FOR SALE OR LEASE

21,808 SF / 4.2 ACRES

912 US 183 Highway
Austin, Texas 78742

Southeast Submarket

Located in the Southeast submarket of Austin, 912 Hwy 183 offers frontage on Hwy 183 with easy access to Hwy 71. Located less than two miles from Austin-Bergstrom Airport and less than five miles from Austin CBD.

- Up to 7/1000 parking ratio
- Use Options:
  - Flex/Value Office/Call Center
  - Two grade level dock doors
- Frontage road access

The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
AVAILABLE IMMEDIATELY
First Floor: 10,904 RSF
Second Floor: 10,904 RSF

FEATURES

• Frontage access
• Up to 7/1000 parking ratio
• Use Options:
  Flex/Value Office/Call Center
  Two grade level dock doors
• Easy access to Hwy 183 and Hwy 71
• Less than 5 miles from Austin CBD
• Less than 2 miles from Austin–Bergstrom Airport

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## TYPES OF REAL ESTATE LICENSE HOLDERS

<table>
<thead>
<tr>
<th>Role</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sales Agent/Associate</strong></td>
<td>Represents a client (buyer, seller, landlord or tenant) in a real estate transaction.</td>
</tr>
<tr>
<td><strong>Designated Broker/Associate's Name</strong></td>
<td>Acts on behalf of the sales agent or associate.</td>
</tr>
<tr>
<td><strong>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</strong></td>
<td>Represents either a sales agent or associate.</td>
</tr>
<tr>
<td><strong>Licensed Supervisor of Sales Agent/Associate</strong></td>
<td>Manages the activities of sales agents and associates.</td>
</tr>
<tr>
<td><strong>Designated Broker of Firm</strong></td>
<td>Acts as the broker for a real estate firm.</td>
</tr>
</tbody>
</table>

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

- Put the interests of the client above all others, including the broker's own. Including the broker's own.
- Inform the client of any material information about the transaction. Including the broker's own.
- Treat all parties involved in a real estate transaction fairly and honestly.
- Answer the client's questions and present any offer or counter-offer in a timely manner.
- Keep the client's information confidential, unless required by law.
- Act as an intermediary when a buyer, seller, landlord, or tenant is not represented by a sales agent or associate.
- Act as the buyer's agent, seller's agent, landlord's agent, or tenant's agent.

## A BROKER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- As agent for both - intermediary: Acts as an intermediary when aiding a buyer in a transaction. The broker becomes the buyer's agent by agreeing to represent the buyer, usually in writing.
- As agent for seller/landlord: Acts as the seller's agent when facilitating the sale of real property.
- As agent for owner (seller/landlord): Acts as the property owner's agent through an agreement with the owner.
- As agent for buyer/tenant: Acts as the buyer's agent by agreeing to represent the buyer, usually through a written representation agreement.

## LICENSE HOLDER CONTACT INFORMATION:

- Name and contact information for the broker and sales agent or associate.
- Date and initials for the buyer, tenant, seller, or landlord.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- Acts as an intermediary when aiding a buyer in a transaction. The broker becomes the buyer's agent by agreeing to represent the buyer, usually in writing.
- Acts as the seller's agent when facilitating the sale of real property.
- Acts as the property owner's agent through an agreement with the owner.
- Acts as the buyer's agent by agreeing to represent the buyer, usually through a written representation agreement.

## A BROKER'S DUTIES REQUIRED BY LAW

- Acts as an intermediary when aiding a buyer in a transaction. The broker becomes the buyer's agent by agreeing to represent the buyer, usually in writing.
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## IMPORTANT INFORMATION ABOUT BROKERAGE SERVICES

- Inform the client of any material information about the transaction. Include the broker's own.
- Treat all parties involved in a real estate transaction fairly and honestly.
- Answer the client's questions and present any offer or counter-offer in a timely manner.
- Keep the client's information confidential, unless required by law.
- Act as an intermediary when a buyer, seller, landlord, or tenant is not represented by a sales agent or associate.
- Act as the buyer's agent, seller's agent, landlord's agent, or tenant's agent.

## LEGAL DISCLOSURE

- If the client has any questions or concerns regarding the representation of the broker, the client should seek legal advice.
- The client should carefully read and understand all agreements and disclosures before signing.
- The broker is responsible for all brokerage activities performed by sales agents or associates sponsored by the broker.