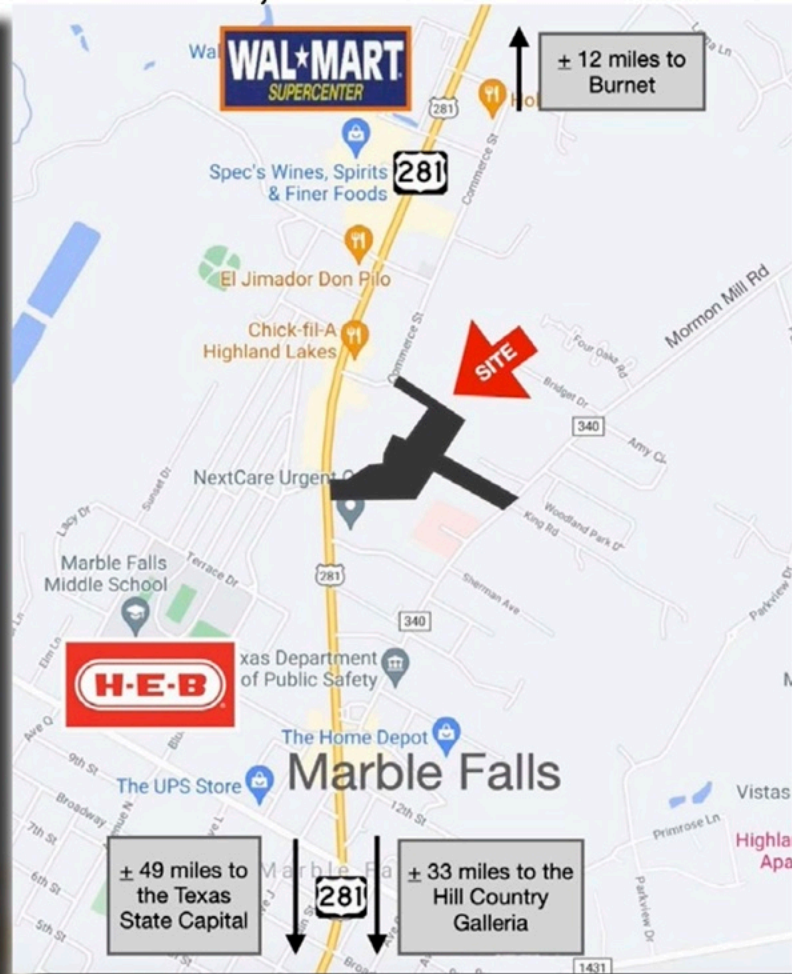


TOWNHOME/CONDO PROJECT SITE FOR SALE ±14.853 ACRES

Mormon Mill Road, Marble Falls, TX 78654



LOCATION	On the west side of Mormon Mill Rd., just 0.14 miles north of the intersection of Mormon Mills Rd and Marble Heights Dr.
UTILITIES	All utilities available through the City of Marble Falls
SIZE	Approximately 14.853 Acres
ZONING	NC (Neighborhood Commercial District) and TR (Transitional Residential District)

FLOOD HAZARD	A portion of the Property is in the FEMA 100-year floodplain.
SCHOOL DISTRICT	Marble Falls ISD •Colt Elementary •Marble Falls Middle School •Marble Falls High School
FRONTAGE	±199.83 feet of frontage on US Hwy 281 ±165 feet of frontage on Mormon Mill Rd. ±49.7 feet of frontage on Commerce Street
PRICE	\$1,150,000.00
COMMENTS	Zoned for up to a 48 unit Townhome/Condo Development in the heart of the Highland Lakes Region. (click here for Zoning Ordinance).

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

SITE

**14.853
ACRES**

City of Marble Falls -
Water & Wastewater Lines

14.853
ACRES

SITE

Map details include:
 - Streets: N US 28-1, Sherman Ave, Mormon Mill Rd, Bluebonnet Dr, Wood Dr.
 - Pipe Sizes: 2", 4", 6", 8", 10", 12", 16", 24", 36", 48", 60", 72", 84", 96", 108", 120", 144", 168", 192", 216", 240", 264", 288", 312", 336", 360", 384", 408", 432", 456", 480", 504", 528", 552", 576", 600", 624", 648", 672", 696", 720", 744", 768", 792", 816", 840", 864", 888", 912", 936", 960", 984", 1008", 1032", 1056", 1080", 1104", 1128", 1152", 1176", 1200", 1224", 1248", 1272", 1296", 1320", 1344", 1368", 1392", 1416", 1440", 1464", 1488", 1512", 1536", 1560", 1584", 1608", 1632", 1656", 1680", 1704", 1728", 1752", 1776", 1800", 1824", 1848", 1872", 1896", 1920", 1944", 1968", 1992", 2016, 2040, 2064, 2088, 2112, 2136, 2160, 2184, 2208, 2232, 2256, 2280, 2304, 2328, 2352, 2376, 2400, 2424, 2448, 2472, 2496, 2520, 2544, 2568, 2592, 2616, 2640, 2664, 2688, 2712, 2736, 2760, 2784, 2808, 2832, 2856, 2880, 2904, 2928, 2952, 2976, 3000, 3024, 3048, 3072, 3096, 3120, 3144, 3168, 3192, 3216, 3240, 3264, 3288, 3312, 3336, 3360, 3384, 3408, 3432, 3456, 3480, 3504, 3528, 3552, 3576, 3600, 3624, 3648, 3672, 3696, 3720, 3744, 3768, 3792, 3816, 3840, 3864, 3888, 3912, 3936, 3960, 3984, 4008, 4032, 4056, 4080, 4104, 4128, 4152, 4176, 4200, 4224, 4248, 4272, 4296, 4320, 4344, 4368, 4392, 4416, 4440, 4464, 4488, 4512, 4536, 4560, 4584, 4608, 4632, 4656, 4680, 4704, 4728, 4752, 4776, 4800, 4824, 4848, 4872, 4896, 4920, 4944, 4968, 4992, 5016, 5040, 5064, 5088, 5112, 5136, 5160, 5184, 5208, 5232, 5256, 5280, 5304, 5328, 5352, 5376, 5400, 5424, 5448, 5472, 5496, 5520, 5544, 5568, 5592, 5616, 5640, 5664, 5688, 5712, 5736, 5760, 5784, 5808, 5832, 5856, 5880, 5904, 5928, 5952, 5976, 6000, 6024, 6048, 6072, 6096, 6120, 6144, 6168, 6192, 6216, 6240, 6264, 6288, 6312, 6336, 6360, 6384, 6408, 6432, 6456, 6480, 6504, 6528, 6552, 6576, 6600, 6624, 6648, 6672, 6696, 6720, 6744, 6768, 6792, 6816, 6840, 6864, 6888, 6912, 6936, 6960, 6984, 7008, 7032, 7056, 7080, 7104, 7128, 7152, 7176, 7200, 7224, 7248, 7272, 7296, 7320, 7344, 7368, 7392, 7416, 7440, 7464, 7488, 7512, 7536, 7560, 7584, 7608, 7632, 7656, 7680, 7704, 7728, 7752, 7776, 7800, 7824, 7848, 7872, 7896, 7920, 7944, 7968, 7992, 8016, 8040, 8064, 8088, 8112, 8136, 8160, 8184, 8208, 8232, 8256, 8280, 8304, 8328, 8352, 8376, 8400, 8424, 8448, 8472, 8496, 8520, 8544, 8568, 8592, 8616, 8640, 8664, 8688, 8712, 8736, 8760, 8784, 8808, 8832, 8856, 8880, 8904, 8928, 8952, 8976, 9000, 9024, 9048, 9072, 9096, 9120, 9144, 9168, 9192, 9216, 9240, 9264, 9288, 9312, 9336, 9360, 9384, 9408, 9432, 9456, 9480, 9504, 9528, 9552, 9576, 9600, 9624, 9648, 9672, 9696, 9720, 9744, 9768, 9792, 9816, 9840, 9864, 9888, 9912, 9936, 9960, 9984, 10000.
 - Other labels: 6" PRIVATE, 2" PRIVATE, 1.25".

	Pump Stations		Gate Valve		Water Service Lines
	Air Release Valve		PRV		Water Main
	Bend		Plug		Manhole
	Blow Off Valve		Reducer		Clean-Out
	Cap		Tapping Sleeve & Valve		Lift Station
	Corp Stop		Tee		Single Wastewater Service
	Cross		Valve		Double Wastewater Service
	Elbow		Wye		Wastewater Service Lines
	Flush Valve		Single Water Service		Wastewater Gravity Main
			Double Water Service		Wastewater Force Main

- | | | | | | |
|---|-------------------|---|------------------------|---|---------------------------|
|  | Pump Stations |  | Gate Valve |  | Water Service Lines |
|  | Air Release Valve |  | PRV |  | Water Main |
|  | Bend |  | Plug |  | Manhole |
|  | Blow Off Valve |  | Reducer |  | Clean-Out |
|  | Cap |  | Tapping Sleeve & Valve |  | Lift Station |
|  | Corp Stop |  | Tee |  | Single Wastewater Service |
|  | Cross |  | Valve |  | Double Wastewater Service |
|  | Elbow |  | Wye |  | Wastewater Service Lines |
|  | Flush Valve |  | Single Water Service |  | Wastewater Gravity Main |
| | |  | Double Water Service |  | Wastewater Force Main |



SITE DATA TABLE

TRACT A	11.48 AC.	3.5 DUAC.	42 UNITS
TRACT B	3.42 AC.	1.75 DUAC.	8 UNITS
TOTAL	14.9 AC.	TOTAL	48 UNITS



SCALE=1:60

NOTE:
FINAL GRADES TO BE DETERMINED.



Crape myrtle
(Ornamental Uses)



Fence-crete wood
(Screening / Security Uses)



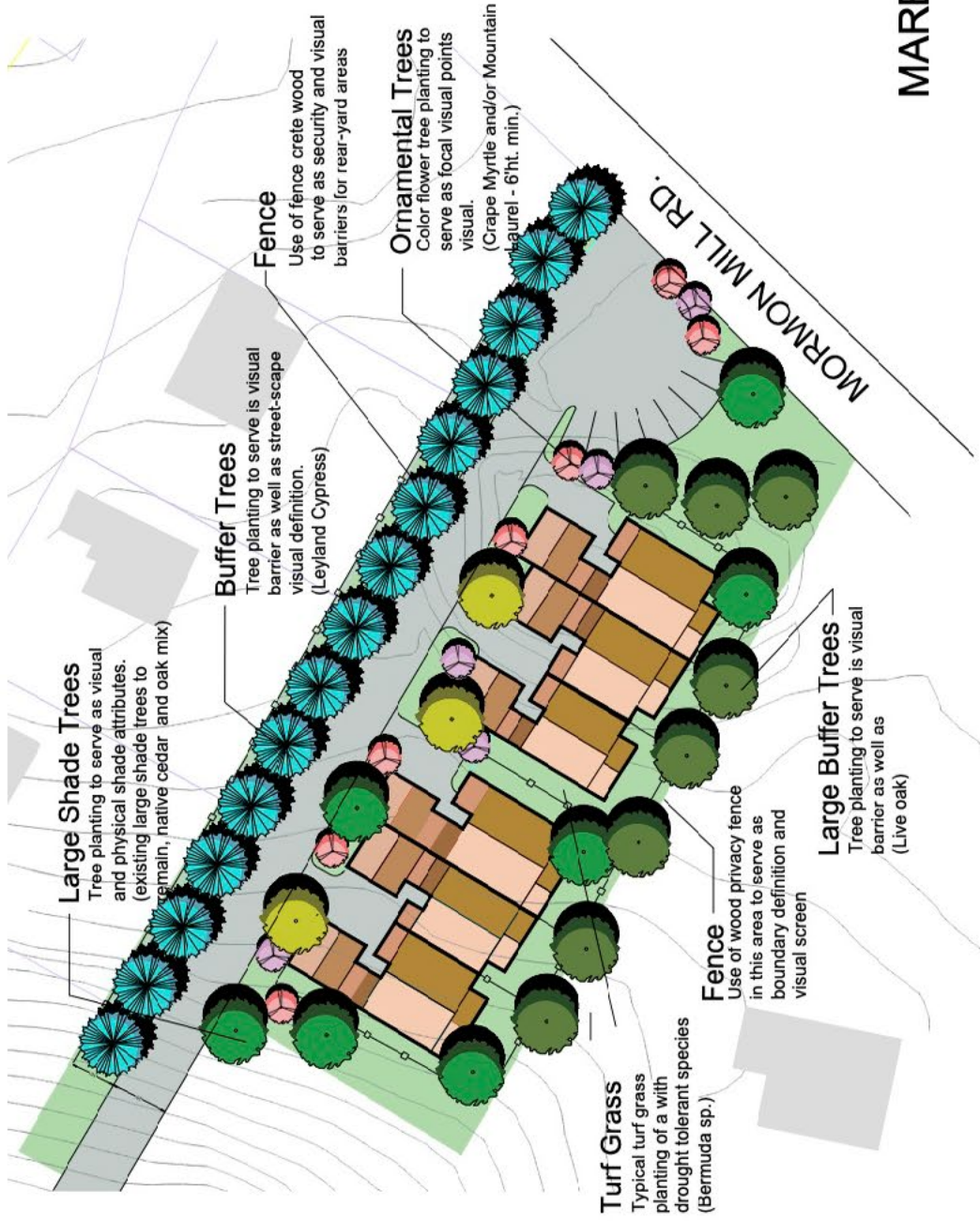
Leyland cypress
(Streetscape - Buffer Uses)



Fence-crete stucco
(Screening / Security Uses)



Mountain laurel
(Ornamental Uses)



SCALE=1:50

MARBLE FALLS TOWN HOMES (Landscape exhibit)



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date