



FOR LEASE

\$12.00 - \$15.00 PSF NNN
*NNNs \$3.05 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

2,425 SF - 13,855 SF

2nd Gen Fitness Available

+/- 3,896 SF 2nd Gen Restaurant

4,869 SF 2nd Gen Medical

PROPERTY HIGHLIGHTS

- Diverse tenant mix and an unbeatable location
- Property remains distinctive from neighboring alternatives located across from Taylor High School
- B-1 Zoning (commercial local business)

TRAFFIC COUNT

Main St / Hwy 95: 20,010 VPD
(TxDOT 2018)

AREA TRAFFIC GENERATORS



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

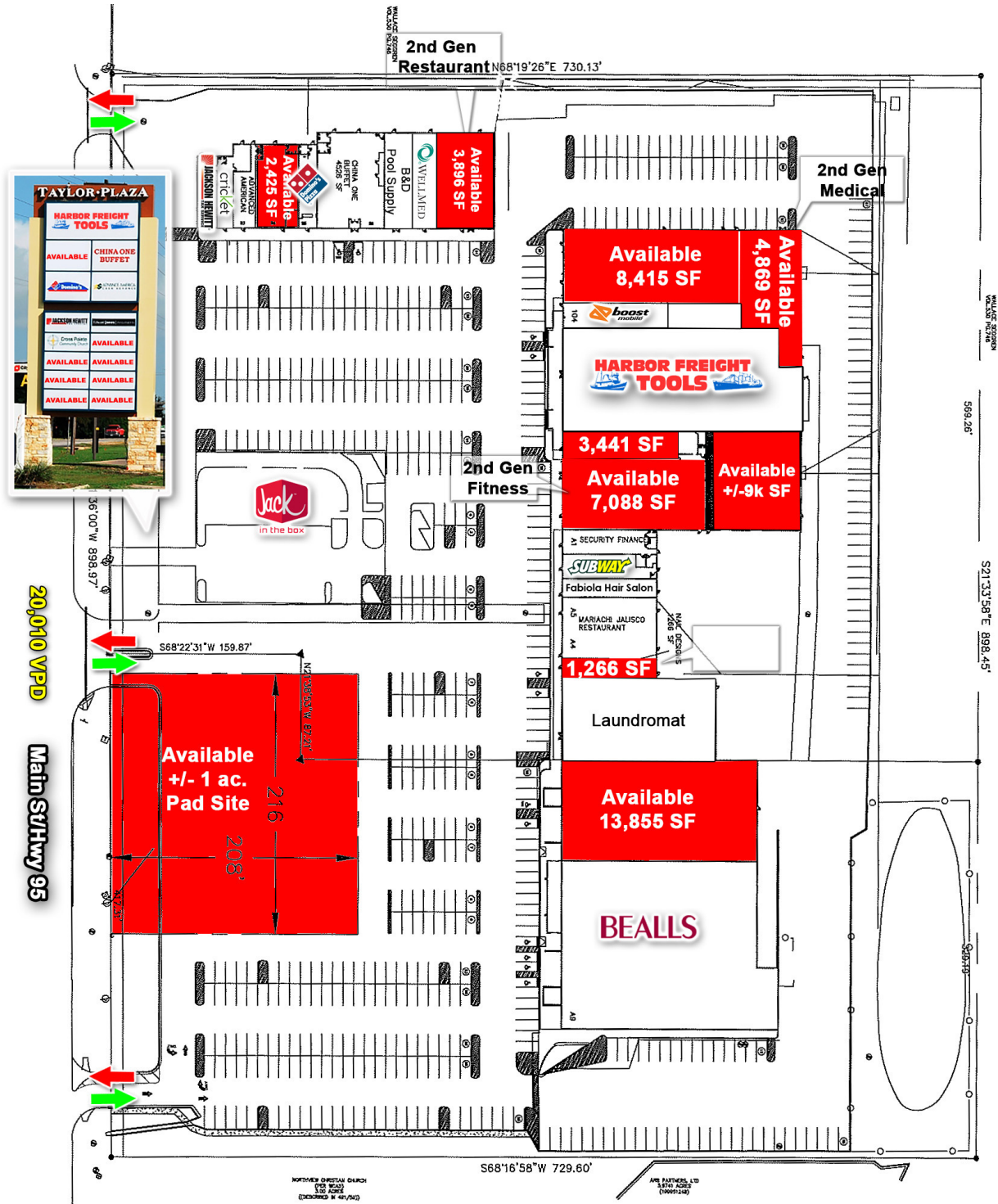
	1 MILE	3 MILES	5 MILES
2019 Total Population	5,076	16,895	17,795
2019 Average HH Income	\$67,719	\$69,529	\$71,307
2019 Daytime Population	3,748	12,798	14,297

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Taylor Plaza

NEC OF MAIN ST & MALLARD LN
3100 N MAIN STREET
TAYLOR, TX 76574



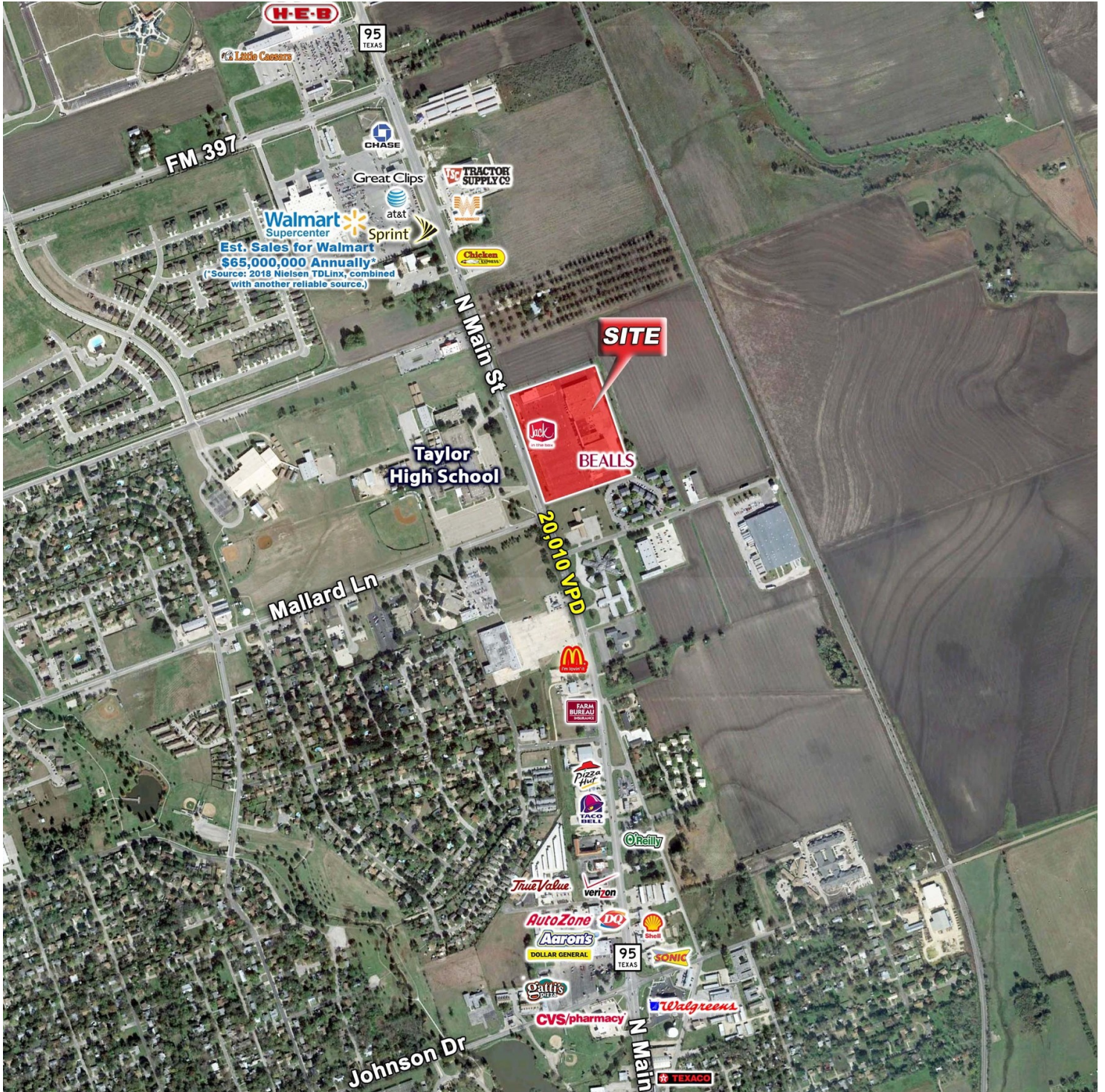
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Significant housing boost in the works in small suburb of Taylor

Construction could start by year's end

A Killeen-based developer is poised to provide a significant boost to housing in Taylor.

WBW Development Group LLC is planning two subdivisions in the Williamson County town that would have more than 600 homes combined. That's a sizable addition for a city that has roughly 17,000 people.

An ordinance before Taylor City Council this fall would rezone about 92 acres into a "planned development" for a project called The Grove at Bull Creek. The zoning for the northern Taylor tract could allow about four residential units per acre, according to city documents.

"It's one of the higher densities for single-family development in Taylor," said Tom Yantis, the city's development services department director.

David Peter, WBW's vice president of development, said they plan on a residential community with roughly 370 single-family lots.

"Our general market is catering toward starter homes and move-up homeowners," he told Austin Business Journal. "That's really what our business is."

The ordinance would need approval on second reading, which is scheduled for a meeting this month. Platting for the subdivision would then need Planning and Zoning Commission approval.

"I would envision starting before the end of the year on this," Peter said of their construction plan.

Peter said they haven't finalized agreements with any builders yet for The Grove at Bull Creek.

Another WBW Development project in the works is called Avery Glen. The 287-lot development would be located on 68 acres off FM 973 near Taylor High School.

"We're proud of what we have to come to agreement with the city on," Peter said.

The subdivision will seek final platting approval after infrastructure and utility work is reviewed, Taylor Senior Planner Mike Elabarger said.

D.R. Horton Inc. is contracted to be the homebuilder for Avery Glen, Elabarger and Peter said.

Source: Austin Business Journal



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