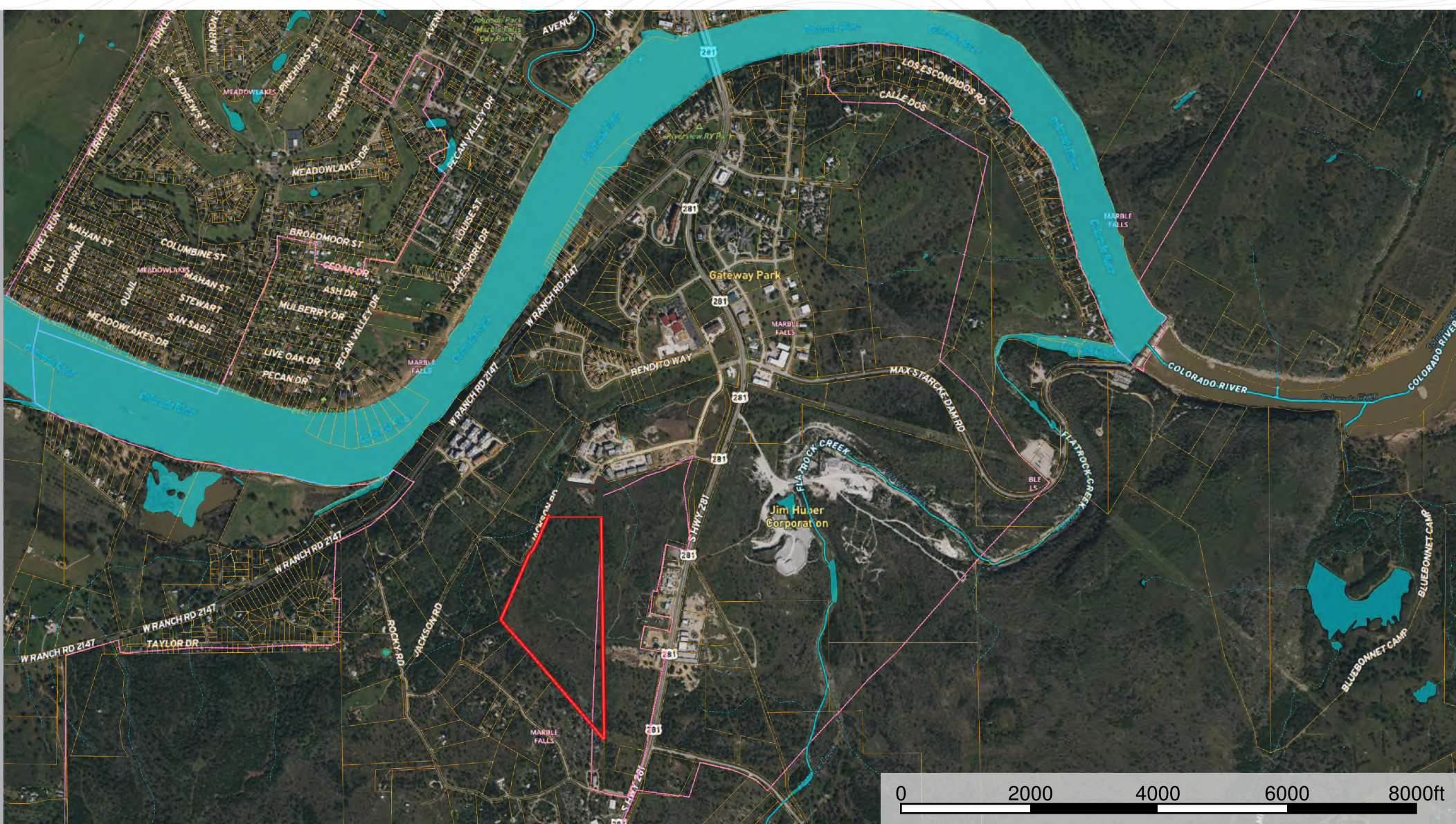


57 Acres Off Jackson Road/Panther Hollow Dr/281

Marble Falls, TX 78654

FOR SALE



- Plans of Constructing New Road to Connect South Side of Property to Hwy 281
- Accessible Utilities

Jason McMillon **Lucian Morehead**

512.705.2504
jmcmillon@mcmland.com

512.825.6287
LMorehead@asterra.com



Executive Summary

57 Acres located off Jackson Road in Marble Falls, approximately three (3) miles South of Downtown Marble Falls. The property sits in the “Transitional Residential” sector on the Future Land Use Plan (Page 5).

The property has utilities accessible from both sides of the tract. There are current plans of constructing a new road to connect the South end of the property to Hwy 281, allowing easier accessibility from the highway. Current expected completion to be before summer 2022.

Significant amount of title work and due diligence available upon request.

Highlights

- Accessible Utilities
- Near Downtown Marble Falls
- New Road at South end of Property to be Constructed Before Summer

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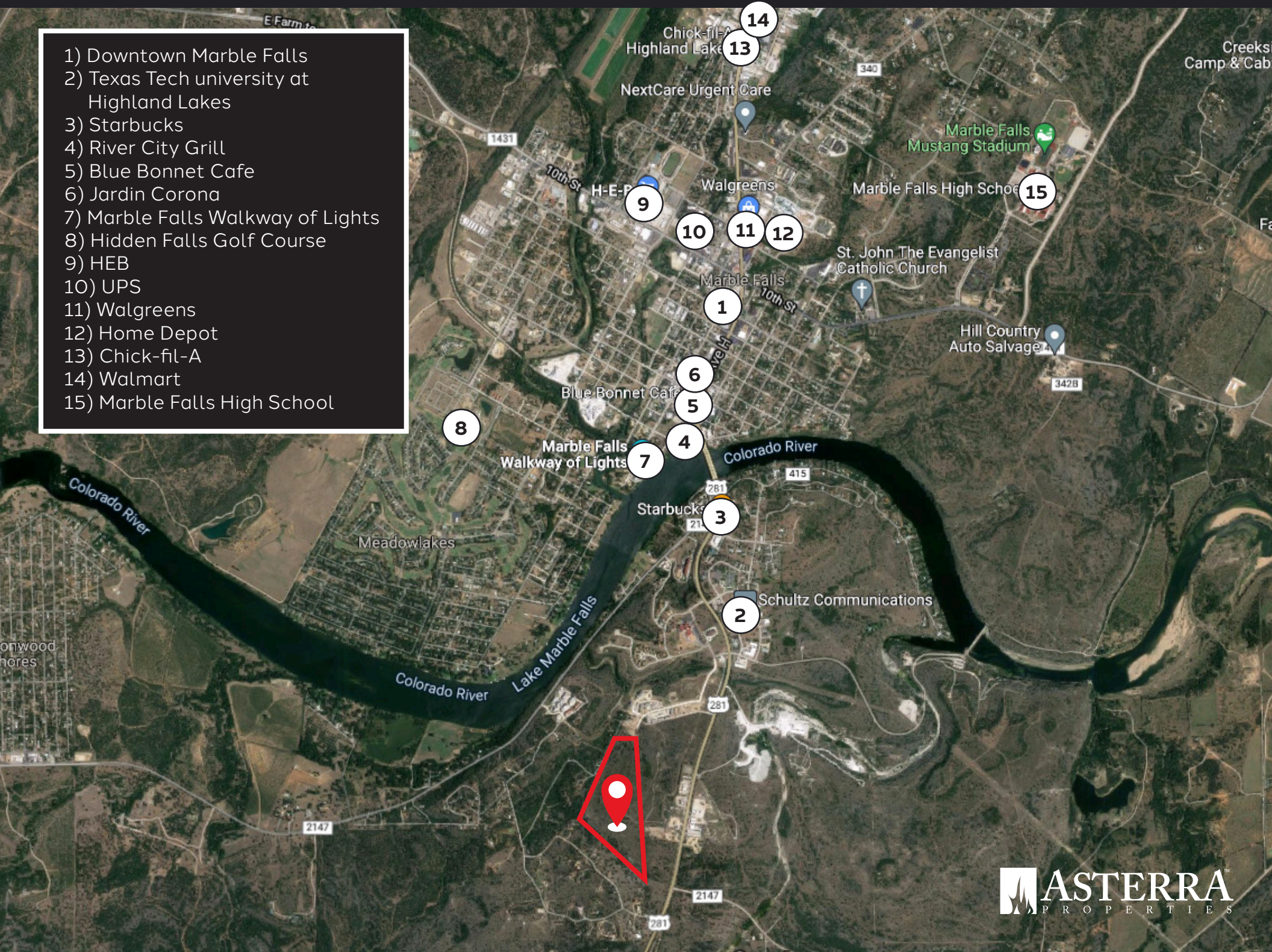
Listing Details

Sales Price:	\$35k per LUE
Investment Type:	Development
Property Type:	Land
Land Available:	57 AC

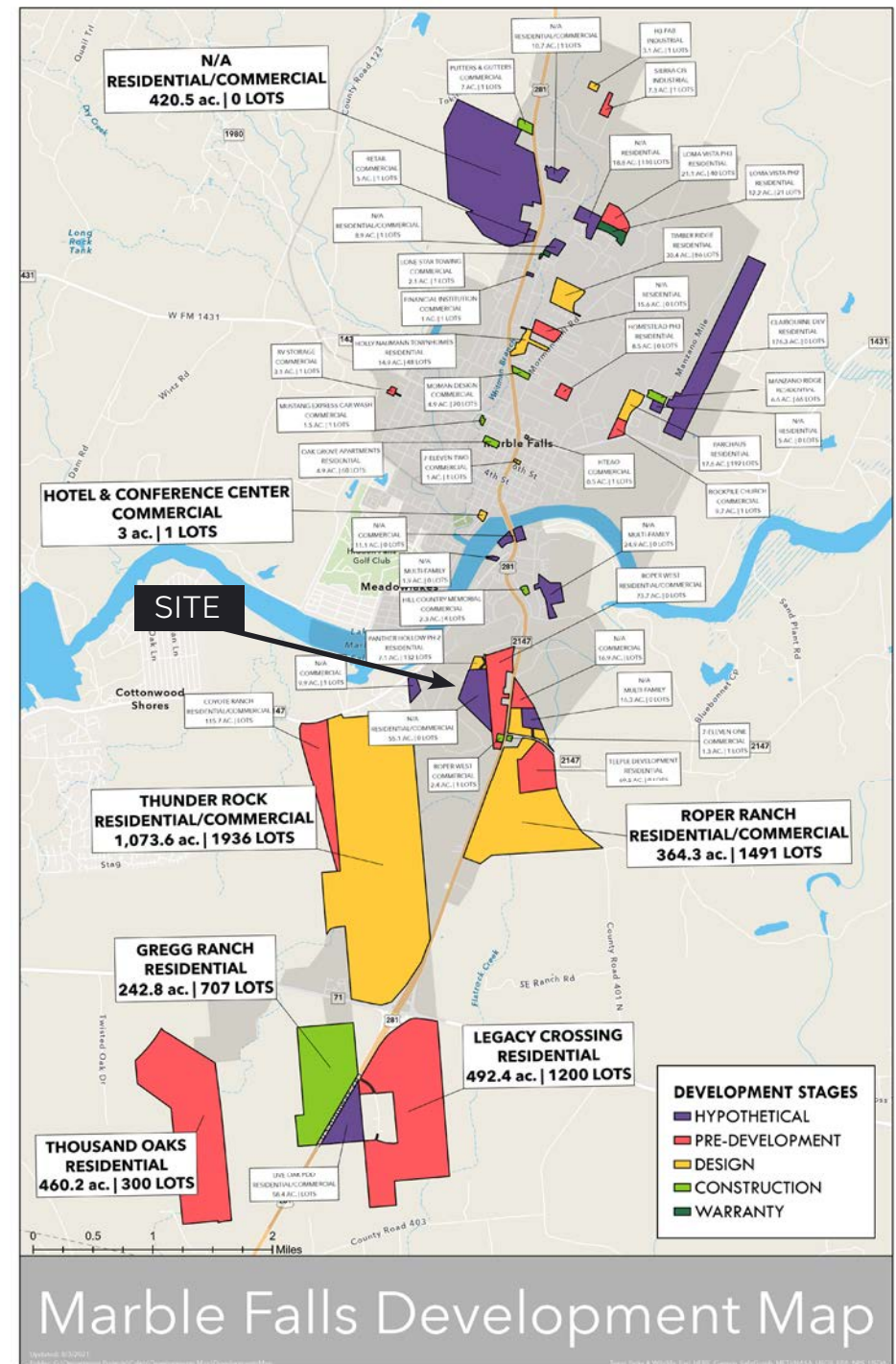
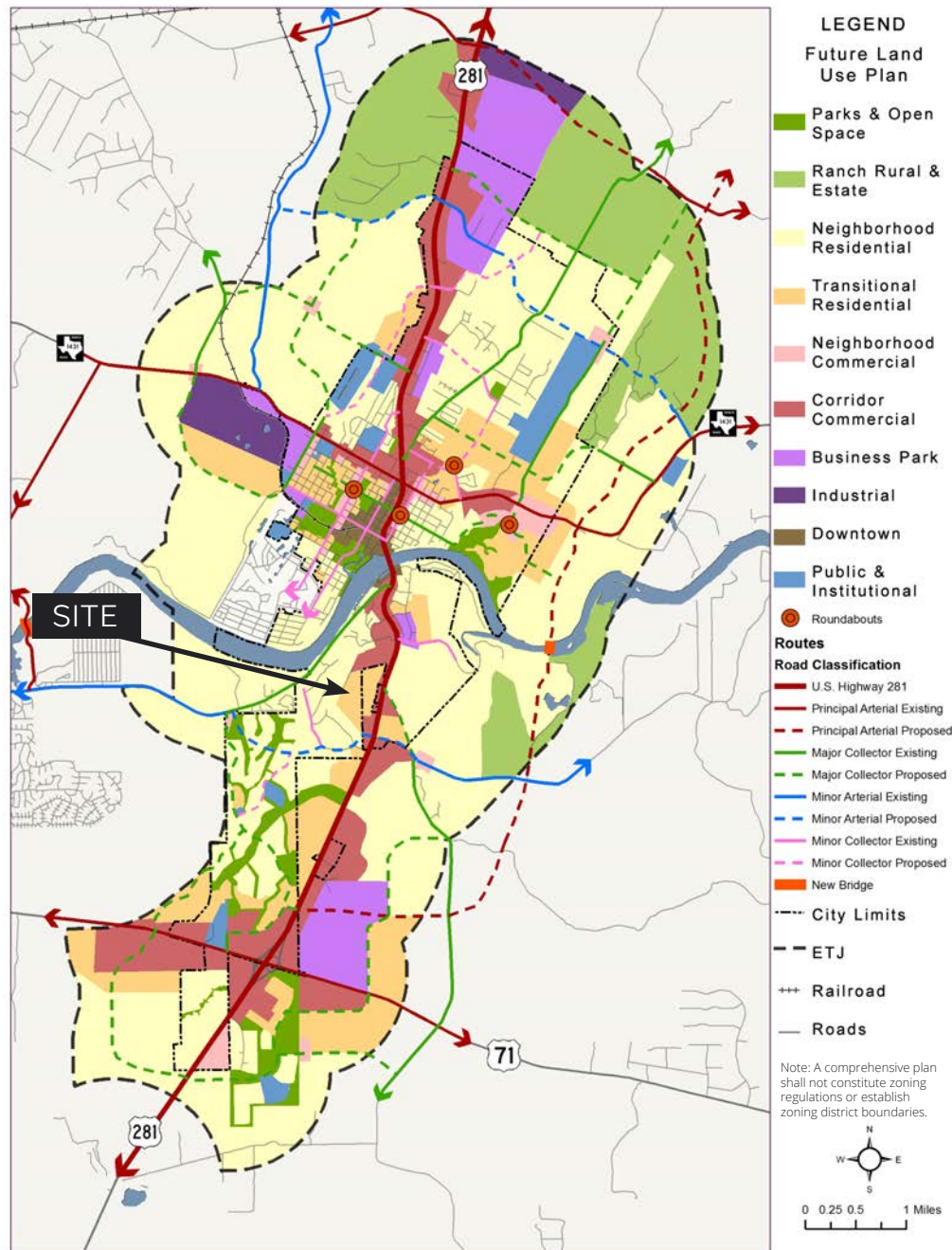


LOCATION OVERVIEW

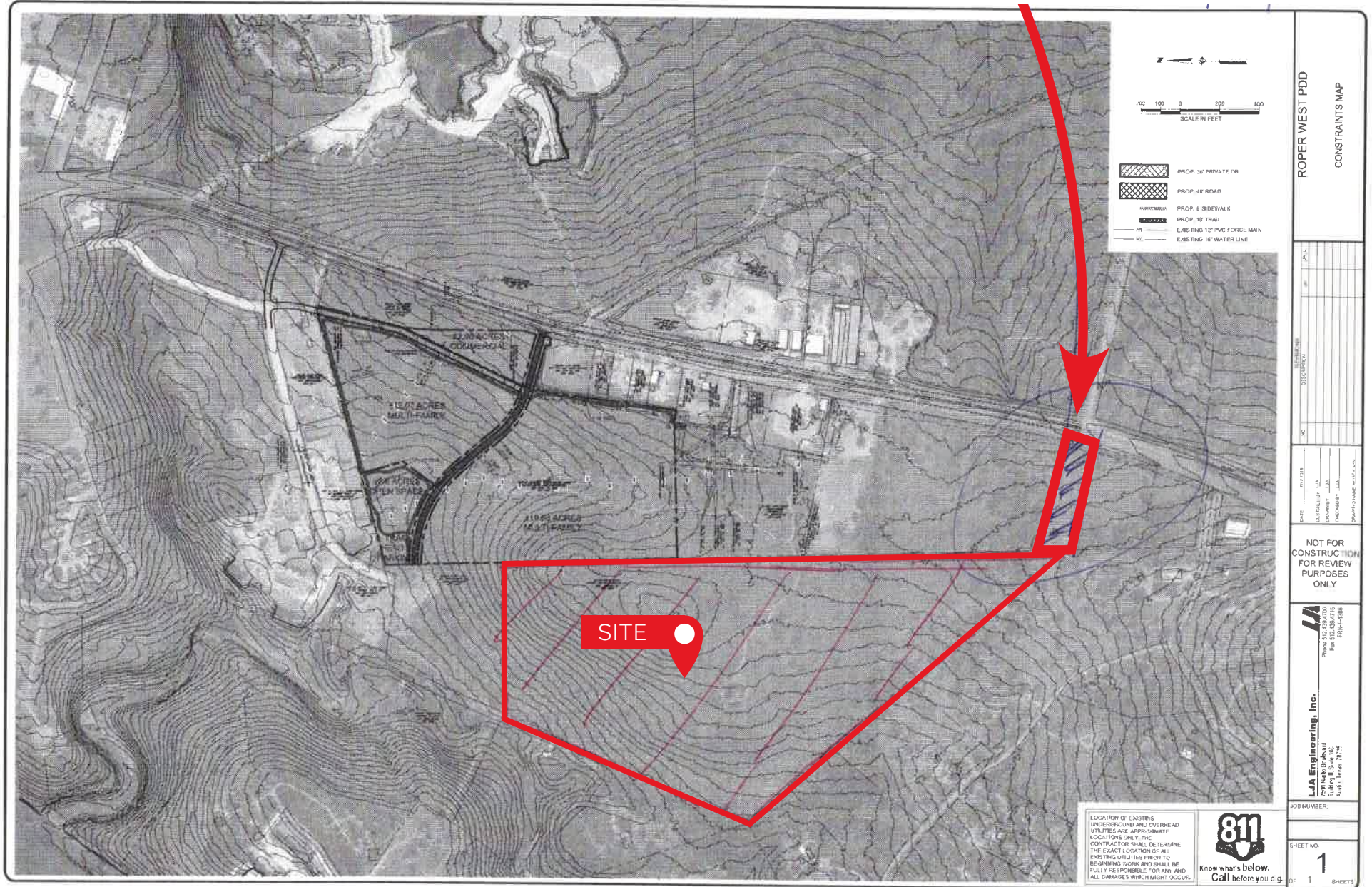
- 1) Downtown Marble Falls
- 2) Texas Tech university at Highland Lakes
- 3) Starbucks
- 4) River City Grill
- 5) Blue Bonnet Cafe
- 6) Jardin Corona
- 7) Marble Falls Walkway of Lights
- 8) Hidden Falls Golf Course
- 9) HEB
- 10) UPS
- 11) Walgreens
- 12) Home Depot
- 13) Chick-fil-A
- 14) Walmart
- 15) Marble Falls High School

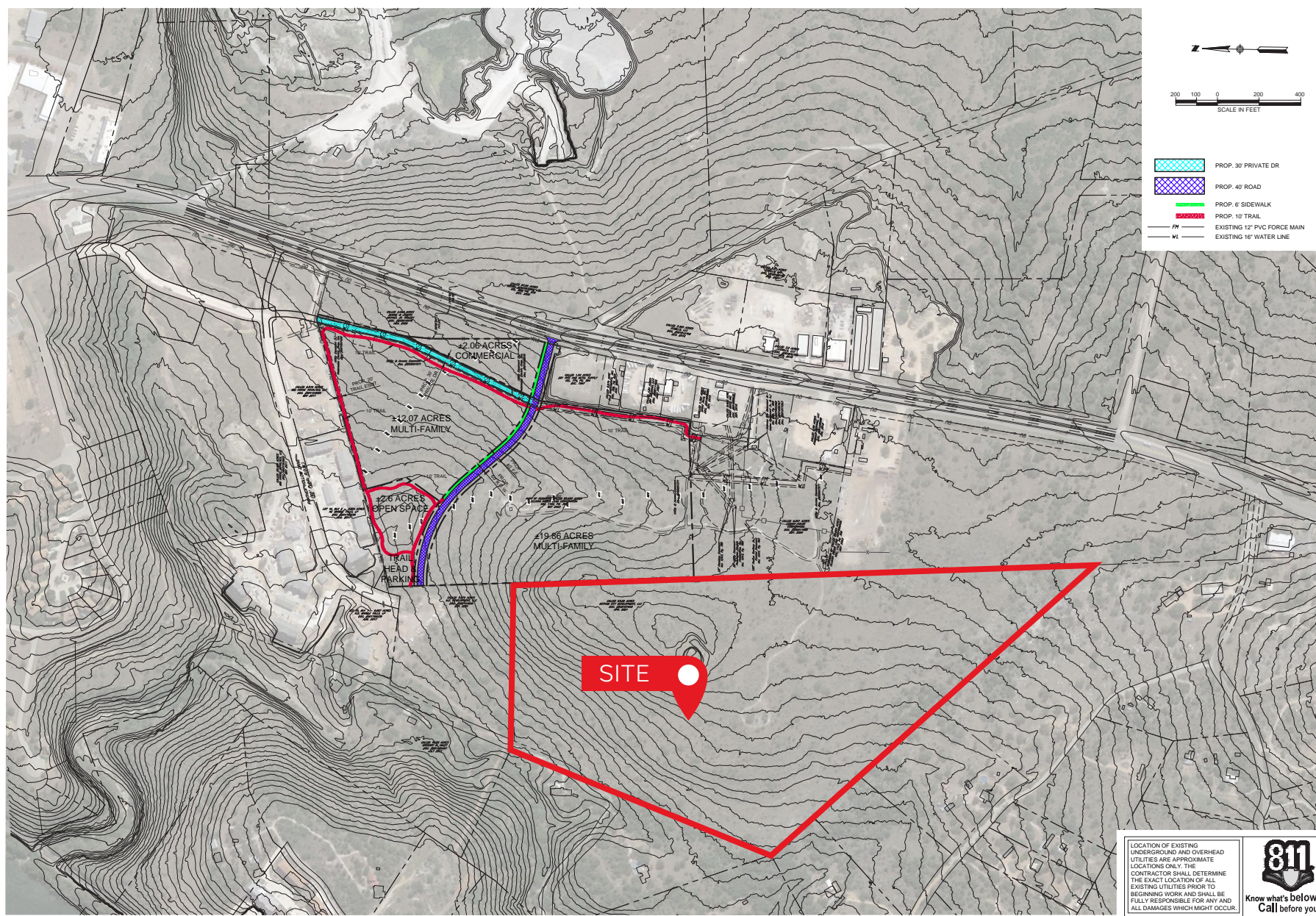


Map 4.1, Future Land Use Plan



New Road to be Built by February/March





LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



ROPER WEST POD

CONSTRAINTS MAP

DATE	NO.	REVISIONS	BY	DATE
12/20/2018				
DESIGNED BY: LJA				
DRAWN BY: LJA				
CHECKED BY: LJA				
DATE: 12/20/2018				

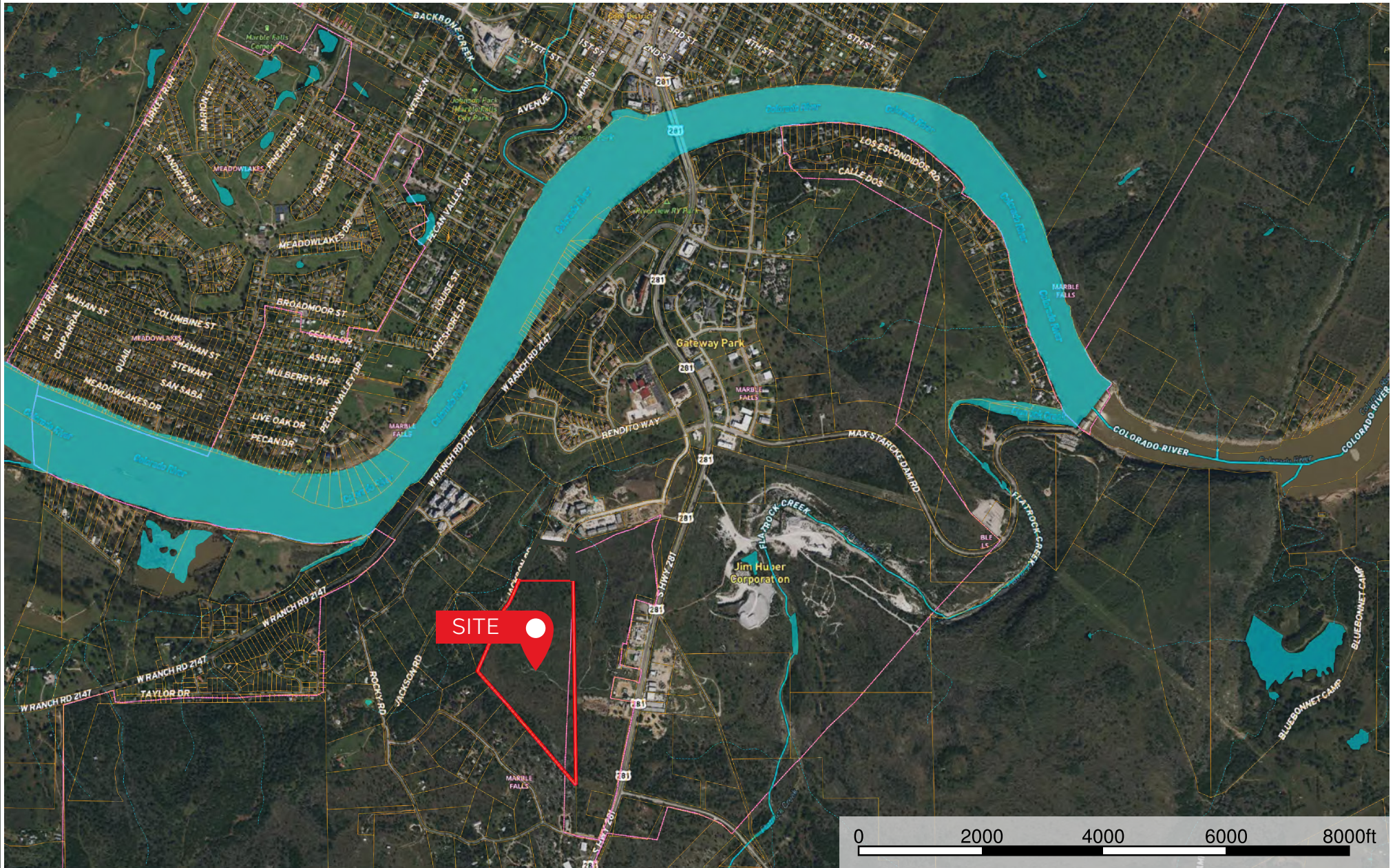
NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY

LJA Engineering, Inc.
 7500 Bank Boulevard
 Building II, Suite 100
 Austin, Texas 78725
 Phone 512.459.4700
 Fax 512.459.4716
 FIRM# 1386

JOB NUMBER:
 SHEET NO. **1**
 OF 1 SHEETS

Approx 56 acres - Marble Falls TX

Llano County, Texas, 56 AC +/-



▮ Boundary
 - - - Stream, Intermittent
 — River/Creek
 ■ Water Body



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' 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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Licensed Broker / Broker Firm Name	License No.	Email	Phone	Sales Agent/ Associate's Name	License No.	Email	Phone