

3613 Williams Drive, Ste. 304
Georgetown, TX 78628

Office: 512/930-2800

Mobile: 512/632-9225

FOR SALE: 905 CHURCH STREET



GEORGETOWN, TEXAS 78626

LEGAL:

AWO497 N. Porter Survey, Tract 9, AKA pt north, Georgetown sub., acres - .595

LOCATION:

One block north of the intersection of Williams Drive and Austin Avenue.

DESCRIPTION:

New building (built in 2004). 8,350+/- sq. ft. Currently used by the owner as a mattress and furniture store. The land area is .925+/- acres (approximately 40,293 sq. ft.). The property address is on Church Street, but the building faces Austin Avenue and has very good exposure and street appeal to Austin Avenue. Construction is metal, steel, glass and a hardy plank exterior.

TRAFFIC COUNTS: Approx. 22,000 vpd

SCHOOL DISTRICT:

GISD

PROPERTY TAX: Est. 2005 - \$13,500

PARKING SPACES: 34

COMMENTS:

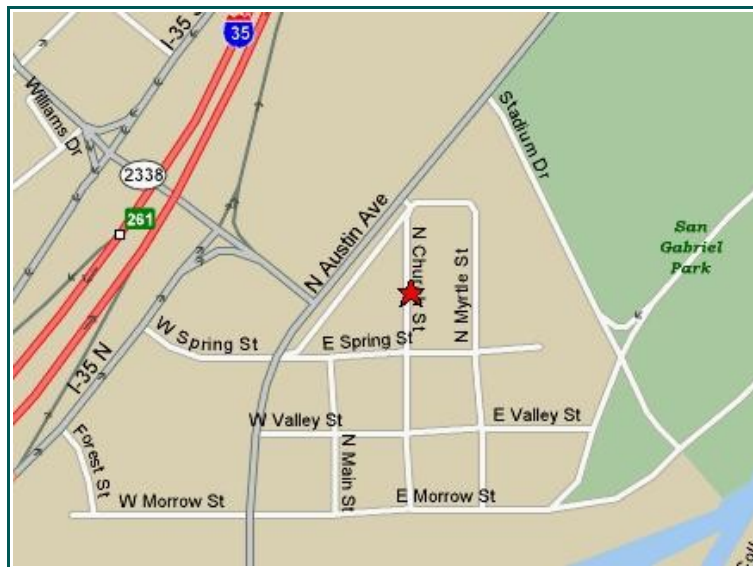
Building has great exposure to Austin Avenue and is currently used as a retail facility by the owner. The owner will do a sale/lease back for \$8,500 per month gross rent inclusive of taxes and insurance for a three year period. Based on the following expenses, the NOI would be:

Income: \$102,000
Expenses: \$30,600
Insurance: \$4,000
Net Operating \$67,400

The owner would also do a much shorter lease back term if a buyer was a user or wanted to try to lease the property themselves.

PRICE: \$1,200,000.00

COMMISSION: 6% - 3 - 3 split to Buyer's Broker.



The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS