

71  
TEXAS

**SITE**

**10.59 AC**

FOR SALE

FM 2147

HORSESHOE BAY RESORT

CELEST  
HORSE

WWW.CMEATX.COM

# HORSESHOE BAY COMMERCIAL LAND

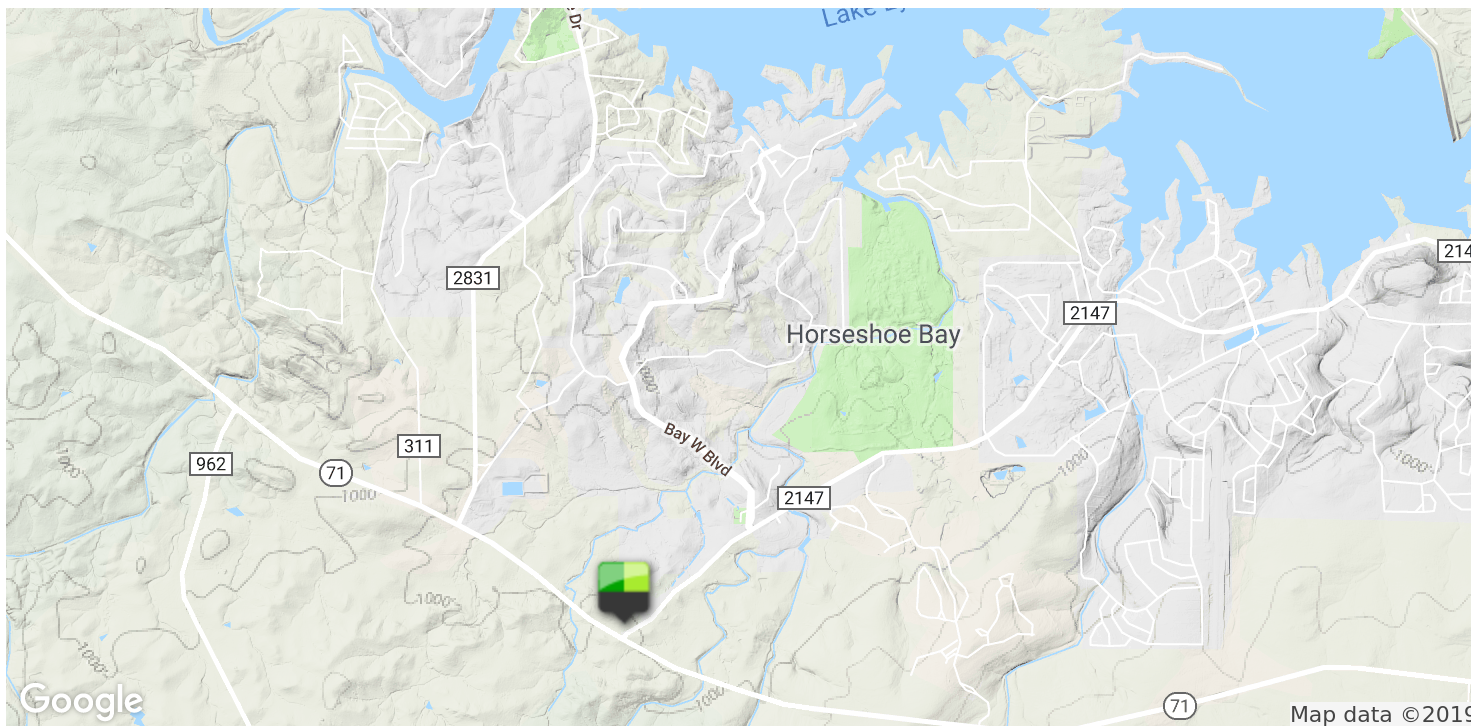
HWY 71 & FM 2147, HORSESHOE BAY, TX 78657

# HORSESHOE BAY COMMERCIAL LAND

HWY 71 & FM 2147, HORSESHOE BAY, TX 78657



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: Call For Details

Lot Size: 10.59 Acres

Price / Acre: -

Zoning: Commercial

Market: Austin

Submarket: Marble Falls/Horseshoe Bay

### PROPERTY OVERVIEW

10.59 Acres of commercial land available for sale.

### PROPERTY HIGHLIGHTS

- utilities nearby
- 5 minutes from Horseshoe Bay Resort, Escondido Golf & Lake Club, Baylor Scott & White.
- 15 minutes from Marble Falls and Lake LBJ.
- Ingress/Egress off FM 2147

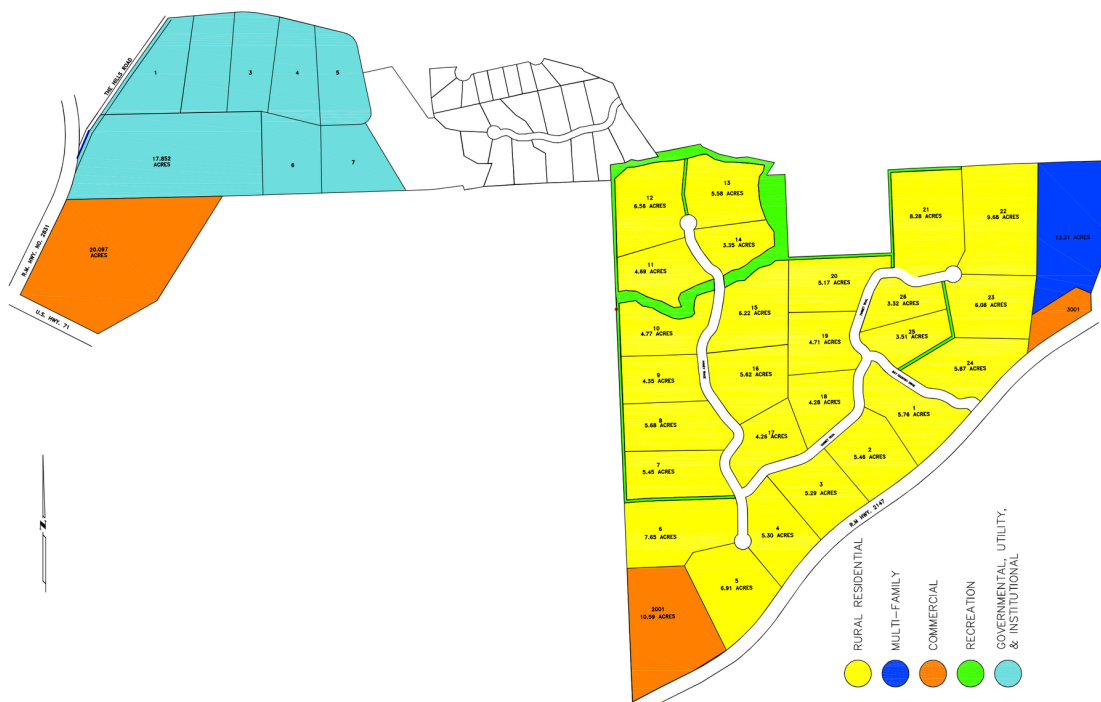
### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	111	2,961	8,046
Total Population	224	6,400	18,723
Average HH Income	\$98,740	\$85,445	\$69,923

# HORSESHOE BAY LAND

HWY 71 & FM 2147, HORSESHOE BAY, TX 78657

## ZONING



6-20-06





## 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.

### 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 interests 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.

<b>COMMERCIAL MARKET EXCHANGE, LLC</b>	<b>9003840</b>	<b>matt@cmeatx.com</b>	<b>(512)912-1070</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>COMMERCIAL MARKET EXCHANGE</b>	<b>9003840</b>	<b>matt@cmeatx.com</b>	<b>(512)912-1070</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matt Delahoussaye</b>	<b>9003840</b>	<b>matt@cmeatx.com</b>	<b>(512)912-1070</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>James Rourke</b>	<b>559994</b>	<b>jim@cmeatx.com</b>	<b>(512)921-1234</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

COMMERCIAL MARKET EXCHANGE, LLC, 13809 Research Blvd, Suite 500 Austin TX 78750  
James Rourke

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 5129211234 Fax:

1890 Ranch -

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)