

703 NORTH MAIN STREET

Taylor, TX 76574



Lot Opportunity



BUILDERS CHOICE
REALTY

Cruz Sanchez, *broker assc.* | csanchez@bc-re.com | 832-648-4212

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Property Photos



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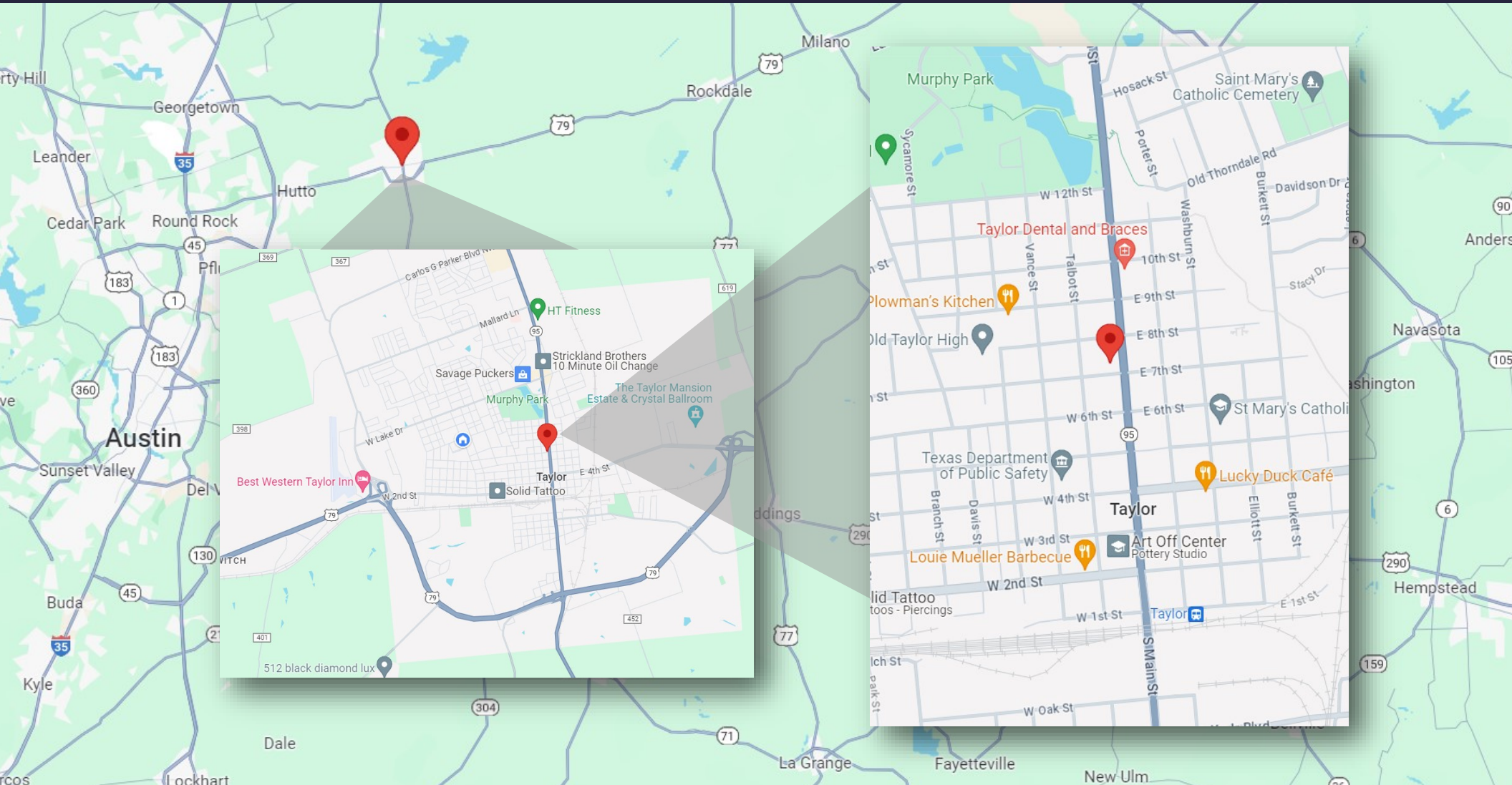
(actual survey is available upon request)



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Property Map

Property Description

- Vacant lot without improvements.
- 0.578 acres / 25,169 sf
- Zone to Place Type 5
"The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage."
[Taylor Made Land Development Code](#)
- Approximately 150' x 160'
- Property is located on the west side of Main Street in Taylor, TX. The lot is situated 0.4 miles north of Highway 79 and 3 miles south of Chandler Rd.
- Flood zone "X"
- Now being offered for \$550,000

Nearby Events and Businesses

Taylor hosts many events within walking distance to this property:

- Music on Main
- Main Street Car Show
- Blackland Prairie Days
- Heritage Square Farmer's Market on weekends
- Main Street Christmas Fair
- Spooktacular Scare on the Square
- Easter Egg Hunt

Major Local Businesses and Public Spaces:

- Temple College
- H-E-B & Wal-Mart
- Second Street Station
- Monarcas Mexican Restaurant
- Starbucks
- Black Sparrow Music Parlor
- Good Strangers Café
- Louie Mueller Barbecue
- Murphy Park
- Samsung Semiconductor Plant

Property Summary

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Nearby Amenities and Interests

History

Originally named Taylorsville, the city was incorporated in 1882. Like many towns in Texas, Taylor was a railroad town which routed through Williamson County. Early entrepreneurs saw the potential and purchased land along the proposed line and sold lots for a town site. By 1900, settlers from Europe and Mexico had created a lively community with a mayor/council government, a public school system, banks, a cotton compress, electric company and several newspapers. Since then, Taylor has remained an important commercial and community center in the region. Taylor continues to be an ethnically diverse city with a population of over 16,000, proud of its 'small-town' atmosphere.



**The material contained in this brochure is based in part on information obtained by Builders Choice Realty by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representations or warranty, express or implied, is made by any party. Nothing contained herein should be relied upon as a promise or representations to the future. Recipients should conduct their own investigation and analysis.*

Taylor, TX History

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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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:
 - 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 interest 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.

<u>Builders Choice Realty</u>	<u>604491-B</u>	<u>service@bc-re.com</u>	<u>(832) 708-1208</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adelbert "Rick" Clark</u>	<u>604491-B</u>	<u>rclark@bc-re.com</u>	<u>(832) 541-6411</u>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Cruz Sanchez</u>	<u>642173-B</u>	<u>csanchez@bc-re.com</u>	<u>(832) 648-4212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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