

FOR SALE: 2.85 - 5.02 ACRES

9807 Highway 71, Spicewood, TX 78669



- 2.85 - 5.02 Acres For Sale
- With Lot 2C, 2.85 Ac. Sale, Seller will Retain Lot 2B, Drive Access from Hwy 71 Will be Shared
- 5.02 Ac. : 285 Linear Feet Highway Frontage – Going to Austin Side of Highway
- TXDOT has Approved a Traffic Light for the Intersection of Hwy 71 & Gregg Lane
- Unrestricted Zoning & Impervious Cover
- Existing Stream of Income from Retail, Office, Billboard Tenants
- Ideal Retail, Storage and/or Industrial Development Site
- Water Well In Place for Lot 2B
- Billboard Conveys with Sale of 2.85 Ac. or 5.02 Ac.
- Situated between 6 major housing developments which will bring in almost 9,000 new homes and apartments within the next 5 years. Minutes from Thomas Ranch, Travis Club and New Developments at 281 & 71 Where Over 5,000 Homes are Planned and Have Begun to Deliver Homes



Capella Commercial, LLC

9807 Highway 71, Spicewood, TX 78669



A circular seal with a five-pointed star in the center. The words "STATE OF TEXAS" are arched across the top, "REGISTERED" is arched across the middle, and "DONAL SHERMAN" is arched across the bottom. The seal is surrounded by a decorative border.

**THE OAKS AT SPICEWOOD
BOOK 4 I, PAGES 91, 91A
THROUGHT 91J, P.R.B.C.T.**



STATE

HIGHWAY 71
 045-11728-23
 045-16778-1
 100%

LOT 1

LEGEND

1/2" REBAR SET WITH CAP
STAMPED "WILLIS"



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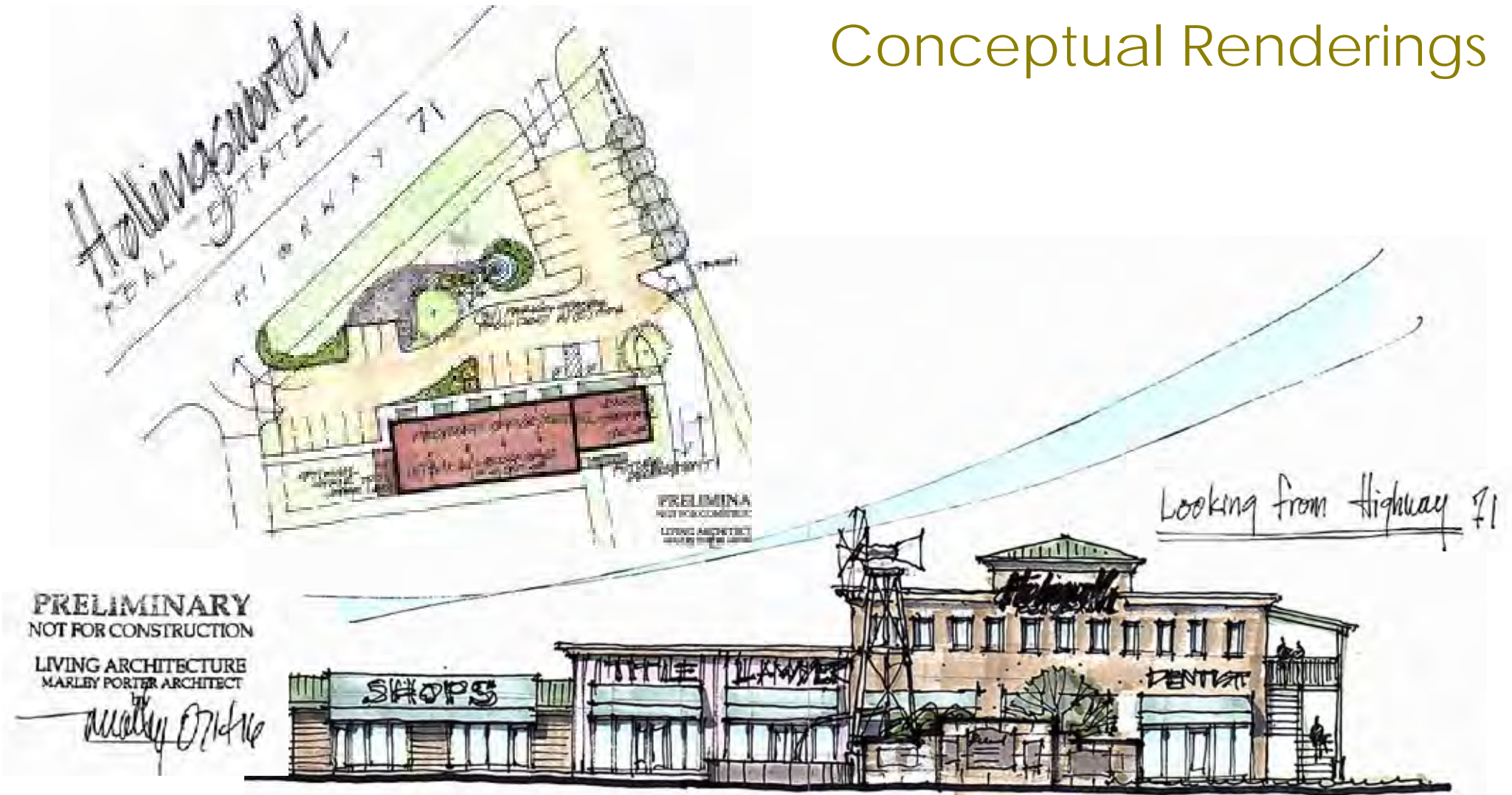


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Conceptual Renderings



Capella Commercial, LLC



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 a.cts 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.

Capella Commercial, LLC

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Tawney Stedman

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date