



122 HASLER SHORES DR | 122 HASLER SHORES DR, BASTROP, TX 78602

Features

- Adjacent to Riverside Grove Subdivision, Medical/Professional Offices, Bastrop Schools, Senior Living, and Nursing Homes
- Near major Bastrop Retail Centers off Hwy 71 & Old Austin Highway, behind HEB
- Neighborhood/Business Corridor ideal for restaurant, retail, or office

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

Old Austin Rd & Hwy 150 17,245 VPD

Demographics

YEAR: 2021

1 MILE

3 MILE

5 MILE

Total Population

3,109

12,573

20,170

Daytime Population

4,778

14,892

22,230

Avg HH Income

\$79,561

\$71,335

\$74,046

Total Households

1,175

4,757

7,748

Area Retailers & Businesses



David Ruwwe

Associate
512.482.6104
druwwe@weitzmangroup.com

William Ramberg

Associate
512.482.6102
wramberg@weitzmangroup.com

James Van Trease

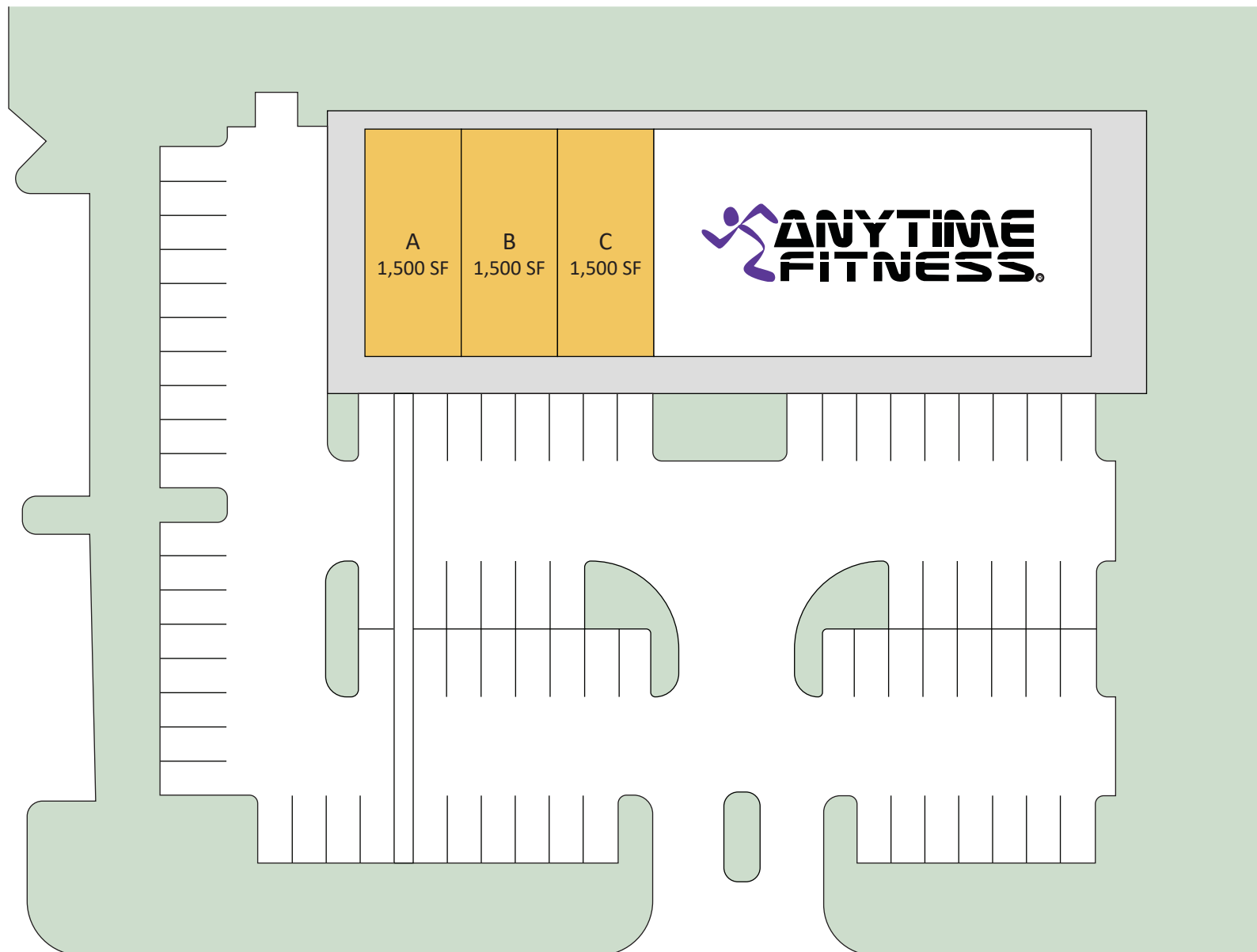
Assistant Vice President
512.482.6106
jvantrease@weitzmangroup.com

Nick Naumann

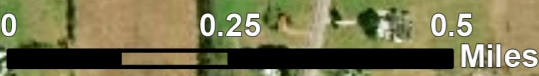
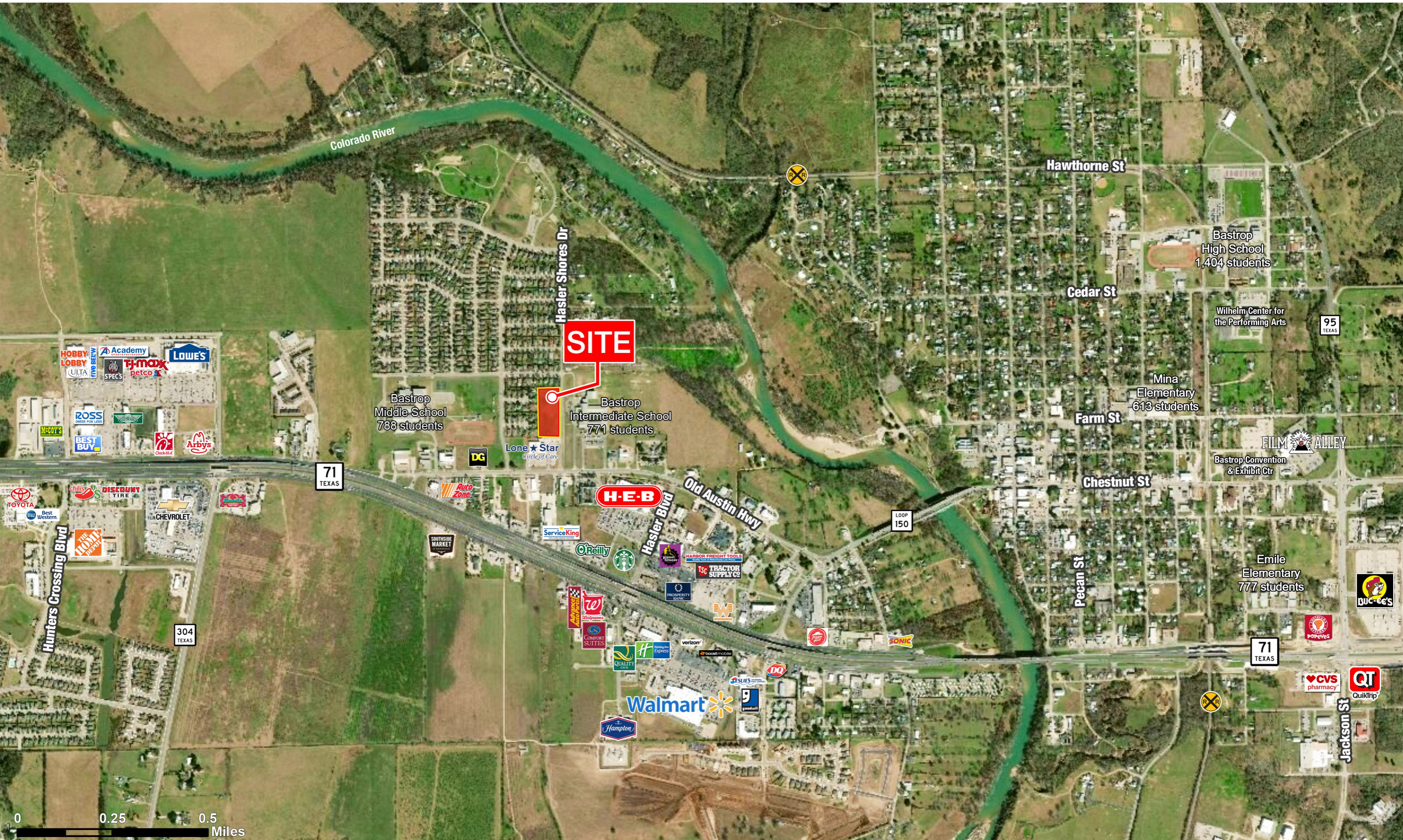
Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]



Hasler Shores Dr



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 on 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.

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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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David Ruwwe

Sales Agent/Associate's Name

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Phone

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