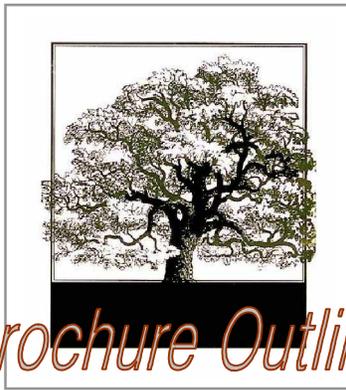


5.66+/- Acre Development Tract

FM 1431 at Starwood Drive

Cedar Park, Texas 78613



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- I. Disclaimer
 - II. Executive Summary
 - III. Location Map
 - IV. Aerial
 - V. Demographics
 - VI. Information About Brokerage Services

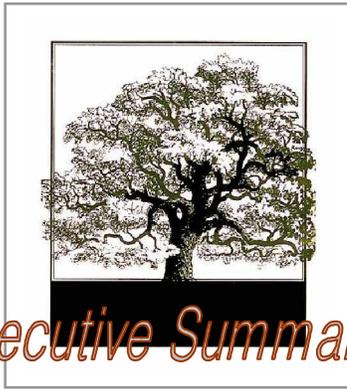
**DISCLAIMER, RELEASE, INDEMNITY & CONFIDENTIALITY
AGREEMENT**

As material inducement and an essential condition to **PREMAS Commercial Realty Group, LLC.** providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

- (1) The information contained herein or communicated to you verbally or otherwise by **PREMAS Commercial Realty Group, LLC.** from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. **PREMAS Commercial Realty Group, LLC.** does not guarantee the completeness or accuracy of the information of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability of the property.
- (2) **PREMAS Commercial Realty Group, LLC.** represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend **PREMAS Commercial Realty Group, LLC.** and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of **PREMAS Commercial Realty Group, LLC** or their representatives.

You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify **PREMAS Commercial Realty Group, LLC,** the Seller, and their successors and assigns for any and all losses, costs, and damages, which result directly or indirectly from, such prohibited use, including without limitation legal costs, consequential damages, and lost profits.
- (3) This information may not be duplicated or redistributed without the written consent of **PREMAS Commercial Realty Group, LLC.** The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by **PREMAS Commercial Realty Group, LLC.**
- (4) This information may not be duplicated or redistributed without the written consent of **PREMAS Commercial Realty Group, LLC.** The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by **PREMAS Commercial Realty Group, LLC.**

If any of the foregoing terms and conditions is not unconditionally satisfactory to you, then: return this information to **PREMAS Commercial Realty Group, LLC.,** without duplicating, copying, or in any other manner using any portion thereof. This agreement shall survive the return of the information and shall be binding upon our permitted successors and assigns. The declaration that any portion of this agreement is void or is unenforceable shall not affect the other provisions hereof.



-
- Location** : The property is located on the southeast corner of FM 1431 (Whitestone Blvd.) and Starwood Drive in Cedar Park, Williamson County, Texas 78613
- City Sector** : Cedar Park / East Central
- Legal Description** : Approximately 5.66 out of the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas
- Zoning** : C-2 Commercial
- Land Area** : 5.66 Acres+/- / 246,550+/- Square Feet
- Shape** : Irregular Rectangular
- Access** : FM 1431 (Whitestone Boulevard) Starwood Drive
- Topograph** : Flat to gently sloping
- Drainage** : Appears to be adequate, flowing from the northwest to the southeast.

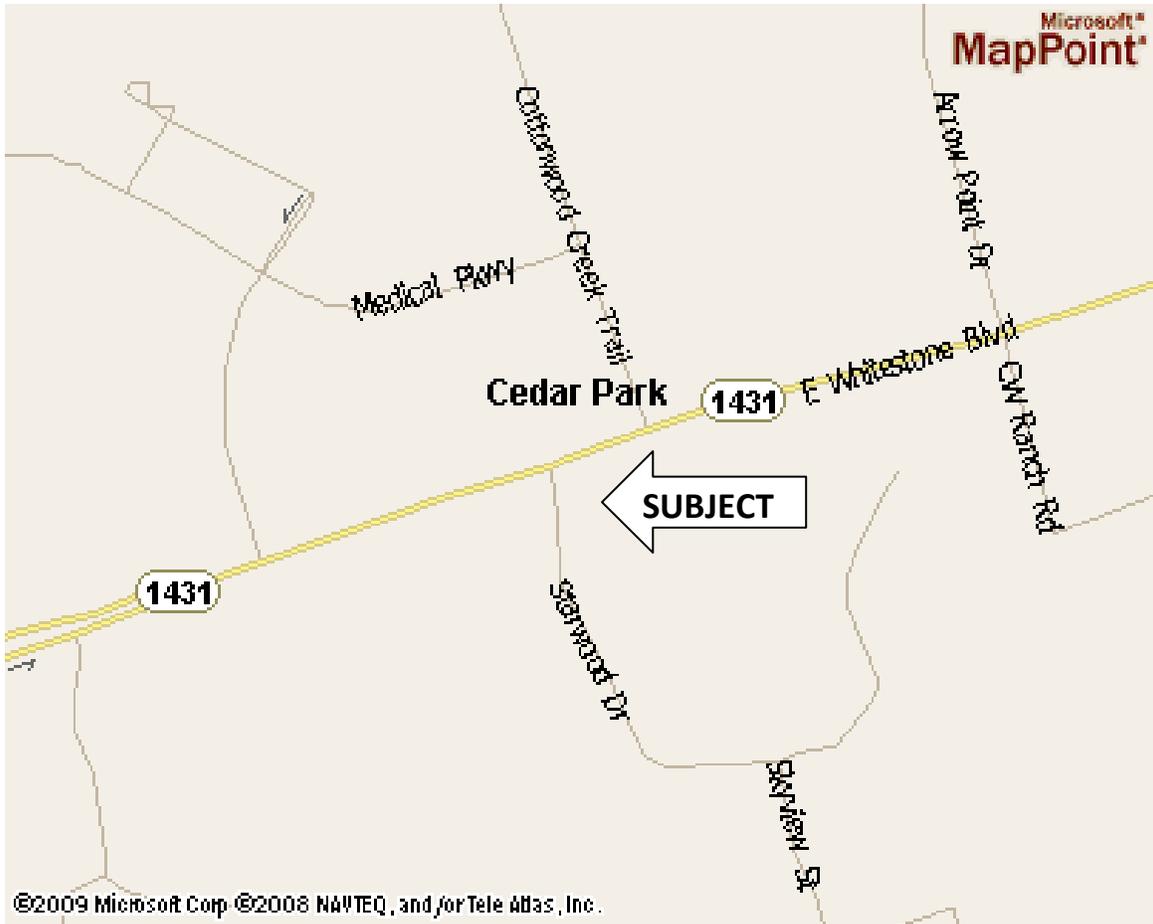
Utilities : Electricity: PEC
Wastewater: City of Cedar Park
Water: City of Cedar Park
Telephone: Southwestern Bell

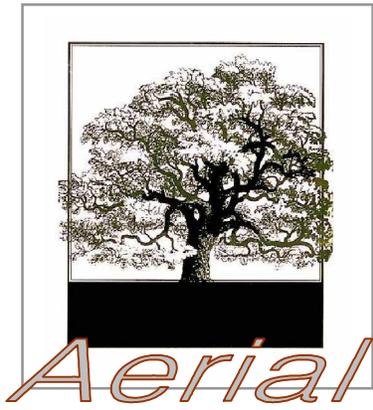
Surrounding Land Use : Office, Hotel, Retail, Commercial & Residential

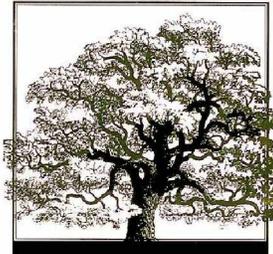
Price : \$10.00 per square foot.



Location Map







Demographics

<i>Austin MSA Population*</i>		
Year	Population	Percentage Change
1998	1,155,579	-
1999	1,205,898	4.4
2000	1,249,763	3.6
2001	1,319,189	5.5
2002	1,346,646	2.1
2003	1,376,724	2.2
2004	1,412,271	2.6
2005	1,452,529	2.9
2006	1,513,565	4.2
2007	1,598,161	5.6

*July 1 population estimates; 2008 not available
Source: U.S. Census Bureau

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller of landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material *information known* to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) Shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and may not disclose any confidential information or any information that -a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as on Intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records:

SELLER/LANDLORD:

BUYER/TENANT:

By:

By:

Title:

Title:

Dated:

Dated: