



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	14,601	92,794	267,005
2018 Average HH Income	\$66,011	\$72,137	
2018 Daytime Population			

AREA EMPLOYERS



FOR SALE

SOLD

PROPERTY HIGHLIGHTS

- Located on the morningside of the road, traveled by Dell & Samsung Electronics employees/suppliers.
- Proximity to the Walnut Creek office complex, the industrial park and several major companies.
- Located just north of Hwy 183 and just east of Hwy 182.
- CS Zoning

TRAFFIC COUNT

Cameron Rd: 25,471 VPD
Crosspark Dr: 71,234 VPD
(TxDOT 2017)

AREA TRAFFIC GENERATORS

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8704 Crosspark Drive

SEC OF CAMERON RD & CROSSPARK DR
8704 CROSS PARK DRIVE
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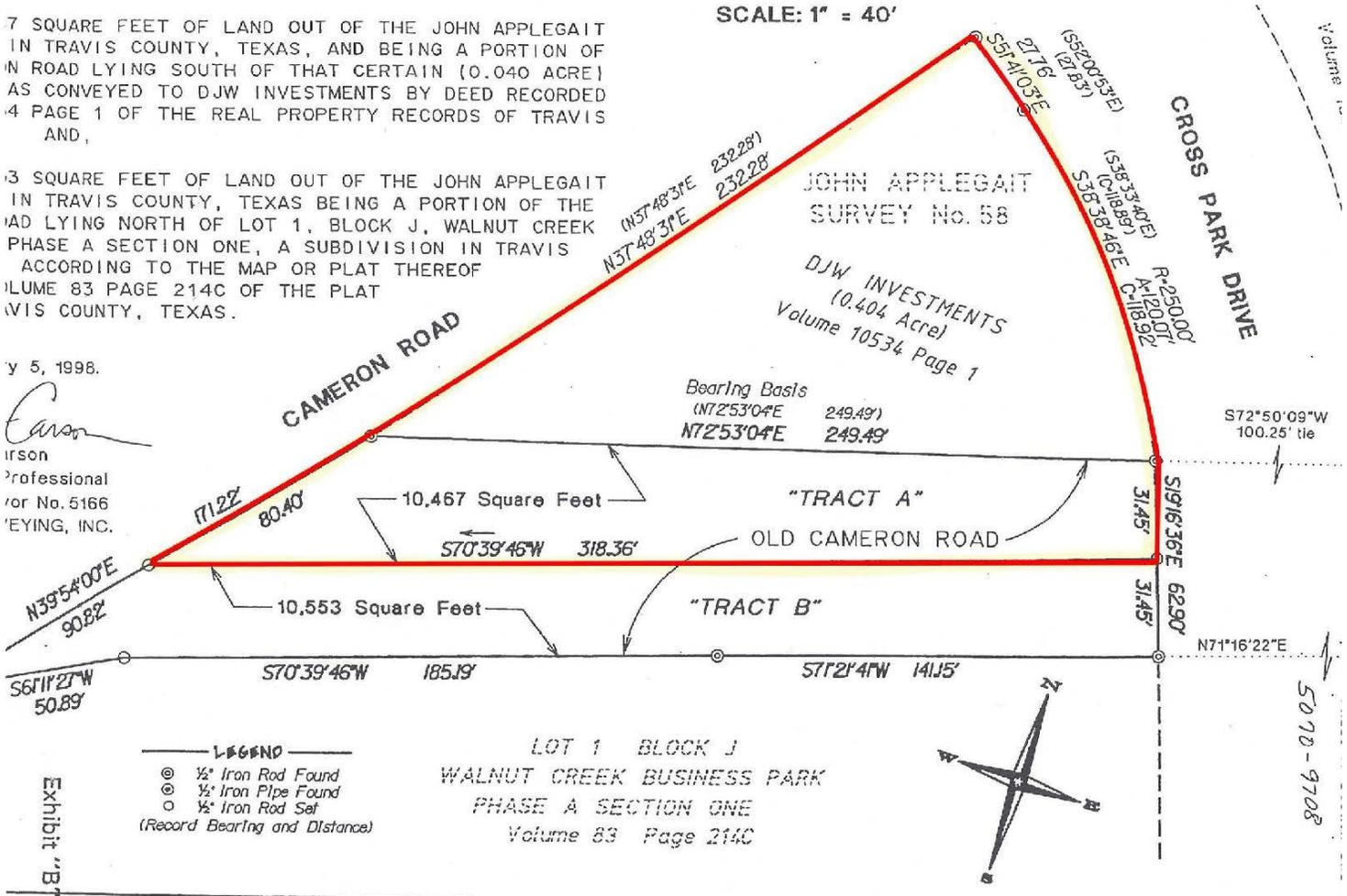
COMPANY FIELD NOTES OF

7 SQUARE FEET OF LAND OUT OF THE JOHN APPLGAIIT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF N ROAD LYING SOUTH OF THAT CERTAIN (0.040 ACRE) AS CONVEYED TO DJW INVESTMENTS BY DEED RECORDED 4 PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS AND,

3 SQUARE FEET OF LAND OUT OF THE JOHN APPLGAIIT IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THE AD LYING NORTH OF LOT 1, BLOCK J, WALNUT CREEK PHASE A SECTION ONE, A SUBDIVISION IN TRAVIS ACCORDING TO THE MAP OR PLAT THEREOF VOLUME 83 PAGE 214C OF THE PLAT TRAVIS COUNTY, TEXAS.

July 5, 1998.

Carson
 Carson
 Surveyor
 Professional
 License No. 5166
 CARSON SURVEYING, INC.



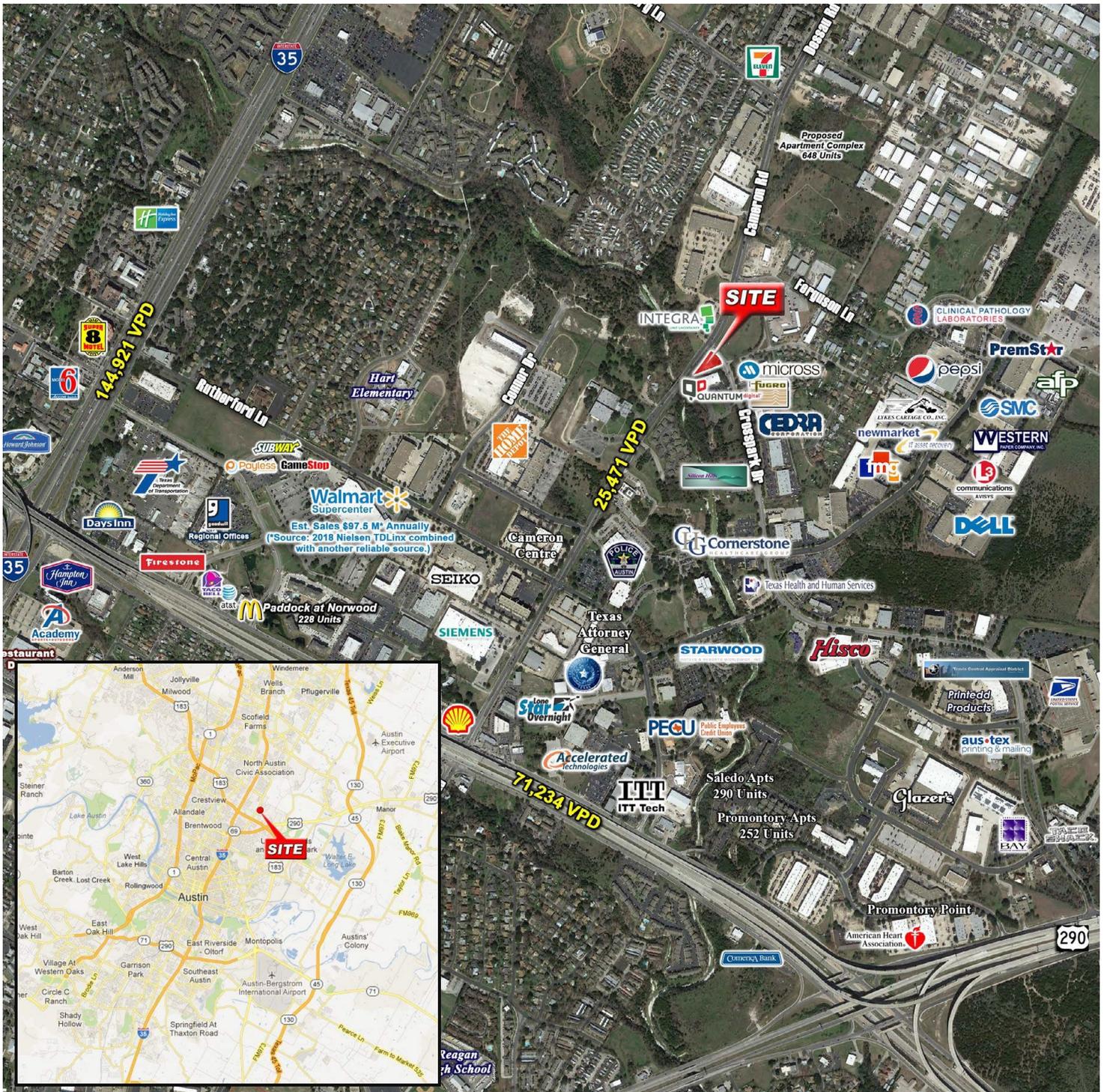
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Information About Brokerage Services

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
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