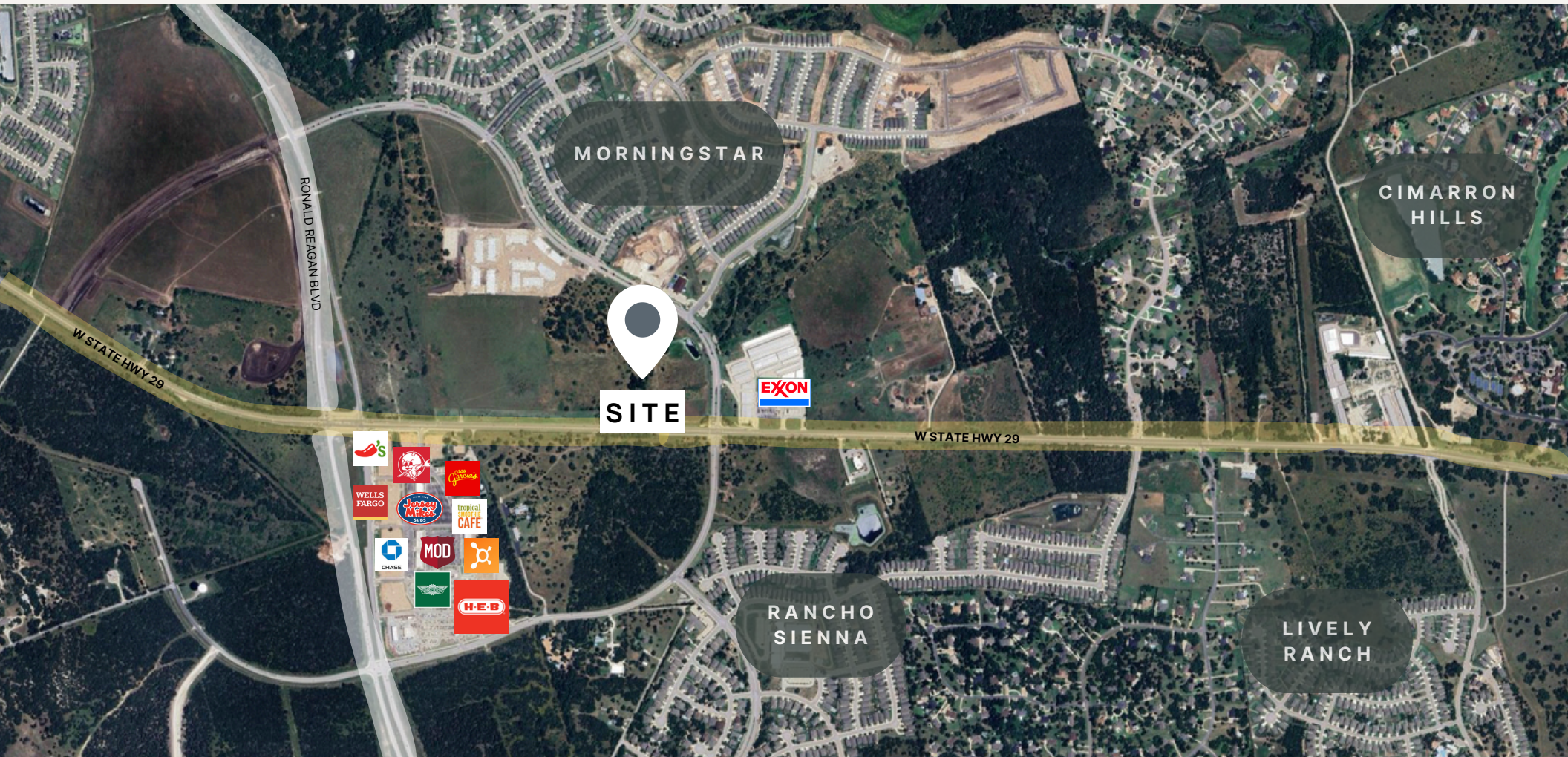


# 2021 Kauffman Loop #110

MEDICAL SPACE FOR SALE OR LEASE



PRACTICE  
REAL ESTATE



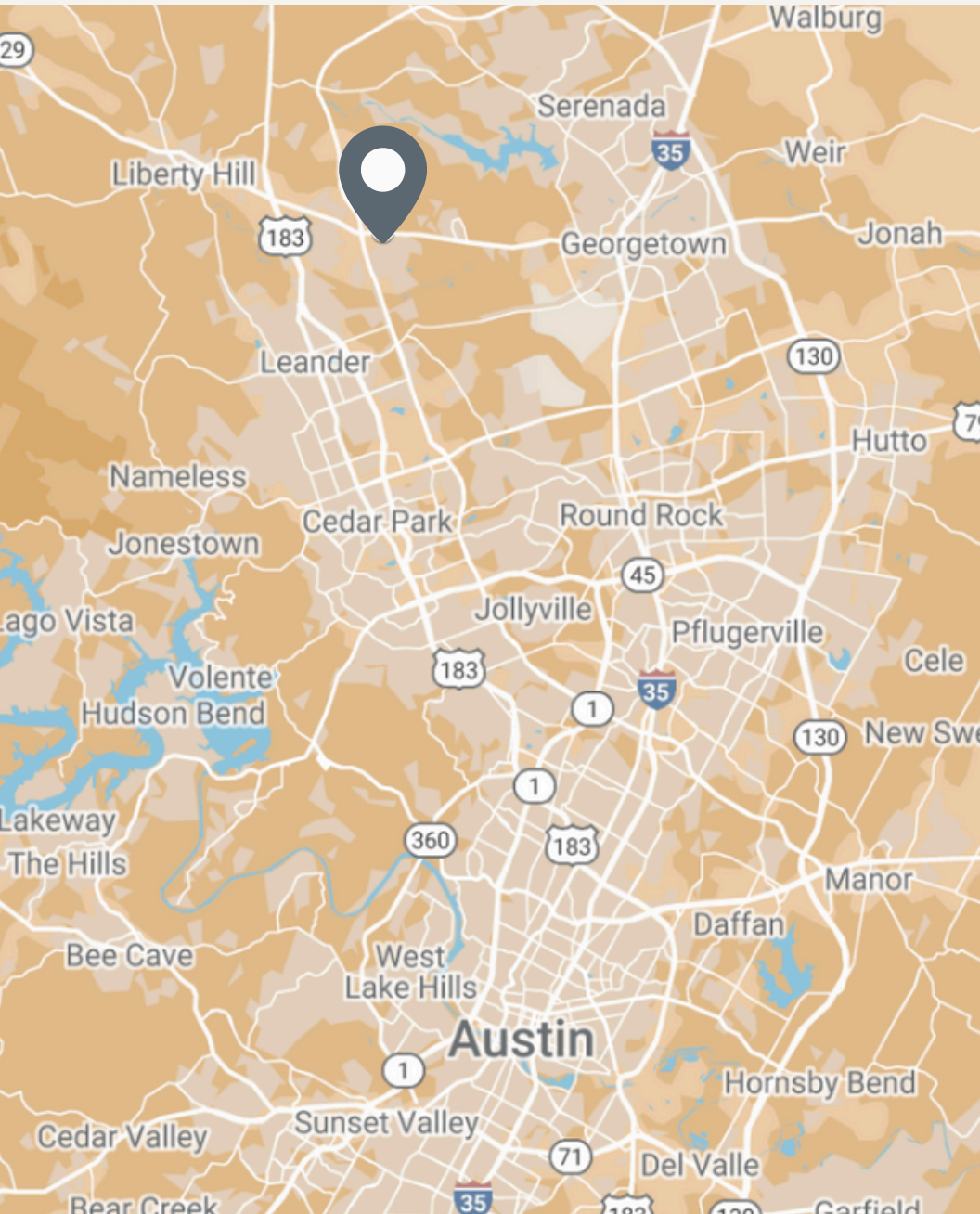
SALE OR LEASE	2021 KAUFMAN LOOP, UNIT 110 // GEORGETOWN, TX // 78628	
	MEDICAL OFFICE SPACE	Shivani Kamboj SKamboj@PracticeRealEstateGroup.com 512/970.7568

# 2021 Kauffman Loop #110

MEDICAL SPACE FOR SALE OR LEASE



PRACTICE  
REAL ESTATE



5,465 SF | NEW CONSTRUCTION | FOR SALE OR LEASE

*The brand-new Twelve Oaks Retail development offers an unbeatable location surrounded by flourishing residential communities with top-rated schools and an impressive \$126,000 average annual household income.*

## EXECUTIVE SUMMARY

- 5,465 SF (divisible) retail/medical space in Georgetown available for lease or sale (price negotiable)
- With easy access to Ronald Reagan Blvd, 183A, and I-35, this property provides excellent connectivity and convenience for businesses and customers alike.
- Shadow-anchored by a brand-new HEB, the site benefits from strong visibility and consistent foot traffic.
- Scheduled for delivery in Q1 2025, this versatile space is ideal for retail, dining, or medical use, making it a perfect fit for businesses ready to thrive in this vibrant and growing market.
- Sale (price negotiable) and Lease options available
- Parking: Ample surface parking for convenience
- Delivery: Q1 2025, Shell space, fully built-out as standard retail space
- Layout: Located in-line with other retail tenants for maximum visibility and accessibility

# 2021 Kauffman Loop #110

MEDICAL SPACE FOR SALE OR LEASE



PRACTICE  
REAL ESTATE



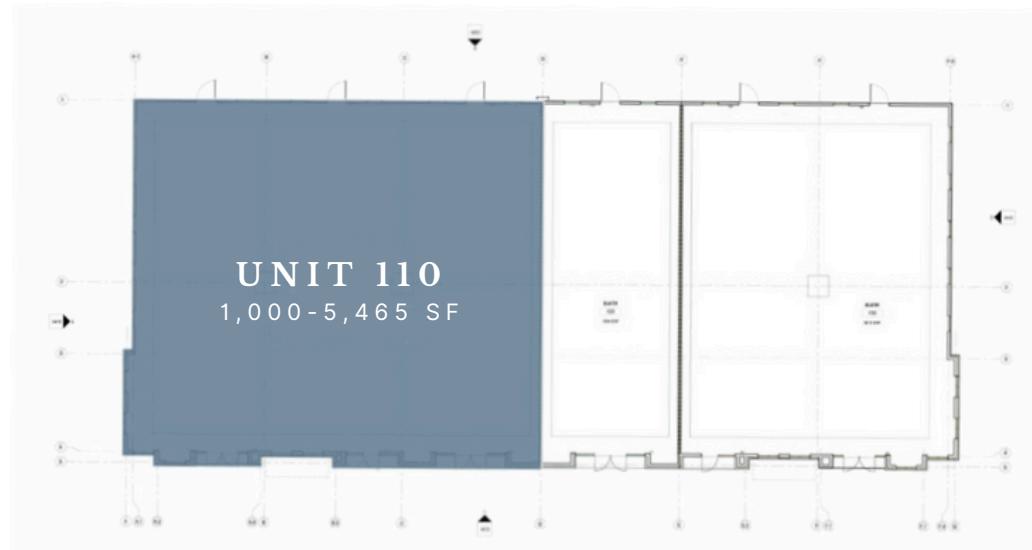
# 2021 Kauffman Loop #110

MEDICAL SPACE FOR SALE OR LEASE



PRACTICE  
REAL ESTATE

Brand new medical real estate opportunity in beautiful and flourishing Georgetown, one of the fastest growing cities in America. Central to several new residential communities with excellent schools and \$126,000 Annual Household Income. With quick access to Ronald Reagan Blvd, 183A and I-35, and shadow-anchored by brand new HEB, this is a prime opportunity to launch your healthcare practice in a booming area. Delivery in Q1 2025.





# Information About Brokerage Services

2021 Kauffman Loop  
Suite 110  
Georgetown, TX 78628

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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

For more information, contact

SHIVANI KAMBOJ  
SKAMBOJ@PRACTICEREALESTATEGROUP.COM  
M 512/970.7568

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shivani Kamboj	673067	DMAcon@PracticeRealEstateGroup.com	214/282.6172
Sales Agent/Associate's Name	License No.	Email	Phone

PRACTICE REAL ESTATE GROUP  
7800 SHOAL CREEK BLVD SUITE 231S  
AUSTIN, TEXAS 78757  
PRACTICEREALESTATEGROUP.COM

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date  
Information available at  
www.trec.texas.gov