

# Tylerville



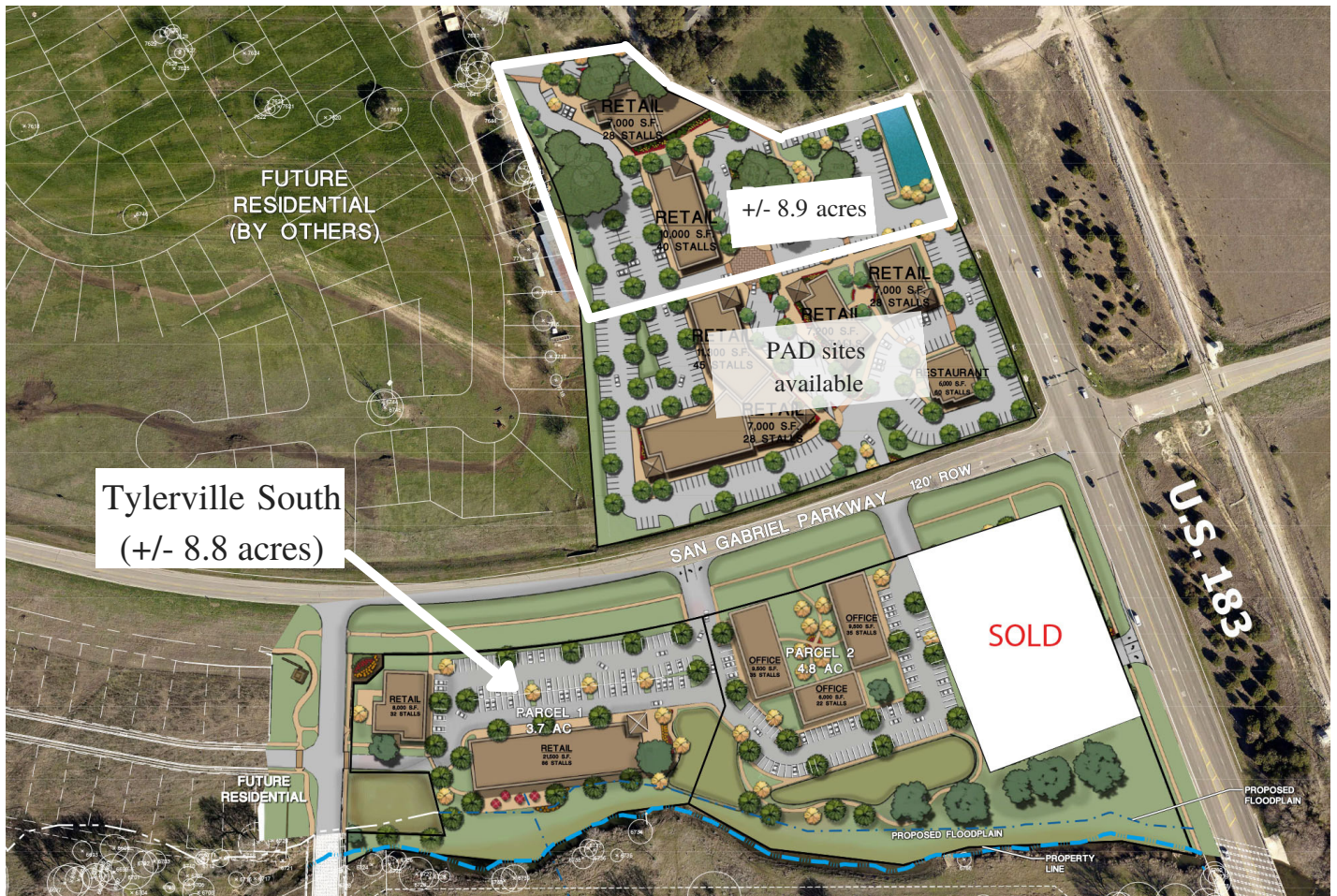
NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX

**+/- 18 Acres**

Pricing available upon request

- *Pad sites available*
- *Limited build to suite opportunities available*

- Across the street from the new St. David's Hospital and the Northline Project
- Fronts Oak Creek Subdivision with 446 homes
- Conventional District zoning
- Utilities to site



## POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756  
512.335.5577 www.pohljensen.com

## Demographics

	1 MILE	3 MILE	5 MILE
2020 population	3,160	41,502	90,880
Median HH Income	\$87,713	\$105,191	\$114,199
Traffic Count	22,000 vehicles per day (2018)		



# Tylerville

NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX



+/- 18 Acres

Tylerville North:



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# Tylerville

NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX



+/- 18 Acres

## Tylerville South:



**SEC Planning, LLC**  
Land Planning • Landscape Architecture • Community Branding  
AUSTIN, TEXAS  
www.secplanning.com • info@secplanning.com

CONCEPT A  
**TYLERVILLE SOUTH COMMERCIAL**  
LEANDER, TEXAS

Scale: 1" = 100'  
North Date: November 06, 2020

SHEET FILE: T118055-P04L-Catfish\_PLANNING\Site Planning\Tylerville South November 2020\Tylerville South-Concept.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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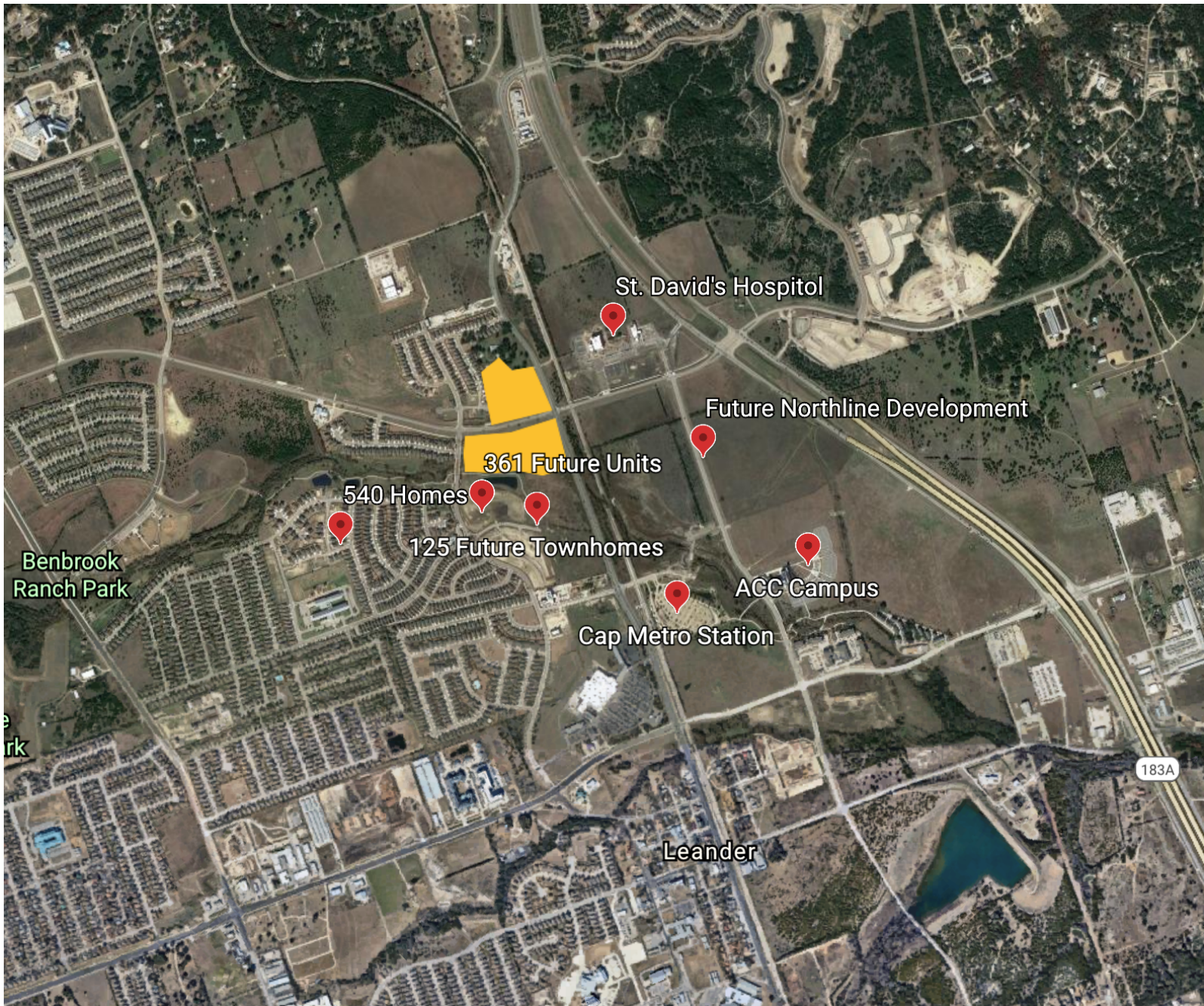


# Tylerville

NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX



**+/- 18 Acres**



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# Tylerville



## Demographics

+/- 18 Acres

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,820	49,566	107,355
2020 Estimate	3,160	41,502	90,880
2010 Census	1,073	18,766	48,672
Growth 2020 - 2025	20.89%	19.43%	18.13%
Growth 2010 - 2020	194.50%	121.16%	86.72%
<b>2020 Population by Hispanic Origin</b>	866	11,533	21,801
<b>2020 Population</b>	3,160	41,502	90,880
White	2,758 87.28%	35,990 86.72%	79,036 86.97%
Black	140 4.43%	2,142 5.16%	4,481 4.93%
Am. Indian & Alaskan	41 1.30%	458 1.10%	885 0.97%
Asian	133 4.21%	1,551 3.74%	3,550 3.91%
Hawaiian & Pacific Island	10 0.32%	77 0.19%	141 0.16%
Other	79 2.50%	1,284 3.09%	2,788 3.07%
U.S. Armed Forces	36	301	409
<b>Households</b>			
2025 Projection	1,276	16,531	35,816
2020 Estimate	1,058	13,880	30,425
2010 Census	344	6,135	16,090
Growth 2020 - 2025	20.60%	19.10%	17.72%
Growth 2010 - 2020	207.56%	126.24%	89.09%
Owner Occupied	830 78.45%	11,644 83.89%	25,449 83.65%
Renter Occupied	228 21.55%	2,236 16.11%	4,977 16.36%
<b>2020 Households by HH Income</b>	1,058	13,881	30,424
Income: <\$25,000	41 3.88%	532 3.83%	1,625 5.34%
Income: \$25,000 - \$50,000	156 14.74%	2,094 15.09%	3,966 13.04%
Income: \$50,000 - \$75,000	183 17.30%	2,668 19.22%	5,180 17.03%
Income: \$75,000 - \$100,000	293 27.69%	2,588 18.64%	5,284 17.37%
Income: \$100,000 - \$125,000	159 15.03%	2,160 15.56%	4,172 13.71%
Income: \$125,000 - \$150,000	50 4.73%	1,397 10.06%	3,535 11.62%
Income: \$150,000 - \$200,000	126 11.91%	1,550 11.17%	3,694 12.14%
Income: \$200,000+	50 4.73%	892 6.43%	2,968 9.76%
<b>2020 Avg Household Income</b>	\$99,467	\$105,191	\$114,199
<b>2020 Med Household Income</b>	\$87,713	\$90,905	\$96,011

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# Tylerville



## Traffic Counts

+/- 18 Acres

**Tylerville**  
**San Gabriel @ US HWY 183, Leander, TX 78641**

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -

Image Coming Soon

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 183	San Gabriel Pkwy	0.03 S	2018	8,416	MPSI	.14
2	N US Hwy 183	W Willis St	0.01 S	2014	14,633	MPSI	.99
3	US Hwy 183	W Willis St	0.01 S	2018	16,241	MPSI	.99

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ENGINEER: LANDEY CONSULTING, LLC  
 4508 HIGHWAY 287, SUITE 150  
 WEST, STE. 150  
 (512) 872-6696

OWNER: WATERSTONE TYLERVILLE LP,  
 10800 PECAN PARK BLVD, #STE 125  
 AUSTIN, TX 78750-1224

SURVEYOR: CRICHTON & ASSOCIATES, INC.  
 6448 EAST HIGHWAY 290, STE. 8105  
 AUSTIN, TX 78723  
 (512) 244-3393

LOT TABLE  
 NO OF LOTS: 2  
 LAND USE: COMMERCIAL  
 ZONING: CD CONVENTIONAL SECTOR  
 PERIMETER BLOCK LENGTH: 4,583.0 FEET

OWNER'S ACKNOWLEDGMENT:  
 STATE OF TEXAS  
 COUNTY OF WILLIAMSON  
 KNOW ALL MEN BY THESE PRESENTS:

THAT WATERSTONE TYLERVILLE, LP, BEING THE OWNER OF 9.2045 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING A PORTION OF A 107.928 ACRE TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN DOC. NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 9.2045 ACRES IN ACCORDANCE WITH THE MAP OR PLAN ATTACHED HERETO, TO BE KNOWN AS  
 TYLERVILLE NORTHWEST  
 AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WATERSTONE TYLERVILLE LP  
 BY: ITS GENERAL PARTNER

STATE OF TEXAS  
 COUNTY OF WILLIAMSON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_  
 APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY COUNTY CLERK OF WILLIAMSON COUNTY.

SID SOKOL, CHAIRMAN  
 CITY OF LEANDER, TEXAS  
 ATTEST:  
 ELLEN PIZALATE, SECRETARY  
 PLANNING AND ZONING COMMISSION  
 CITY OF LEANDER, TEXAS

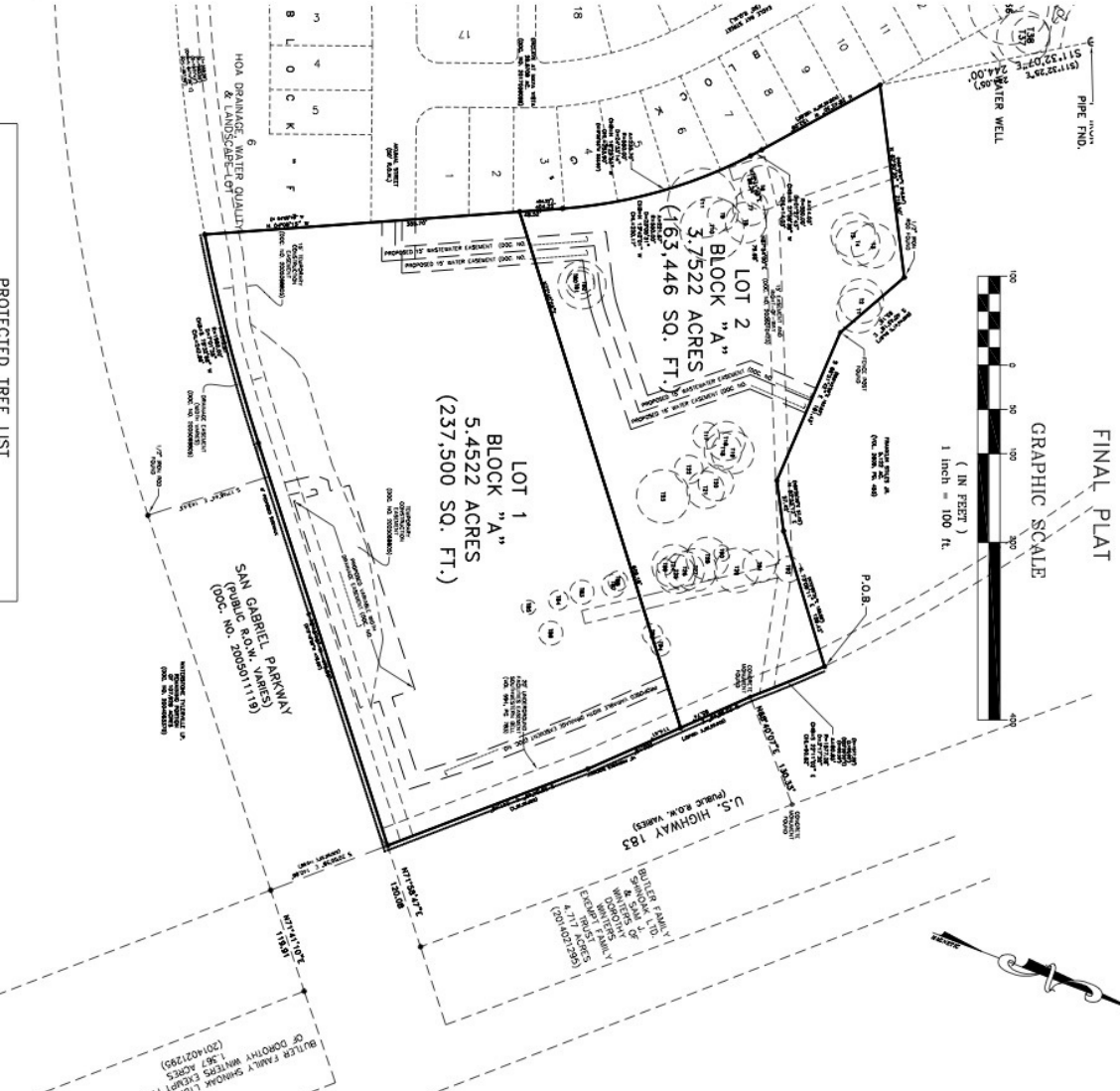
SUBMITTAL DATE: \_\_\_\_\_  
 DATE: SEPT. 22, 2020  
 JOB NO. 14\_253\_9.20AC  
 SHEET 2 OF 3

# TYLERVILLE NORTHWEST

## FINAL PLAN

### GRAPHIC SCALE

( IN FEET )  
 1 inch = 100 ft.

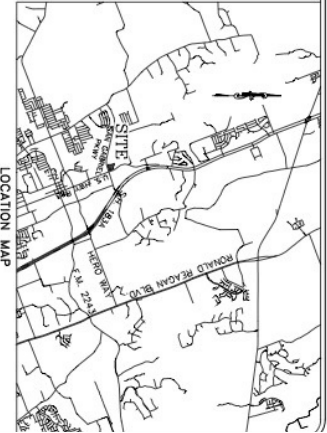


### PROTECTED TREE LIST

TAG #	DESCRIPTION	TAG #	DESCRIPTION
11	(H) 25" LIVE OAK	127	(H) 24" LIVE OAK
12	(H) 25" LIVE OAK	128	(H) 24" LIVE OAK
13	(H) 25" LIVE OAK	129	(H) 24" LIVE OAK
14	(H) 25" LIVE OAK	130	(H) 24" LIVE OAK
15	(H) 25" LIVE OAK	131	(H) 24" LIVE OAK
16	(H) 25" LIVE OAK	132	(H) 24" LIVE OAK
17	(H) 25" LIVE OAK	133	(H) 24" LIVE OAK
18	(H) 25" LIVE OAK	134	(H) 24" LIVE OAK
19	(H) 25" LIVE OAK	135	(H) 24" LIVE OAK
20	(H) 25" LIVE OAK	136	(H) 24" LIVE OAK
21	(H) 25" LIVE OAK	137	(H) 24" LIVE OAK
22	(H) 25" LIVE OAK	138	(H) 24" LIVE OAK
23	(H) 25" LIVE OAK	139	(H) 24" LIVE OAK
24	(H) 25" LIVE OAK	140	(H) 24" LIVE OAK
25	(H) 25" LIVE OAK	141	(H) 24" LIVE OAK
26	(H) 25" LIVE OAK	142	(H) 24" LIVE OAK
27	(H) 25" LIVE OAK	143	(H) 24" LIVE OAK
28	(H) 25" LIVE OAK	144	(H) 24" LIVE OAK
29	(H) 25" LIVE OAK	145	(H) 24" LIVE OAK
30	(H) 25" LIVE OAK	146	(H) 24" LIVE OAK
31	(H) 25" LIVE OAK	147	(H) 24" LIVE OAK
32	(H) 25" LIVE OAK	148	(H) 24" LIVE OAK
33	(H) 25" LIVE OAK	149	(H) 24" LIVE OAK
34	(H) 25" LIVE OAK	150	(H) 24" LIVE OAK
35	(H) 25" LIVE OAK	151	(H) 24" LIVE OAK
36	(H) 25" LIVE OAK	152	(H) 24" LIVE OAK
37	(H) 25" LIVE OAK	153	(H) 24" LIVE OAK
38	(H) 25" LIVE OAK	154	(H) 24" LIVE OAK
39	(H) 25" LIVE OAK	155	(H) 24" LIVE OAK
40	(H) 25" LIVE OAK	156	(H) 24" LIVE OAK
41	(H) 25" LIVE OAK	157	(H) 24" LIVE OAK
42	(H) 25" LIVE OAK	158	(H) 24" LIVE OAK
43	(H) 25" LIVE OAK	159	(H) 24" LIVE OAK
44	(H) 25" LIVE OAK	160	(H) 24" LIVE OAK
45	(H) 25" LIVE OAK	161	(H) 24" LIVE OAK
46	(H) 25" LIVE OAK	162	(H) 24" LIVE OAK
47	(H) 25" LIVE OAK	163	(H) 24" LIVE OAK
48	(H) 25" LIVE OAK	164	(H) 24" LIVE OAK
49	(H) 25" LIVE OAK	165	(H) 24" LIVE OAK
50	(H) 25" LIVE OAK	166	(H) 24" LIVE OAK
51	(H) 25" LIVE OAK	167	(H) 24" LIVE OAK
52	(H) 25" LIVE OAK	168	(H) 24" LIVE OAK
53	(H) 25" LIVE OAK	169	(H) 24" LIVE OAK
54	(H) 25" LIVE OAK	170	(H) 24" LIVE OAK
55	(H) 25" LIVE OAK	171	(H) 24" LIVE OAK
56	(H) 25" LIVE OAK	172	(H) 24" LIVE OAK
57	(H) 25" LIVE OAK	173	(H) 24" LIVE OAK
58	(H) 25" LIVE OAK	174	(H) 24" LIVE OAK
59	(H) 25" LIVE OAK	175	(H) 24" LIVE OAK
60	(H) 25" LIVE OAK	176	(H) 24" LIVE OAK
61	(H) 25" LIVE OAK	177	(H) 24" LIVE OAK
62	(H) 25" LIVE OAK	178	(H) 24" LIVE OAK
63	(H) 25" LIVE OAK	179	(H) 24" LIVE OAK
64	(H) 25" LIVE OAK	180	(H) 24" LIVE OAK
65	(H) 25" LIVE OAK	181	(H) 24" LIVE OAK
66	(H) 25" LIVE OAK	182	(H) 24" LIVE OAK
67	(H) 25" LIVE OAK	183	(H) 24" LIVE OAK
68	(H) 25" LIVE OAK	184	(H) 24" LIVE OAK
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71	(H) 25" LIVE OAK	187	(H) 24" LIVE OAK
72	(H) 25" LIVE OAK	188	(H) 24" LIVE OAK
73	(H) 25" LIVE OAK	189	(H) 24" LIVE OAK
74	(H) 25" LIVE OAK	190	(H) 24" LIVE OAK
75	(H) 25" LIVE OAK	191	(H) 24" LIVE OAK
76	(H) 25" LIVE OAK	192	(H) 24" LIVE OAK
77	(H) 25" LIVE OAK	193	(H) 24" LIVE OAK
78	(H) 25" LIVE OAK	194	(H) 24" LIVE OAK
79	(H) 25" LIVE OAK	195	(H) 24" LIVE OAK
80	(H) 25" LIVE OAK	196	(H) 24" LIVE OAK
81	(H) 25" LIVE OAK	197	(H) 24" LIVE OAK
82	(H) 25" LIVE OAK	198	(H) 24" LIVE OAK
83	(H) 25" LIVE OAK	199	(H) 24" LIVE OAK
84	(H) 25" LIVE OAK	200	(H) 24" LIVE OAK
85	(H) 25" LIVE OAK	201	(H) 24" LIVE OAK
86	(H) 25" LIVE OAK	202	(H) 24" LIVE OAK
87	(H) 25" LIVE OAK	203	(H) 24" LIVE OAK
88	(H) 25" LIVE OAK	204	(H) 24" LIVE OAK
89	(H) 25" LIVE OAK	205	(H) 24" LIVE OAK
90	(H) 25" LIVE OAK	206	(H) 24" LIVE OAK
91	(H) 25" LIVE OAK	207	(H) 24" LIVE OAK
92	(H) 25" LIVE OAK	208	(H) 24" LIVE OAK
93	(H) 25" LIVE OAK	209	(H) 24" LIVE OAK
94	(H) 25" LIVE OAK	210	(H) 24" LIVE OAK
95	(H) 25" LIVE OAK	211	(H) 24" LIVE OAK
96	(H) 25" LIVE OAK	212	(H) 24" LIVE OAK
97	(H) 25" LIVE OAK	213	(H) 24" LIVE OAK
98	(H) 25" LIVE OAK	214	(H) 24" LIVE OAK
99	(H) 25" LIVE OAK	215	(H) 24" LIVE OAK
100	(H) 25" LIVE OAK	216	(H) 24" LIVE OAK
101	(H) 25" LIVE OAK	217	(H) 24" LIVE OAK
102	(H) 25" LIVE OAK	218	(H) 24" LIVE OAK
103	(H) 25" LIVE OAK	219	(H) 24" LIVE OAK
104	(H) 25" LIVE OAK	220	(H) 24" LIVE OAK
105	(H) 25" LIVE OAK	221	(H) 24" LIVE OAK
106	(H) 25" LIVE OAK	222	(H) 24" LIVE OAK
107	(H) 25" LIVE OAK	223	(H) 24" LIVE OAK
108	(H) 25" LIVE OAK	224	(H) 24" LIVE OAK
109	(H) 25" LIVE OAK	225	(H) 24" LIVE OAK
110	(H) 25" LIVE OAK	226	(H) 24" LIVE OAK
111	(H) 25" LIVE OAK	227	(H) 24" LIVE OAK
112	(H) 25" LIVE OAK	228	(H) 24" LIVE OAK

**LEGEND**

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET (AS NOTED)
- CALCULATED POINT
- 10' SIDEWALK LOCATION
- UNLESS CALLED OUT OTHERWISE
- RECORD INFORMATION



**SURVEYOR'S CERTIFICATION:**  
 I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND TO PREPARE THIS INSTRUMENT IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD AFFECTING THIS SUBDIVISION ARE SHOWN AND OR NOTED.  
 DATED: JUNE 15, 2017, WHICH AFFECTS THIS SUBDIVISION AS SHOWN AND OR NOTED.

TEXAS REGISTRATION NO. 4048  
 CRICHTON AND ASSOCIATES, INC.  
 6448 EAST HIGHWAY 290  
 SUITE 8105  
 AUSTIN, TEXAS 78723  
 ORDERS@CRICHTONANDASSOCIATES.COM  
 JOB NO. 14\_253

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §  
 I, JUDITH WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, CERTIFY THAT THE SUBDIVISION IS LOCATED IN ZONE "X" AREAS OUTSIDE THE 500-FR FLOOD PLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C 0455 E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 28, 2008.

JUDITH WILLIAMS, P.E. NO. 90356  
 LANDEY CONSULTING, LLC.  
 5508 HWY 290 WEST, STE. 150  
 WEST, TEXAS 78753  
 (512) 872-6696

STATE OF TEXAS  
 COUNTY OF WILLIAMSON:  
 I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: \_\_\_\_\_  
 NAME: NANCY E. RISTER  
 COUNTY CLERK WILLIAMSON COUNTY, TEXAS





# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Pohl Jensen, LLC</b>	<b>9011091</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William B. Pohl</b>	<b>160729</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Designated Broker of Firm	License No.	Email	Phone
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