

Sunset Oaks Section V - Maxwell, TX

Commercial Lots | For Sale



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Available Space
7.54 Acres

[Document Vault](#)

[Property Website](#)



PROPERTY DESCRIPTION

The Subject Property consists of two parcels: 6920 Camino Real (5.833 acres) and 101 Summit Ln (1.707 acres), located on newly-paved Summit Ln and Tundra Rd. Each parcel is well-situated on adjacent hard corners of State Highway 21/Camino Real. Water and sewer available at the site. The properties offer a rare opportunity to develop local retail to directly service the new Sunset Oaks subdivision by CastleRock Communities and Starlight Homes currently under construction with 1,300 lots behind Subject Property.

LOCATION

Located just 30 miles south of Austin, TX, the Subject Property sits by the Southeast corner of Summit Ln and State Highway 21 and the Southwest corner of Tundra Rd and State Highway 21 in Maxwell, TX. The combined parcels are approximately 7.54 acres; 5.833 acres and 1.707 acres. The Subject Properties are located on the hard corners of newly paved Summit Ln and Tundra Rd.

ZONING & JURISDICTION

The Subject Property is not located within the city limits of Maxwell, TX and is not within an ETJ. There are no zoning restrictions, aside from the CC&Rs located in the Document Vault. Jurisdiction: Caldwell County.

All information should be independently verified by the authority having jurisdiction before reliance.

Physical Address:	<u>6920 Camino Real, Maxwell, TX 78656</u> <u>101 Summit Ln, Maxwell, TX 78656</u>
Pricing:	Contact Broker
Land Size (AC):	7.54 Acres
Zoning:	N/A
Utilities:	On-site water, sewer, & electric
Floodplain:	None

Lot 1 - 1.707 Acres



Phase 1A - 217 Lots

Lot 1
1.707 Acres

St Hwy 21 | Camino Real (15,706 CPD)

Lot 4 - 5.833 Acres



Area Map

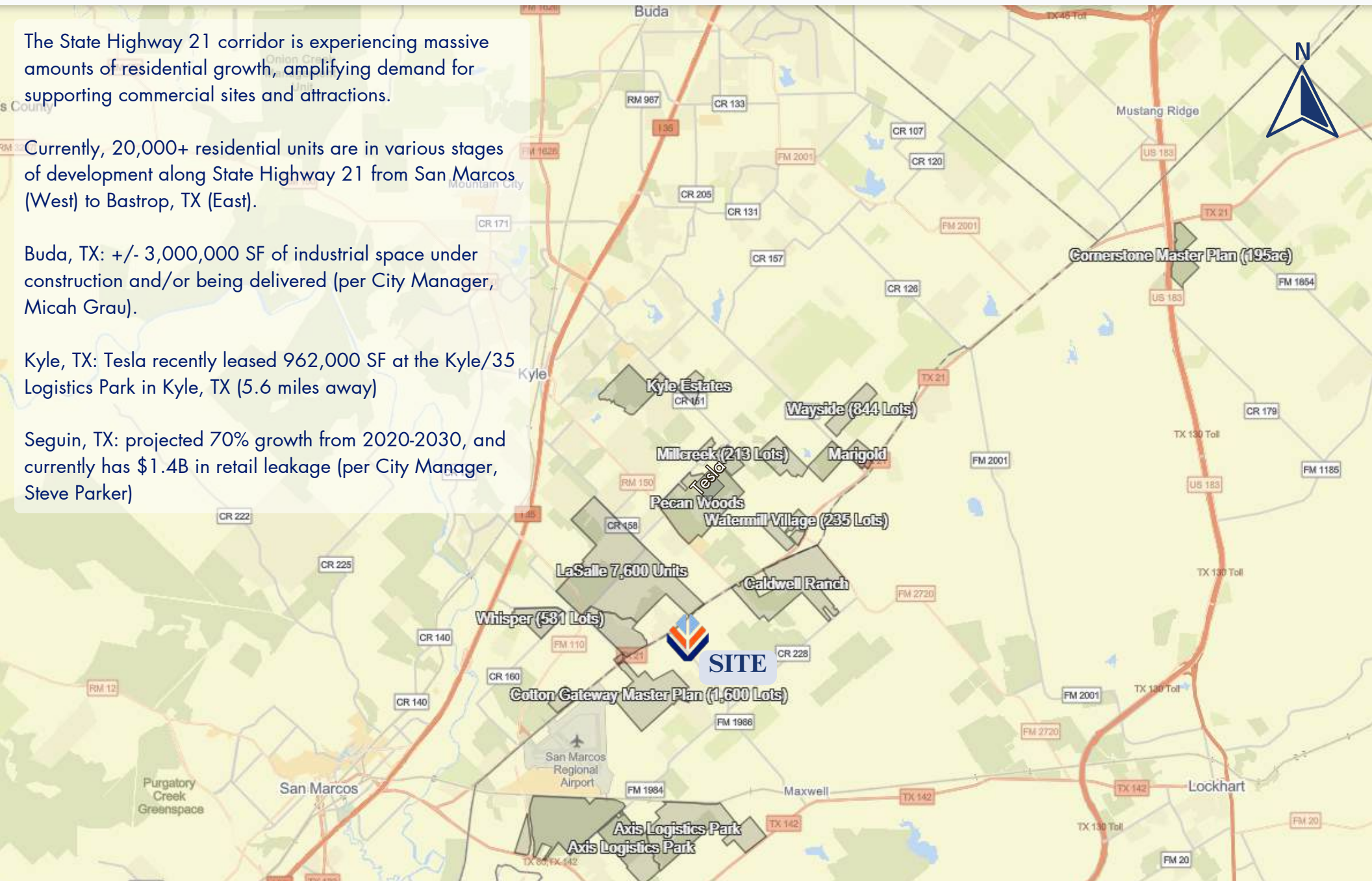
The State Highway 21 corridor is experiencing massive amounts of residential growth, amplifying demand for supporting commercial sites and attractions.

Currently, 20,000+ residential units are in various stages of development along State Highway 21 from San Marcos (West) to Bastrop, TX (East).

Buda, TX: +/- 3,000,000 SF of industrial space under construction and/or being delivered (per City Manager, Micah Grau).

Kyle, TX: Tesla recently leased 962,000 SF at the Kyle/35 Logistics Park in Kyle, TX (5.6 miles away)

Seguin, TX: projected 70% growth from 2020-2030, and currently has \$1.4B in retail leakage (per City Manager, Steve Parker)



Region Map



POPULATION



DAYTIME POPULATION

1,785 30,469 104,673
5 MIN 10 MIN 15 MIN



MED. HOUSEHOLD INCOME

\$93,477 \$80,288 \$74,147
5 MIN 10 MIN 15 MIN



HOUSEHOLDS

15,828 41,323
10 MIN 15 MIN



TRAFFIC COUNTS

+/-16,000
Hwy 21 & Interior Roads

KEY FACTS



EDUCATION

31.4% 29.4% 25.4%
High School Graduate Some College/Associate's Degree Some College/Associate's Degree

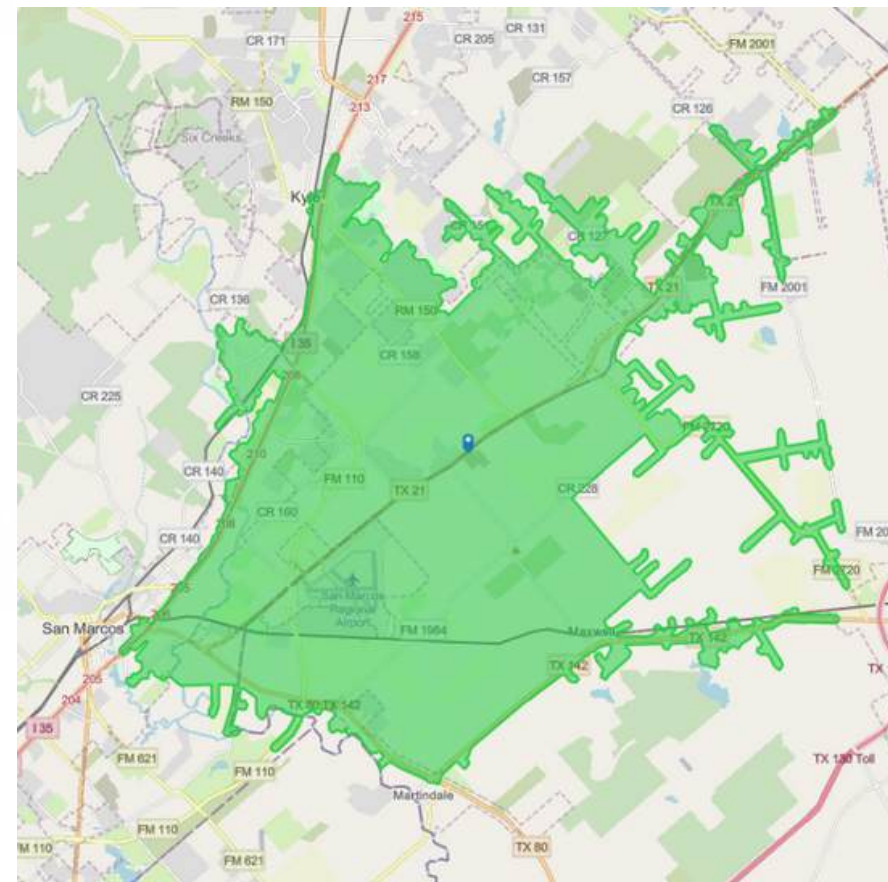
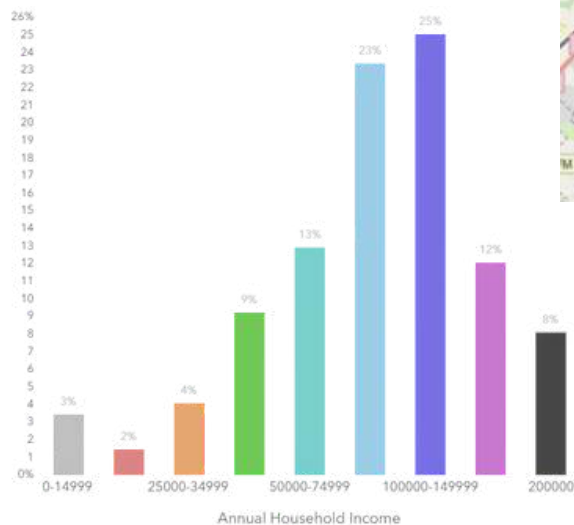
13.7%

No High School Diploma



INCOME

\$93,477 \$35,849 \$318,364
Median Household Income Per Capita Income Median Net Worth



10 MINUTE DRIVE TIME

SUNSET OAKS PAD SITES

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co-Founder, President

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e: nick@dealvision.com

License No. 603416 (TX)



JACKSON STEINLE

Co-Founder, Vice President

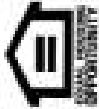
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BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392



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:
 - 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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