

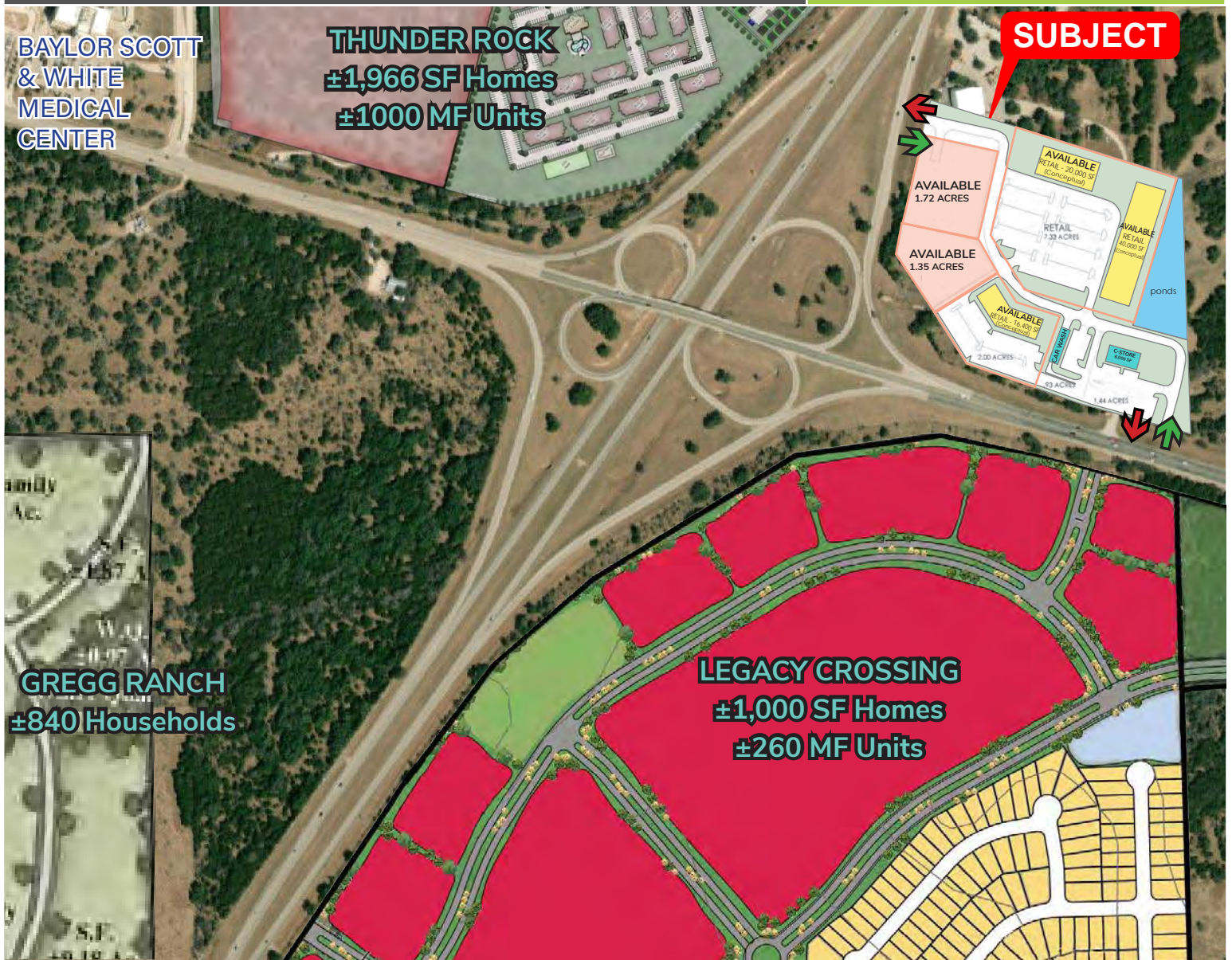
SUBJECT



TRADE AREA

FOR SALE

**FLATROCK CORNERS
RETAIL AND PAD SITES AVAILABLE
US Hwy 281 & SH-71 | Marble Falls, TX**



SUBJECT

**THUNDER ROCK
±1,966 SF Homes
±1000 MF Units**

**BAYLOR SCOTT
& WHITE
MEDICAL
CENTER**

**GREGG RANCH
±840 Households**

**LEGACY CROSSING
±1,000 SF Homes
±260 MF Units**



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SITE PLAN

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

US Hwy 281 & SH-71 | Marble Falls, TX



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SUMMARY

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

US Hwy 281 & SH-71 | Marble Falls, TX

LOCATION:

- These two highways link the Highland Lakes area of Texas with the Texas Hill Country. The site is on the northeast corner of the intersection and in the city limits of Marble Falls. This intersection is the “southern entry” to Marble Falls and the northern end of the Texas Hill Country tourism destinations including the second-most visited wine trail in the U.S. The other corners of this intersection have master planned communities in various stages of development and construction. On the northwest corner, Baylor Scott and White has a hospital and clinic.
- US Hwy 281 stretches from the Mexican border in McAllen, Texas to the Canadian border in Pembina, North Dakota. The tract is 40± miles to IH-35 in Austin and 56± miles to Interstate 10 in San Antonio.
- Nearby, the Highland Lakes of Texas include Lake LBJ, Lake Marble Falls, Lake Travis, and Inks Lake. The Horseshoe Bay Resort offers year-round boat and ski access on a constant-level lake all within 10 minutes.
- With the location of the hospital and hundreds of new residential units under construction, this intersection draws a hub of activity for a 30 mile radius of shoppers. The hospital serves the cities of Llano, Johnson City, Spicewood, parts of west Austin, Burnet, Marble Falls and smaller neighborhoods along the Colorado River and along the shores of the Highland Lakes. The estimated 2022 population of the 30 mile area is 456,259, a 15% growth increase from 2017.

SIZE:

17.5± acres

UTILITIES:

The property is in the City Limits and water and wastewater are currently being extended to the site.

Water: Currently being extended

Wastewater: Currently being extended

Electrical: Pedernales Electric

ZONING:

GC - General Commercial



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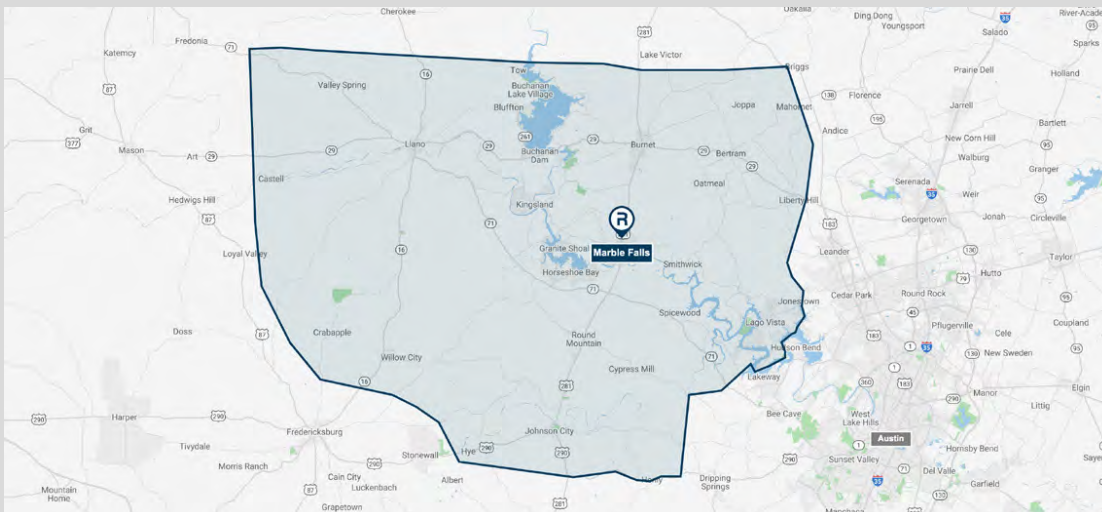
SUMMARY

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

US Hwy 281 & SH-71 | Marble Falls, TX

ACTIVITIES AT THE INTERSECTION:

- The northeast corner of this intersection was developed in 2000 with a veterinary clinic, self-storage units and a farm and ranch implement dealer.
- The northwest corner of the intersection has a master planned mixed-use development for single family and multi-family residential as well as a commercial development named Thunder Rock, which will include approximately 1,000 MF Units and 1,966 single family homes.
- Across Highway 71 South and just off the corner is Gregg Ranch, a planned single family home development of about 840 homes. There are additional residential tracts being considered for development to the west of this intersection.
- On the east side of US 281 and south side of Highway 71, Legacy Crossing is planned, which will include about 1,606 single family homes, 260 MF units, and commercial developments.



For More Information Contact:

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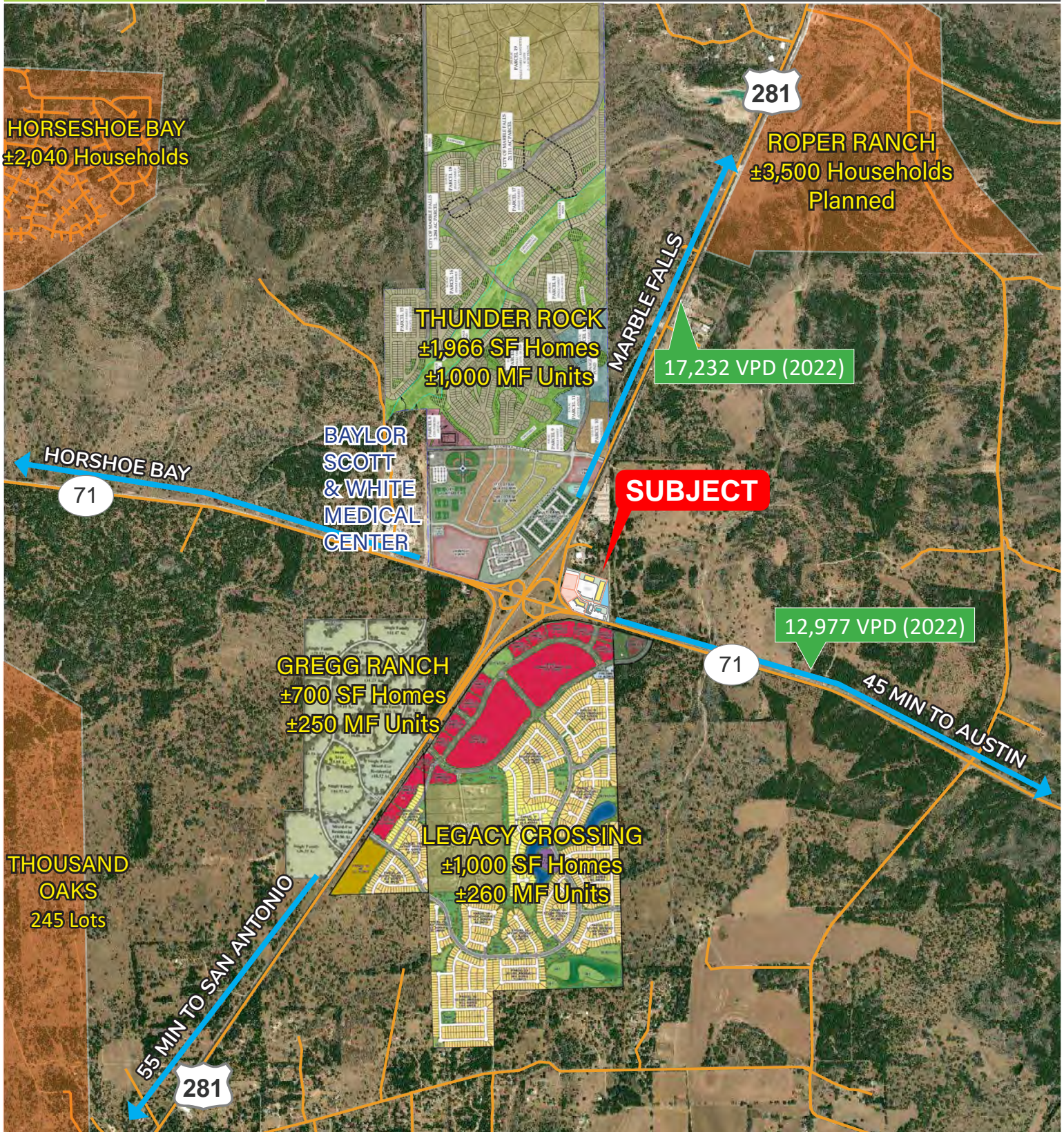
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REGIONAL MAP

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

US Hwy 281 & SH-71 | Marble Falls, TX



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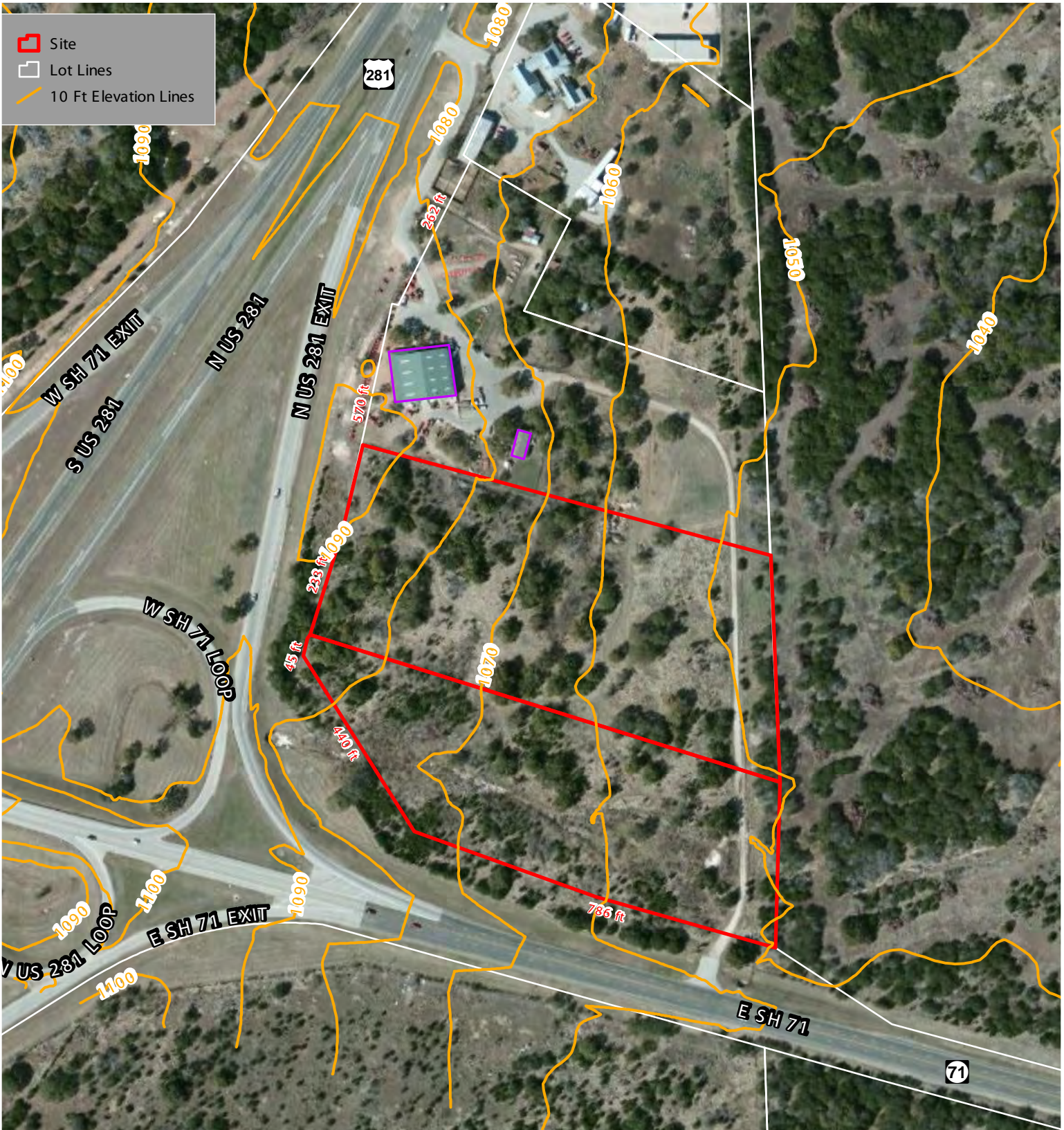
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FEMA MAP

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

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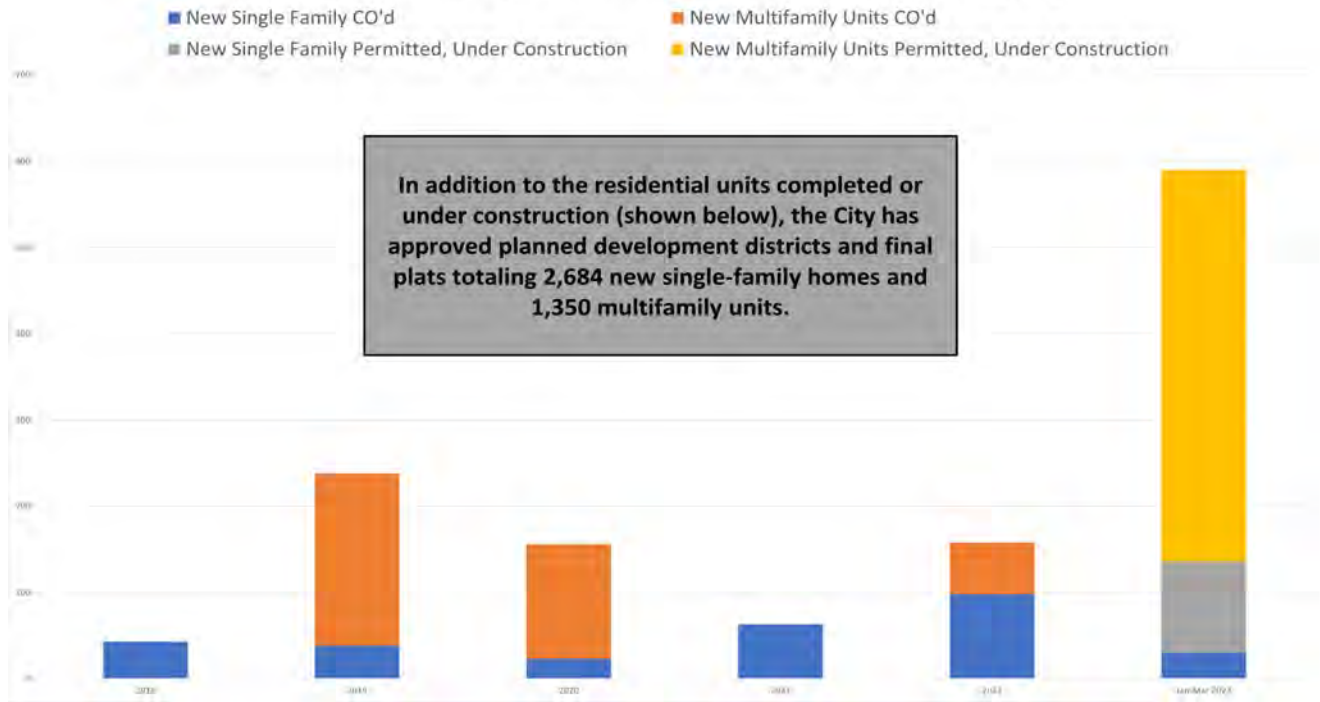
AREA ACTIVITY

FOR SALE: FLATROCK CORNERS AND RETAIL PAD SITES

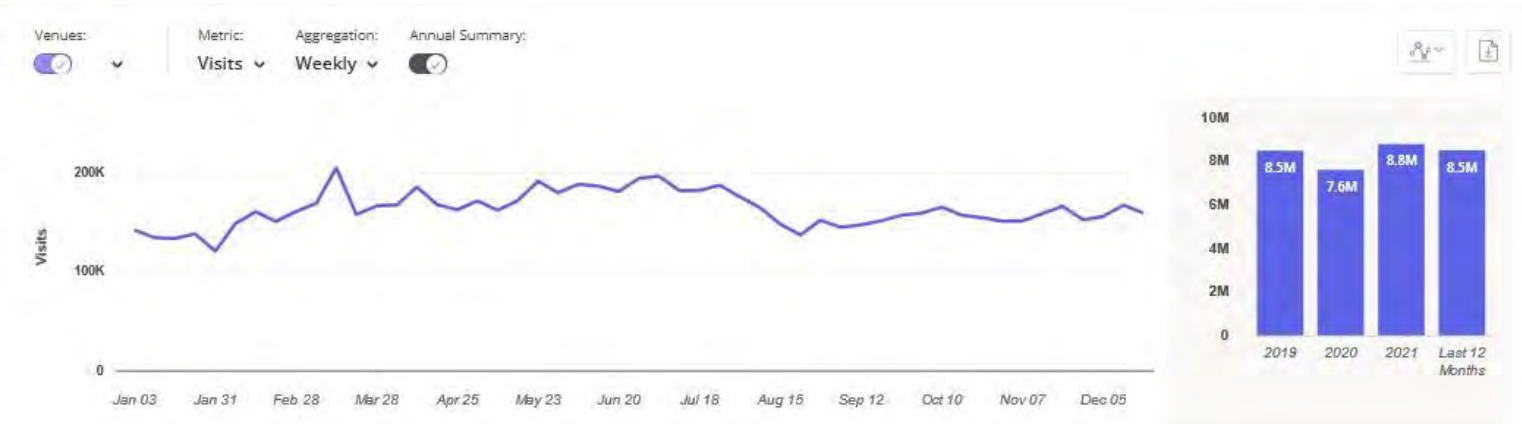
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Marble Falls Residential Growth by Category



Visits Trend



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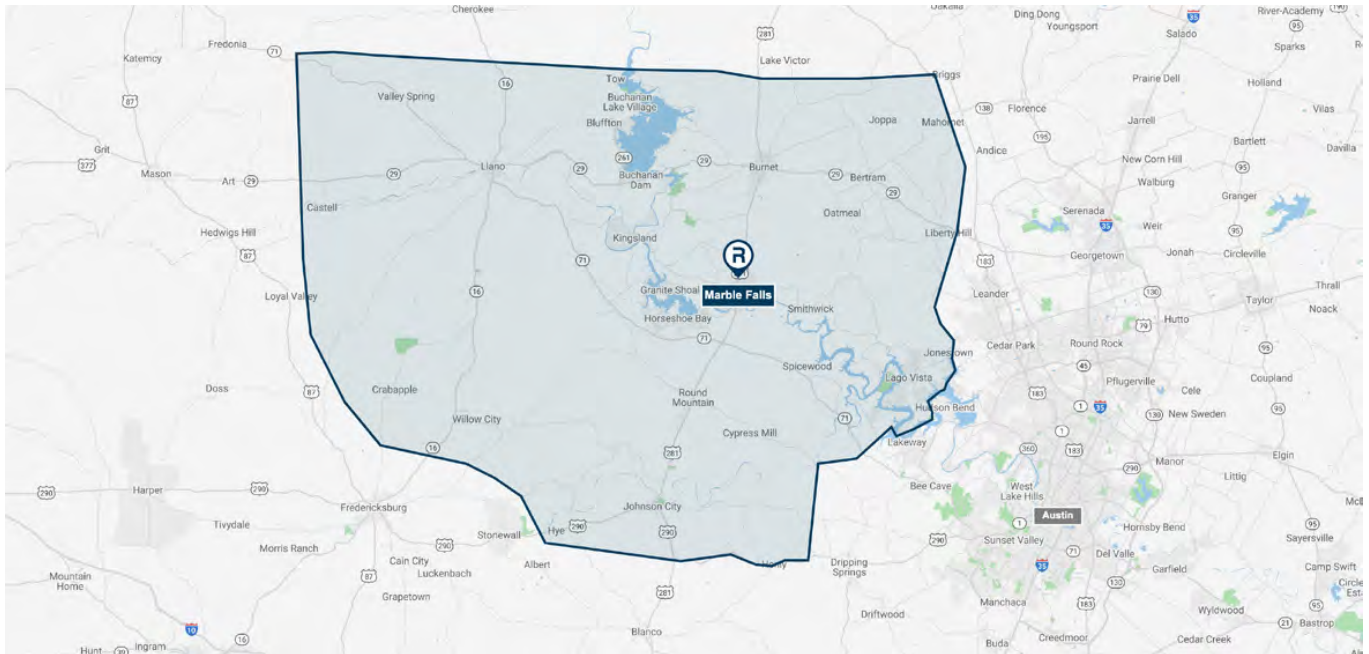
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TRADE AREA

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Population		Age	
2020	111,030	0 - 9 Years	9.70%
2023	117,501	10 - 17 Years	9.02%
2028	125,154	18 - 24 Years	7.33%
Educational Attainment (%)		25 - 34 Years	9.98%
Graduate or Professional Degree	10.04%	35 - 44 Years	9.69%
Bachelors Degree	20.99%	45 - 54 Years	11.82%
Associate Degree	6.93%	55 - 64 Years	16.07%
Some College	24.63%	65 and Older	26.40%
High School Graduate (GED)	26.68%	Median Age	48.93
Some High School, No Degree	5.97%	Average Age	45.47
Less than 9th Grade	4.75%	Race Distribution (%)	
Income		White	78.02%
Average HH	\$114,983	Black/African American	1.02%
Median HH	\$80,033	American Indian/Alaskan	0.82%
Per Capita	\$46,856	Asian	1.09%
		Native Hawaiian/Islander	0.05%
		Other Race	6.48%
		Two or More Races	12.52%
		Hispanic	19.37%



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Executive Director

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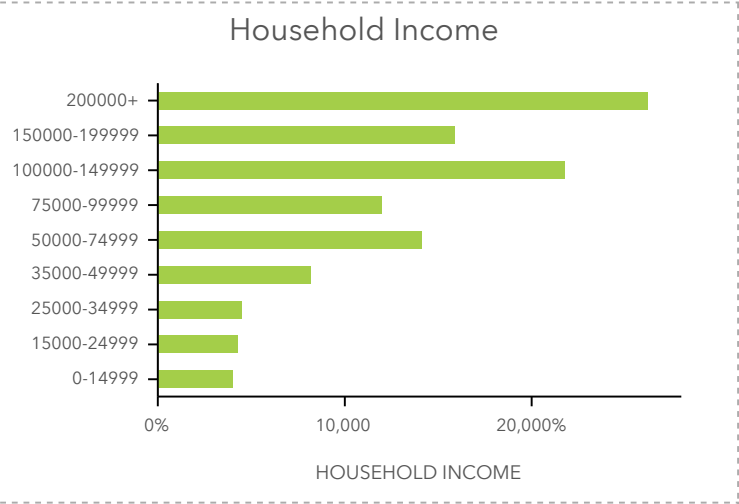
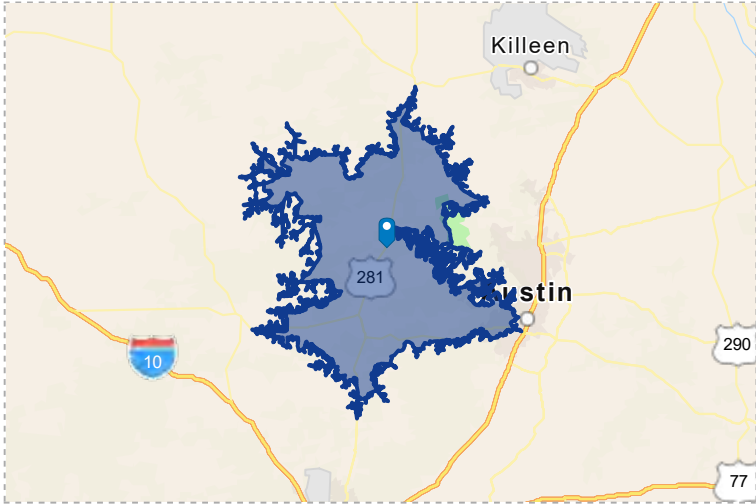
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INFOGRAPHIC
45 MIN
DRIVE TIME

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KEY FACTS

INCOME

276,213
2021 Total Population
(Esri 2022)

42.9
Median Age



110,836
Households

\$98,099
Median Disposable
Income



\$114,754
Median
Household
Income



\$63,811
Per Capita
Income



\$412,526
Median Net
Worth

EDUCATION

EMPLOYMENT

5%

No High
School
Diploma



16%
High
School
Graduate



23%
Some
College



57%
Bachelor's/Grad
/Prof Degree

78%

White Collar

13%

Blue Collar

9%

Services

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Eric Davis	631068 / 273141	phil@cipaustin.com / eric@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date