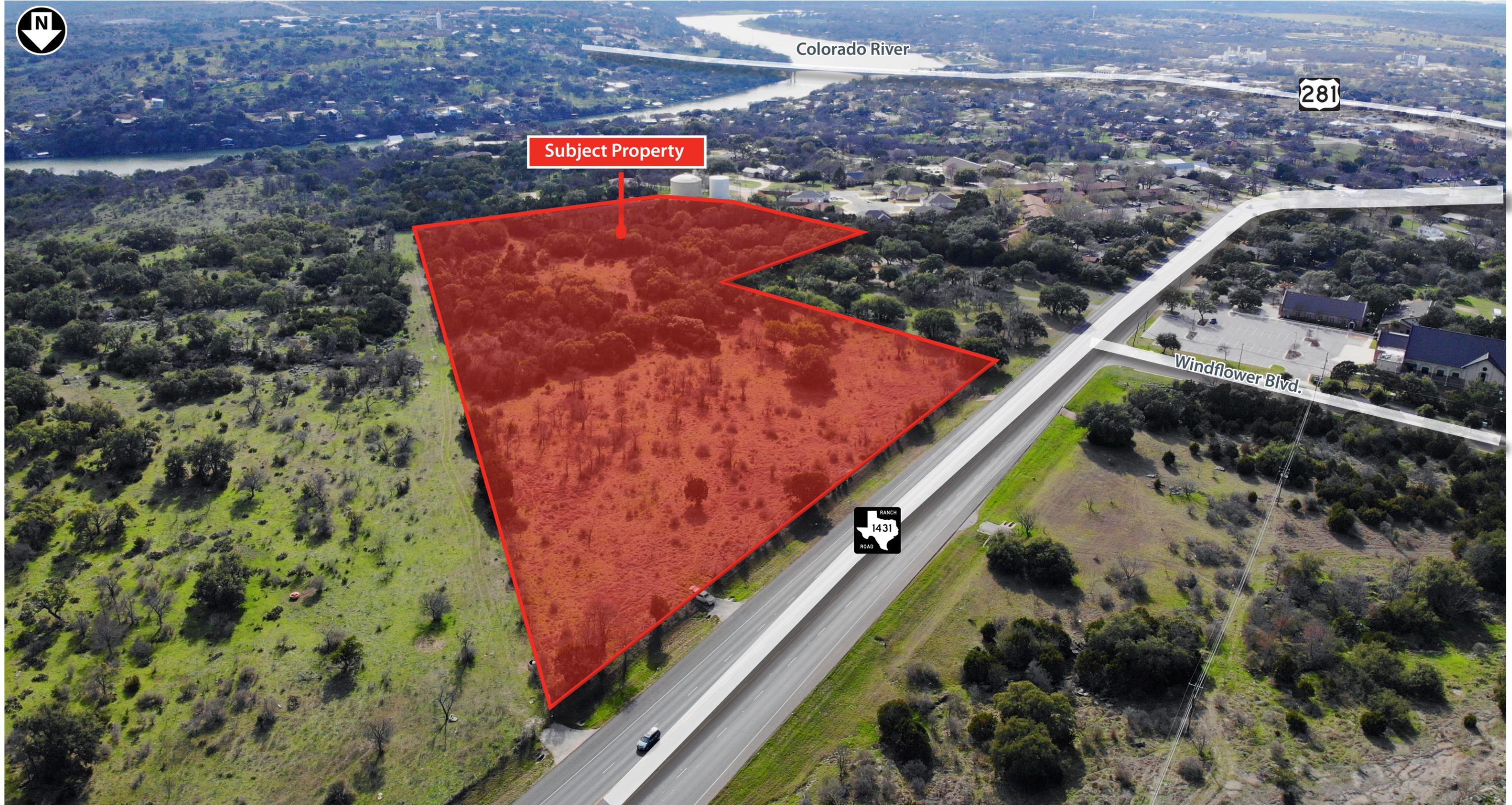


FOR SALE: DEVELOPMENT OPPORTUNITY ±12.8 AC
Marble Falls, TX

AVISON
YOUNG

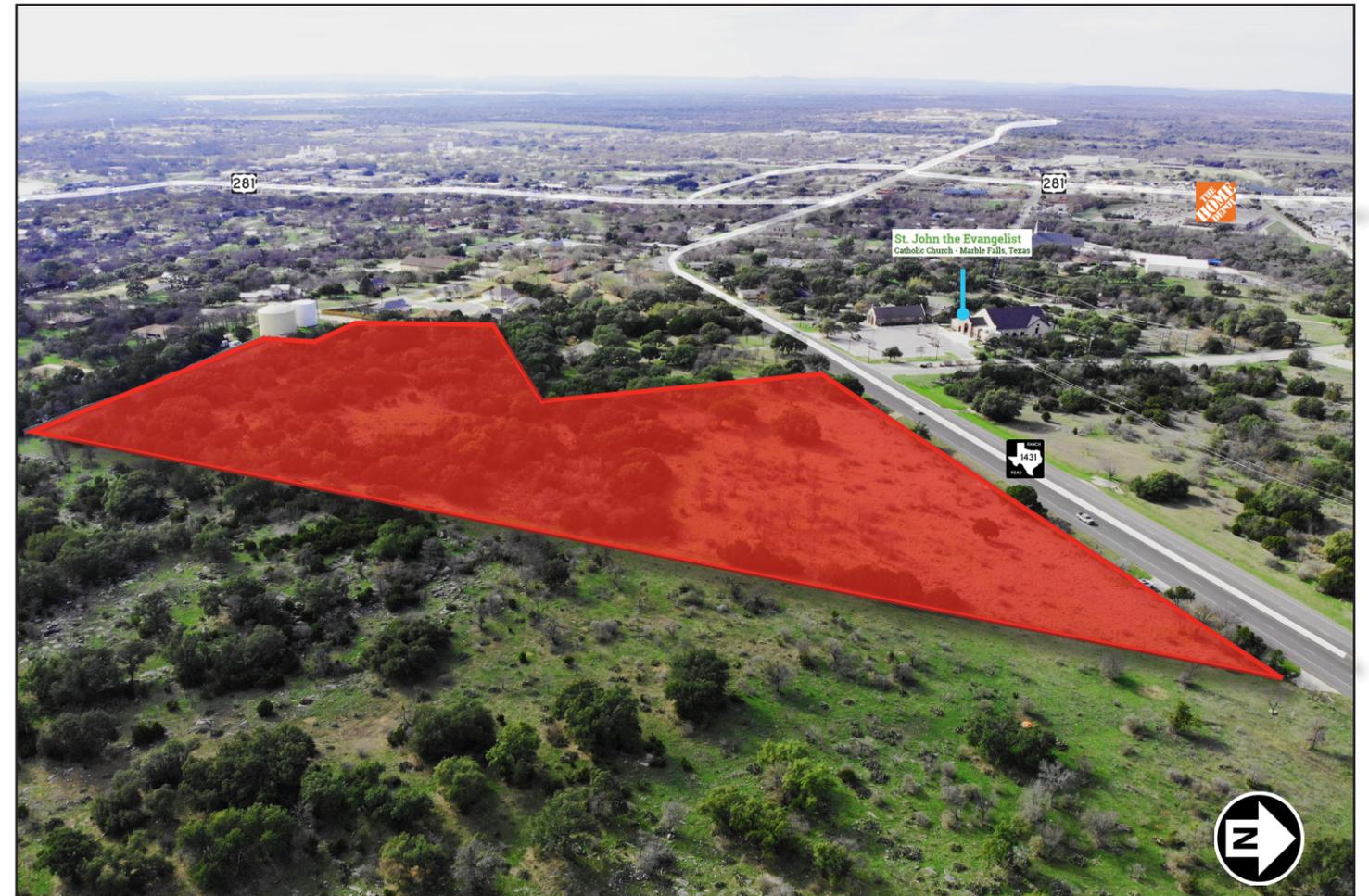


PROPERTY DETAILS

| | |
|----------------------|--|
| Location: | Located on the south side of FM-1431, roughly 850' from the intersection of Mustang Dr. |
| Price: | \$1,100,000 |
| Utilities: | <ul style="list-style-type: none"> • Water: Available from the city of Marble Falls - Water line is located along the boundary of the Subject Property • Electricity: Available from the city of Marble Falls • Sewer: Available from the city of Marble Falls - Sewer line is currently located 200' west of the property. |
| Frontage: | ±780' on FM-1431 |
| Encumbrances: | <ul style="list-style-type: none"> • Floodplain: None • Pipelines: None |
| Zoning: | <ul style="list-style-type: none"> • ±8.59 AC - General Commercial District • ±4.22 AC - ENZ-3 |

2019 TAX RATES

| ENTITY | DESCRIPTION | 2019 RATE |
|--------------|-------------------------------------|-----------------|
| CAD | Central Appraisal District | 0.000000 |
| CMA | City of Marble Falls | 0.610000 |
| GBU | Burnet County | 0.358200 |
| RSP | CO Special, Road & Bridge | 0.041700 |
| SMA | Marble Falls ISD | 1.198600 |
| WCD | Water Conserv Dist of Central Texas | 0.007400 |
| TOTAL | | 2.215900 |



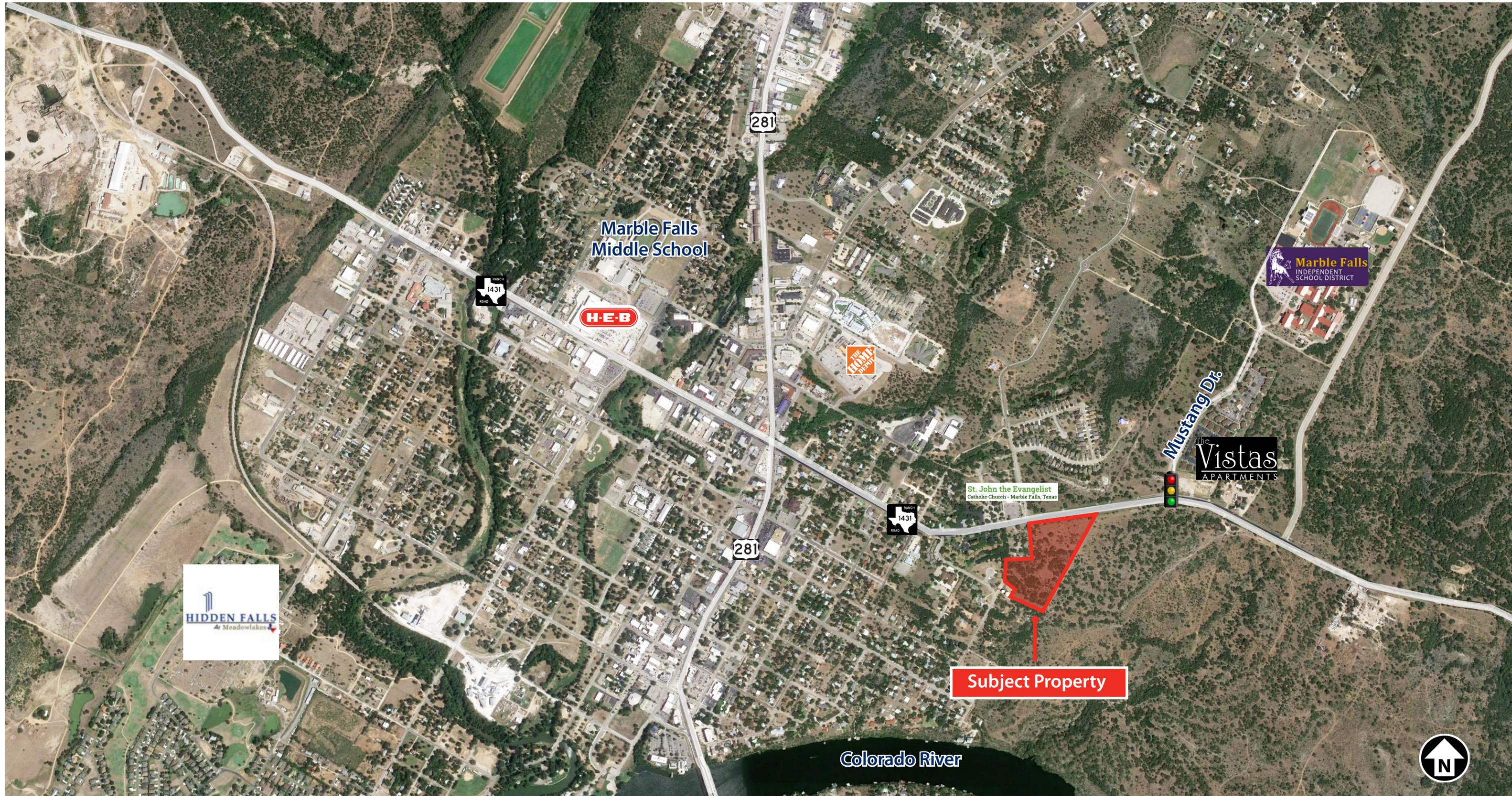
TRAFFIC COUNTS

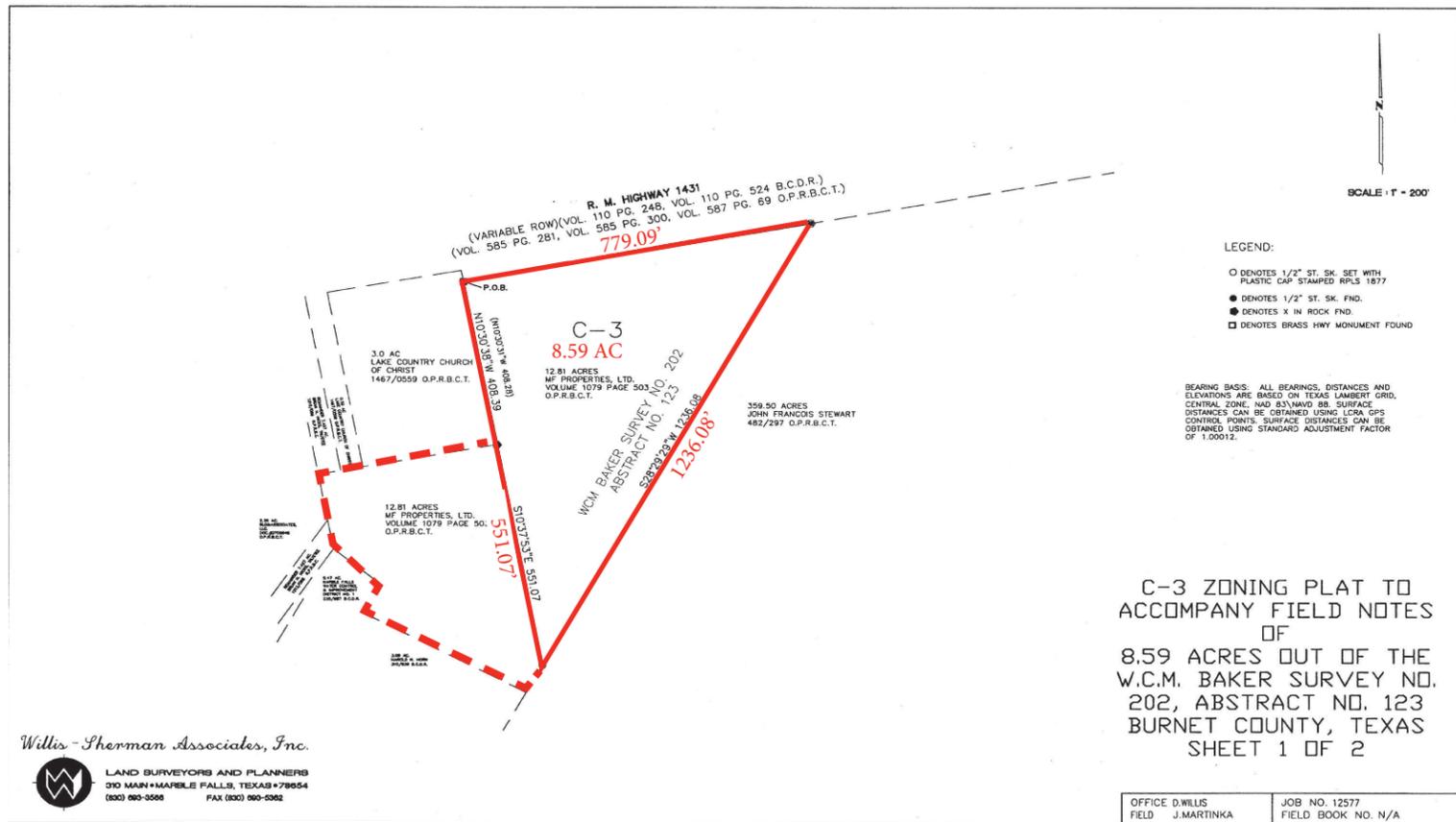
| | |
|-------------------------------|------------|
| FM-1431 East of Mustang Drive | 4,568 CPD |
| Hwy 281 South of FM-1431 | 13,498 CPD |

DEMOGRAPHICS

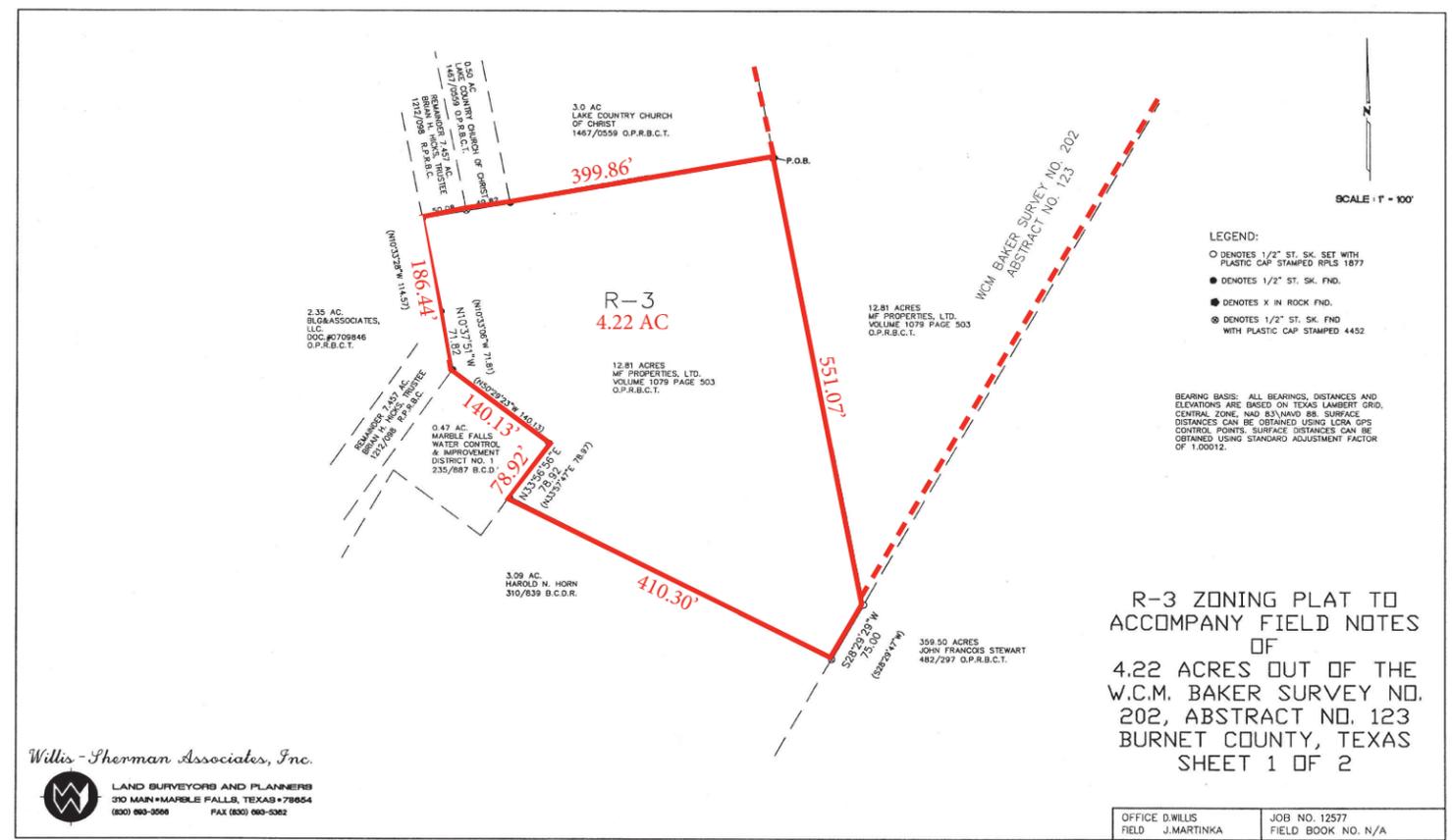
| POPULATION | 0-1 MILE | 0-3 MILE | 0-5 MILE |
|-------------------------------|----------|----------|----------|
| Est. (2019) | 3,325 | 9,448 | 12,182 |
| 5-Yr Est. Population Growth | 1.4% | 1.6% | 1.7% |
| Est. Average Household Income | \$49,248 | \$64,340 | \$67,504 |

Area Highlights - Region Map





C-3 Survey



R-3 Survey

Willis-Sherman Associates, Inc.
 LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
 (800) 960-3566 FAX (800) 960-3362

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MARBLE FALLS HIGHLIGHTS

Marble Falls

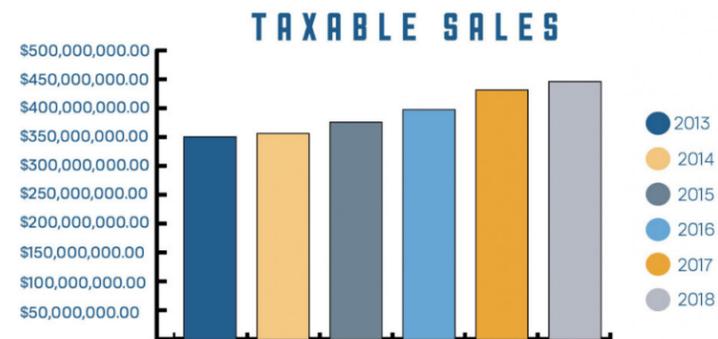


Located in the heart of the Texas Hill Country, Marble Falls has been a hot spot for tourists and retirees who are looking for a mix of waterfront property, scenery, diners and shopping opportunities. The city is located on Highway 281, a major north and south corridor that cuts through the middle of town, connecting to San Antonio an hour and fifteen minutes to the south. Access is convenient when traveling to and from Austin, located approximately 5 miles north from the intersection of Hwy-281 and Hwy-71. The major east and west corridor is FM-1431, which connects Marble Falls to the suburbs of Austin. When traveling into town on Hwy-281, there is a large amount of retail and restaurant establishments where both locals and tourists congregate. The main attraction is Lake Marble Falls and the Colorado river, which feeds from Lake Lyndon B. Johnson being 4 miles to the west. The opportunity for waterfront property has made Marble Falls one of the top places to retire in Texas.

Marble Falls is in the path of growth as the hill country continues to expand west on Hwy-71. The city is a regional center for the surrounding area, serving as the business, healthcare, retail, recreational destination and service center for a primary trade area of 70,000 people and a secondary trade area for 150,000 people. The economy primarily depends on tourism and natural resources, including mining and business services. According to Chmura Economics and Analytics, employment for Burnet County increased over 6% in 2019.



GROWTH



Our Team



Tommy LeBlanc
Principal
tommy.leblanc@avisonyoung.com
713.993.7178



John-Michael Kamel
Associate
jm.kamel@avisonyoung.com
713.993.7157



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.

| | | | |
|--|---------------|--------------------------------------|---------------------|
| Avison Young - Texas, LLC | 606048 | rand.stephens@avisonyoung.com | 713-993-7700 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Rand Stephens | 396258 | rand.stephens@avisonyoung.com | 713-993-7810 |
| Designated Broker of Firm | License No. | Email | Phone |
| Rand Stephens | 396258 | rand.stephens@avisonyoung.com | 713-993-7810 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tommy LeBlanc | 545298 | tommy.leblanc@avisonyoung.com | 713-993-7178 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date