

TBD FM 1105,
Georgetown, TX 78626

Interstate HWY 35

262.49 Acres

Georgetown, TX

Georgetown Land Investment Opportunity

TBD FM 1105
Georgetown, TX 78626

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PLEASE CONSULT WITH VERTICAL INTEGRATION REALTY FOR MORE DETAILS.*



OFFERING SUMMARY

FM 972



Listing Price: \$14,437,170

Price/Acre: \$55,000/Acre

Vertical Integration Realty is pleased to exclusively offer for sale a 262.49 acre tract located on TBD FM 1105 in Georgetown, Texas 78626. This prime development opportunity is in the Georgetown ISD and is located 9.6 miles away from downtown Georgetown. Georgetown, is the fastest growing city in America for the second year in a row, it is currently growing of a rate of 10.54% annually and its population has increased by 35.08% since the most recent census in 2020. This property is in an opportunity zone thereby increasing buyers ability to capitalize on favorable tax advantages. This site is currently zoned for Agriculture ensuring low property taxes. This great location is suitable for a multitude of uses, including the development of single family homes.

- **Location:** Sits outside of the ETJ - 4.4 miles from I35 - 5.8 miles from Hwy 29 - 7.7 miles from Toll 195
7.8 miles from Toll 130 - 9.6 miles from Georgetown - 13 miles from Ronald Reagan Blvd.
- **Population Growth:** 10.54% annually, 35.08% sine 2020
- **Household Income:** \$102,228 Average Household Income
- **Median Home Price:** \$440,000 September 2023
- **School District:** Georgetown ISD
- **Current Zoning:** Agriculture
- **Opportunity:** 100% in an Opportunity Zone Prime Development
- **Commercial Well Production:** Water Well on property producing 340 gallons per minute!

10.54% annually
35.08% sine 2020

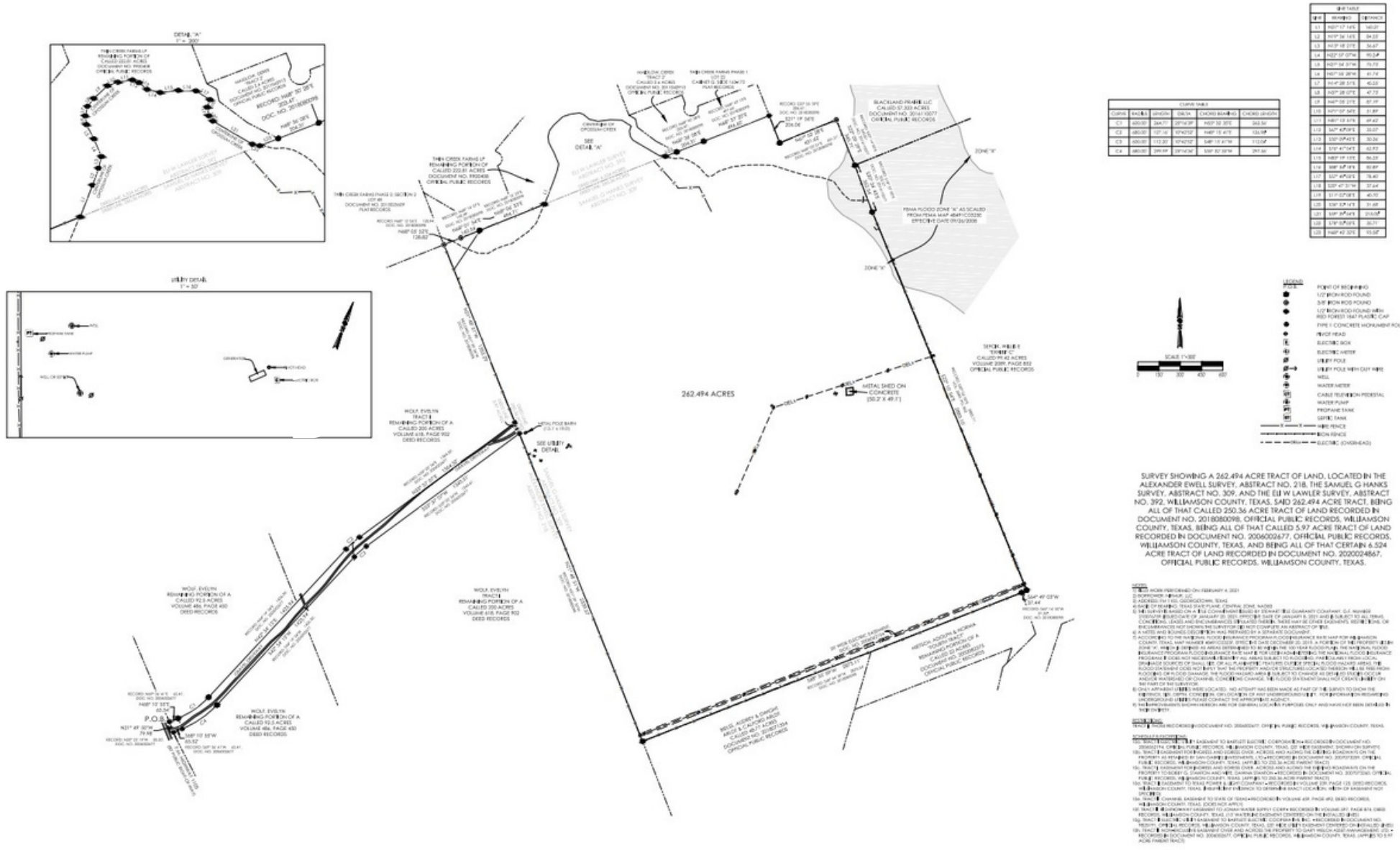
\$102,228
Average Household Income

PROPERTY OVERVIEW

SECTION 1

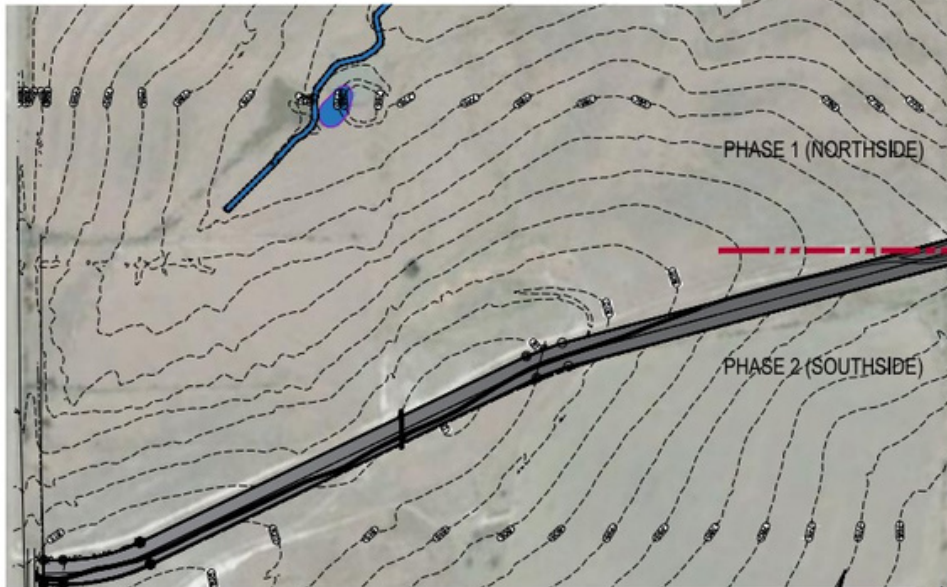


SURVEY



PROPOSED SITE PLAN 1 - 70' x 120' Lots

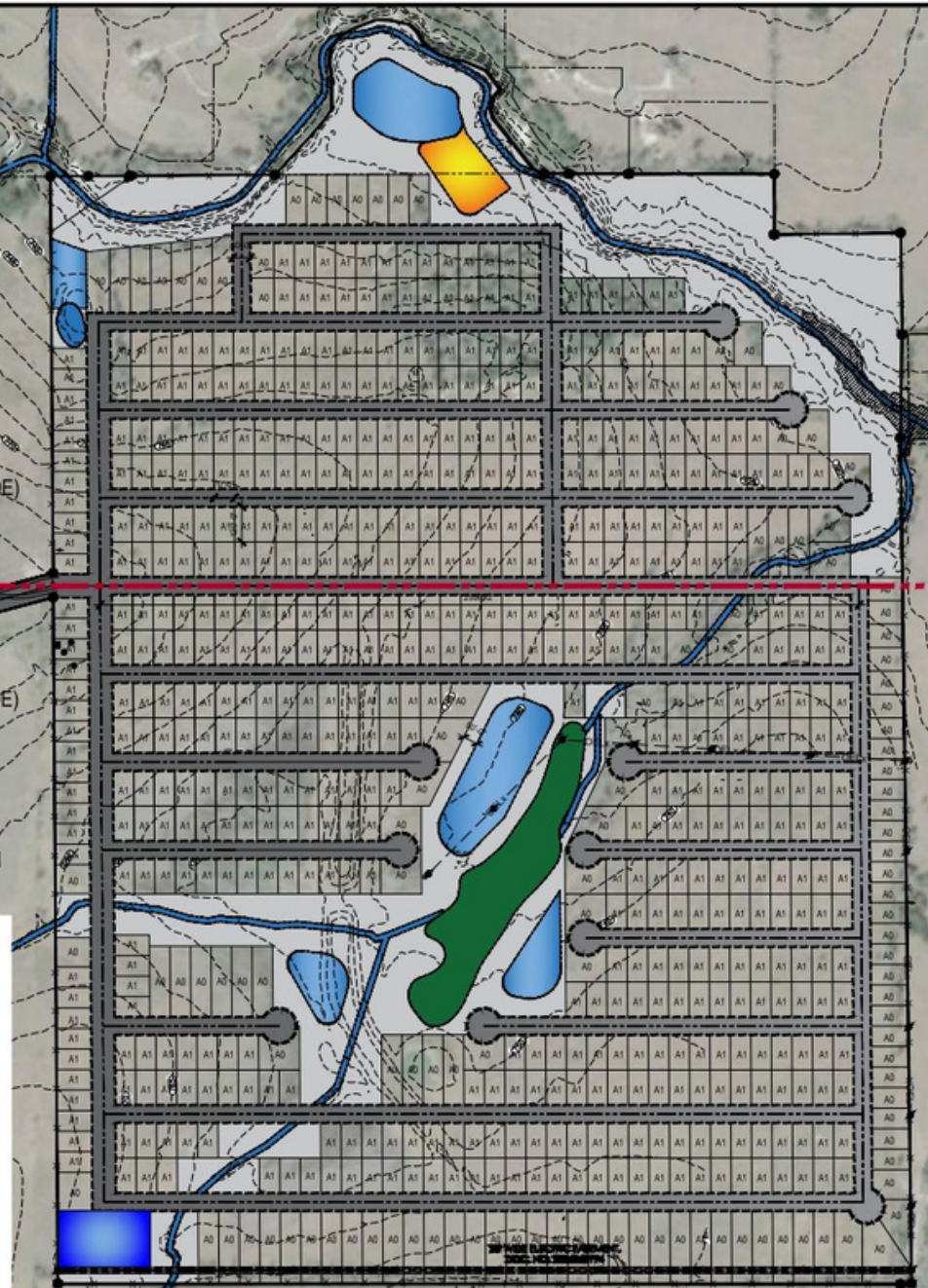
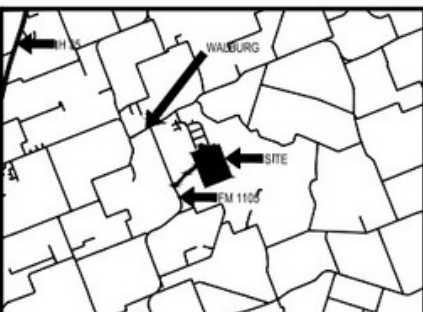
| LEGEND : | | DESCRIPTION | QTY |
|----------|---|----------------------------|--------------|
| | DETENTION POND | A1: (70'X120') | 597 UNITS |
| | NWI WETLAND RIVERINE (4.08 AC) | A0 : | 120 UNITS |
| | NWI FRESHWATER EMERGENT WETLAND (4.19 AC) | TOTAL SELLABLE UNITS | 717 |
| | OPEN SPACE/PARKLAND | TOTAL SELLABLE AREA | 154.83 AC |
| | WATER PLANT | ROW (ACREAGE) | 52.46 AC |
| | WASTEWATER TREATMENT PLANT | ROAD (LINEAR FOOTAGE) | 35,150.41 FT |
| | | HOA SET ASIDE: | |
| | | DETENTION PONDS | 6.43 AC |
| | | OPEN SPACE | 37.52 AC |
| | | WATER PLANT | 1.40 AC |
| | | WASTEWATER TREATMENT PLANT | 1.62 AC |



1 HIGH DENSITY CONCEPT PLAT
SCALE: 1" = 200'



- GENERAL NOTES:**
- FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES.
 - ADJOINING PROPERTY LINES ARE APPROXIMATE.
 - CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURES.
 - FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN.

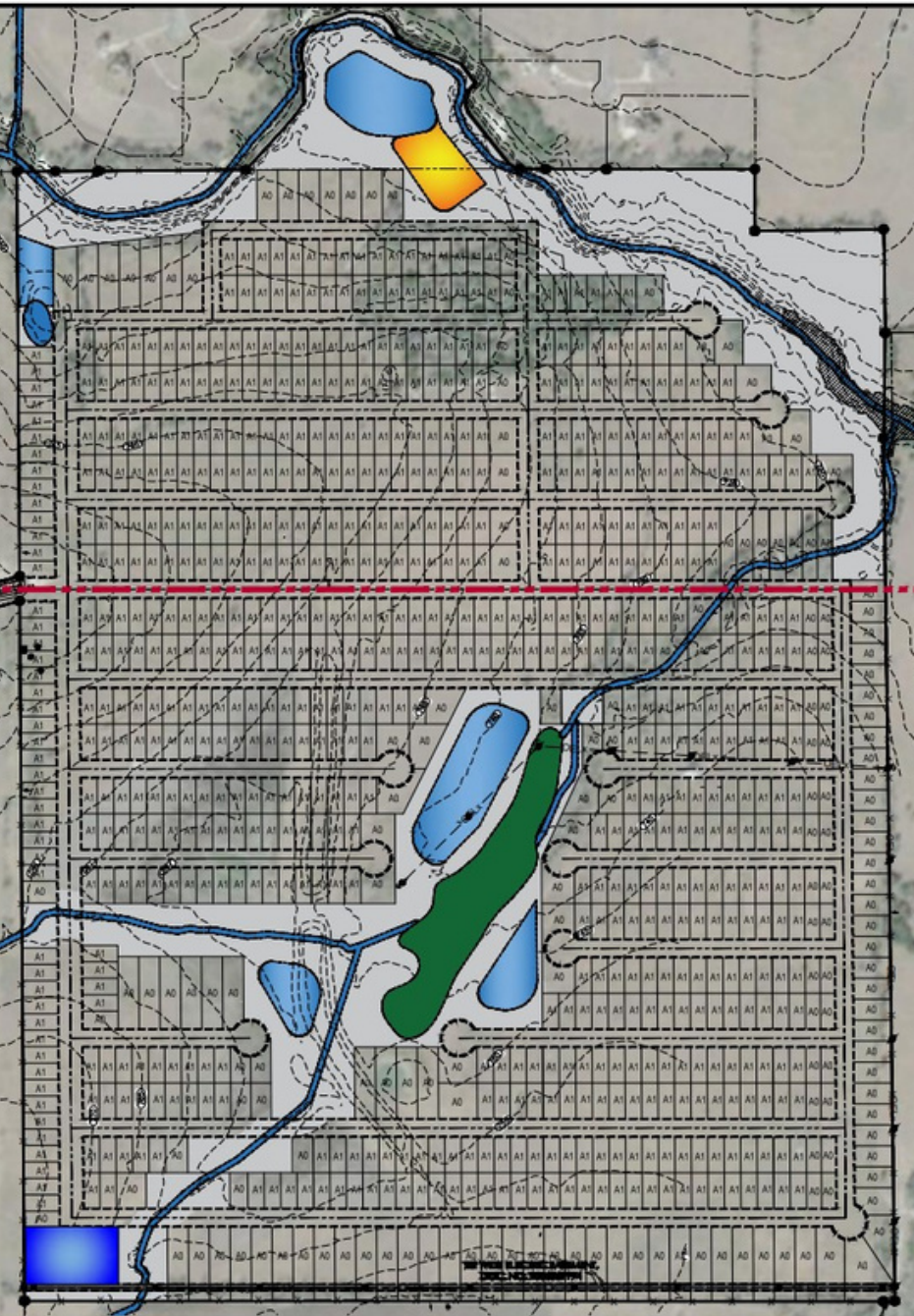
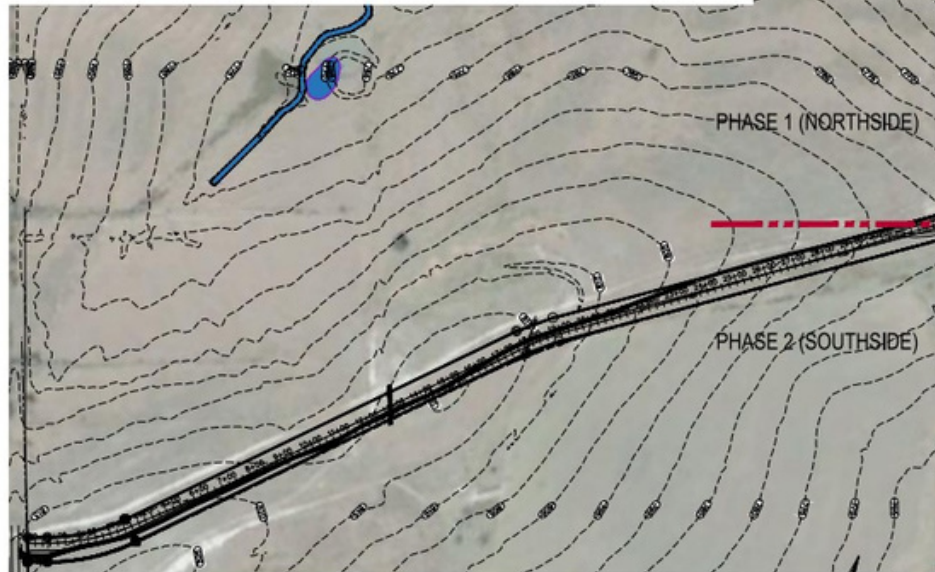


| | | |
|--|-----------------|----------------|
| INC. | DATE | NAME |
| | | |
| REVISIONS | | |
| | | |
| | | |
| PROFESSIONAL STAMP & SIGNATURE | | |
| JOB NO. 000001 | DATE 11/06/2023 | SCALE AS SHOWN |
| | | PK, MR |
| | | DRAWN BY: AG |
| | | CHECKED BY: - |
| CONCEPT PLAT | | |
| GEORGETOWN SUBDIVISION FM 1105 GEORGETOWN, WILLIAMSON COUNTY, TEXAS | | |
| | | |
| SHEET NO. CP-1.0 | | |

C:\Users\CE_19\OneDrive\Desktop\LANDHOMETEXAS\2.0 FM 1105 Georgetown, TX 78626\GEORGETOWN PLAT 10-31-2023.dwg

PROPOSED SITE PLAN 2 - 55' x 120' Lots

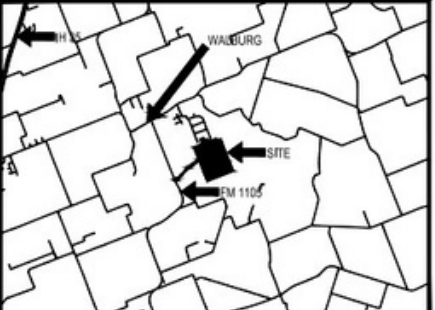
| LEGEND : | | DESCRIPTION | QTY |
|----------|---|----------------------------|--------------|
| | DETENTION POND | A1: (55'X120') | 720 UNITS |
| | NWI WETLAND RIVERINE (4.08 AC) | AD : | 170 UNITS |
| | NWI FRESHWATER EMERGENT WETLAND (4.19 AC) | TOTAL SELLABLE UNITS | 890 |
| | OPEN SPACE/ PARKLAND | TOTAL SELLABLE AREA | 154.67 AC |
| | WATER PLANT | ROW (ACREAGE) | 52.46 AC |
| | WASTEWATER TREATMENT PLANT | ROAD (LINEAR FOOTAGE) | 35,150.41 FT |
| | | HOA SET ASIDE: | |
| | | DETENTION PONDS | 6.43 AC |
| | | OPEN SPACE | 37.29 AC |
| | | WATER PLANT | 1.40 AC |
| | | WASTEWATER TREATMENT PLANT | 2.02 AC |



1 HIGH DENSITY CONCEPT PLAT
SCALE: 1" = 200'



- GENERAL NOTES:**
- FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES.
 - ADJOINING PROPERTY LINES ARE APPROXIMATE.
 - CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURES.
 - FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN.



| | | | |
|-----|-----------|------|------|
| NO. | REVISIONS | DATE | NAME |
| | | | |
| | | | |
| | | | |
| | | | |

PROFESSIONAL STAMP & SIGNATURE

JOB NO.: 00001
 DATE: 11/06/2023
 SCALE: AS SHOWN
 P.W. MR.
 DRAWN BY: AG
 CHECKED BY:

CONCEPT PLAT

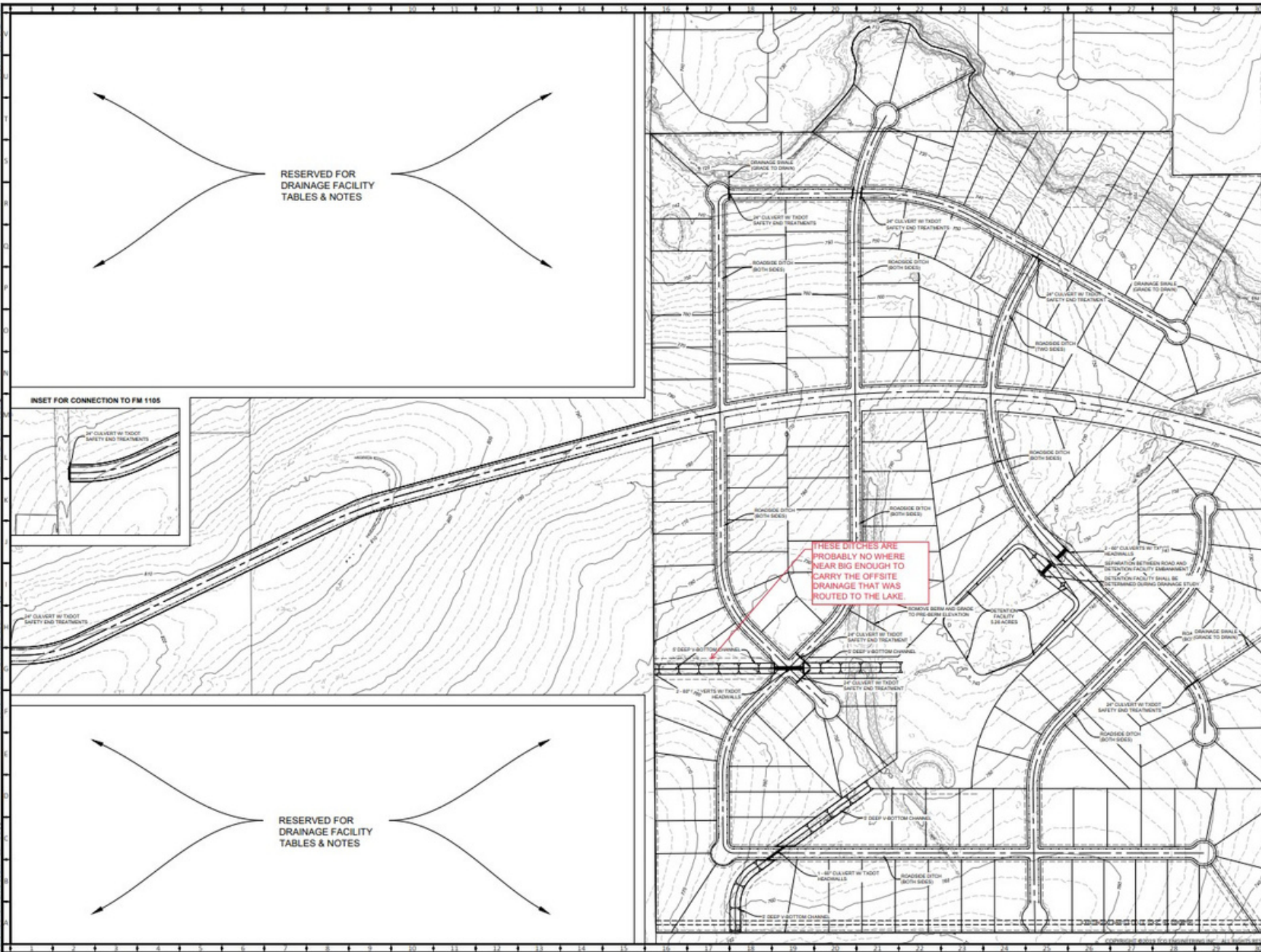
GEORGETOWN SUBDIVISION
 FM 1105 GEORGETOWN, HALL COUNTY, TEXAS

SHEET NO.
CP-1.0

C:\Users\CL_19\OneDrive\Desktop\LANDHOMESTEXAS\2.0 FM 1105, Georgetown, TX 78626\GEORGETOWN PLAT A-55'X120' 11-06-2023.dwg

PROPOSED SITE PLAN 3 - 1 +/- Acre Lots

PROJECT NAME: THE RANGE AT WALBURG
 PROJECT NUMBER: WA 10000 R.3
 PROJECT LOCATION: WA
 SHEET SET: WALBURG - PRE PLAT
 SHEET DESCRIPTION: 1 ACRE LOTS
 FILE NAME: DRAINAGE.DWG
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: TBD, 0/0
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 CONSTRUCTION PLAN SUBMITTED: TBD, 0/0



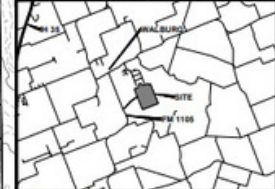
OWNER: T J BRADSHAW CONSTRUCTION, LTD.
 DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
 PROP ID: R039902 & 3, R039907, R039955, R473935
 SCHOOL: GEORGETOWN ISD
 FEMA FIRM MAP: 48491C0225E (EFF SEPT. 26 2008)
 WTR CCN: 10970 JONAH WATER SUD
 SS CCN: NO CCN FOR SUBJECT SITE
 ELECTRIC: ONCOR & BARTLETT
 CABLE: TBD
 PHONE: TBD

KEY NOTES:
 1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

GENERAL NOTES:
 1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
 NAD83 CENTRAL TEXAS FOOT
 CAP=0.99985725


| DESCRIPTION | ACRES | DESCRIPTION | QTY |
|--------------|----------------|----------------------|------------|
| SP LOTS | 200.315 | TOTAL LOTS | 267 |
| SP FAMILY | 0 | 1 ACRE LOTS | 167 |
| HDA | 25.604 | 0.5 ACRE LOTS | 0 |
| ROW | 34.586 | 100' LOTS | 0 |
| DRAINAGE | 0 | 100' LOTS | 0 |
| OPEN | 0 | SANITARY (FT) | TBD |
| SEWERAGE | 0 | WATER (FT) | N/A |
| TOTAL | 262.465 | DRAINAGE (FT) | TBD |



GARRETT D. NORBYKE, PE
 16 EAST AVE. A
 SUITE 2036
 TEMPLE, TX 76501
 254-228-9167
 512-720-7106




Garrett Norbyke, PE
05/30/2020

WILLIAMSON CO., TX
 THE RANGE AT WALBURG
 PRELIMINARY PLAT
 DRAINAGE
 SHEET SIZE: 24" X 36" PRINT DATE: 5/10/20 C011

Water - Well Report - Potential Commercial Capacity

STATE OF TEXAS WELL REPORT for Tracking #194163

| | | | |
|----------------|--|---------------|-----------------------|
| Owner: | Bobby Stanton | Owner Well #: | No Data |
| Address: | P.O. Box 3000 #236 Georgetown, TX 78628 | Grid #: | 58-20-2 |
| Well Location: | CR 971 Walburg, TX | Latitude: | 30° 43' 23" N |
| Well County: | Williamson | Longitude: | 097° 34' 15" W |
| | | Elevation: | No Data |
| Type of Work: | New Well | Proposed Use: | Irrigation |

Drilling Start Date: **10/23/2006** Drilling End Date: **12/4/2006**

Borehole:

| <i>Diameter (in.)</i> | <i>Top Depth (ft.)</i> | <i>Bottom Depth (ft.)</i> |
|-----------------------|------------------------|---------------------------|
| 16 | 0 | 10 |
| 12 | 10 | 403 |
| 8 | 403 | 565 |

Water Level: **265 ft. below land surface on 2006-05-02** Measurement Method: **Unknown**

Packers: **none**

Type of Pump: **Submersible** Pump Depth (ft.): **387**

Well Tests: **Pump** **Yield: 340 GPM with 60 ft. drawdown after 12 hours**

Development & Utility Contacts

Utility Companies

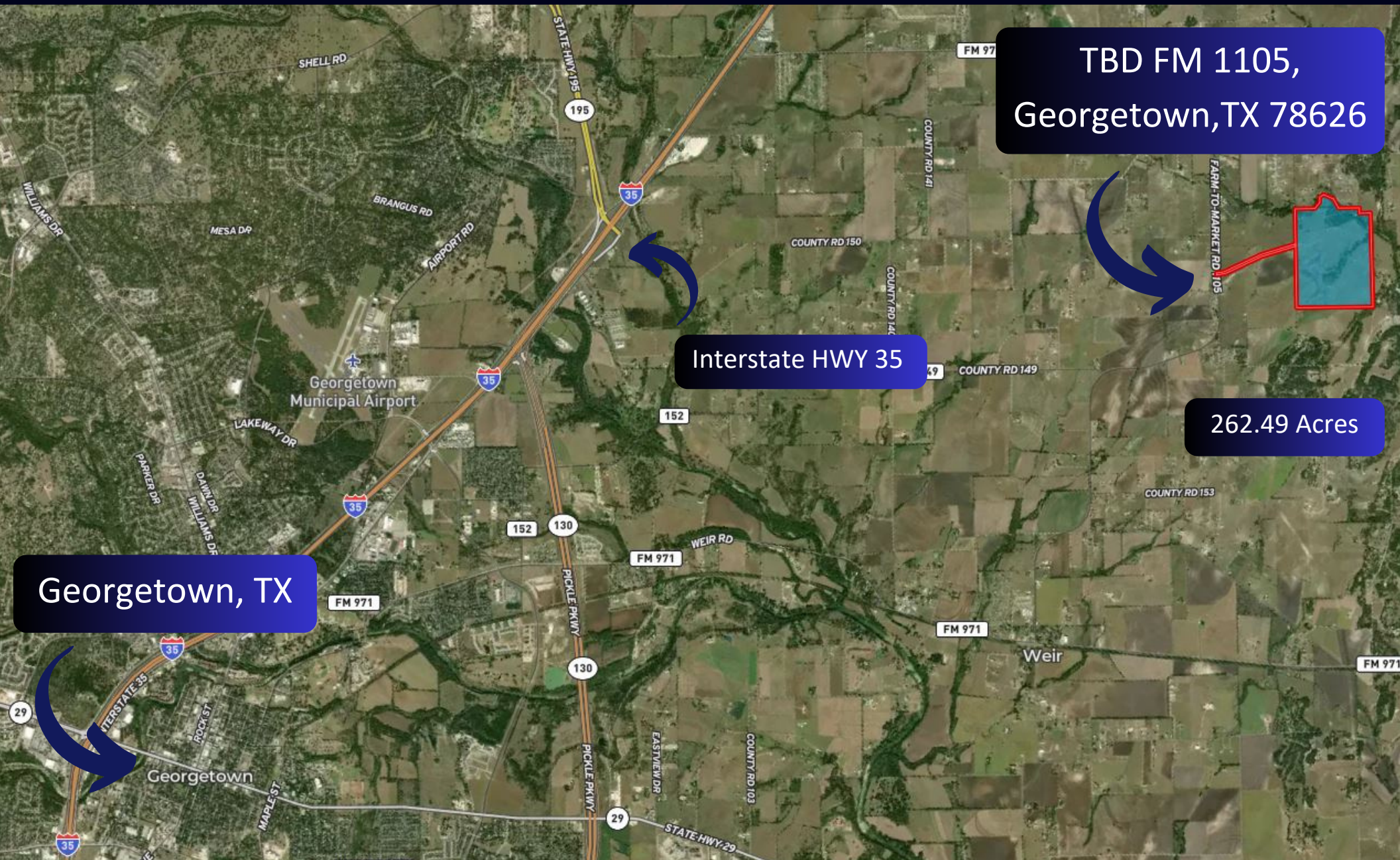
- **Electric Company**
Texas Electric Cooperative Inc.
100 Cooperative Way, Georgetown, TX 78626
adminoffice@texas-ec.org
(512) 454-0311
- **Water District**
Jonah Water Special Utility District
4050 FM 1660, Hutto, TX 78634
512-759-1286
- **Natural Gas Provider**
Atmos Energy
3110 N IH 35, Round Rock, TX 78681
888-286-6700
- **Fiber Company**
Western Broadband
2550 Shell Rd, Georgetown, TX 78628
support@ecpi.com
512-257-1077

Development Contacts

- **Commissioner Precinct 4**
Russ Boles
3001 Joe DiMaggio Unit 1300 Round Rock, TX 78665
Comm-PCT4@wilco.org
512-943-3761
- **Fire Marshal**
Hank Jones
3189 SE Inner Loop, Georgetown, TX 78627
firemarshal@wilco.org
512-943-3679
- **Road and Bridge**
J.Terron Evertson, P.E.
County Engineer
roadadmin@wilcotx.gov
- **Development Services and Drainage**
Robert B. Daigh P.E.
Sr. Director of Infrastructure
512-943-3330

LOCATION OVERVIEW

SECTION 2



TBD FM 1105,
Georgetown, TX 78626

Interstate HWY 35

262.49 Acres

Georgetown, TX



Temple
38.3 miles

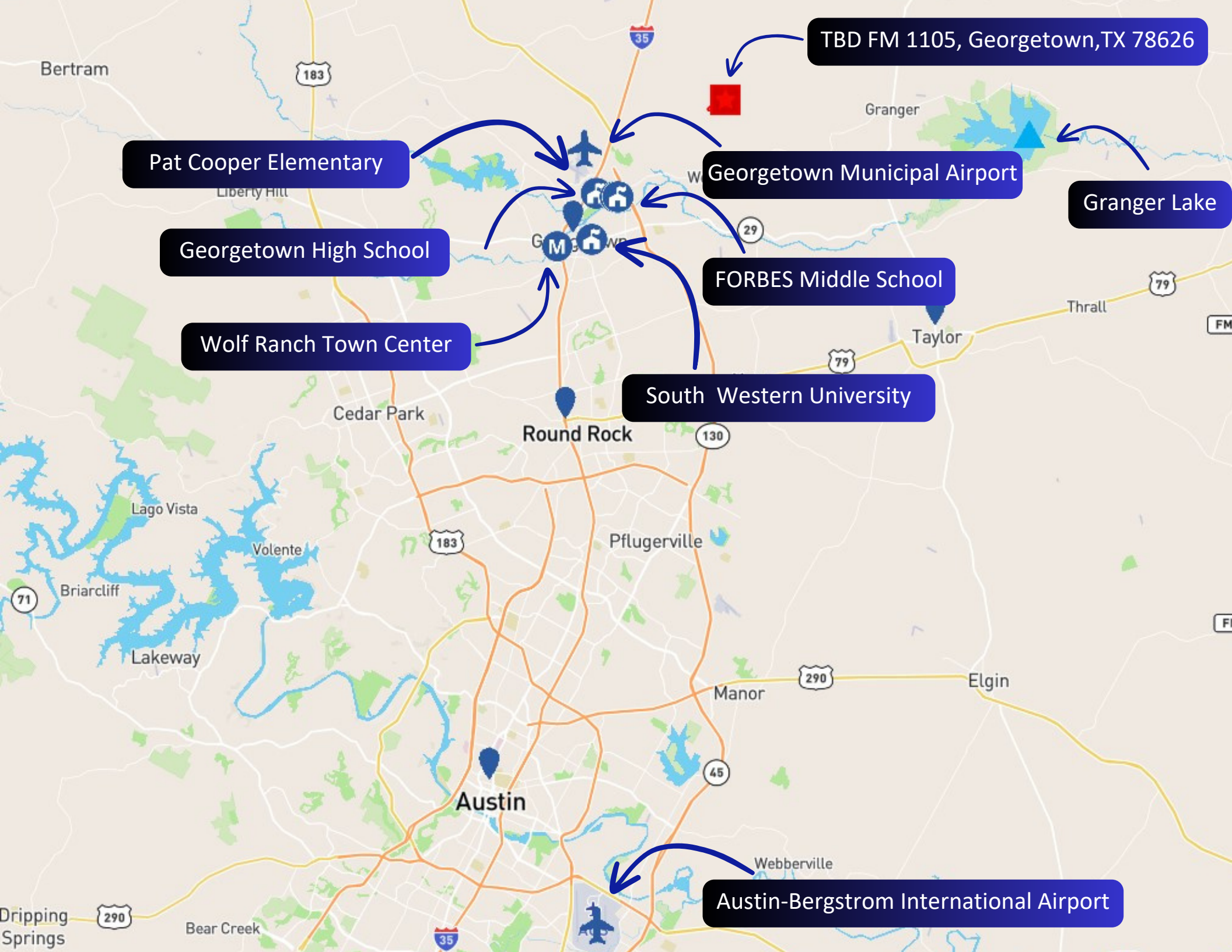
IH-35
4.4 miles

Georgetown
9.6 miles

Round Rock
21.3 miles

Taylor
19.8 miles

Austin
38.7 miles



TBD FM 1105, Georgetown, TX 78626

Pat Cooper Elementary

Georgetown Municipal Airport

Granger Lake

Georgetown High School

FORBES Middle School

Wolf Ranch Town Center

South Western University

Austin-Bergstrom International Airport

TBD FM 1105, Georgetown, TX 78626
262.49 Acres

N SH 95

Toll 195

N IH 35

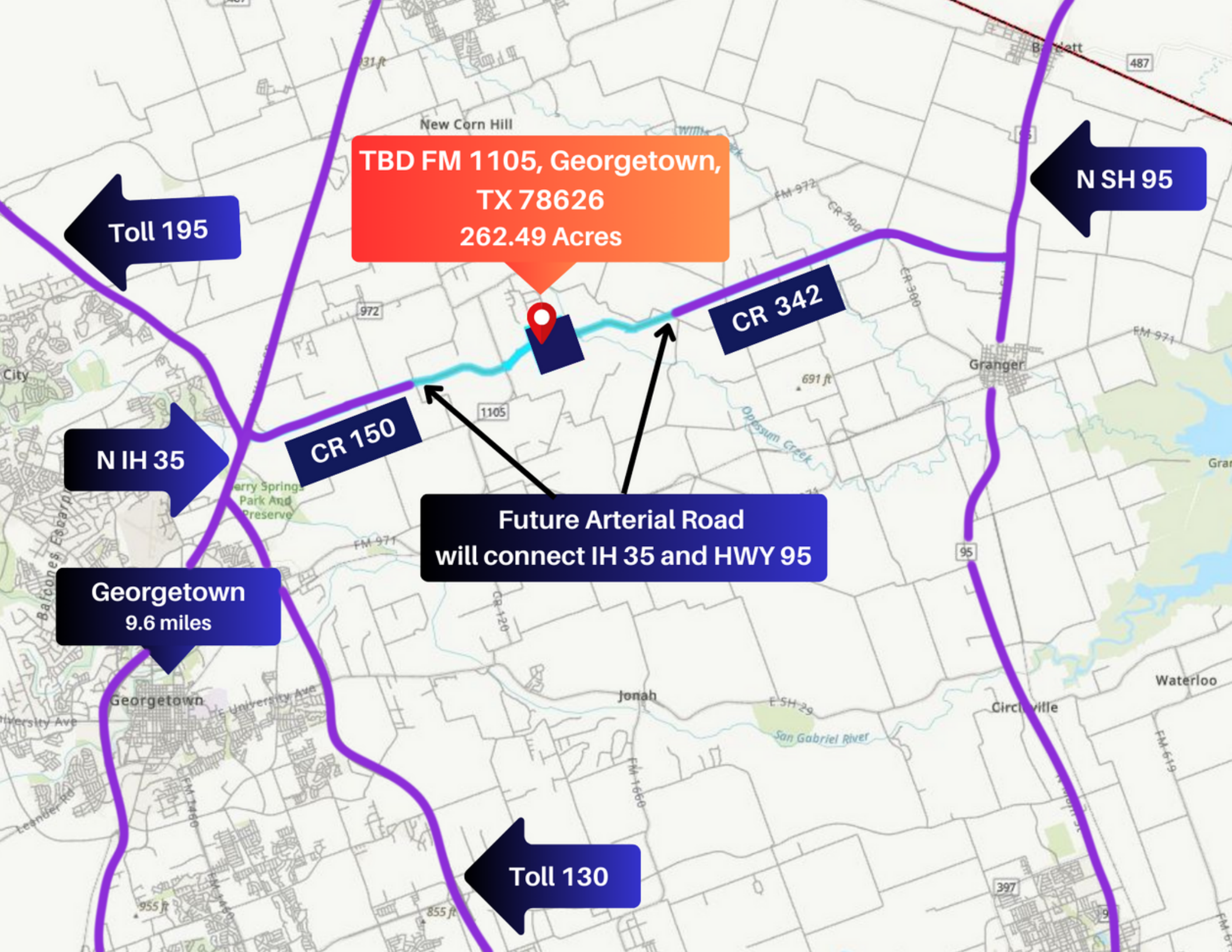
CR 150

CR 342

**Future Arterial Road
will connect IH 35 and HWY 95**

**Georgetown
9.6 miles**

Toll 130



MARKET OVERVIEW

SECTION 3





Georgetown

Georgetown is in Williamson County and is one of the best places to live in Texas. Living in Georgetown offers residents a sparse suburban feel and most residents own their homes. In Georgetown there are a lot of parks. Many young professionals and retirees live in Georgetown and residents tend to lean conservative.

Georgetown, TX is rapidly growing due to job opportunities and high quality of life. The city offers a variety of employment opportunities, a historic downtown area with unique storefronts and restaurants, vibrant community events safe neighborhoods, and outdoor activities.

HIGHLIGHTS

MAJOR TECHNOLOGY PRESENCE

ZT Systems, a global leader in advanced server solutions for cloud computing and artificial intelligence, has acquired a 430,000 square-foot facility in Georgetown, Texas. The cloud-computing manufacturing facility is located in the 146-acre NorthPark35 Class A industrial development at I-35 and SH 130 and is expected to be at full capacity in 2024. ZT Systems plans to hire up to 1,500 employees in high-tech jobs at the Georgetown facility.

EMPLOYMENT GROWTH

Georgetown's diverse economy is a key strength and includes major employers in advanced manufacturing, life sciences, professional services and retail industries. With employment growing faster in Georgetown than the surrounding labor shed and the Austin metro area, you may just find your next job opportunity here.

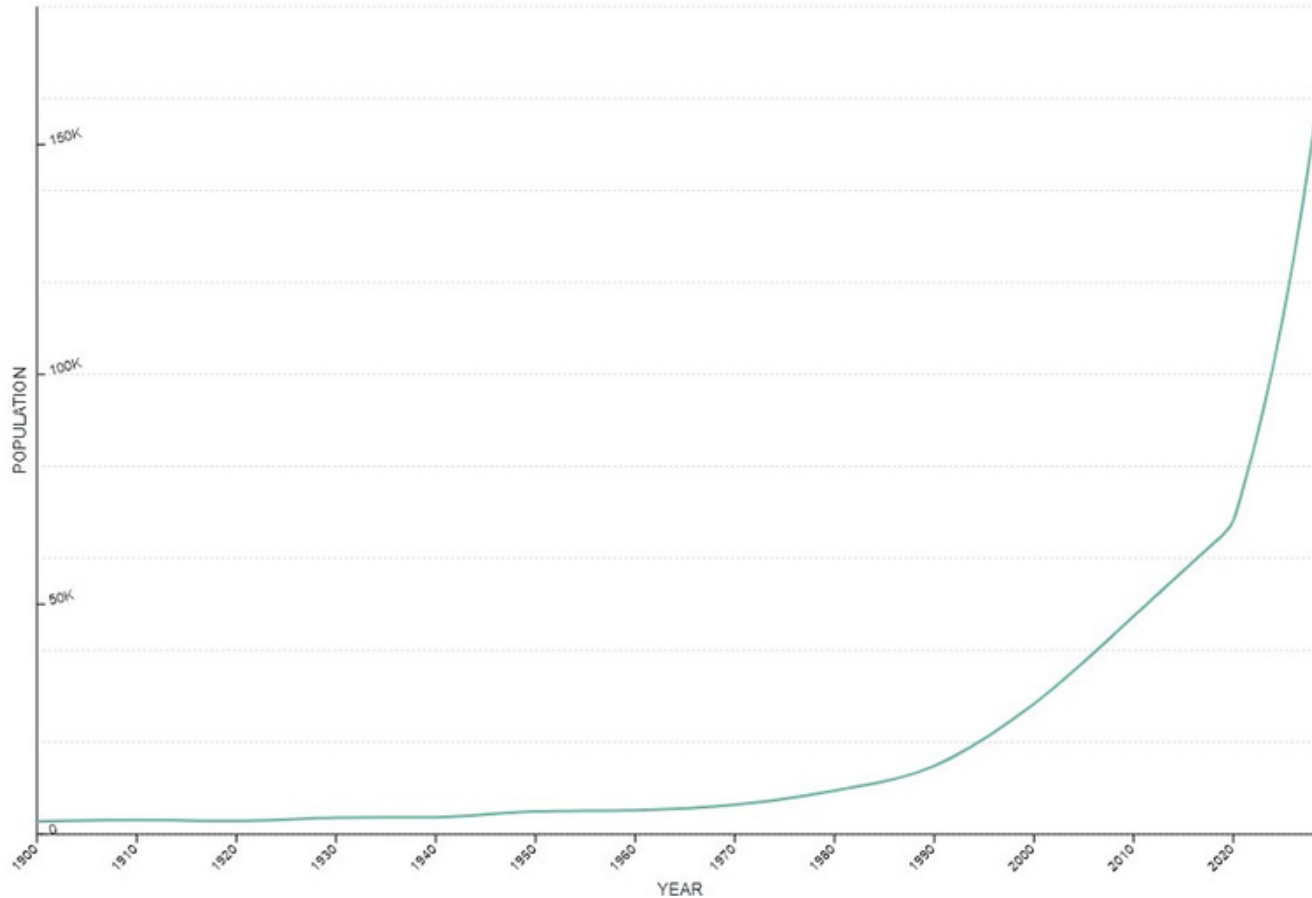
STRONG POPULATION GAINS

As per the latest census estimates, Georgetown's population has shown a tremendous growth rate of 14.4% from July 2021 to July 2022.

MARKET OVERVIEW

Georgetown, Texas Population 2023

92,161



| | |
|------------------------------|-------------------|
| State | Texas |
| County | Williamson County |
| Land Area (mi ²) | 54.9 sq mi |
| Density (mi ²) | 1,680.20/sq mi |
| Growth Rate | 10.54% (8,790) |
| Growth Since 2020 | 35.08% (23,934) |

The current population of Georgetown, Texas is **92,161** based on our projections of the latest US Census estimates. The last official US Census in 2020 recorded the population at **68,227**.

Georgetown is a city located in Williamson County Texas. Georgetown has a 2023 population of 92,161. It is also the county seat of Williamson County. Georgetown is currently growing at a rate of 10.54% annually and its population has increased by 35.08% since the most recent census, which recorded a population of 68,227 in 2020.

The average household income in Georgetown is \$102,228 with a poverty rate of 7.68%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in Georgetown is 44.9 years, 43.1 years for males, and 46.7 years for females.

Georgetown Migration & Relocation Trends

In Aug '23 - Oct '23, 29% of Georgetown homebuyers searched to move out of Georgetown, while 71% looked to stay within the metropolitan area.

Where are people moving to Georgetown from?

- Across the nation, 1% of homebuyers searched to move into Georgetown from outside metros.
- San Francisco homebuyers searched to move into Georgetown more than any other metro followed by Los Angeles and Dallas.

Where are people from Georgetown moving to?

- 71% of Georgetown homebuyers searched to stay within the Georgetown metropolitan area.
- San Antonio was the most popular destination among Georgetown homebuyers followed by Denver and Corpus Christi.



People are moving to Georgetown from ⓘ

| Inbound Metros | Net inflow ⓘ Aug '23 - Oct '23 |
|---------------------|-----------------------------------|
| 1 San Francisco, CA | 1,011 |
| 2 Los Angeles, CA | 571 |
| 3 Dallas, TX | 455 |
| 4 Chicago, IL | 188 |
| 5 New York, NY | 147 |

| Inbound Metros | Net inflow ⓘ Aug '23 - Oct '23 |
|------------------|-----------------------------------|
| 6 Houston, TX | 139 |
| 7 McAllen, TX | 114 |
| 8 San Angelo, TX | 50 |
| 9 Seattle, WA | 46 |
| 10 Phoenix, AZ | 42 |

Market Overview - Comparative Market Analysis

Property Type is 'Land' **Status** is 'Active' **Property Sub Type** is 'Single Lot'
School District is 'Georgetown ISD' **Acres** is 0.15 to 0.4

Market Analysis Summary | Land

Listings as of 11/9/2023 at 10:54 am, Page 1 of 1

| # | List ID | Area | Address | Lot Type | WtFt | Subdivision | Acres | \$/Acre | List Price | C\$/Acre | Close Price | Close Date | DOM | CDOM |
|-------------------------|---------|------|---------------------|------------|------|----------------|-------|-----------|------------|----------|-------------|------------|-----|------|
| Listings: Active | | | | | | | | | | | | | | |
| 1 | 9709700 | GTE | 910 E 20th St | Single Lot | No | Coffee Add | 0.19 | 1,051,579 | \$199,800 | | | | 476 | 476 |
| 2 | 3110512 | GTE | 2101 Coffee St | Single Lot | No | Out | 0.23 | 1,304,304 | \$299,990 | | | | 536 | 536 |
| 3 | 1496792 | GTW | 0502 FlintRidge Trl | Single Lot | No | Cimarron Hills | 0.30 | 1,010,101 | \$300,000 | | | | 110 | 110 |
| 4 | 7338188 | GTW | 1621 Williams Dr | Single Lot | No | Williams Add | 0.37 | \$978,787 | \$359,900 | | | | 51 | 235 |

| # | List ID | Area | Address | Lot Type | WtFt | Subdivision | Acres | \$/Acre | List Price | C\$/Acre | Close Price | Close Date | DOM | CDOM |
|-------------------------|---------|------|--------------|-------------|------|-------------------|-------|-----------|------------|-----------|-------------|------------|-----|------|
| Listings: Closed | | | | | | | | | | | | | | |
| 1 | 9769833 | GTE | 2203 Katy Ln | Single Lot | No | Smith Branch Park | 0.28 | \$613,718 | \$170,000 | \$577,617 | \$160,000 | 06/13/2023 | 260 | 260 |
| 2 | 4035135 | GTE | 2008 Pine St | See Remarks | No | Coffee Add | 0.32 | \$984,375 | \$315,000 | \$906,250 | \$290,000 | 06/23/2023 | 274 | 272 |

Georgetown Housing Market Trends

What is the housing market like in Georgetown today?

In September 2023, Georgetown home prices were up 0.2% compared to last year, selling for a median price of \$440K. On average, homes in Georgetown sell after 61 days on the market compared to 48 days last year. There were 189 homes sold in September this year, down from 217 last year.

Median Sale Price

\$440,000

+0.2% year-over-year

of Homes Sold

189

-12.9% year-over-year

Median Days on Market

61

+13 year-over-year



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 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 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 information or any other information that a party 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.

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.

Vertical Integration Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Bryan Bjerke

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Matt Riehs

Sales Agent/Associate's Name

9010657

License No.

562021

License No.

License No.

786852

License No.

realtor@vi-realty.com

Email

bryan.bjerke@spiritre.com

Email

Email

matthewriehs@yahoo.com

Email

346-660-5145

Phone

469-400-0749

Phone

Phone

346-318-4918

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

TBD FM 1105,
Georgetown, TX 78626

Interstate HWY 35

262.49 Acres

Georgetown, TX



LISTED BY:
Matt Riehs
Licensed Realtor
346-318-4918
matthewriehs@yahoo.com

Vertical
INTEGRATION
Realty