

FOR SALE

3125 COUNTY RD 212

BERTRAM, TX 78605

OFFERING MEMORANDUM



EXCLUSIVELY
MARKETED BY:

URI URIAH

BROKER OF RECORD

☎ MOBILE (210.315.8885)

✉ URI@URIAHREALESTATE.COM

URIAH

REAL ESTATE ORGANIZATION LLC

WWW.URIAHREALESTATE.COM



COUNTY ROAD 212

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY SUMMARY

Nestled in the heart of Bertram and surrounded by 41.99 acres of scenic beauty in the Texas Hill Country, this 3,050 sq. ft. property offers endless possibilities. Currently designed as an event center and venue, the versatile layout and abundant outdoor space could also be transformed into a stunning private residence.

The property's thoughtful design includes wraparound porches and two outdoor fireplaces, creating the perfect atmosphere for hosting weddings, corporate events, or private gatherings. Surrounded by panoramic hill country views, this property is an ideal destination for guests to enjoy the serene beauty of the area. With its spacious interior and expansive outdoor areas, this space is ideal for entertaining, relaxing, or creating your dream home.

With its prime location and thoughtful design, this property is ready to bring your vision to life, whether as an event center, wedding venue, or personal retreat. Just minutes from Bertram's small-town charm and within easy reach of the Texas Hill Country, the unique blend of convenience and tranquility.

PROPERTY SUMMARY

ASKING PRICE

CONTACT BROKER

LAND SIZE

41.99± AC | 1,829,084± SF

BUILDING SIZE

3,050± SF

ZONING

NONE

UTILITIES

WATER

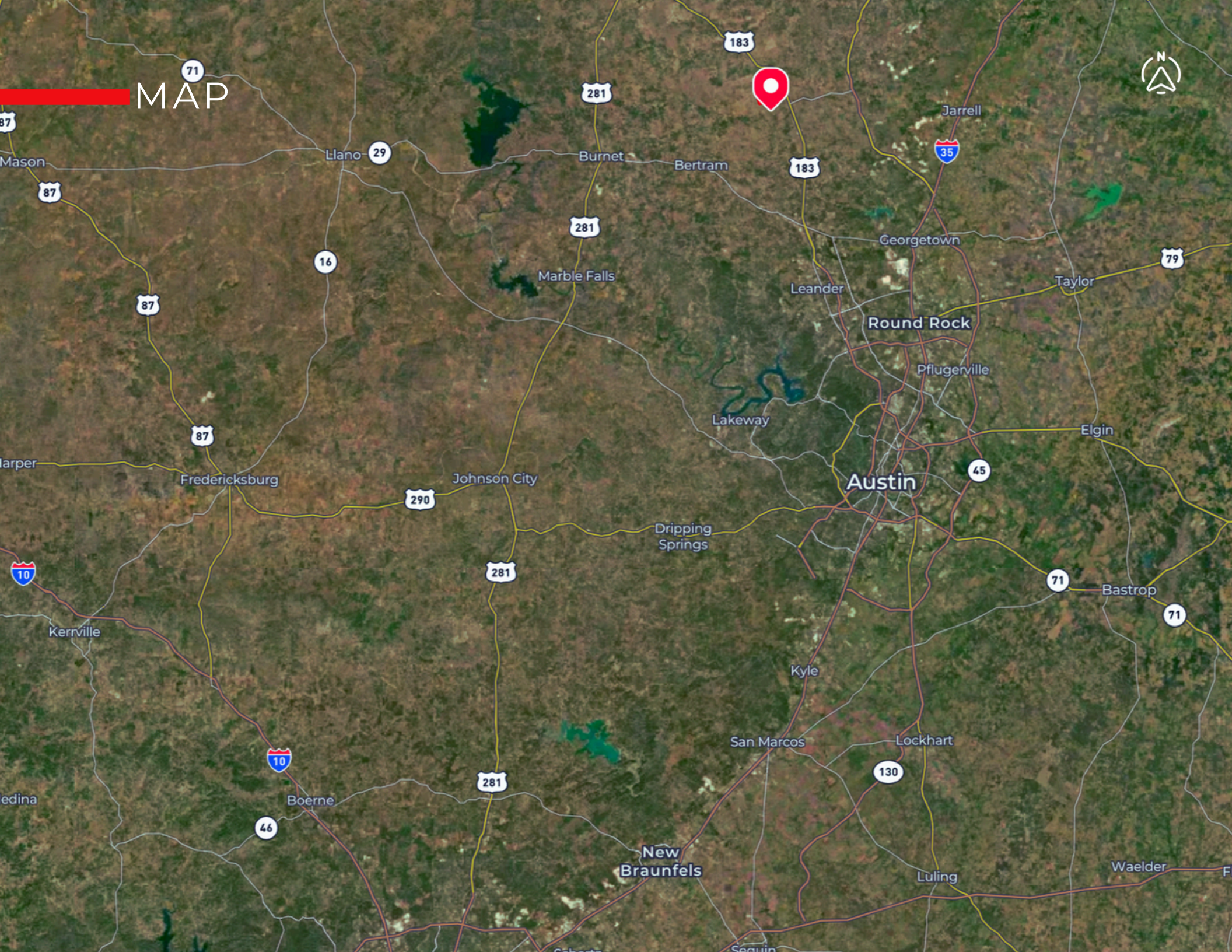
FRONTAGE

418± FT ON COUNTY RD 212

PROPERTY HIGHLIGHTS

- PRIME 41.99-ACRE PROPERTY IN THE HEART OF BERTRAM, OFFERING PANORAMIC TEXAS HILL COUNTRY VIEWS AND ENDLESS INVESTMENT POTENTIAL.
- VERSATILE 3,050 SQ. FT. SPACE WITH WRAPAROUND PORCHES AND TWO FIREPLACES, PERFECT FOR EVENTS, GATHERINGS, OR TRANSFORMING INTO A LUXURY PRIVATE RESIDE
- THOUGHTFULLY DESIGNED FOR WEDDINGS, CORPORATE EVENTS, OR PERSONAL RETREATS, WITH EXPANSIVE INDOOR AND OUTDOOR SPACES THAT IMPRESS.
- CONVENIENTLY LOCATED NEAR BERTRAM'S SMALL-TOWN CHARM, COMBINING TRANQUILITY WITH EASY ACCESS TO THE BEST OF THE HILL COUNTRY.

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OVERVIEW

AUSTIN, TX

Austin, renowned for its dynamic culture and innovation, stands as a beacon of economic progress in Texas. Hosting a myriad of tech startups alongside established giants, it showcases a vibrant and diversified economy with strong footholds in technology, education, and healthcare. Known as the Live Music Capital of the World and celebrated for its lush green spaces and bustling festivals, Austin seamlessly blends its cultural richness with technological advancement. The city's dedication to fostering entrepreneurial spirit and business development, paired with its rich cultural scene and top-tier universities, positions Austin as an energetic and flourishing city to both reside in and conduct business.

ECONOMY



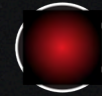
LEADING TECH HUB
IN TEXAS



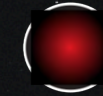
27.4 MILLION
TOURISTS EACH YEAR



\$159 BILLION
GROSS DOMESTIC
PRODUCT



RANKED #1
PLACE TO LIVE
IN TEXAS



5 FORTUNE 500
CORPORATE
COMPANY



2 MILLION
PEOPLE LIVING
IN AUSTIN





ATTRACTIONS

Austin, a city that pulses with creativity and innovation, is a haven for those seeking a blend of cultural richness and outdoor adventure. Known as the Live Music Capital of the World, Austin hosts vibrant music festivals such as SXSW and Austin City Limits, drawing global crowds. The cityscape is dotted with green spaces like Zilker Park and the Barton Springs Pool, offering residents and visitors a unique urban-nature experience. Austin's commitment to the arts is visible in its numerous museums, galleries, and the iconic street art that adorns its public spaces. Celebrations of culture, such as the Austin Film Festival, further enrich the city's diverse entertainment landscape.



ECONOMY

Austin's economy thrives on innovation and forward-thinking ethos, positioning it as a leader in the tech industry and startup culture. The city's rapid growth is supported by a strong tech presence, with major companies and startups alike calling Austin home, earning it the nickname "Silicon Hills". Beyond tech, Austin has a dynamic scene in education, government, and health care, contributing to its economic stability. The city's attractiveness to young professionals and creatives has fostered a vibrant tourism sector, with events and festivals boosting local businesses. Austin's multifaceted economy ensures a resilient and thriving environment for investment and employment.



INDUSTRY AND BUSINESS ENVIRONMENT

Austin shines as an epicenter for technological innovation and entrepreneurial spirit. Its status as a tech hub is bolstered by the presence of industry giants and a flourishing startup ecosystem, supported by incubators and venture capital. The city's economy is further diversified by strong education and health care sectors, thanks to the University of Texas and numerous research institutions. Austin's pro-business climate is evident in its low taxes and incentives for green energy and tech companies, making it an attractive locale for businesses aiming to tap into a highly skilled workforce and a culture of creativity and innovation. This commitment to a dynamic business environment has established Austin as a destination for companies seeking to drive change and growth.

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