject



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)OpenStreetMap contributors, and the GIS User Community

Location Map



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Aerial Map

WYETH ST

EDMOND ST

W 2ND ST



WELCH ST

Date of Imagery 2020

Contour/Flood Map



GARDEN LN

W 4TH ST

WYETH ST

EDMOND ST

LUZZIE ST

VERNON ST

SLOAN ST

W 3RD ST

W 2ND ST



FRANKLIN ST

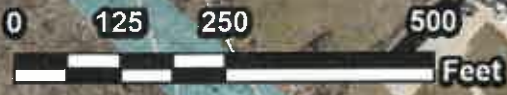
550

650

550

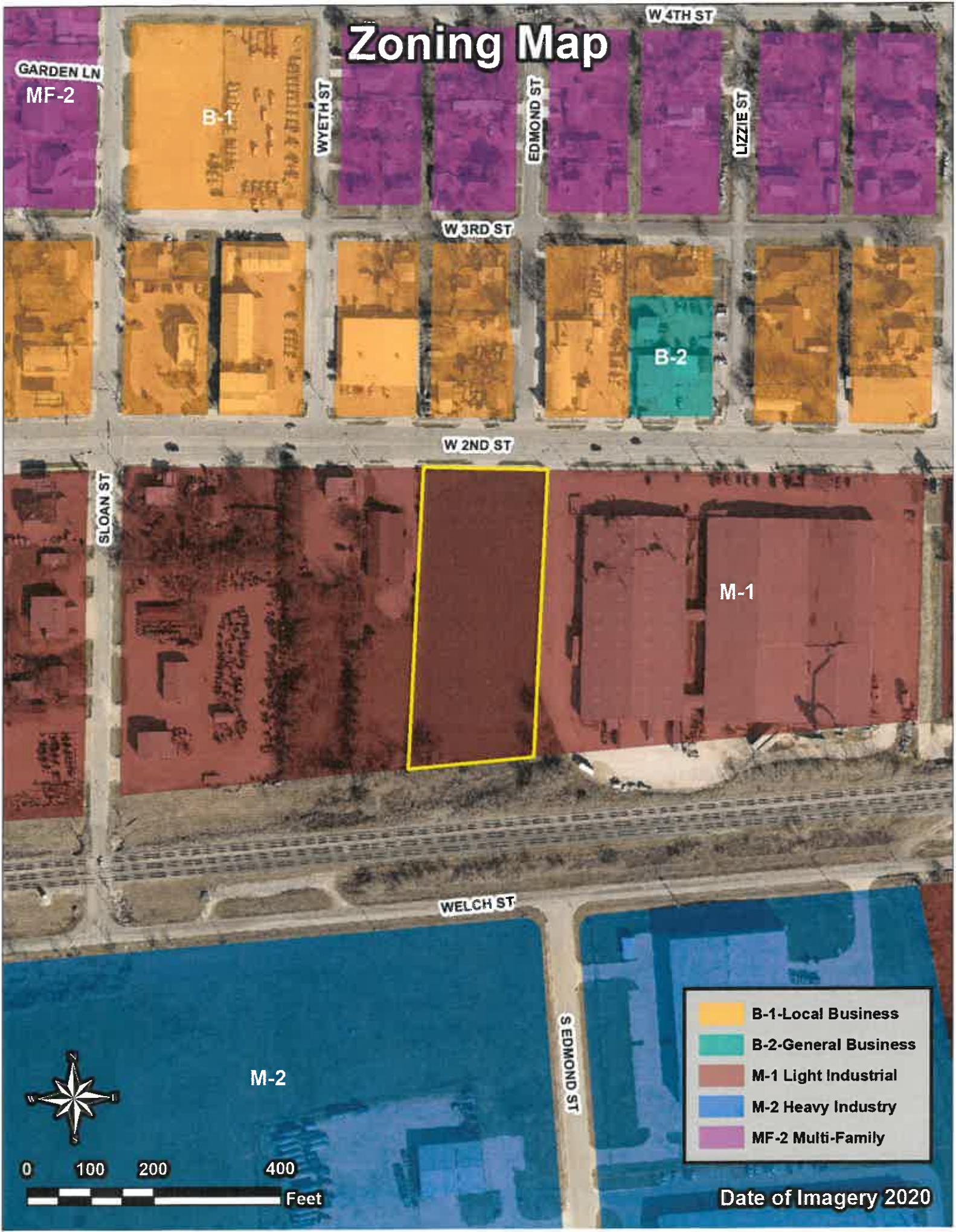
WELCH ST

S EDMOND ST



Date of Imagery 2020

Zoning Map



- B-1-Local Business
- B-2-General Business
- M-1 Light Industrial
- M-2 Heavy Industry
- MF-2 Multi-Family



Date of Imagery 2020

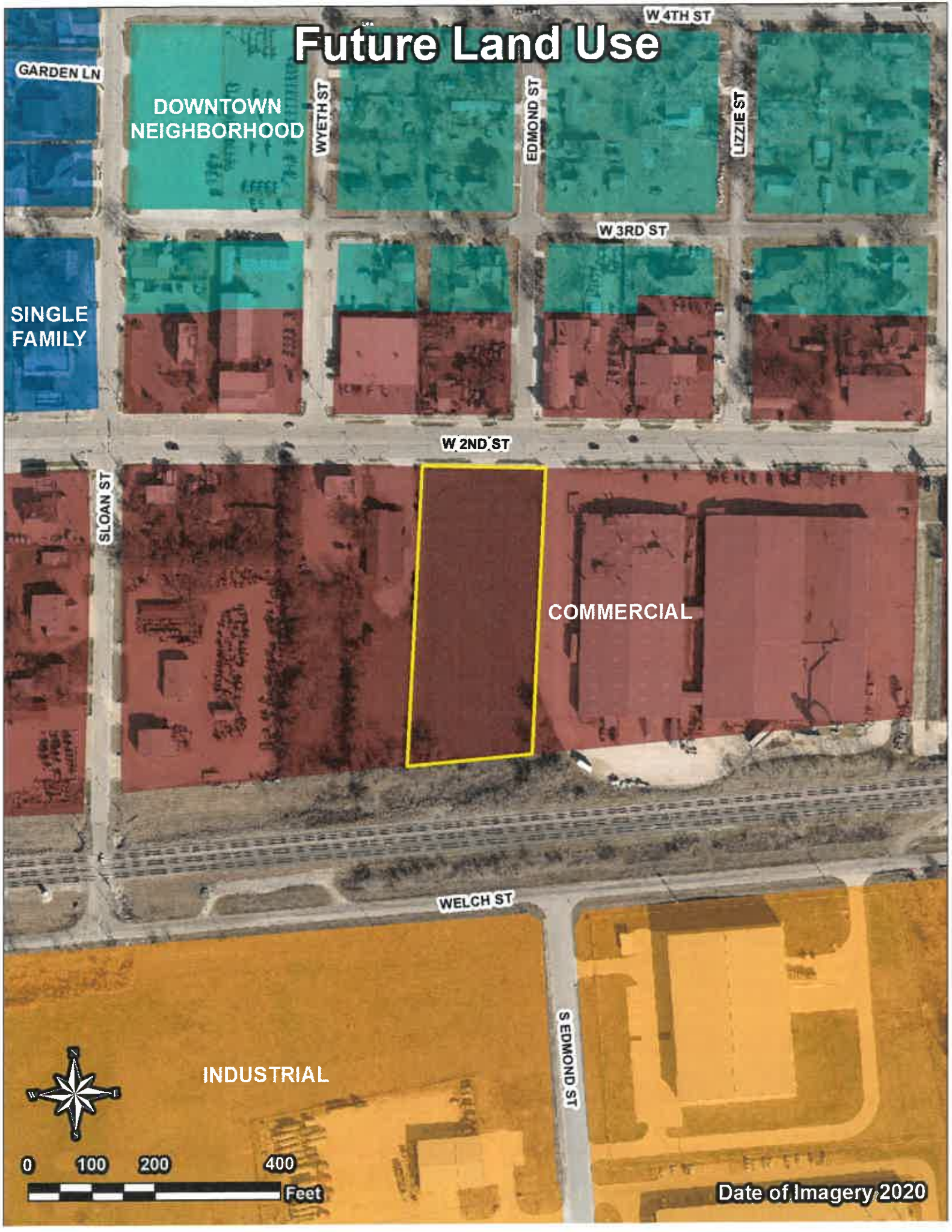
Future Land Use

DOWNTOWN
NEIGHBORHOOD

SINGLE
FAMILY

COMMERCIAL

INDUSTRIAL



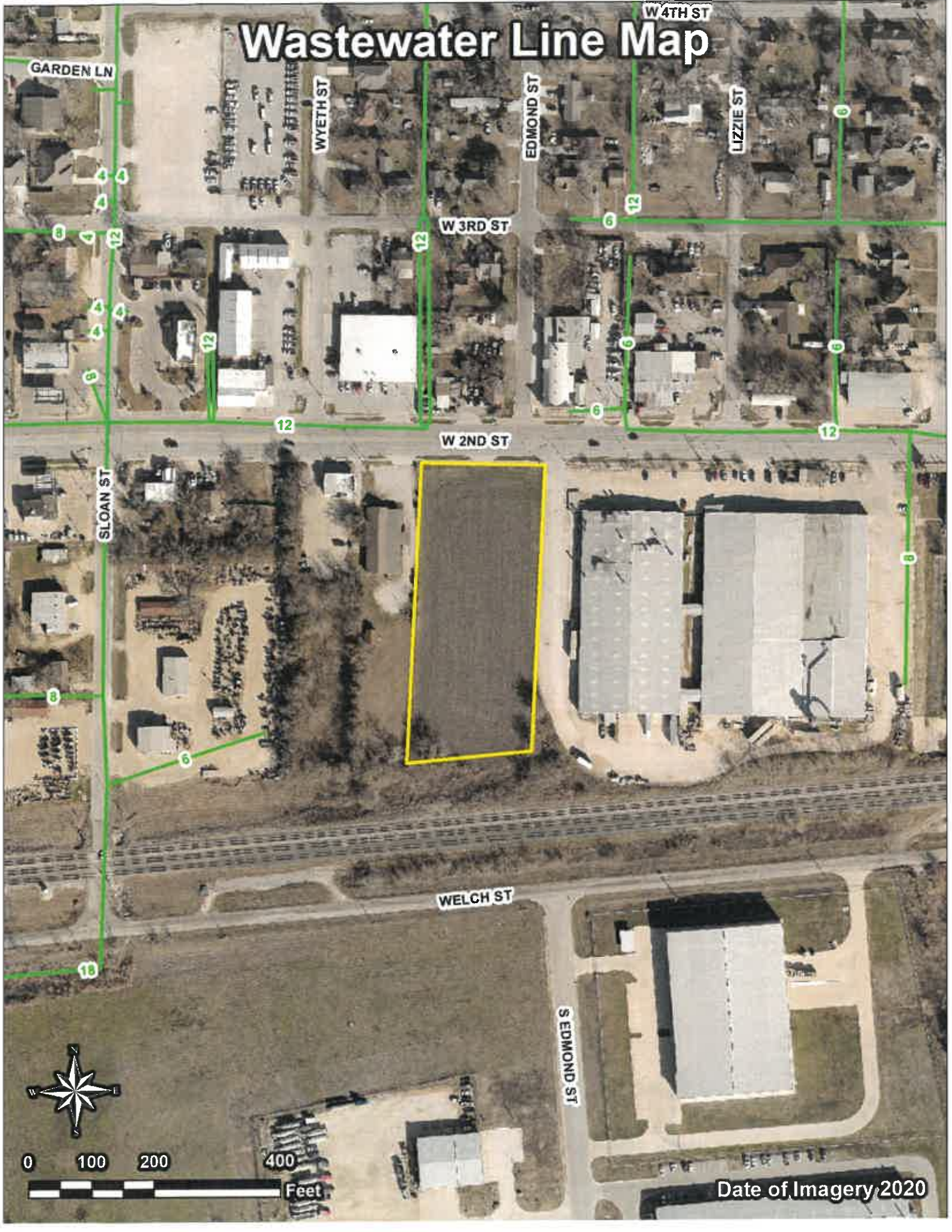
Date of Imagery 2020

Water Line Map



Date of Imagery, 2020

Wastewater Line Map



Date of Imagery, 2020

Tax Plat

W 4TH ST



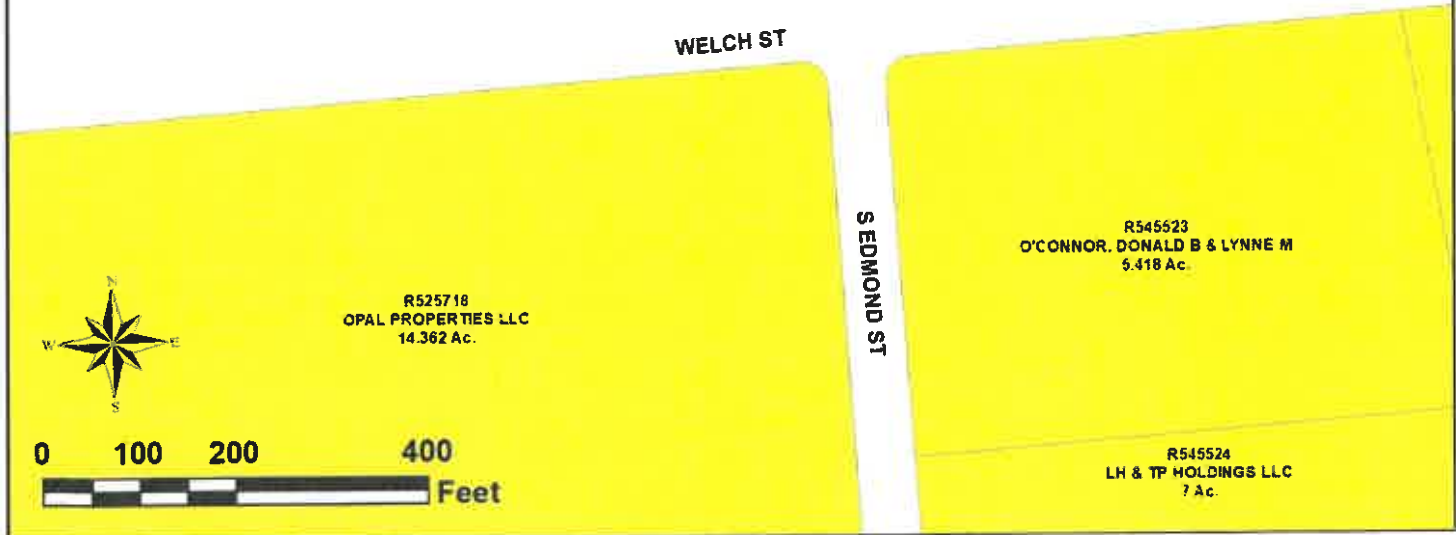
W 3RD ST



W 2ND ST



WELCH ST





WYETH ST

EDMOND ST

W 3RD ST

LIZZIE ST

VERNON ST

W 2ND ST

US Highway 79

±196'

±476.7'

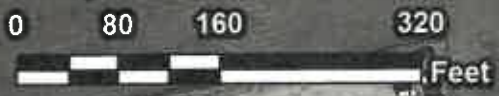
±457.8'

±198'

Missouri Pacific Railroad

WELCH ST

S EDMOND ST



Date of Imagery 2020



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 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.

TEXAG REAL ESTATE SERVICES, INC. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	368153 License No.	info@texag.com Email	(512)930-5258 Phone
LARRY D. KOKEI Designated Broker of Firm	0216754 License No.	info@texag.com Email	(512)930-5258 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

IABS 1-0 Date