

FOR SALE - HISTORIC MAIN ST. BUILDING

113 E Main Street, Pflugerville, Texas 78660



LOCATION	S side of Pflugerville's East Main Street, west of the intersection with Railroad Avenue.	FLOOD HAZARD	No portion of the property resides in the FEMA floodplain.
SIZE	+ 2,994 Sq Ft of Improvements (2,364 sf on 1st floor, 630 sf on mezzanine) on + 0.0861 Acres (30' X 125' lot)	UTILITIES	All utilities available
FRONTAGE/ ACCESS	Approximately 30' frontage on East Main Street	JURISDICTION	City of Pflugerville
ZONING	GB1 (General Business)	PRICE	\$550,000.00
BUSINESS INFO	Ireland's Kingdom Day Care is licensed for 48 children. There are two classrooms – one for 2½ - 3-year olds and one for 3½-5-year olds (Pre-K). This day care has been opened for 16+ years, comes with software and database of children that were ever enrolled. See agent for more details.	COMMENTS	This property is one of only four historic buildings still standing in original Old Town Pflugerville. The mezzanine space is designed for 4 offices. With proper renovations, this property would be ideal for boutique Retail, Restaurant, Brewery, Art studio/gallery, or Collaborative office space. Owner of the real estate currently operates the Ireland's Kingdom Day Care, and this business is included in the Sales Price. Go to www.113eastmainst.com to see more photographs, videos, maps, history, and cool stories about the Property.
MLS#	6561422 Click here for Trade Report		

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

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CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

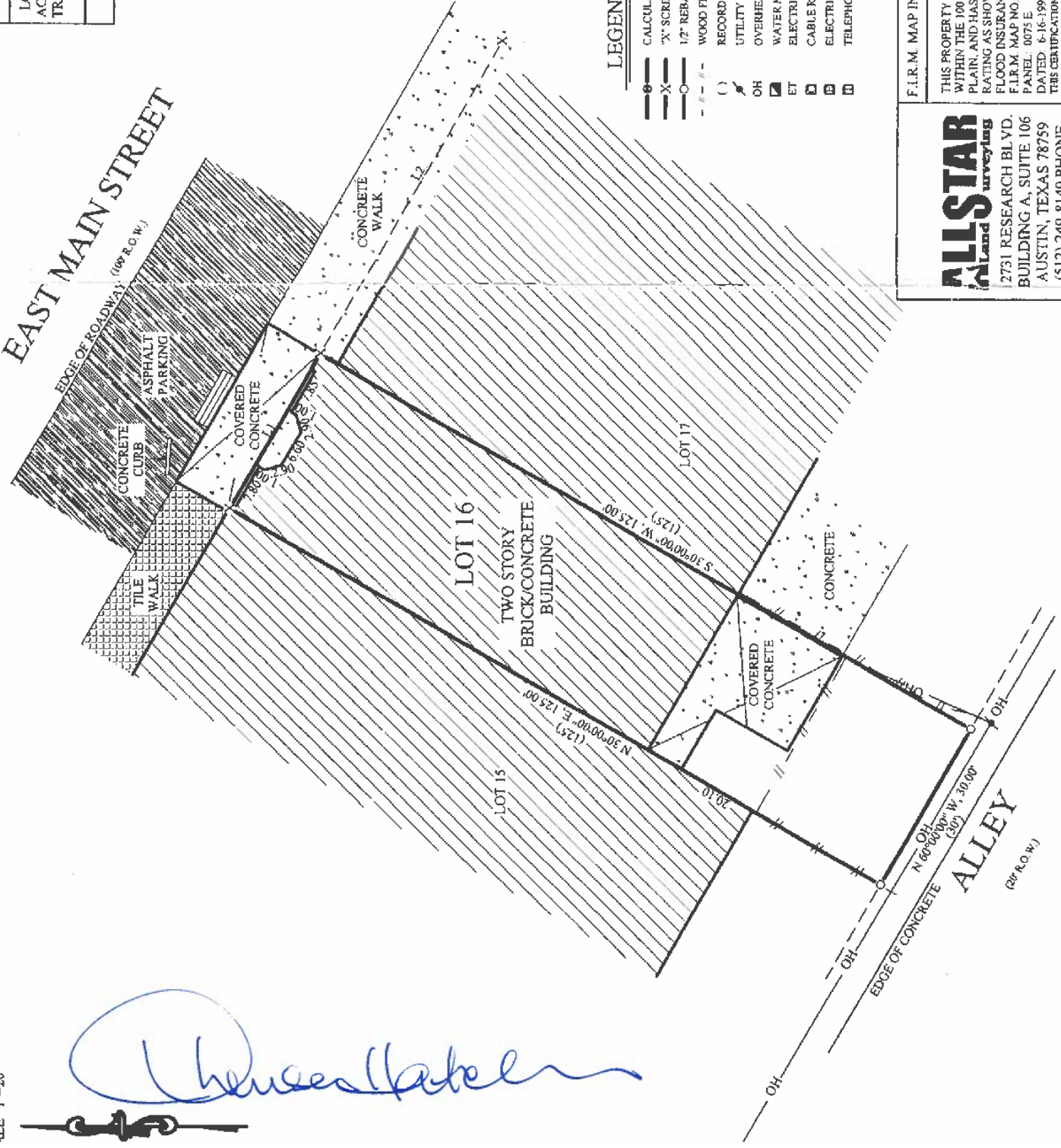
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Charles Hatcher

LEGAL DESCRIPTION
LOT 16, BLOCK 1, TOWN OF PFLUGERVILLE, A SUBDIVISION
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME
TRAVIS COUNTY, TEXAS.

BEARING CHART

2006 Survey

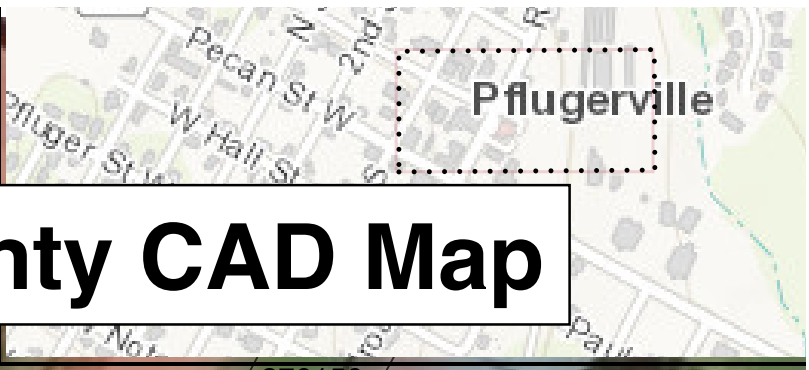


LEGEND

- CALCULATED POINT
- X— "X" SCRIBE FOUND IN CONC.
- 1/2" REBAR SET
- — — WOOD FENCE
- () RECORD INFORMATION
- OH UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ET WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- ET CABLE RISER
- ET ELECTRIC RISER
- ET TELEPHONE RISER

TO THE LIEN HOLDER
 I DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY LEGALLY DESCRIBED AND THE PROPERTY LINE CONFLICTS, ENCROACHES, OR ROADS IN PLACE. E.I. CERTIFIES ONLY TO THE LEGAL DESCRIPTION REFERENCED TITLE COMMITMENT.

F.I.R.M. MAP INFORMATION		ADDRESS
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 4843C0075 E PANEL 0075 E DATED: 6-16-1995 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE FLOOD INFORMATION IS CORRECT. PLEASE CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR THE CURRENT INFORMATION.		HATCHER HC 113 EAST MAIN PFLUGERVILLE, TEXAS
ALLSTAR <i>Land Surveying</i> 2731 RESEARCH BLVD. BUILDING A, SUITE 106 AUSTIN, TEXAS 78759 (512) 249-8149 PHONE (512) 331-5217 FAX WWW.ALLSTARLANDSURVEYING.COM		SURVEY DATE: JULY 5, 2006 TITLE CO.: NORTH AMERICAN TITLE CO. CA G.F. NO.: TX0666510147LAW JOB NO.: A1628796



Travis County CAD Map



Subject Property

E Main Street

Railroad Avenue South

Pecan Street

30m

379354

276156

276155

276174

276175

276176

276177

276179

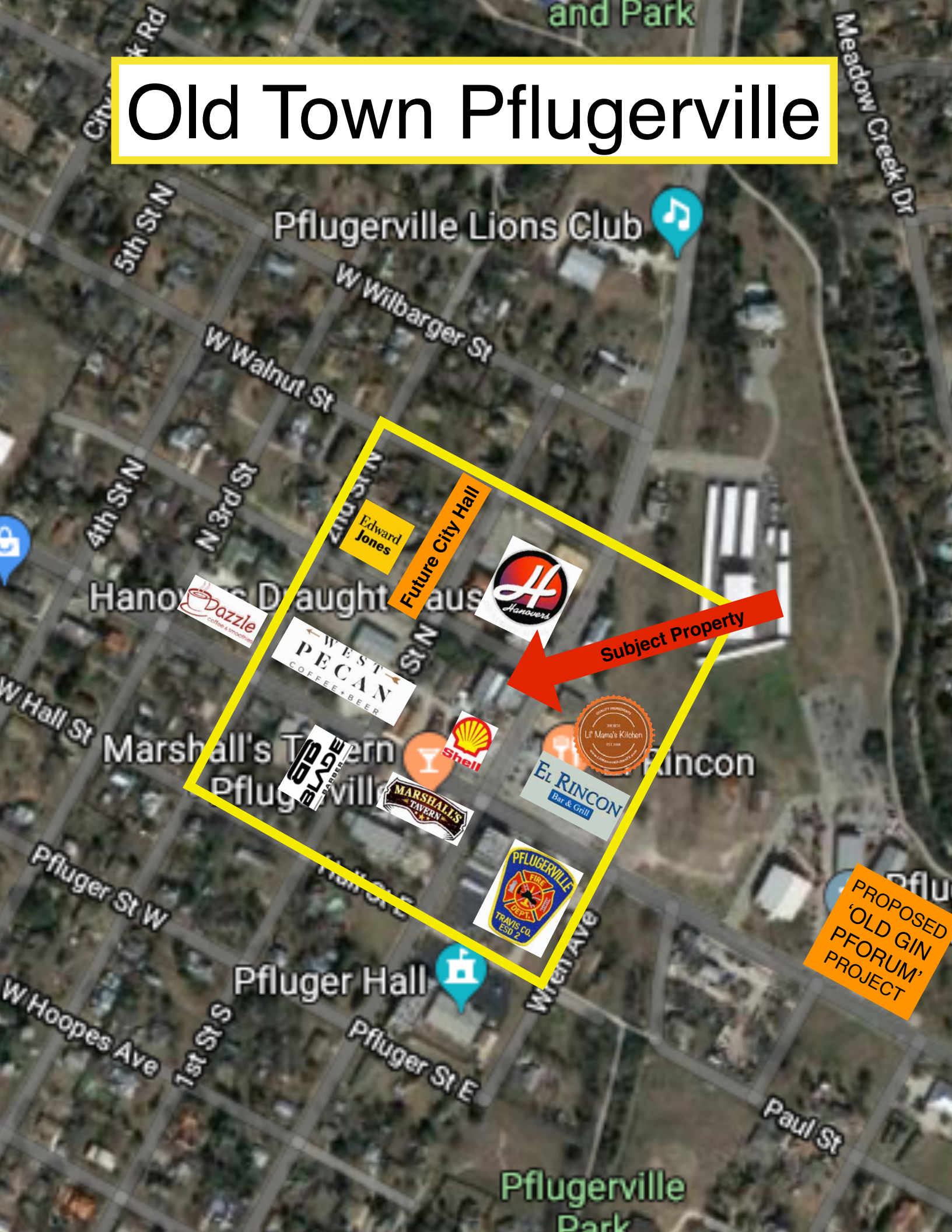
276178

274595

274592

274596

Old Town Pflugerville



Pflugerville Lions Club



Edward Jones

Future City Hall



Subject Property

PROPOSED 'OLD GIN PFORUM' PROJECT

Pflugerville Park

Pflugerville Park



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date