TOWNHOME/CONDO PROJECT SITE FOR SALE ±14.853 ACRES

Mormon Mill Road, Marble Falls, TX 78654



On the west side of Mormon Mill Rd., LOCATION just 0.14 miles north of the intersection of

Mormon Mills Rd and Marble Heights Dr.

All utilities available through the City of UTILITIES

Marble Falls

SIZE Approximately 14.853 Acres

NC (Neighborhood Commercial District) and TR (Transitional Residential District) ZONING

+ 12 miles to Burnet Spec's Wines, Spirits & Finer Foods El Jimador Don Pilo Chick-fil-A Highland Lakes NextCare Urge Marble Falls Middle School xas Department of Public Safety The Home Depot 😜 Marble Falls ± 49 miles to + 33 miles to the the Texas Hill Country State Capital FLOOD

A portion of the Property is in the FEMA 100-year floodplain. **HAZARD**

Marble Falls ISD SCHOOL Colt Elementary DISTRICT

 Marble Falls Middle School Marble Falls High School

±199.83 feet of frontage on US Hwy 281 ±165 feet of frontage on Mormon Mill Rd. **FRONTAGE**

±49.7 feet of frontage on Commerce Street

PRICE \$1,150,000.00

COMMENTS Zoned for up to a 48 unit Townhome/

Condo Development in the heart of the Highland Lakes Region. (click here for

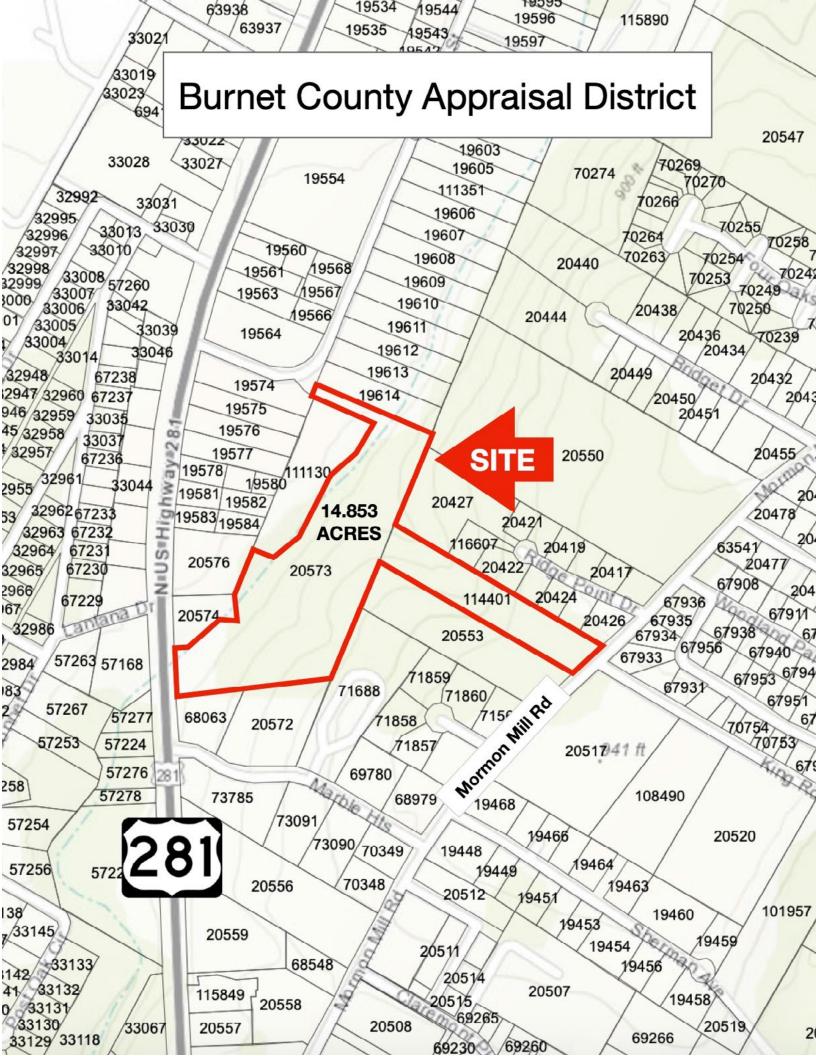
Zoning Ordinance).

MALLISTER ASSOCIATES

201 Barton Springs Road Austin, Texas 78704 (512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins Office: (512) 472-2100 Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





TSPS LAND TITLE SURVEY

Take State and

LOCAL ADDRESS: MORNON MILL ROAD, MARBLE FALLS, TEXAS.

TARCI I: LOT I, MARGE RETAIT OF A PORTRAY OF LOT MO, 20, MOLTY-MAJAMAN SUBPUNSON MO, THREEL CITY MARKET FALLS, BRINNET COUNTY, TEXAS, A SUBPUNSON MO THE CITY OF MARKET FALLS, BRINNET COUNTY, TEXAS, ACCORDING TO THE MAP OR FLAT THEREOF, RECORDED M DOCUMENT MO. 2017/085M, OFFICIAL FUBLIC RECORDS OF BRINNET COUNTY, TEXAS

TRACT 2: 107 35-A, A REPAIR OF 11.44 ACRE PORTINN OF TRACT 38, HOLLY-MANNAN SIBILATIONS HO, THERE, AND 881 50, 17. 007 97 HEL COAM WONDER SIMPLY NO, 206, ASSTRUCT NO, STOCKOSOMO TO THE MARKE FALLS, BENEFIT COUNTY, TEXAS, A SUBDISSION IN THE CITY OF MARKE FALLS, BENEFIT COUNTY, TEXAS, COCOMBING TO THE MARKE FALLS, BENEFIT COUNTY, TEXAS, COCOMBING TO THE MARKE OF THE FALL RECORDS OF BURNET COUNTY, TEXAS, DATE OF THE FALL RECORDS OF BURNET COUNTY, TEXAS, DATE OF THE FALL RECORDS OF BURNET COUNTY, TEXAS

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: INDEPENDENT TITLE G.F. NO.: 2115816-HSB EFFECTIVE DATE: MARCH 19, 2021 ISSUED: MARCH 23, 2021 SCREDULE "P" TILLE PER THE ABOVE REFERNED TITLE COMMINENT THAT PERTAIN TO EXERCISES AND SETBLICK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: SUBJECT TO CHREDIT TRANS AND CHORDIONS OF UND USE AND SUBDIVISION REQUIATIONS OF THE CITY OF MARKET

RESPECTING CONTAINTS, REF PLITS

RECORDED PLITS FOR J. P.C. I.A. & C.M. I. SLD. 81-8 P.R.M.C. (TRACT I & TRACT 2)

DOC, MO. DOTTORS O.P.R.G. (TRACT I)

CAR. A. SLD. 860 P.R.M. E. (TRACT I)

ELECTRIC TRANSMISSION AND DISTRIPTION LINES TOTAS PRIME. UTILITIES COMPANY 74/208 D.R.M.C.

FILECRAM PARAMETERS LINES INSTERNATION COMPANY 103/208 D.R.M.C.

FILECRAM PARAMETERS LINES INSTERNATION COMPANY 103/208 D.R.M.C.

CHANCEL LINEARY STATE OF TEXAS INSTERNATION COMPANY 103/208 D.R.M.C.

FILECRAM PARAMETERS TO TEXAS INSTERNATION COMPANY 103/208 D.R.M.C.

CHANCEL LINEARY STATE OF TEXAS INSTANCES COMPANY 103/208 D.R.M.C.

FILECRAM PARAMETERS TO THE REPORT OF THE PROPRIET CONTRACTION (TRACT I)

FILECRAM PARAMETERS TO THE PROPRIET OF THE PROPRIET CONTRACTION (TRACT I)

FILECRAM PARAMETERS TO THE PROPRIET OF THE PROPRI

FORBERS MANAGEMENT AREA
FORBERS GOOGLES AS ESTABLE
FOR THAN

-560'48'39"E 4.25'



UPLIN SSOCIATES IN

LEGEND

*** AN" MON ON TOWN

*** AN" MON ON TOWN

*** AND ON TOWN

** AND ON TOWN

*** AND

SEMMORR OF TRACT 36
LOT B. BLOCK 4, 16-45022 TRACS NO. 1
JPH PROFESTIES, NC., 4, 153/46 CORPORATIO
460/346 R.P.R.B.C. STONE PROCE (58Z23'03'W 625.43') HONORY PACE, L.P. A TEMS LIMITED
PAREESSIP
A POSTER OF LOT 31
OUT -NULLMAN SIGNIFICATION MARKET THREE
DOC. NO. 201603299 O.P.J.J.C. LOT 35-A 3.413±AC. GENUE I. TABLE TO GIT OF MARKE FALLS 0.11 AC. 1154/415 O.P.R.B.C. MORMON MILL PORD ! Control of the state of the sta

JOHN S. DAIS 1221/111 OPRIDG

U.S. HICHWAY 281



- HARRY CERRYY CHCHASTAY TO MODENDRICE THE AND MARINY BRANTH A.S.A. BRANTH SAPPRINES, THAT THIS SHARYY SUBSTANTIALLY COMPERS WITH THE SHERY TEXT SOCIETY OF PROTESSOMAL SHAPPOSES MANUAL OF PRACTICE REQUIREMENT OF A CATEGORY IA, CONDITION A., 1595. LAND THE SHAPPI, CIPTUM & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SHAPPIT BY ANYONG OTHER THAN THE ABOUT REFERENCED PARTIES HERBY CERTIFIED TO FOR THIS SPECIFIC TRANSPICTION ONLY. CHYPRINTY 2021/ CIPTUM & ASSOCIATES, INC. 6.

DATED 05/21/2021

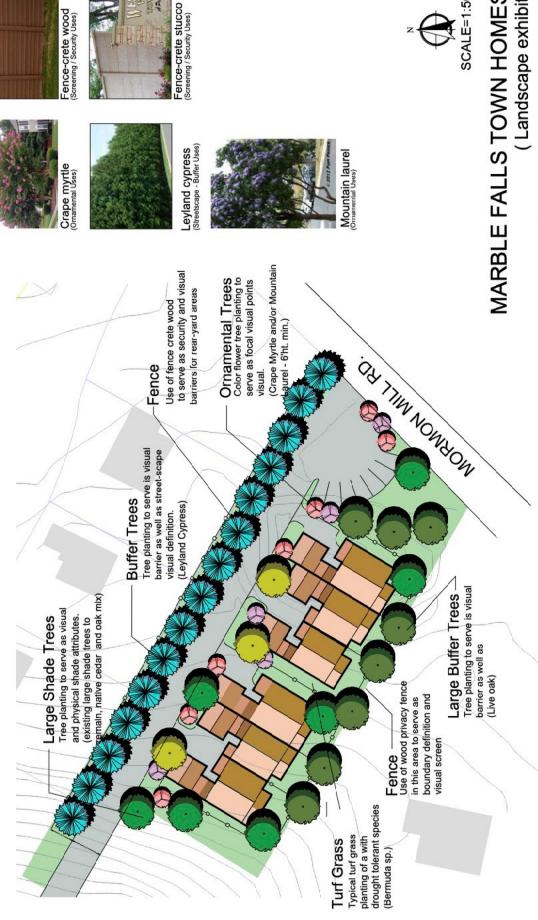
Difference or statist resports and scored means toset at (attack small met for in station) as described, responding our stations, and a described, pattern it (spir) pattern of the station and the station a SCALE 1" = 100"

REVISIONS SHEET OF 1

APPROVED: D. STARK
FIELDWORK PERFORMED ON: 04/29/2021 FOR: BARNETT PROPERTIES

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM







MARBLE FALLS TOWN HOMES

(Landscape exhibit)

VINCENT GERARD & ASSOCIATES LAND PLANNING & ZONING CONSULTANTS 1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207 AUSTIN, TEXAS 78746 (512)328-2893 -* winceh@wincentgerard.com





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			