

FOR Sale



Sepi Akhavi

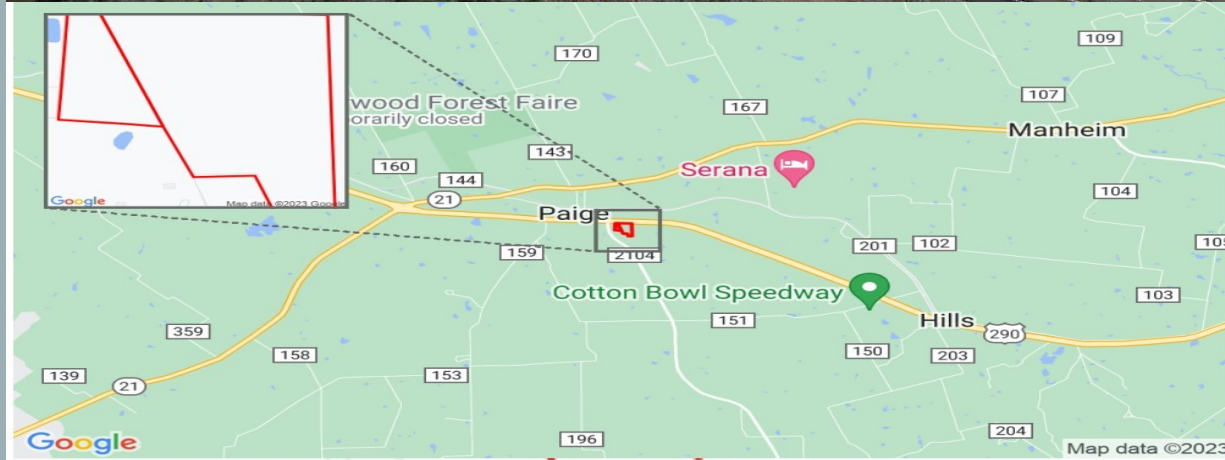
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kw MEMORIAL
KELLERWILLIAMS REALTY

3907 HIGHWAY 290 HWY PAIGE, TX 78659

FOR Sale



PROPERTY HIGHLIGHTS

16.157 AC

Bastrop County Paige city

Parcel ID **8712035 and 30598**

No restrictions

Utilities available In close Proximity

Frontage on US -290 ~850sf

Asking \$1,190,000

For More Information

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Survey

3907 Highway 290 Hwy Paige, TX 78659

Tax ID 8712035 and 30598

City of Paige, County of Bastrop

Land size as per survey 703,798 / Survey sf

Legal description ABS A249 MCDAVID, PATRICK, 16 AC

Located 40 miles from Austin city limits In Booming Bastrop county

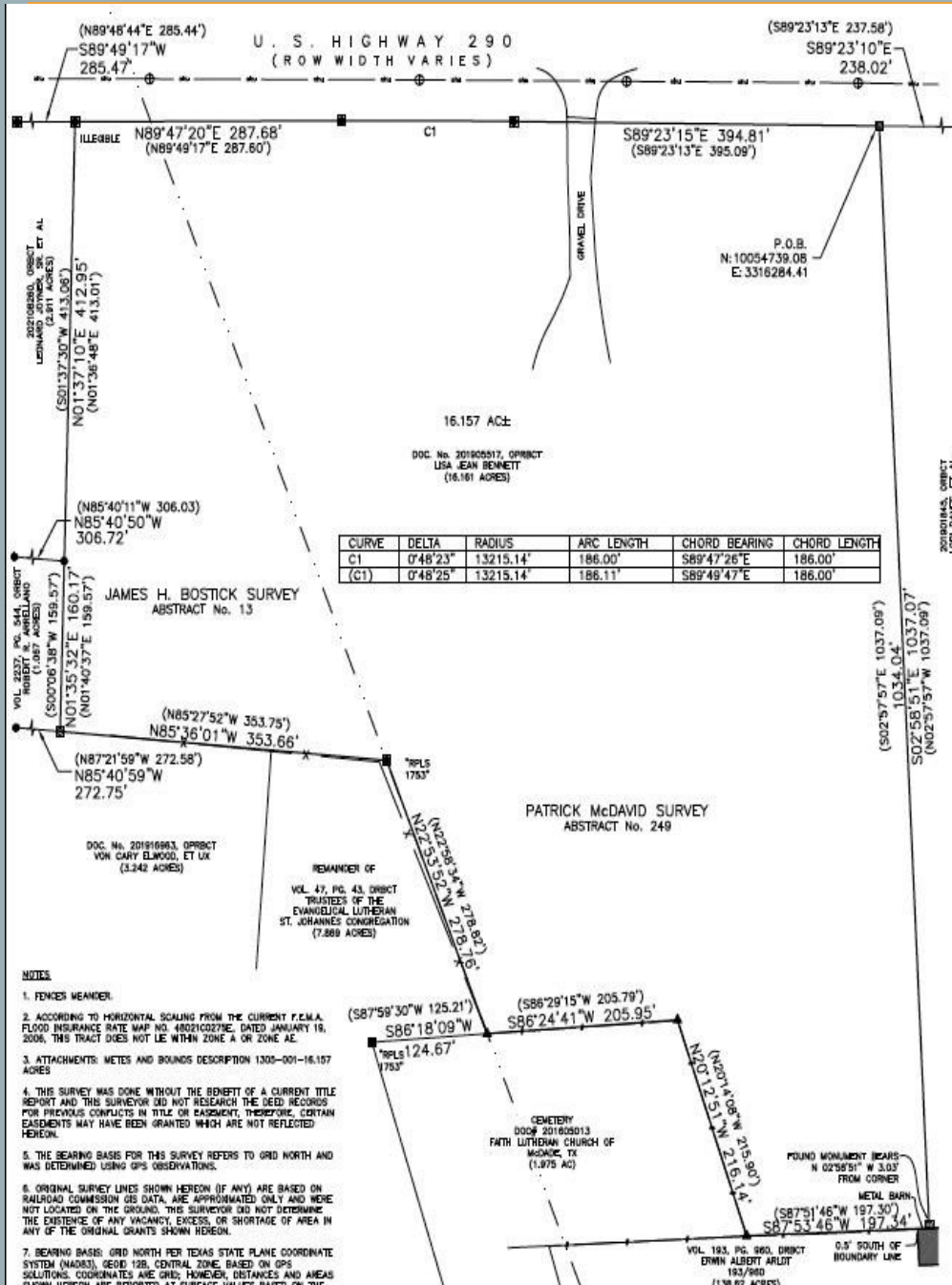
Two crossover access in 290 for easy access.

Close proximity - 20 Min Drive - To upcoming 500+ acres of Hollywood studio development which will bring Hollywood to Texas.

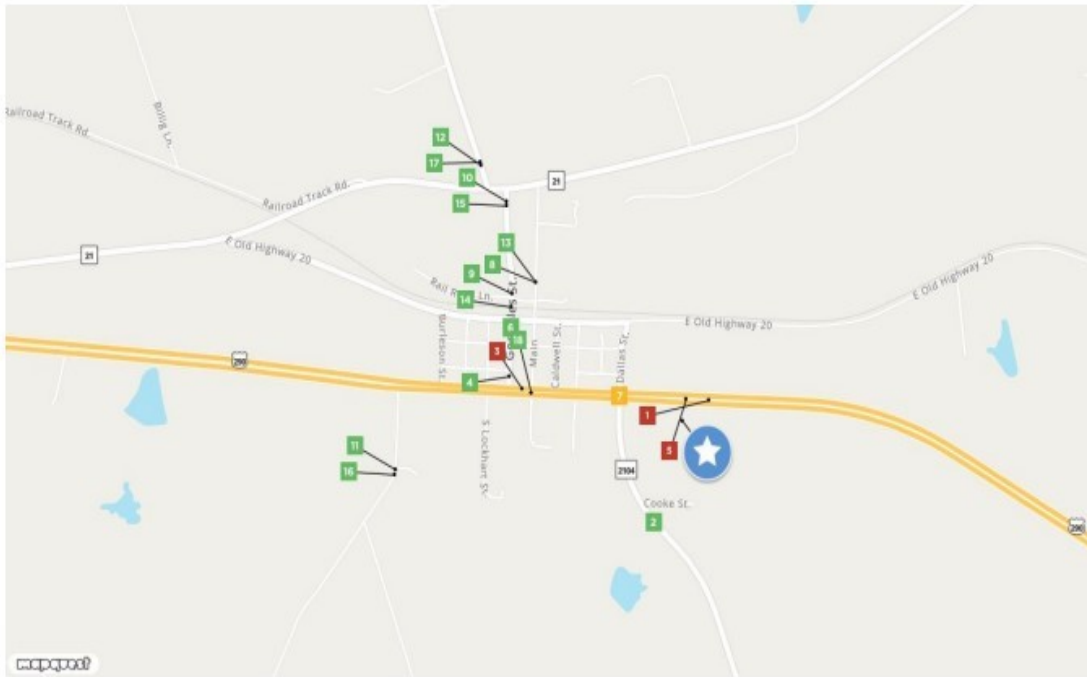
Close proximity - 20 Min Drive - to the SpaceX building which is Over than half a million square feet building.

Close Proximity - 20 Min Drive -to Boring company development.

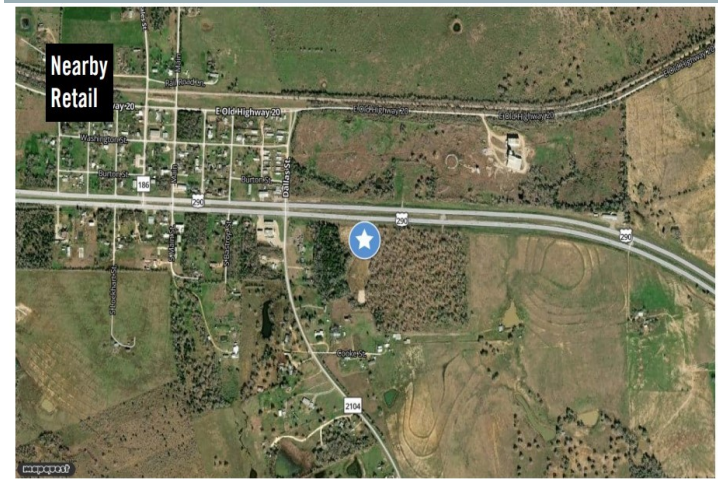
For Informational Only



Traffic Counts



1 Dallas St Year: 2021 13,148 est Year: 2019 13,013	2 Farm-to-Market Road 2104 Cooke St Year: 2021 1,121 est Year: 2019 1,483 Year: 2018 1,209	3 Gonzales St Year: 2021 14,369 est Year: 2019 14,114 Year: 2018 15,039	4 Gonzales Street Burlon Rd Year: 2021 303 est Year: 2019 271 Year: 2018 290	5 US Hwy 290 Dallas St Year: 2021 14,223 est Year: 2018 14,085 Year: 2010 10,900
6 Gonzales St Old Hwy 20 Year: 2021 283 est Year: 2018 262 Year: 2010 280	7 Farm-to-Market Road 2104 Hwy 290 Year: 2021 6,047 est Year: 2015 5,985	8 Main Street Reservation St Year: 2021 128 est Year: 2015 126	9 Gonzales Street Hwy 21 Year: 2021 369 est Year: 2015 369	10 Gonzales Street Hwy 21 Year: 2021 378 est Year: 2015 378
11 Old Pin Oak Road Nink Rd Year: 2021 238 est Year: 2015 235	12 Stockade Ranch Road Frenzel Cutoff Year: 2021 349 est Year: 2015 349	13 Main St Reservation St Year: 2021 138 est Year: 2010 180 Year: 2005 70	14 Gonzales St Reservation St Year: 2021 409 est Year: 2010 410	15 Gonzales St Hwy 21 Year: 2021 331 est Year: 2010 340 Year: 2005 320
16 Old Pin Oak Rd Nink Rd Year: 2021 305 est Year: 2010 330 Year: 2005 250	17 Stockade Ranch Rd Hwy 21 Year: 2021 323 est Year: 2010 390 Year: 2005 230	18 Main St Hwy 290 Year: 2021 4,263 est Year: 2005 4,120 Year: 2002 10,900		



Unrestricted 16+ acres with have 850+' on HWY 290 with dedicated 450' long turn lane.

Great site for development, Mix use , Truck Stop Retail, RV parks, Mobile Home park, Hotel, commercial, residential, storage and warehouse space.

Ingress - Egress Commercial entrance constructed and permitted with 450' of dedicated turn lane for the property.

Water and electricity are available nearby the front side of the property,

Part of the property has been built up with road fill from 290 and compacted.
 3000 yards of Hwy 290 road base is stockpiled on the property also for pad sites and roads.
 Pad site is compacted on the west front of the property

For Informational Only

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3907 US-290, Paige, TX 78659

CITY, STATE

Paige, TX

POPULATION

2,259

AVG. HHSIZE

2.67

MEDIAN HH INCOME

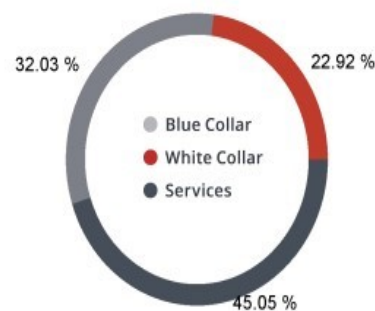
\$49,293

HOME OWNERSHIP

Renters: **135**

Owners: **724**

EMPLOYMENT



44.29 %

Employed

1.29 %

Unemployed

EDUCATION

High School Grad: **29.86 %**

Some College: **21.43 %**

Associates: **5.72 %**

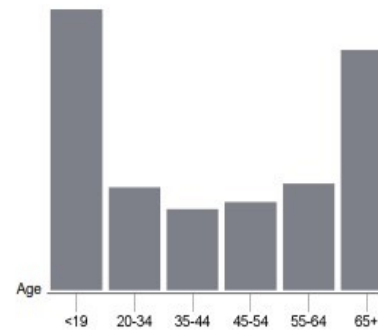
Bachelors: **18.47 %**

GENDER & AGE

50.21 %



49.79 %



RACE & ETHNICITY

White: **81.73 %**

Asian: **0.06 %**

Native American: **0.01 %**

Pacific Islanders: **0.00 %**

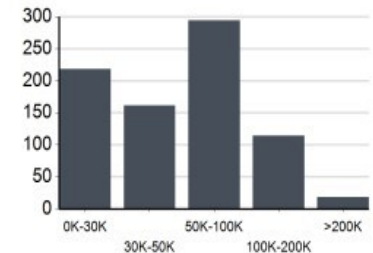
African-American: **0.82 %**

Hispanic: **12.11 %**

Two or More Races: **5.26 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

Confidentiality & Disclaimer

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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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	(713) 470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sepi Akhavi	0600771	sepiakhavi@kw.com	(832) 545-7393
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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