

Development Tract +/- 7 Acres FOR SALE

Spicewood Airport | 88R



CURRIN VAN EMAN
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Capella Commercial, LLC

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Property Description

LOCATION: Piper Lane - Spicewood Airport (88 R)
Spicewood, Texas 78669

LEGAL: ABS A0776 MA. CATALINA SALINAS, TRACT PT OF 4.027 ACRES
ABS A0776 MA. CATALINA SALINAS, TRACT PT OF 2.9857 ACRES

ACRES: +/- 7 Acres (Subject To Updated Final Survey)

SITE: Mostly Level topography with gentle sloping from north to south & southwest, with a Wooded Tree-Line along the western boundary

ACCESS: Taxi-Way Access Easement from Piper Lane Tax-Way + Vehicular Easement Access Road from Airport Entrance to south boundary of Tract

MAIN ENTRY ACCESS: Use Main Airport Entry From County Road 414, Via Paleface Ranch Rd. From HWY 71 W.

ZONING: None - LCRA Water Quality is only permit required

USES: Any, Airport Related, Warehouse, Storage, Etc.

WATER: Windermere Oaks Water Supply Corp.

WASTEWATER: Windermere Oaks Water Supply Corp.

ELECTRIC/CABLE: PEC / Spectrum - Underground

IMPROVEMENTS: None, Paved Entry Roads & Taxi-Way

AIRPORT: Runway 17 & 35 - 4,185' long X 40' wide | Fuel - Jet A & 100 LL Av Gas | Private-Open To Public | Weight - 12,500 lbs

AREA HOUSING: Over 12,000 New Homes Being Developed within a 10 Mile Radius of Spicewood

PRICE: \$ Contact Broker

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SUMMARY

Capella Commercial is proud to offer for sale, for the first time, the last remaining Development Tract at the Spicewood Airport – FAA 88R, which is located approximately 20 miles west of Austin Off Of Hwy 71 West, on the shores of Lake Travis. Spicewood Airport is among the very few General Aviation Airports in the Austin Area and sits in one of the highest growth corridors in Texas and the United States.

The tract owned by Windermere Oaks Water Supply Corporation (“WOWSC”), is a rectangle shaped tract of approximately +/- 7-Acres and is located in the center of the Aircraft Hangar Subdivision, just off Piper Lane Taxi-Way, the main north/south Taxi-Way and is accessed by a Taxi Access Easement from Piper Ln., as well as a vehicular access easement road coming in to the south boundary of the site. The airport offers Security Gated Automated Access.

Development on the site is unrestricted, from Airport Services, Hangar Lots & Hangars for Aircraft, Cars, RV's, etc., to Self-Storage or Warehouses. All wet Utilities (water & wastewater) supplied by “WOWSC” are stubbed to the site and Underground Electric by “PEC”, is available. The privately owned Spicewood Airport is Open for Public Use, but no nighttime operations are permitted. Services Offered include: Self-Service (Card Automated) Fueling of 100 LL Av Gas and Jet-A and Overnight Tie-Downs. Currently, there are only 5 vacant Hangar Lots, none of which are for sale.

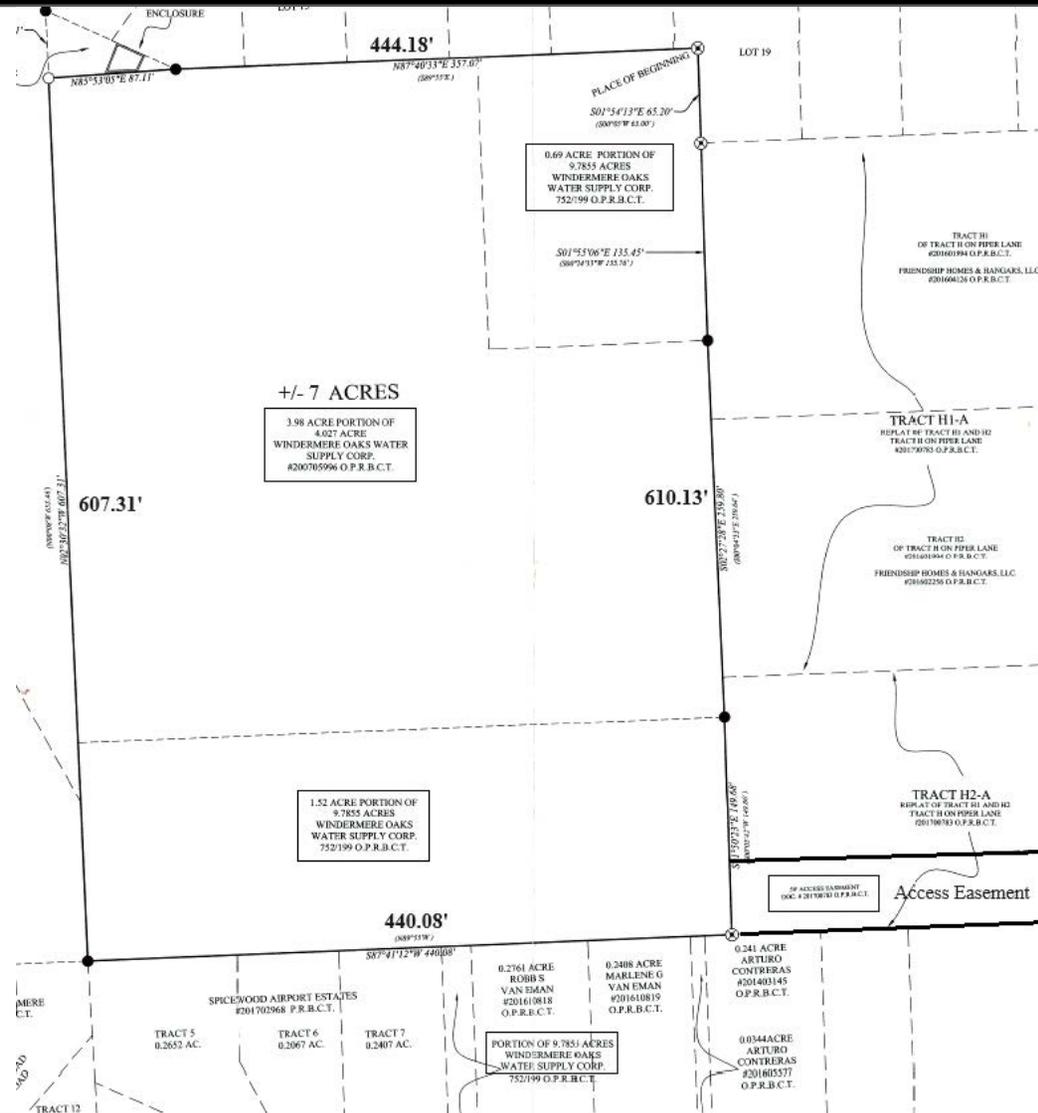
The Runway 17 & 35 was re-paved and widened in 2017 and is 4,185' Long X 40' Wide and will accommodate many aircraft types from Single Engine Piston Planes to Twin Engine Piston/Turbine Planes, to Light Jets. There are 134 Aircraft Based at The Airport in over 87 Hangars, but a long list of new pilots want in!



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SURVEY



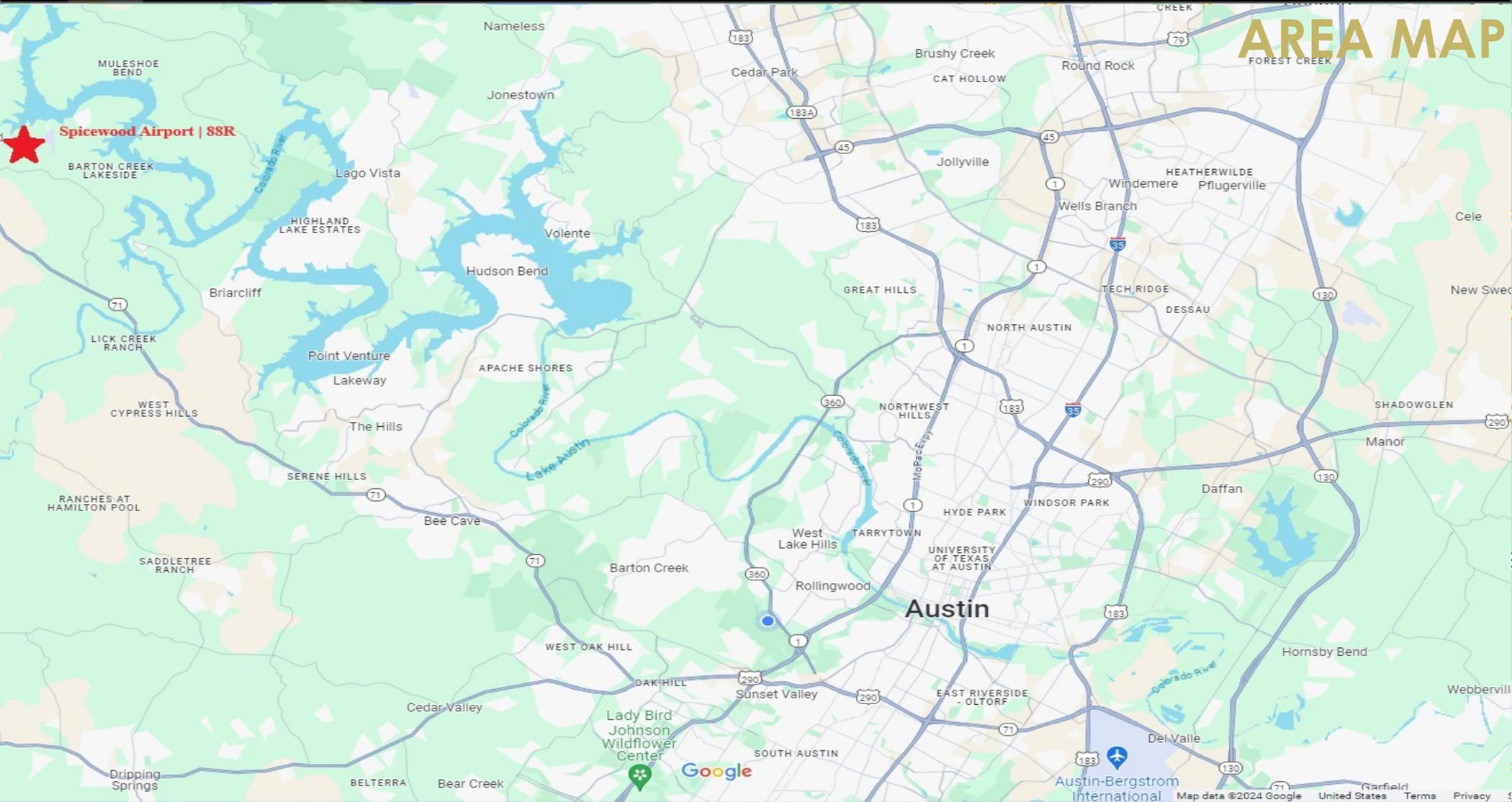
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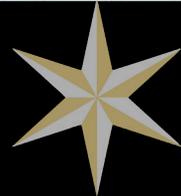
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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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AERIAL-DISTANCES



SPICEWOOD AIRPORT | 88R

Distance:	Miles
From Hwy-71 / Spicewood, TX	2.5 Miles
To Bee Cave / Hill Country Galleria	16 Miles
To Lakeway, TX	18 Miles
To Westlake Hills	26 Miles
To Downtown Austin	32 Miles
To Austin Bergstrom Intl. Airport	39 Miles
To Marble Falls, TX	15 Miles
To Horseshoe Bay, TX	16 Miles

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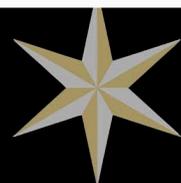


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About Austin

Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated population. It offers reasonably priced housing, solid schools, charming, healthy and diverse neighborhoods, and big-city amenities at a small-town pace. This atmosphere is a major catalyst in the accelerated growth Austin has seen over the years. Located on the rim of the 32,000-square-mile Texas Hill Country, Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin.



Located in Central Texas within 200 miles of three of the 10 largest U.S. cities (Dallas, Houston and San Antonio), Austin is the 11th most-populous city and 35th largest Metropolitan Statistical Area (MSA) in the nation according to the U.S. Census Bureau. The Austin MSA includes Travis, Hays, Williamson, Bastrop and Caldwell Counties. The Austin MSA has an estimated population of 2,300,000 (Sept 2021), making it the fastest-growing metropolitan area in the country. The diversified economy is based on state government, education, technology, manufacturing, research and development, and software.

The University of Texas, and 26 other public and private universities and colleges with a combined enrollment of nearly 172,500 provide an ample supply of well-educated workers to area employers. Within 100 miles of Austin, an additional 95 four-year colleges and universities enroll over 430,000 students. Over 46% of Austin area residents age 25 and over hold a bachelor's degree (compared to the national average of 33%).

AUSTIN
CITY
LIMITS



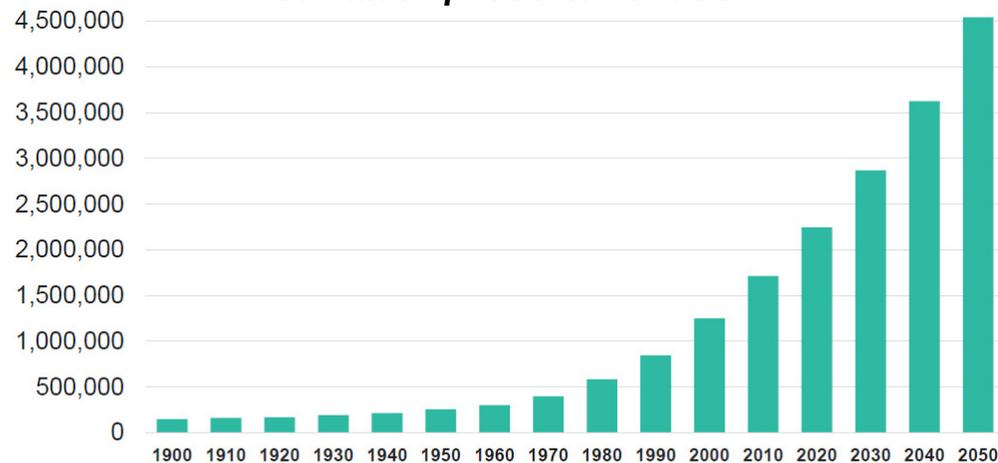
Austin is recognized for its laid-back lifestyle, natural beauty and is legendary for being the "Live Music Capital of the World." Austin draws musicians and producers from around the world and showcases their talent in clubs, restaurants, and music venues in the heart of the downtown entertainment districts and all around the Austin area, including the renowned SXSW and ACL festivals. The City boasts a professional symphony, ballet, opera and theater, and dozens of galleries showcasing local, regional and international artists. Recreational activities flourish in the area with more than 18,900 acres of city parks and greenspace, 30 miles of hiking and biking trails, 26 golf courses, three lakes within the city limits, more than 100 swimming holes, and nine wilderness areas. All of these features contribute to Austin's high quality of life, while attracting young professionals and creating a buoyant economy with tremendous growth potential.

Austin Population

According to Forbes, the most vital parts of urban America can be encapsulated largely in one five-letter word: Texas. It's the leading state for future job growth, with 4 Texas Cities making the top 10 list, Austin, Houston, Dallas-Ft. Worth and San Antonio. The clear star of the show is No. 1-ranked Austin, which has become the nation's superlative economy over the past decade.

Austin leads the pack in terms of population growth. As a destination for migrating talent, metro Austin's population surpassed 2.2 million in 2020. The metroplex saw a growth of 33.7% from 2010-2020. By the year 2050, the area is expected to exceed 4.5 million residents.

Austin Population Growth



Source: U.S. Census Bureau & Texas' Office of the State Demographer.

	2010	2020	2030	2040	2050
Austin MSA	1,716,289	2,246,558	2,867,566	3,624,734	4,542,827
Bastrop Co.	74,171	86,103	99,203	112,085	124,818
Caldwell Co.	38,066	44,284	50,774	56,546	62,024
Hays Co.	157,107	234,895	347,056	509,371	743,171
Travis Co.	1,024,266	1,291,415	1,540,376	1,773,152	1,974,018
Williamson Co.	422,679	589,861	830,157	1,173,580	1,638,796

Growth Rates	2010-2020	2020-2030	2030-2040	2040-2050
Austin MSA	30.9%	27.6%	26.4%	25.3%
Texas	18.0%	17.6%	16.6%	16.4%

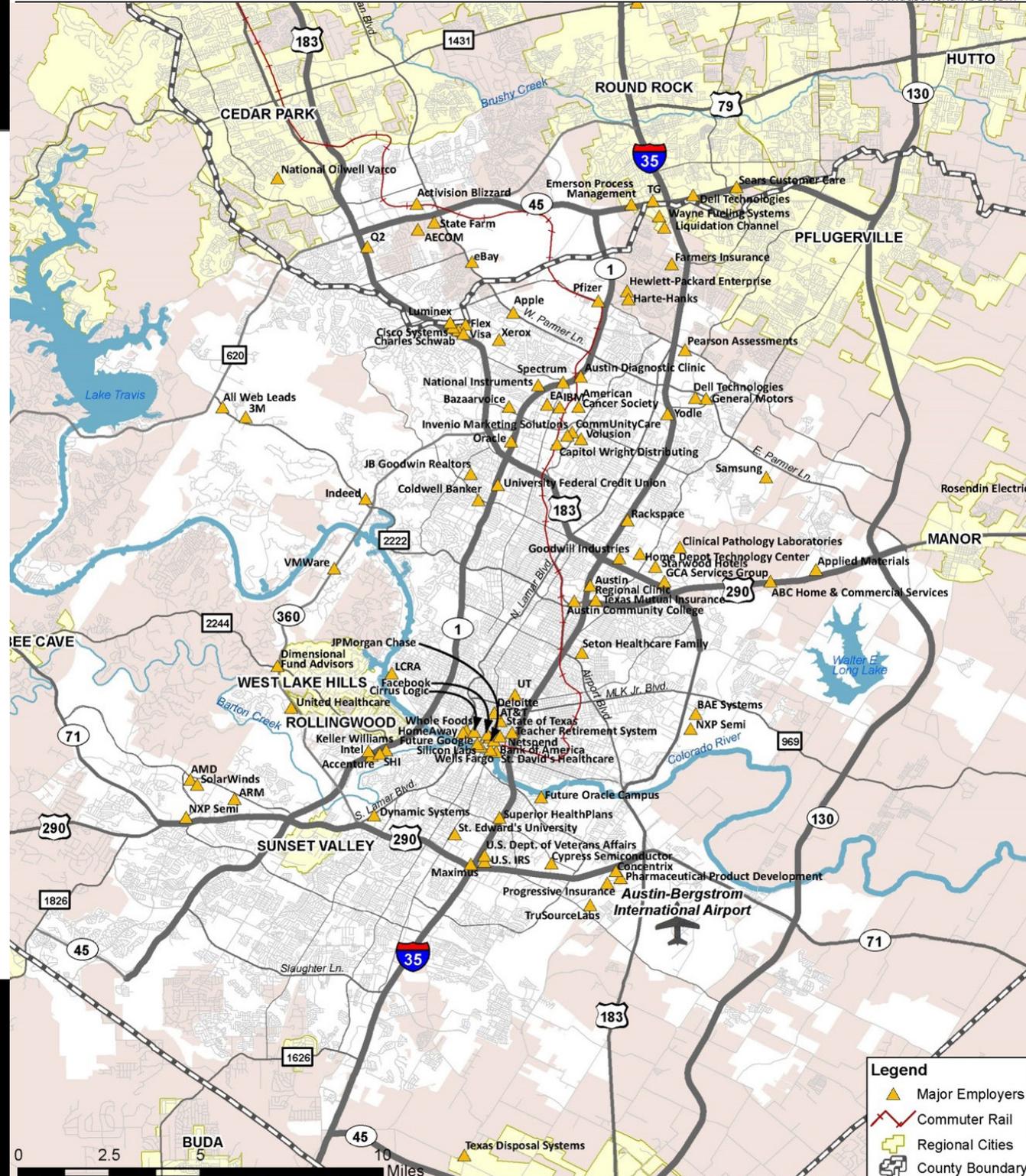
Source: Texas State Data Center, 2019 Population Projections.

Austin ranked first among the 50 largest U.S. metros based on net migration as a percent of total population in 2020. In addition, the migration averages an astounding 156 people per day in 2020, the fastest in the nation. According to U.S. Census Bureau data release in 2019; approximately 51% of those who migrated to the area were from within Texas; another 17% were from populous states of California, New York, Florida and Illinois; and the remaining 32% were from the remaining 45 states and abroad.

Employment

- 270,500 jobs in the financial activities and business and professional services industries
- 64,000 manufacturing jobs—62% of them high tech
- 260+ companies and 16,300+ employees in the life sciences & health tech companies
- 87,000 jobs in computer and engineering occupations
- 76,000 jobs in software/IT-related industries
- 200+ companies and 20,000 employees in clean tech
- Home of the U.S. Army Futures Command (AFC) headquarters
- Tech/innovation centers include Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM
- 151 venture capital deals with \$1.7 billion in funding in 2019—Austin ranked 7th among U.S. metros for the value of funding

Data provided by the Austin Chamber



Legend

- ▲ Major Employers
- Commuter Rail
- Regional Cities
- - - County Boundary



Austin Metro Area

#1 Best State Capital to Live In

- *WalletHub*

#1 Fastest Growing Major Metro

- *U.S. Census Bureau*

#1 Best Place to Start a Business

- *Inc.*

#2 Hottest City for Commercial Real Estate

- *Forbes*

#2 Best City for Young Professionals

- *SmartAsset*

#5 Most Recession Resistant City

- *SmartAsset*

#3 Best Metro for Stem Professionals

- *WalletHub*

#2 Best Large Metro Job Market

- *Wall Street Journal*

#3 Best Place to Live in The U.S.

- *U.S. News & World*



#1 Most Affordable Startup City

- *Clever*

#1 Best Job Market

- *Wall Street Journal*

#1 City Desired for Relocation

- *money.co.uk*

#1 Most Polite City

- *Preply*

#8 Safest Large City in The U.S.

- *SafeWise*

#9 Best Educated Major Metro U.S.

- *Census Bureau*

#5 Concentration of College Educated Adults

- *CityLab*

#9 Hardest Working City in U.S.

- *WalletHub*

#11 Healthiest City in America

- *WalletHub*



DISCLAIMER

Currin J. Van Eman (Broker) have been authorized to present this Offering Memorandum regarding the sale Wlndermere Oaks Water Supply Corporation +/- 7 Acres of Access Land at the Spicewood, TX Airport - 88R, in Burnet County, TX.

This Offering Memorandum has been prepared by Brokers for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Brokers and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Brokers and Owner, and therefore are subject to variation. No representation is made by Brokers or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Brokers and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Brokers or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Brokers.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.



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>	<u>info@capellatx.com</u>	_____
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Currin Van Eman</u>	<u>405920</u>	<u>Currin@capellatx.com</u>	<u>512-927-7150</u>
Sales Agent/Associate's Name	_____	Email	Phone
_____	_____	_____	_____