

FOR SALE

Panther Loop Flex Warehouse Condo



1501 Panther Loop

Pflugerville, Texas 78660

PRESALES AVAILABLE

Tremendous opportunity for
Business Owners and Investors

- 9 Buildings - 7,200 +/- s.f. each
- 18 Units - 3,600 +/- s.f. with the possibility to lease 1,800 +/- s.f.
- Delivering: Spring 2020
- Visit: www.pantherloop.com
- Call Brokers for additional information and pricing

The information contained herein has been obtained from sources believed reliable. Wiler and Associates, Inc. makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.



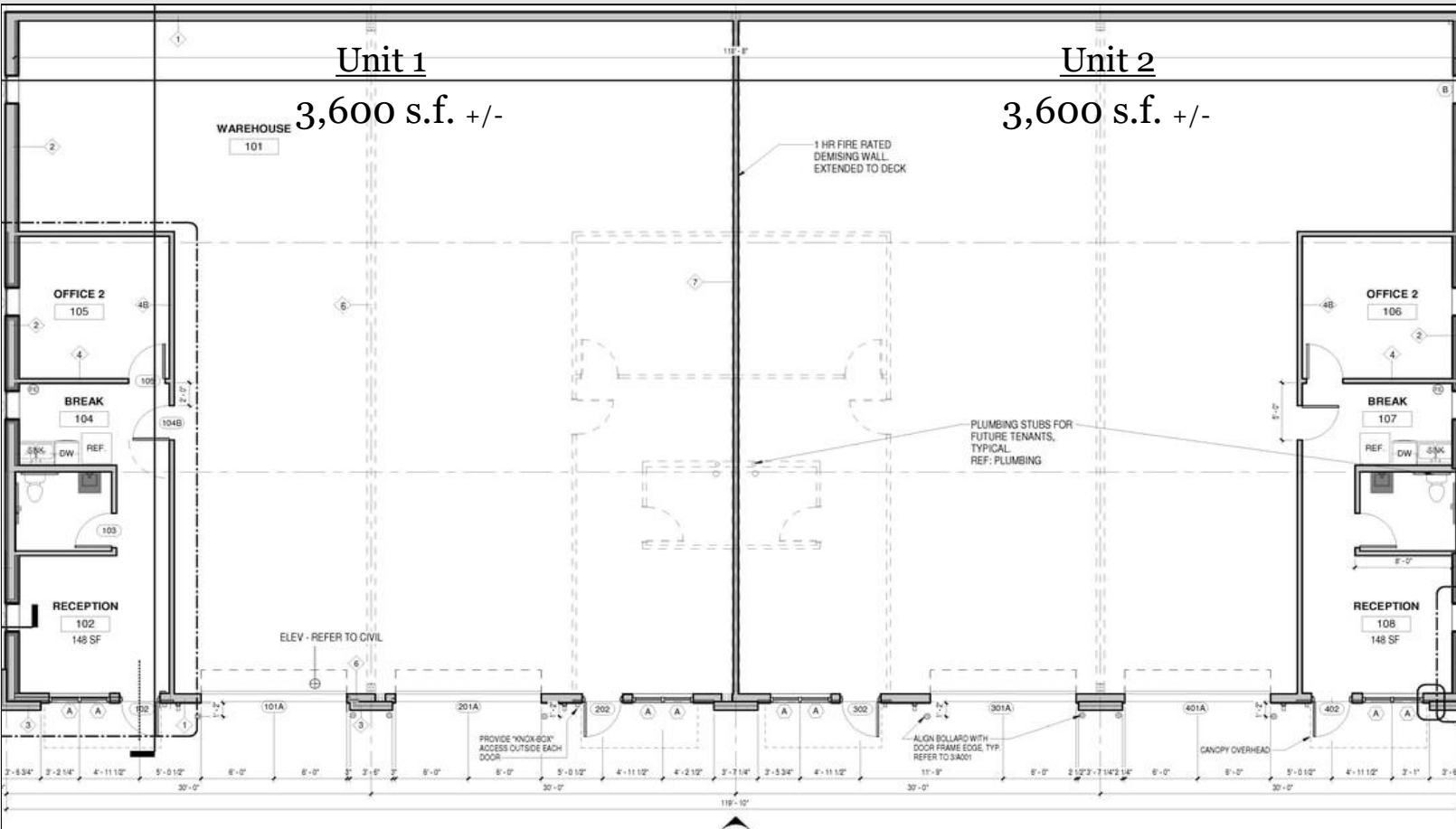
Holland Wiler
(512)244-6100
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Cameron Hughey
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cameron@wilercre.com

Lee Idom
(512)993-0071

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7,200 s.f. +/- Building Total

- 7,200 s.f. +/- building = (2) 3,600 s.f. +/- units
- Each unit offers a future opportunity to subdivide 1,800 s.f. +/- with a demising wall
- 7.1 spaces per unit
- 16' +/- Ceiling height in warehouse
- Build out includes: reception area, office, break room and bathroom

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Wiler & Associates, Inc.
REAL ESTATE SERVICES

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Additional Features:

Door Height: 14' +/-

Office Ceilings: 10' +/-

Zoning: ETJ

Warehouse Height: 16' +/-

Community Loading Dock

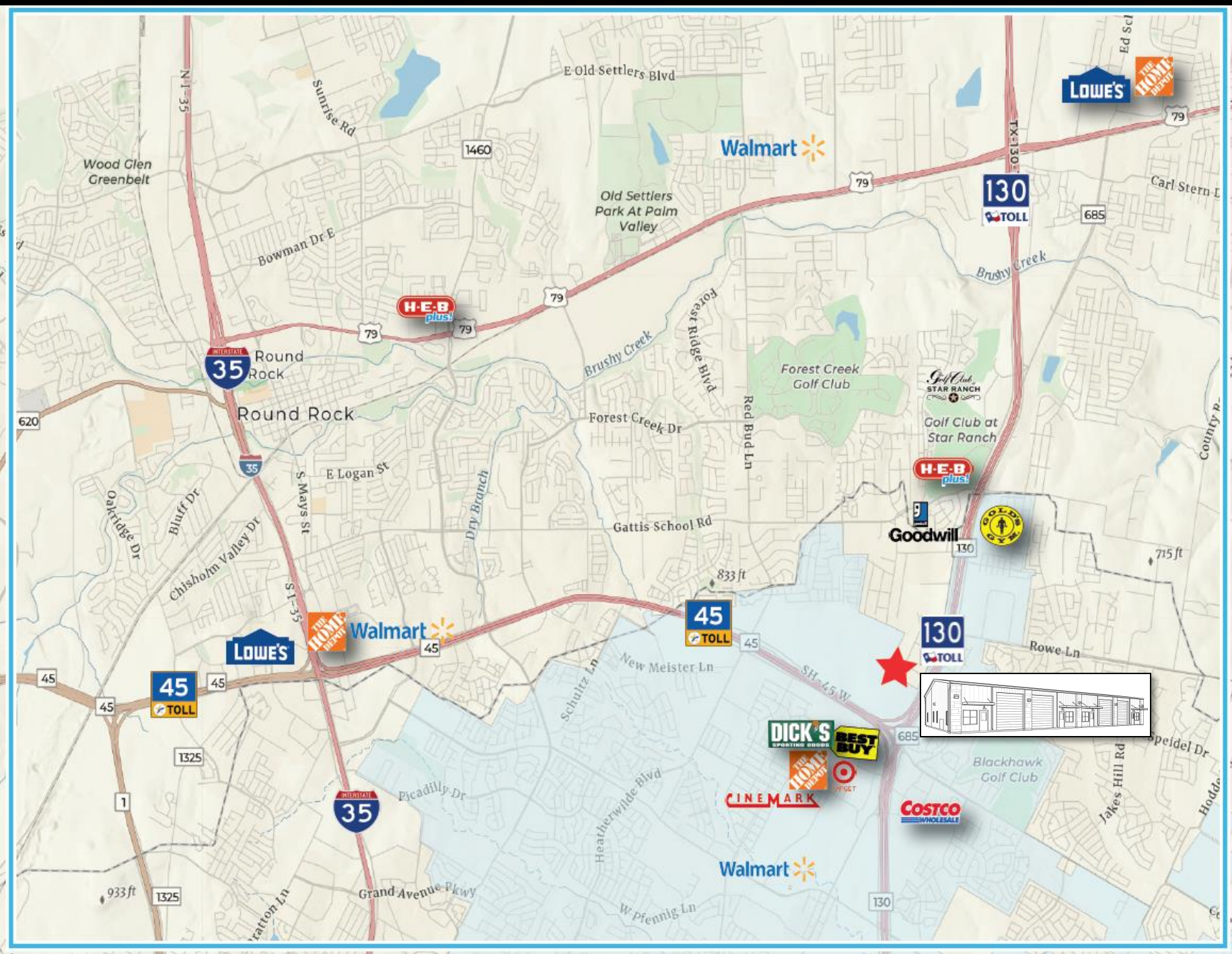
3 Phase Electric Available



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N 1-35

Sunrise Rd

E Old Settlers Blvd

Lowe's

Ed Sc

Walmart

Wood Glen Greenbelt

1460

Old Settlers Park At Palm Valley

130 TOLL

685

Carl Stern E

Bowman Dr E

H-E-B plus

79

Brushy Creek

Round Rock

Round Rock

Forest Creek Dr

Red Bud Ln

Forest Creek Golf Club

Golf Club at Star Ranch

Golf Club at Star Ranch

H-E-B plus

620

Oakridge Dr

Bluff Dr

Chisholm Valley Dr

S Mays St

E Logan St

Dry Branch

Gattis School Rd

Goodwill

GOODYEAR

75 ft

45 TOLL

Lowe's

Walmart

45

45 TOLL

45

45

45

130 TOLL

Rowe Ln

SH-45 W



DICK'S SPORTING GOODS

BEST BUY

CINEMARK

COSTCO WHOLESALE

Walmart

933 ft

1325

Grand Avenue Pkwy

W Pfennig Ln

130

Blackhawk Golf Club

Takes Hill Rd

Peidel Dr

Hodde



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.

<u>Wiler and Associates, Inc.</u>	<u>501206</u>	<u>hwiler@wilercre.com</u>	<u>(512)244-6100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Holland Wiler</u>	<u>501206</u>	<u>hwiler@wilercre.com</u>	<u>(512)244-6100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Holland Wiler</u>		<u>hwiler@wilercre.com</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cameron Hughey</u>	<u>617716</u>	<u>cameron@wilercre.com</u>	<u>(512)294-9330</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

Wiler and Associates, Inc.

13101 El Camino Rd.

Austin, Texas 78727

www.wilercre.com

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