

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-943-4539  
[www.texag.com](http://www.texag.com)



**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**PROPERTY FOR SALE:  
404 WEST 9<sup>TH</sup> STREET  
GEORGETOWN, TEXAS 78626**

**LAND AREA:**

0.37 Acres (16,177 SF)

**BUILDING:**

Two story wood frame with rock veneer exterior.  
(Size per exterior measurements).

First Floor: 2,682 SF  
Second Floor: 3,570 SF  
Total: 6,252 SF

Constructed in 1986.

**PARKING:**

27 spaces (4 covered).  
Asphalt and concrete.

**OCCUPANCY:**

First Floor: Four (4) Tenants (month to month)  
Second Floor: Owner Occupied

**UTILITIES:**

Electric: City of Georgetown with four (4) meters  
Water: City of Georgetown – single meter  
Gas: Atmos  
Internet: Optimum

**ZONING:**

MU-DT – Mixed Use - Downtown.

**ACCESS:**

West 9<sup>th</sup> Street – 121.19 feet  
Martin Luther King Street – 141.81 feet



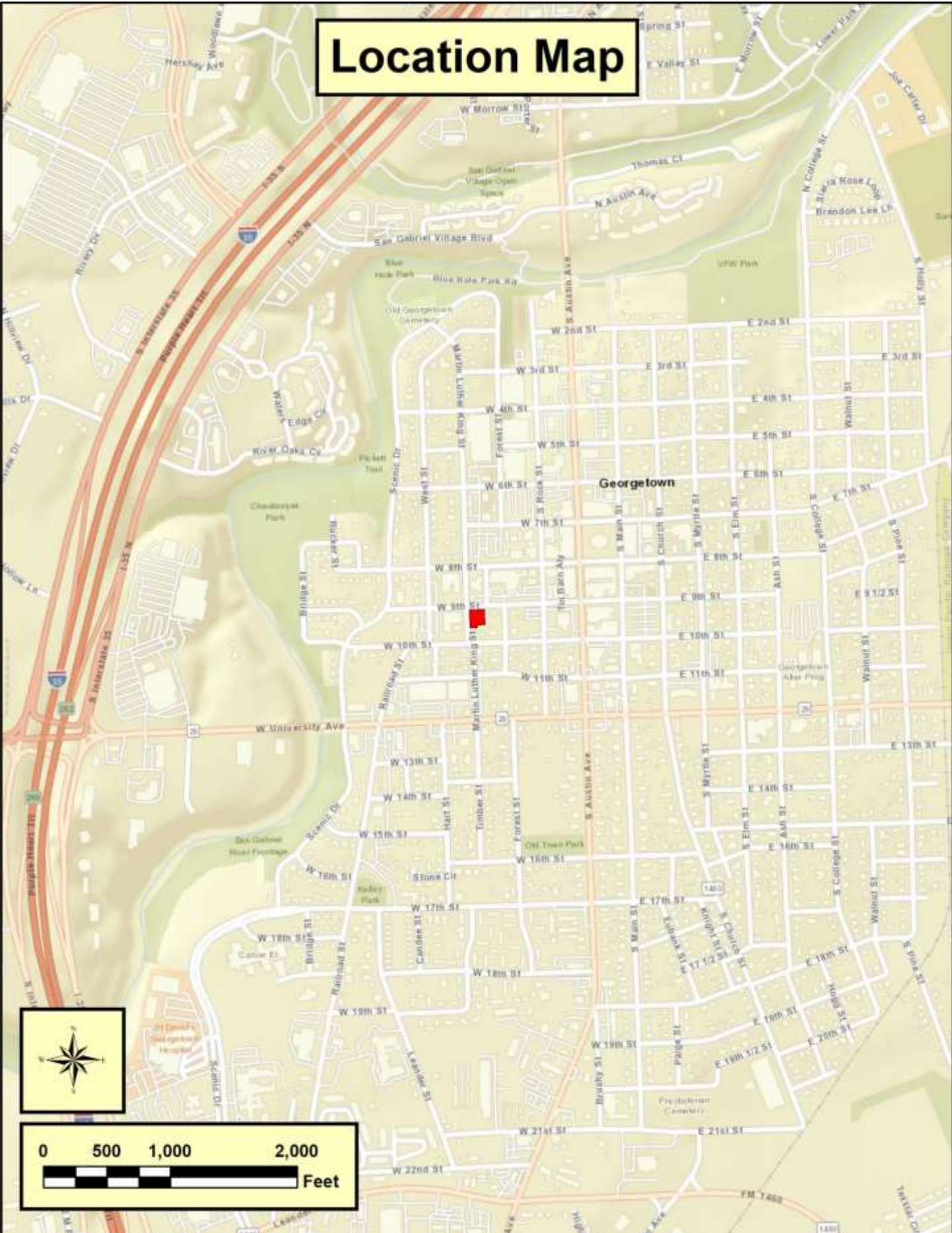
**PRICE: \$2,000,000**

Owners are licensed Texas Real Estate Brokers.

Contact: **TEXAG Real Estate Services, Inc.** [www.texag.com](http://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.

# Location Map



# Aerial Map



W 8TH ST

MARTIN LUTHER KING JR ST

W 9TH ST

W 10TH ST

FOREST ST

W 11TH ST



0 50 100 200 Feet

Date of Imagery 2024

# Aerial Map

W 7TH ST



WEST ST

W 8TH ST

MARTIN LUTHER KING JR ST



W 9TH ST



W 10TH ST

FOREST ST



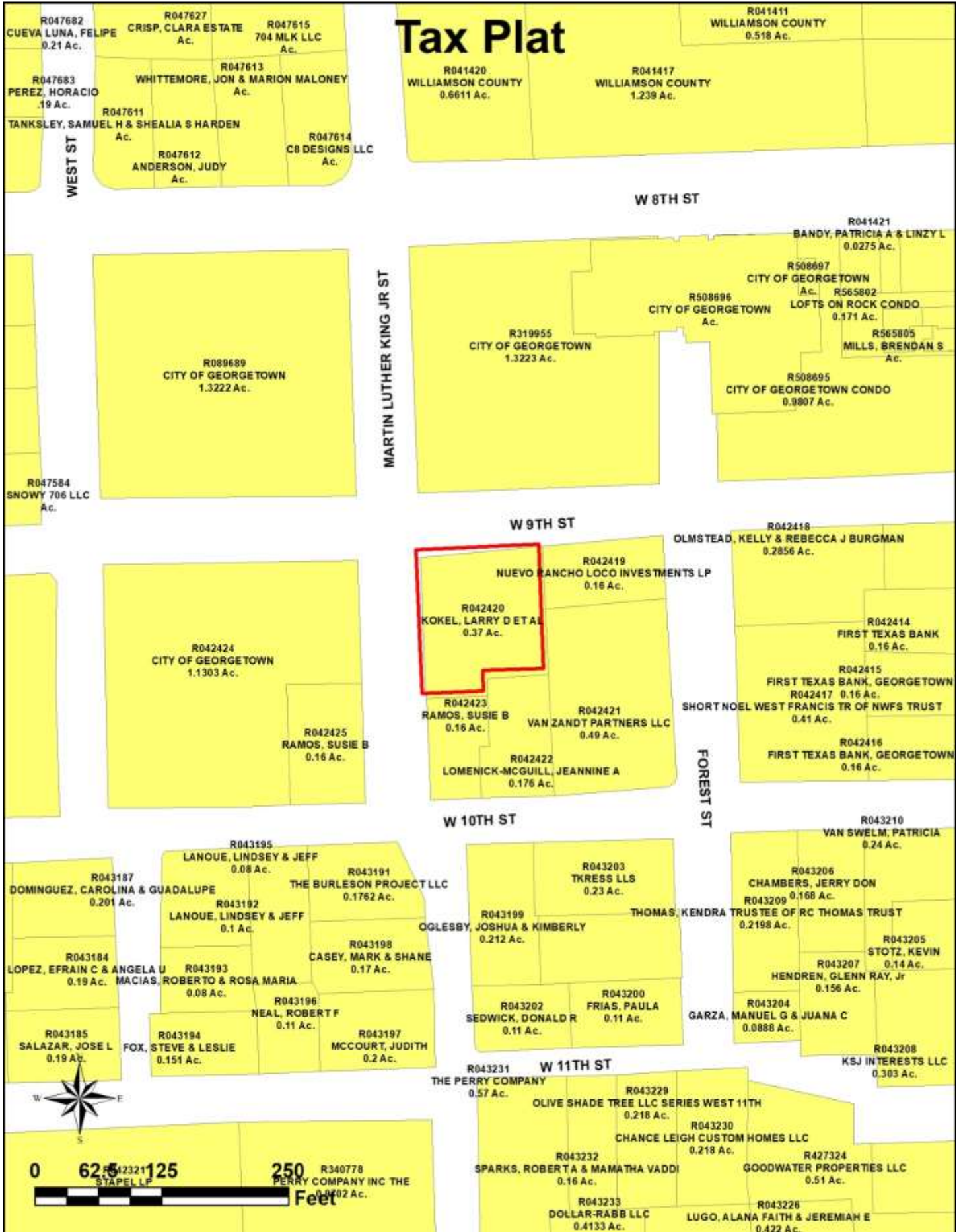
W 11TH ST

Date of Imagery 2024

# Zoning Map (City of Georgetown)

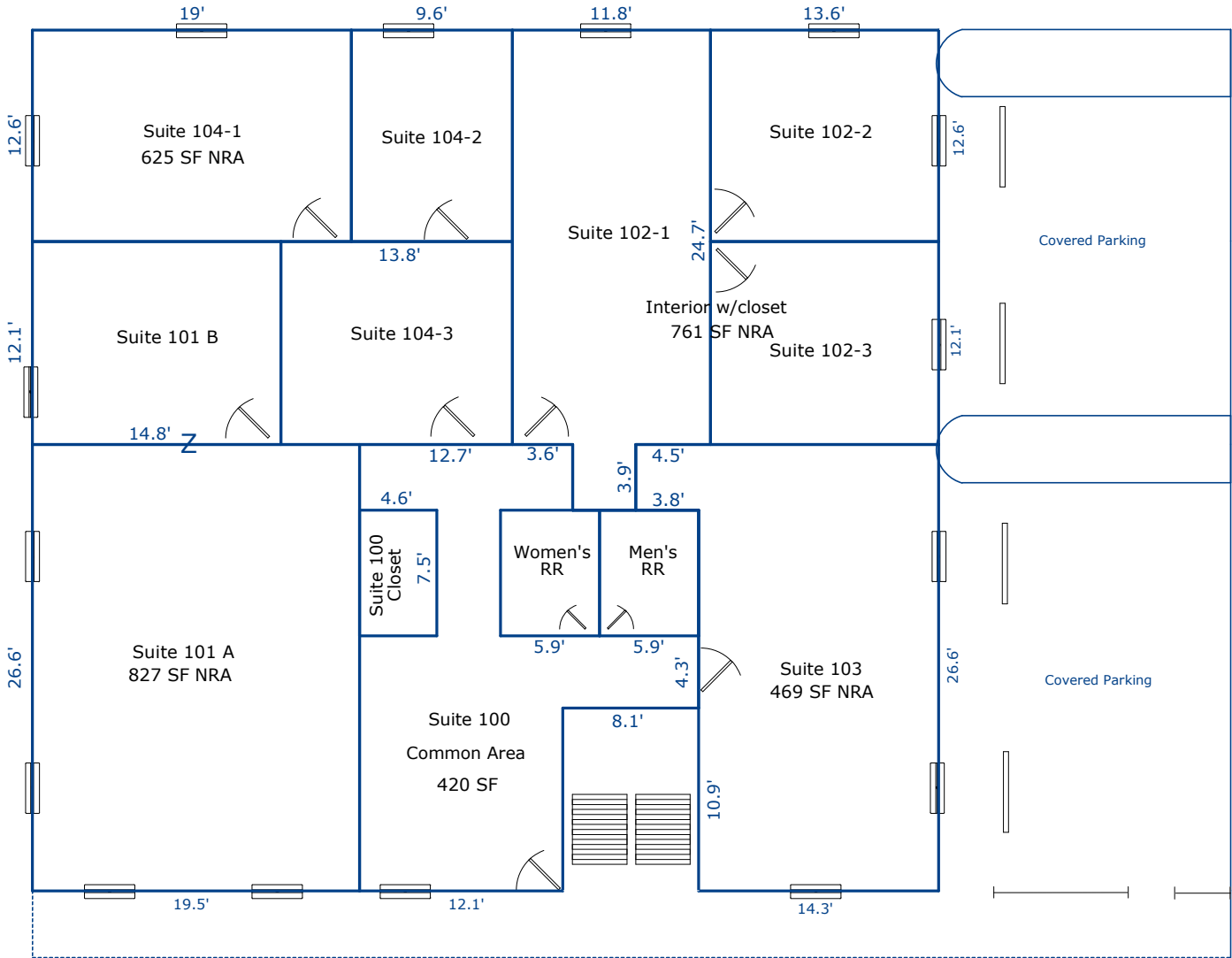


# Tax Plat



# 404 W 9th St. Georgetown, Texas

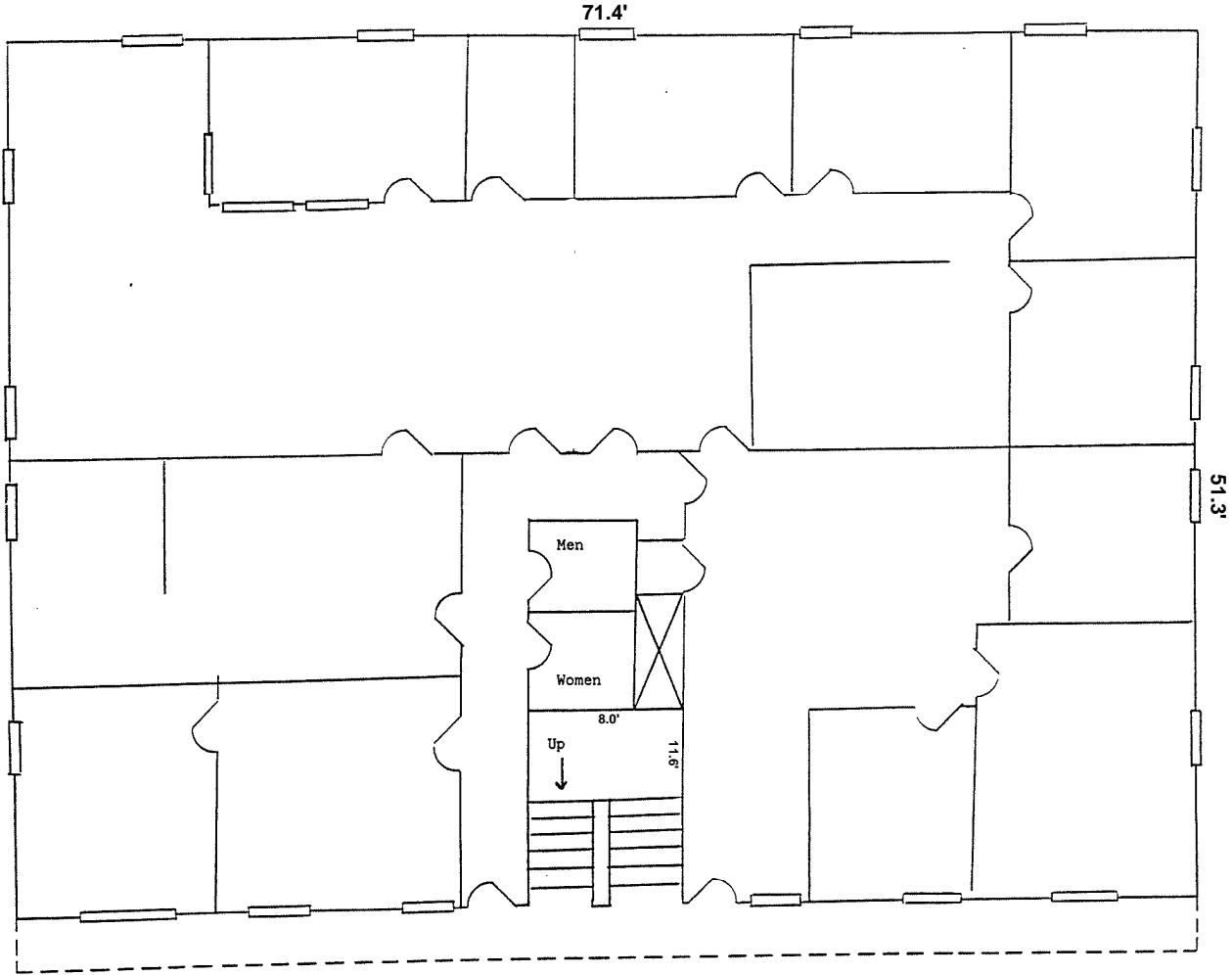
## First Floor Building Sketch



	Useable SF	Common Area	NRA
Suite 101 – A & B	698 SF	129 SF	827 SF
Suite 102 – 1, 2 & 3	642 SF	119 SF	761 SF
Suite 103	395 SF	74 SF	469 SF
Suite 104 – 1, 2 & 3	527 SF	98 SF	625 SF
	<b>2,262 SF</b>	<b>420 SF</b>	<b>2,682 SF</b>

**404 W 9th St.  
Georgetown, Texas**

**Second Floor  
Building Sketch**



**Second Floor = 3,570 SF**



Property: R042420    Owner: KOKEL, LARRY D ET AL    Property Address: 404 W 9TH ST, GEORGETOWN, TX 78626    Tax Year: 2024    2024 Market Value: \$1,385,491

Details    Map    Market Analysis    Market Data Map    Notice of Appraised Value    HS Exemption    Protest Online    Print    [More Resources](#)

2024 GENERAL INFORMATION

Property Status: Active  
 Property Type: C5  
 Legal Description: S3677 - Glasscock Addition, BLOCK 5, Lot 7-8, 6(N/P, ACRES 0.37  
 Neighborhood: G90PS - Small Office(<10,000 Sf)-east Georgetown  
 Account: R-20-4800-0000-0022  
 Related Properties: P317336, P394707, P454779, P456448, P496465  
 Map Number: 3-1117,(3-1216)  
 Effective Acres: -

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
<b>Total Improvement Market Value</b>	<b>\$1,051,059</b>
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Land Timber Market Value	N/A
<b>Total Land Market Value</b>	<b>\$334,432</b>
<b>Total Market Value</b>	<b>\$1,385,491</b>

ASSESSED VALUE

Total Improvement Market Value	\$1,051,059
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Agricultural Use	\$0
Timber Use	\$0
<b>Total Appraised Value</b>	<b>\$1,385,491</b>
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0

Total Assessed Value \$1,385,491

N/A values are not applicable toward total value.

2024 OWNER INFORMATION

Owner Name: KOKEL, LARRY D ET AL  
 Owner ID:  
 Exemptions:  
 Percent Ownership: 100%  
 Mailing Address: 404 W 9TH ST #STE 201 GEORGETOWN, TX 78626  
 Agent: -

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		-	\$1,385,491	0	0
CGT- City of Georgetown		-	\$1,385,491	0.374	0
GWI- Williamson CO		-	\$1,385,491	0.333116	0
RFM- Wmsn CO FM/RD		-	\$1,385,491	0.044329	0
SGT- Georgetown ISD		-	\$1,385,491	1.0467	0
T03- TIF - Georgetown - CBD		-	\$1,385,491	0	0
<b>TOTALS</b>				<b>1.798145</b>	

2024 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value	
-	F1 - Real, Commercial	No	6,199 Sq. Ft	N/A	
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1985	2,666	N/A	Details
Class	PS (PS Small Office Building)	Bedrooms	-	Flooring	-
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	SLB (Slab)
Adjustment %	78%	Heat and AC	CHCA	Int. Finish	PA
Roof Style	GBL	Fireplaces	-	Ext. Finish	STN

		% Complete		-			
2	Second Floor	1985	3,533	N/A	Details		
Class	PS (PS Small Office Building)	Bedrooms	-	Flooring	-		
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	-		
Adjustment %	78%	Heat and AC	-	Int. Finish	-		
Roof Style	-	Fireplaces	-	Ext. Finish	-		
		% Complete		-			
3	Stairwell	-	372	N/A	Details		
Class	PS (PS Small Office Building)	Bedrooms	-	Flooring	-		
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	-		
Adjustment %	78%	Heat and AC	-	Int. Finish	-		
Roof Style	-	Fireplaces	-	Ext. Finish	-		
		% Complete		-			
4	Open Porch	-	88	N/A	Details		
Class	PS (PS Small Office Building)	Bedrooms	-	Flooring	-		
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	-		
Adjustment %	78%	Heat and AC	-	Int. Finish	-		
Roof Style	-	Fireplaces	-	Ext. Finish	-		
		% Complete		-			
5	Asphalt	-	7,500	N/A	Details		
Class	-	Bedrooms	-	Flooring	-		
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	-		
Adjustment %	78%	Heat and AC	-	Int. Finish	-		
Roof Style	-	Fireplaces	-	Ext. Finish	-		
		% Complete		-			
6	Carport	-	867	N/A	Details		
Class	PS (PS Small Office Building)	Bedrooms	-	Flooring	-		
Eff. Year Built	1995	Baths (Full, 1/2, 3/4)	-	Foundation	-		
Adjustment %	78%	Heat and AC	-	Int. Finish	-		
Roof Style	-	Fireplaces	-	Ext. Finish	-		
		% Complete		-			

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	N/A	\$0	\$0	16,117 Sq. ft
<b>TOTALS</b>						<b>16,117 Sq. ft / 0.370000 acres</b>

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2023	\$990,568	\$334,432	\$1,325,000	\$0	\$0	\$0	\$0	\$1,325,000	\$0	\$0	\$1,325,000
2022	\$927,099	\$222,901	\$1,150,000	\$0	\$0	\$0	\$0	\$1,150,000	\$0	\$0	\$1,150,000
2021	\$624,799	\$165,201	\$790,000	\$0	\$0	\$0	\$0	\$790,000	\$0	\$0	\$790,000
2020	\$603,060	\$156,940	\$760,000	\$0	\$0	\$0	\$0	\$760,000	\$0	\$0	\$760,000
2019	\$627,207	\$164,587	\$791,794	\$0	\$0	\$0	\$0	\$791,794	\$0	\$0	\$791,794

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
5/3/2004	DALE ILLIG 1998 TRUST	KOKEL, LARRY D ET AL	2004035677	
10/22/1999	ILLIG, DALE	DALE ILLIG 1998 TRUST	-	DOC 19/9973671
7/1/1992	S&W BUILDING PARTNERSHIP	SLOAN JAY C &	-	2157/777
3/29/1996	SLOAN JAY C &	ILLIG, DALE	9616093	
6/1/1986	WILLIAMS, A PAUL TRUSTEE	S&W BUILDING PARTNERSHIP	-	1379/129

04057375-6

14



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** May 3, 2004

**Grantor:** DALE ILLIG, trustee for the Dale Illig 1998 Trust under an instrument dated October 31, 1998

**Grantor's Mailing Address:**

DALE ILLIG  
707 ROCK ST.  
GEORGETOWN, TX 78626  
Williamson County

**Grantee:** LARRY D. KOKEL (50% interest); DAVID W. OBERRENDER (25% interest); and WENDELL C. WOOD (25% interest)

**Grantee's Mailing Address:**

LARRY D. KOKEL  
706 ROCK ST.  
GEORGETOWN, TX 78626  
Williamson County

DAVID W. OBERRENDER  
706 ROCK ST.  
GEORGETOWN, TX 78626  
Williamson County

WENDELL C. WOOD  
706 ROCK STREET  
GEORGETOWN, TX 78626  
Williamson County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

Being all of Lots 7 and 8 and a part of Lot 6, Block 5, GLASSCOCK ADDITION, in and to the City of Georgetown, Williamson County, Texas, and being more fully described by metes and bounds in the attached Exhibit "A", incorporated herein by reference.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2004, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

When the context requires, singular nouns and pronouns include the plural.

*DALE ILLIG, Trustee*  
DALE ILLIG, Trustee for the Dale Illig 1998 Trust

STATE OF TEXAS )

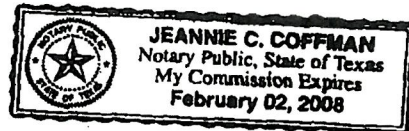
COUNTY OF WILLIAMSON )

This instrument was acknowledged before me on May 5, 2004,  
by DALE ILLIG as trustee of the Dale Illig 1998 Trust, on behalf of said trust.

*Jeannie Coffman*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF DALE ILLIG, P.C.  
707 ROCK STREET  
GEORGETOWN, TX 78626  
Tel: (512) 863-2575  
Fax: (512) 863-2576



AFTER RECORDING RETURN TO:

GEORGETOWN TITLE CO., INC.  
702 ROCK ST.  
GEORGETOWN, TX 78626  
GF04057375

# EXHIBIT "A"

BEING all of Lot 8 and Lot 7 and part of Lot 6 of Block 5, as occupied and used, of the Glasscock Addition to the City of Georgetown. Also being that certain tract of land as conveyed, by deed, to A. Paul Williams as recorded in Volume 601, Page 778 of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of October, 1984, under the supervision of R. T. Magness, Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin set on the South line of 9th Street marking the N.E. corner of the above-referenced Lot 8, for the N.E. corner hereof;

THENCE, West, along the said south line of 9th Street 121.19 feet to an iron pin found at the intersection of the south line of 9th Street and the East line of Martin Luther King Street, marking the N.W. corner of said Lot 8, for the N. W. corner hereof;

THENCE, South, along the said East line of Martin Luther King Street at 121.81 feet pass the common line of the above-referenced Lot 7 and Lot 6, for a total distance of 141.81 feet to an iron pin set marking the S.W. corner of the above-referenced Williams tract, for the S.W. corner hereof;

THENCE, S 89° 38' 30" E, 60.30 feet to a metal post marking the most southerly S.E. corner of said Williams tract, for the most southerly S.E. corner hereof;

THENCE, N 01° 19' 30" E, 20.26 feet to an iron pin found marking the most westerly S.E. corner of the said Williams tract, for the most westerly S.E. corner hereof.

THENCE, S 89° 17' E, 59.73 feet to an iron pin found marking the S.E. of the said Lot 7, for the most easterly S.E. corner hereof;

THENCE, N 00° 20' E, 122.68 feet to the place of BEGINNING and containing 0.37 of-an-acre.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004035677

*Nancy E. Rister*

05/06/2004 03:32 PM

ALLEN \$20.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

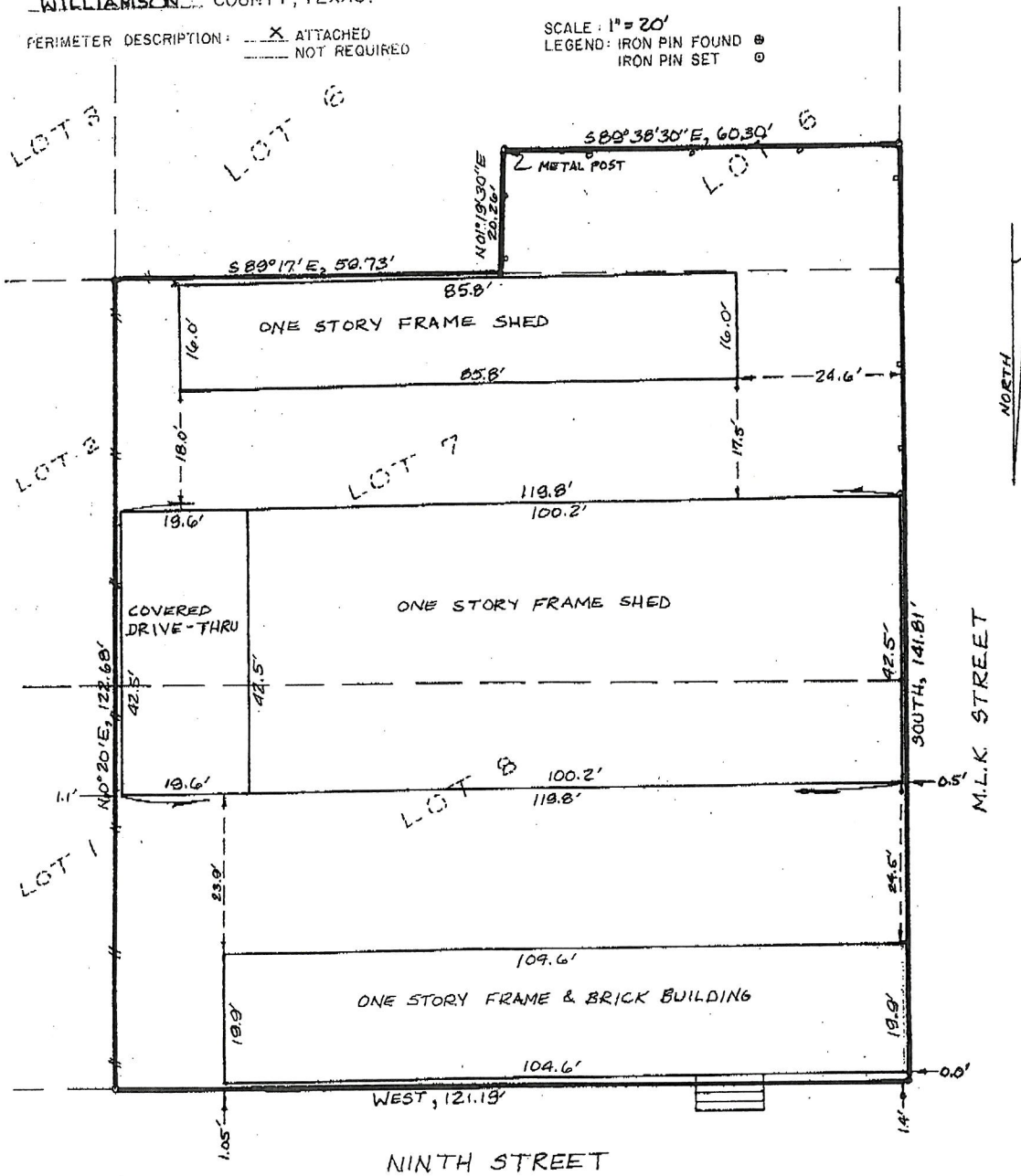
C/H Georgetown Title Co., Inc.

SURVEY PERFORMED FOR PAUL WILLIAMS

IMPROVEMENT SURVEY OF LOTS 7 & 8 & PART OF LOT 6, BLOCK 5, GLASSCOCK ADDITION, CITY OF GEORGETOWN, TEXAS OF RECORD IN CAR. B, SLIDE 95 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

PERIMETER DESCRIPTION: X ATTACHED NOT REQUIRED

SCALE: 1" = 20' LEGEND: IRON PIN FOUND (circle with dot) IRON PIN SET (circle)



I, R.T. MAGNESS, JR., REGISTERED PUBLIC 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 27 DAY OF SEPT., 1984. 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, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

FLOOD STATEMENT: I HEREBY CERTIFY THAT THE PROPERTY WITHIN THE BOUNDARIES SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY PANEL No. 4806688-06 EFFECTIVE DATE MARCH 8, 1984, OR OTHER FLOOD HAZARD DETERMINATION AS SHOWN HEREON.



Page 1 of 2 Steger & Bizzell, inc.

CONSULTING ENGINEERS-SURVEYORS P.O. BOX 858 - GEORGETOWN, TEXAS 78627





## 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.

<b>TexAg Real Estate Services, Inc.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Larry D. Kokel</b>	<b>216754</b>	<b>info@texag.com</b>	<b>(512)924-5717</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  
TXR-2501

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626  
Larry Kokel

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Phone: (512)930-5258 Fax: (512)943-4539  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Richard & Rona