

FOR SALE - HISTORIC BUILDING IN OLD TOWN PFLUGERVILLE

115 E Main St. Pflugerville, TX 78660



SIZE	Approximately 4800 Sq Ft (TCAD) of Improvements (2,400 on each floor)
LOT	Approximately 30' x 100' (3,000 Sq Ft)
UTILITIES	All utilities available
ZONING	GB1 (General Business)
MLS #	1778231
WEBSITE	Go to www.115eastmainst.com to see more photographs, videos, maps, history, and cool stories.

PRICE \$600,000

COMMENTS The property is one of only four historic buildings still standing in original Old Town Pflugerville. Property has original pressed metal ceiling, painted red. The original pine stairway is near the back of the building. The second floor has all original features including pine flooring, functional, hand-operated Otis Elevator, and original finishes. Currently, the first floor has a tenant whose lease expires on April 30, 2021, which tenant indicates a willingness to terminate upon closing. This property, with proper renovations, would be ideal for boutique Retail, Restaurant, Brewery, or Collaborative office space.

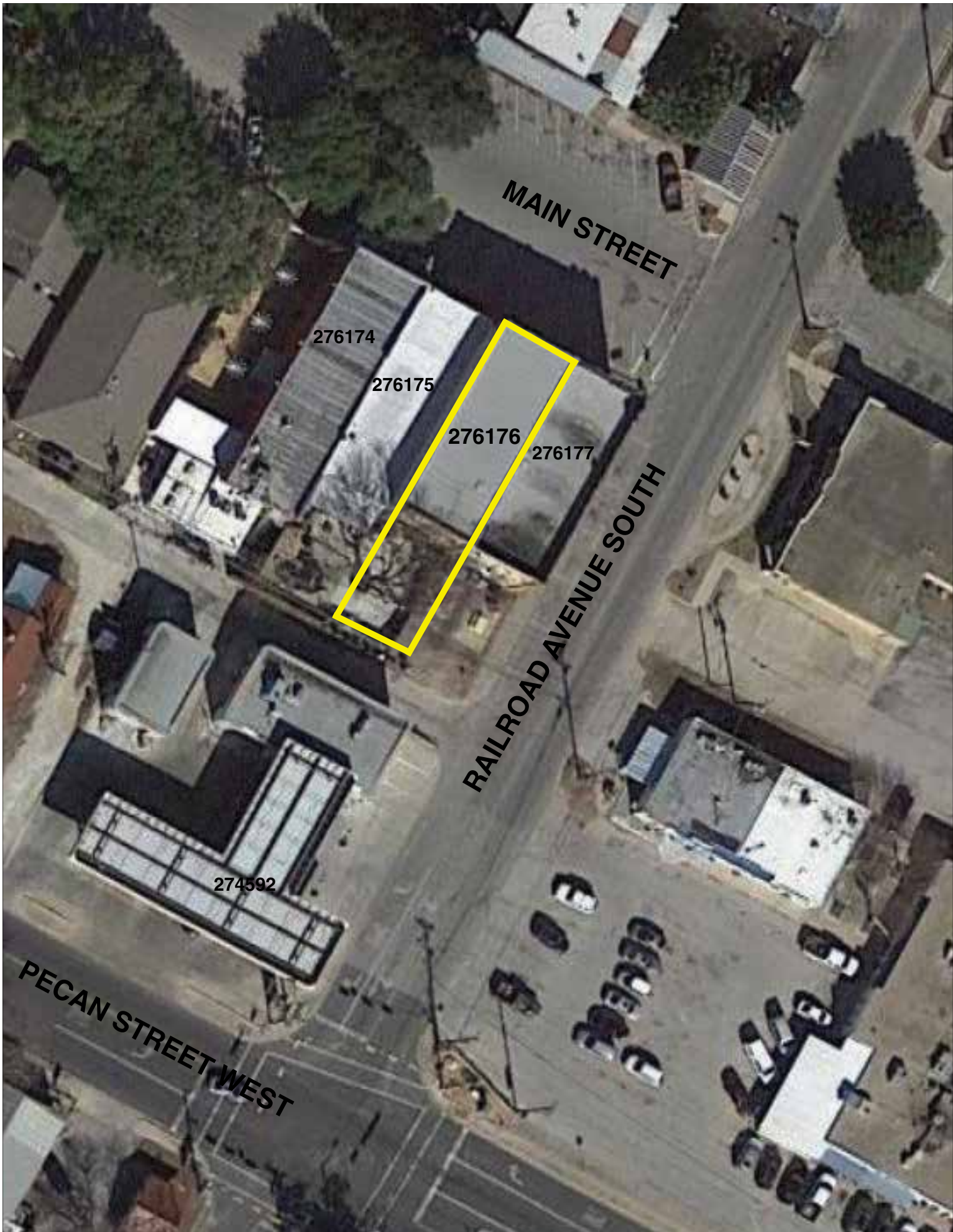
**McALLISTER
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REAL ESTATE SERVICES

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276174

276175

276176

276177

274592

MAIN STREET

RAILROAD AVENUE SOUTH

PECAN STREET WEST

Old Town Pflugerville

Pflugerville Lions Club

W Wilbarger St

W Walnut St

5th St W

5th St W

N 3rd St

Edward Jones

Comerica Bank

Hanover Draught Haus

Dazzle

WEST PECAN
COFFEE + BEER

Hanovers

Subject Property

Marshall's Tavern

Pflugerville

SLYDE

Shell

MARSHALL'S
Tavern

El RINCON
Bar & Grill

El Rincon

PFLUGERVILLE
FIRE
DEPT
TRANS CO
ESD 2

Pfluger Hall

Pfluger St E

Pflugerville
Park

Pflug
Meth

Paul St

Meadow Creek Dr

W Hall St

Pfluger St W

W Hoopes Ave

1st St S



Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Buyer/Tenant/Seller/Landlord Initials

Date