



THE BEER GARDEN CENTER | 142 ROY RIVERS ROAD, ELGIN, TX 78621

Features

- 50,000 SF in one-of-a kind family-focused destination
- Vibrant mix of restaurants (including 1 drive-thru), retail, health services, etc.
- Live music performances, community events/festivals
- Shared playground, beer garden with stage, & two-level Aviator Pizza & Drafthouse

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

US 290	33,606 VPD
Hwy 95	18,744 VPD

Demographics

	YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population		5,013	18,013	24,003
Total Households		1,696	6,005	7,950

Area Retailers & Businesses



James Van Trease
Vice President
512.482.6106
jvantrease@weitzmangroup.com

Nick Naumann
Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

Chris Plumpe
Associate
512.482.6129
cplumpe@weitzmangroup.com

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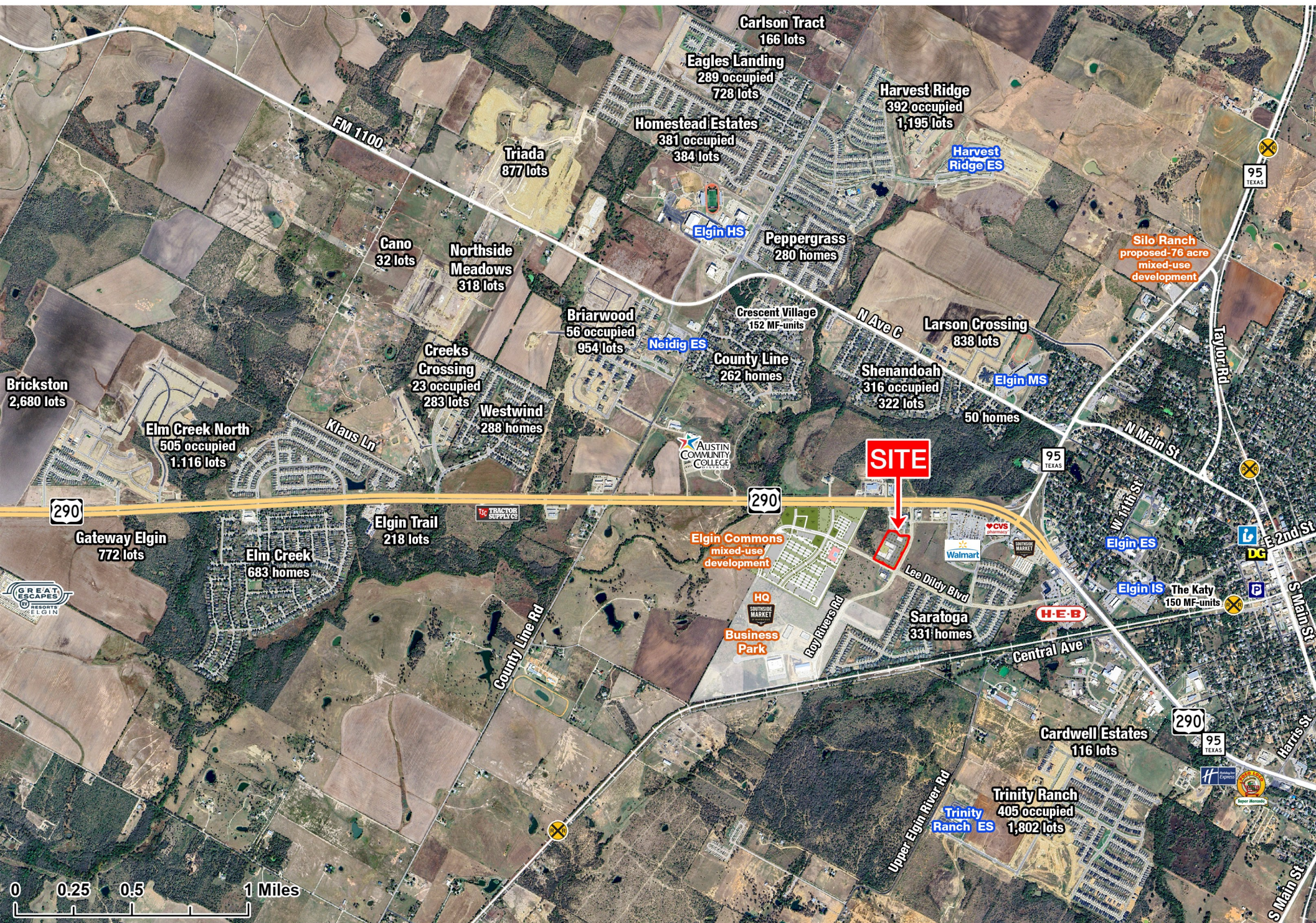


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INFORMATION ABOUT BROKERAGE SERVICES

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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
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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

James Van Trease

Sales Agent/Associate's Name

402795

License No.

292229

License No.

680404

License No.

784557

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

nnaumann@weitzmangroup.com

Email

jvantrease@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(512) 482-6118

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Email

byoung@weitzmangroup.com

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