

# 118.47 AC Development Opportunity

115 Humphrey Ct, Martindale, TX 78655

**SALE-LEASEBACK**

partners





# partners

PARTNERSREALESTATE.COM

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## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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# EXECUTIVE SUMMARY





**\$5,200,000** NEGOTIABLE

**118.47** TOTAL AC

**ELECTRIC & WATER** UTILITIES

**ETJ** ZONING

**3-5 YEARS** LEASE-BACK

**OPPORTUNITY ZONE** YES

**EXCELLENT OPPORTUNITY FOR DEVELOPMENT**

**ZONING: ETJ**

Favorable for multi-family, office, medical, retail, and flex/industrial

**FRONTAGE ALONG HEAVILY TRAVELED HWY 80**

1,967 feet of Highway 80 frontage

**IDEAL LOCATION BETWEEN HWY 130 & IH 35**



Houses &  
Industrial

8,500 VPD

80

80

# INVESTMENT OVERVIEW



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## PROPERTY INFORMATION

### HOMES AND WAREHOUSES

House #1 2,034 SF

House #2 2,125 SF

Industrial Warehouse 6,000 SF

\*Both homes are in very nice condition.

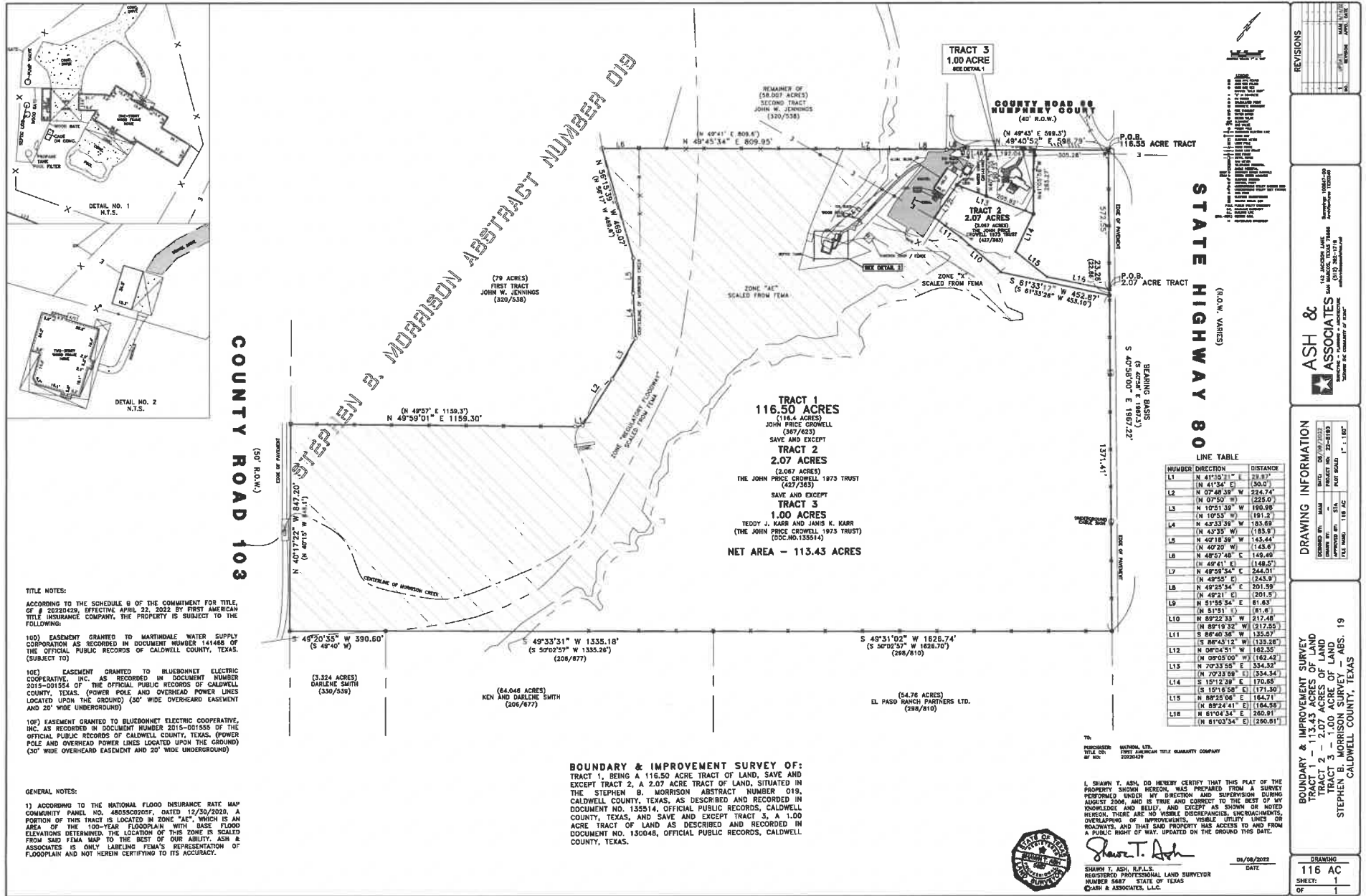
\*Industrial warehouse consists of 1,000 SF office and 5,000 SF warehouse.

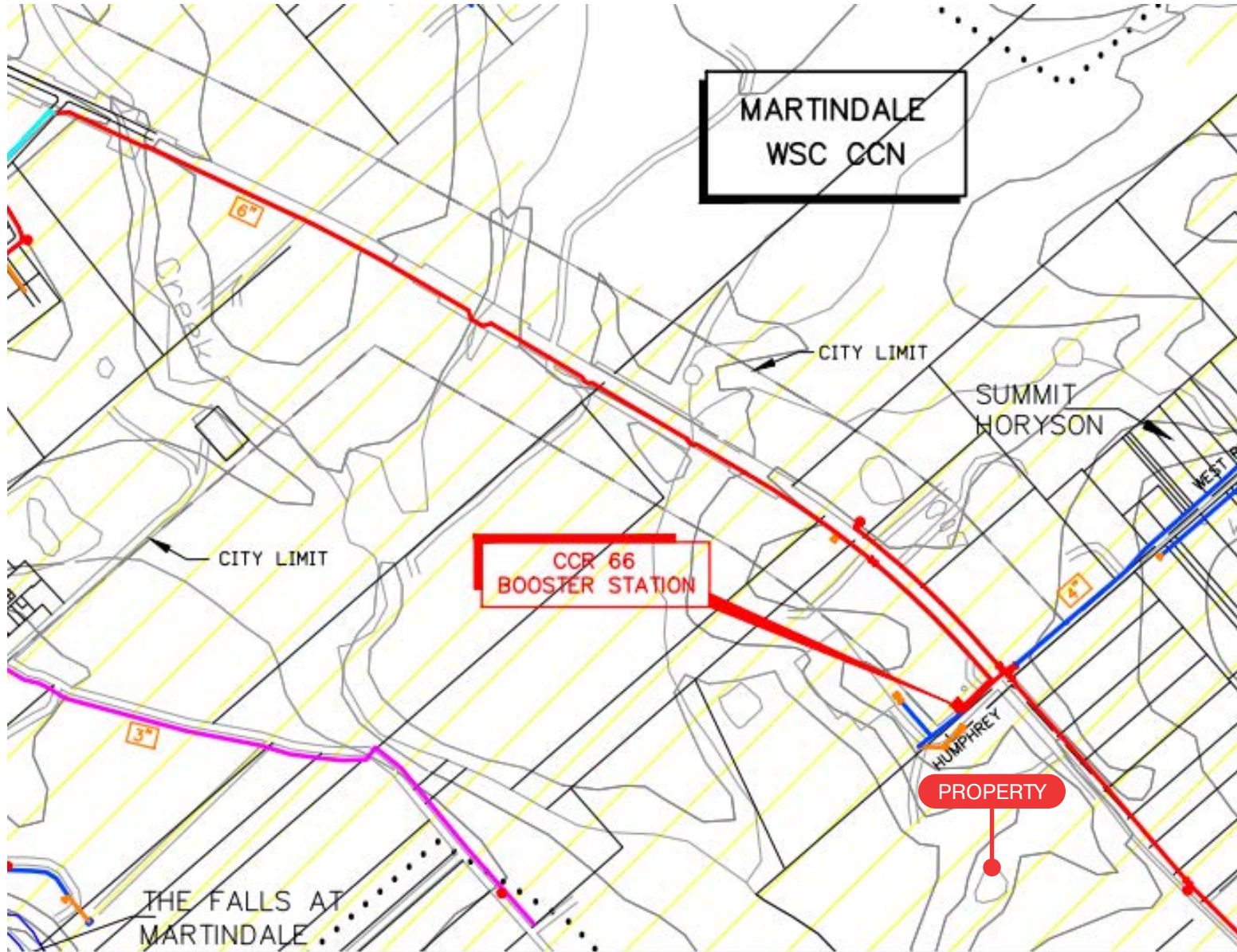


PROPERTY PHOTOS

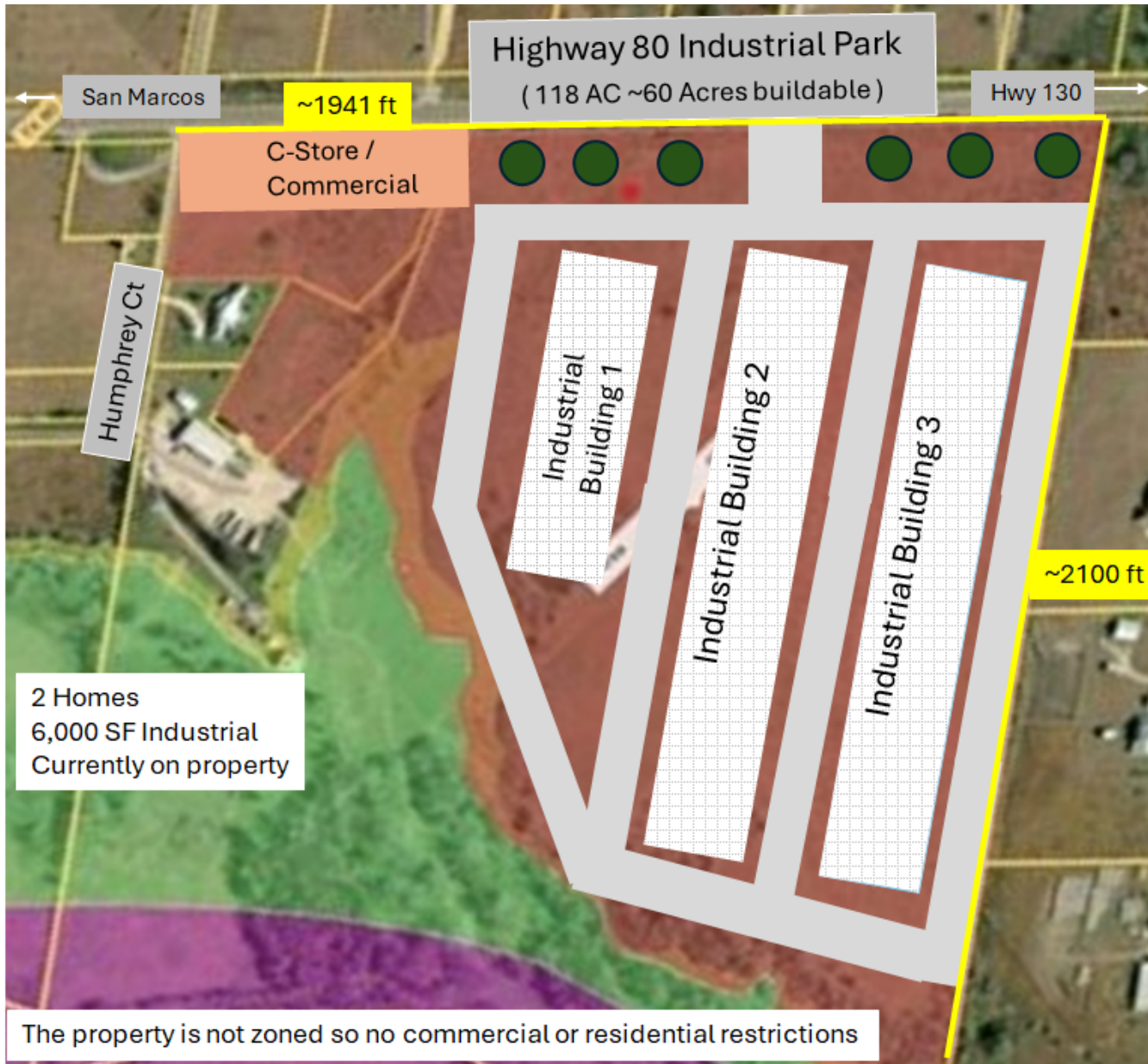


# SURVEY





# INDUSTRIAL FLEX LAYOUT





**\$5,500,000**  
OFFERING PRICE



**\$48,950**  
PRICE/AC



**118.47**  
ACRES



POPULATION	3 MILES	5 MILES	10 MILES
2010 Population	1,381	7,109	81,615
2022 Population	1,395	7,366	112,308
HOUSEHOLDS			
2022 Households	475	2,108	39,391
2027 Household Projection	513	2,288	48,295
HOUSEHOLD INCOME			
Avg Household Income	\$73,965	\$77,820	\$66,354
DAYTIME EMPLOYMENT			
Total Employees	180	469	38,339
Total Businesses	38	97	3,704



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# 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.

### 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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
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Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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

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