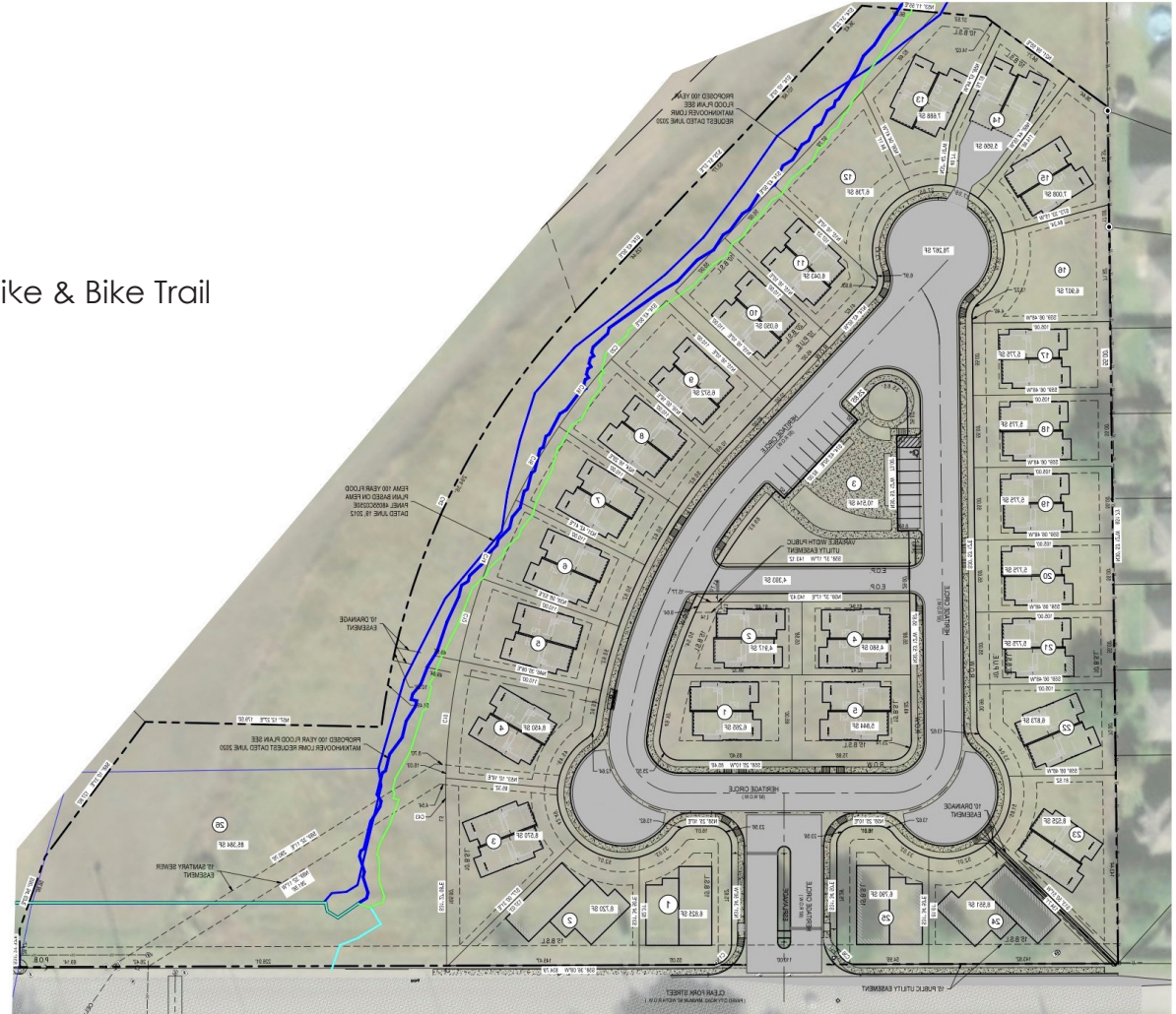


HERITAGE PLACE

CLEARFORK STREET, LOCKHART, TEXAS

8.5 Acre Approved Master Planned Community For Sale

- Fully Approved Development and Site Plan
- One and Two Story Approved Home Elevations
- Planned Modern Farmhouse Design
- Appealing Amenities - Dog Run, Park & Pavilion, Hike & Bike Trail
- Final Phase of Clear Fork Meadows
- 1/2 Mile to Clearfork Elementary
- 1/2 Mile to Lockhart Jr. High
- Bike and Walking Trail to Lockhart Jr. High
- 2 Miles to Downtown Lockhart
- 1 Mile to SH 130
- 25 Minutes from Tesla Giga Factory and Austin Bergstrom International Airport



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HERITAGE PLACE

CLEARFORK STREET, LOCKHART, TEXAS



Capella Commercial is proud to present Heritage Place, an exclusive 8.5 acre farmhouse inspired master planned community located at 1500 Clear Fork Street. Heritage Place is planned in response to current market demand for both single family and condominium residential with a "farmhouse vernacular". Heritage Place is not planned to compete with the "production" builder communities that comprise the majority of new residential product being built

in Lockhart. Heritage Place seeks to fill Lockhart's demand for an upscale residential community.

This master plan consist of up to 40 total living units on 27 lots. These three and four bedroom single family residence will range from 1,700 SF to 2,700 SF, averaging just over 2,400 SF area. The townhomes will range from 1,400 SF to 1,800 SF, averaging under 1,700 SF living area.



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HERITAGE PLACE

CLEARFORK STREET, LOCKHART, TEXAS



This Planned community is conveniently located less than 1/2 mile from Clear Fork Elementary and Lockhart Jr. High School. Just minutes to Lockhart's famous barbecue restaurants Black's BBQ, Kreuz Market, and Smitty's Market. Plus, with easy access to TX 130 Toll Austin-Bergstrom International Airport and Tesla Giga Factory are only 25 minutes away.

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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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Randy Beaman</u>	<u>39209</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>Tawney Stedman</u>	<u>559218</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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