ALEX Real Estate / Sellers

Why sellers list with ALEX Real Estate

Sellers list with ALEX because we represent them as fiduciaries, price from published evidence, show the net before they sign and market each property with its own website, flyer and email series. Homes, commercial property, ranches and land are each covered below.

Homes · Commercial · Ranch & Land

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Why list with ALEX

- Fiduciary first. ALEX starts with intelligence and fiduciary ethics: your interest comes before the deal.
- Priced from evidence. Your price comes from the ALEX Model, whose method and accuracy are published, not from a guess or a portal estimate.
- Your net before you sign. Seller net proceeds are worked out with you at the listing appointment, not emailed afterward.
- What you are up against and what actually closed. Competitive Listings and Comparable Sold, side by side, with photos.
- The real sale price. ALEX measures comparables by Net Sale Price: close price minus seller-paid buyer closing costs and repair credits.
- Marketing built for your property. A full property website written from your own photos, a print-ready flyer and a four-part email series to buyers and agents. See a property website ALEX built.
- Seen in eleven languages. Buyers on ALEX home search can read in eleven languages and ask ALEX questions by voice.
- Inquiries come to your agent. Every buyer inquiry about your listing goes to your listing agent.

SELLERS · HOMES

Sell your home in Austin, Georgetown and Central Texas

List with ALEX because your home is priced from published evidence, you see your net proceeds before you sign, and ALEX represents you as a fiduciary from the first conversation to closing. Your listing gets its own property website, flyer and email series, and buyers can read it in eleven languages.

- A valuation from the ALEX Model, compared against the closed sales that matter for your street
- A pricing and launch plan, with the reasoning written down so you can check it
- Photography, listing preparation and the disclosure paperwork
- Negotiation of every offer and repair request, with each choice explained
- Coordination from contract to closing, including title, inspections and the lender

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Questions people ask

▶ How do I sell a house in Texas? — in the online report, https://alex-companies.com/real-estate/sellers/

▶ How much does it cost to sell a house in Texas? — in the online report, https://alex-companies.com/real-estate/sellers/

▶ What is the Georgetown, TX real estate market doing? — in the online report, https://alex-companies.com/real-estate/sellers/

SELLERS · COMMERCIAL

Sell your commercial property in Central Texas

List your commercial property with ALEX because the price is documented with its method, comparables and income assumptions, you see your net before you sign, and ALEX represents you as a fiduciary through due diligence and closing.

- Numbers buyers and lenders trust. A value opinion that shows its method, comparables and income assumptions.
- A value opinion that shows its method, comparables and income assumptions
- An offering package with the facts buyers and lenders ask for first
- Marketing to qualified buyers and their brokers
- Negotiation through due diligence, financing and closing

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Questions people ask

▶ Who buys commercial land in Georgetown, TX? — in the online report, https://alex-companies.com/real-estate/sellers/

▶ How is commercial property in Round Rock, TX priced? — in the online report, https://alex-companies.com/real-estate/sellers/

SELLERS · RANCH & LAND

Sell your ranch, farm or land in the Texas Hill Country

List your ranch, farm or land with ALEX because it is sold by a land specialist, Diane Hart Alexander, priced for what land buyers actually pay for (water, access, improvements, tax status and use), and represented by a fiduciary to closing.

- A land specialist. Diane Hart Alexander, designated broker, specializes in ranch, land and farm property, with Hill Country markets.
- A value opinion that accounts for water, access, improvements, minerals and agricultural or wildlife tax status
- Survey, easement and title questions identified before buyers ask
- Marketing to ranch, recreational and investment buyers
- Negotiation and closing coordination, including the rollback-tax question

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Questions people ask

▶ How are ranches for sale near Fredericksburg, TX priced? — in the online report, https://alex-companies.com/real-estate/sellers/

▶ Does selling hunting land in Texas affect its wildlife or agricultural valuation? — in the online report, https://alex-companies.com/real-estate/sellers/

▶ Can I sell my land in Georgetown, TX by owner? — in the online report, https://alex-companies.com/real-estate/sellers/

Licensed in Texas, Colorado, North Carolina and Alabama. All ALEX Real Estate client services

Talk to ALEX

Tap the microphone and ask ALEX, or write to george@alex-companies.com, or call 713.918.9951.

SEND ALEX A MESSAGE

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ALEX.

Convened by Diane Hart Alexander, MBA, MHA, CEO, ALEX
Managed by George Arnold Alexander III, MPA, Partner, ALEX Companies

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george@alex-companies.com
Georgetown, Texas · Triad, North Carolina

Real estate licenses in Texas, Colorado, North Carolina, and Alabama. Other states on request or as organic growth takes us there.

Licensed by the Texas Real Estate Commission. Broker: Alexander Tiffany Southwest, LLC · License #565194-BB
Diane Hart Alexander, Chair & CEO, ALEX Companies · Designated Broker · License #574877-B
George Arnold Alexander III, Partner, ALEX Companies · Associate Broker · License #574878-B

Texas Real Estate Commission Information About Brokerage Services: Diane Hart Alexander · George Arnold Alexander III
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