



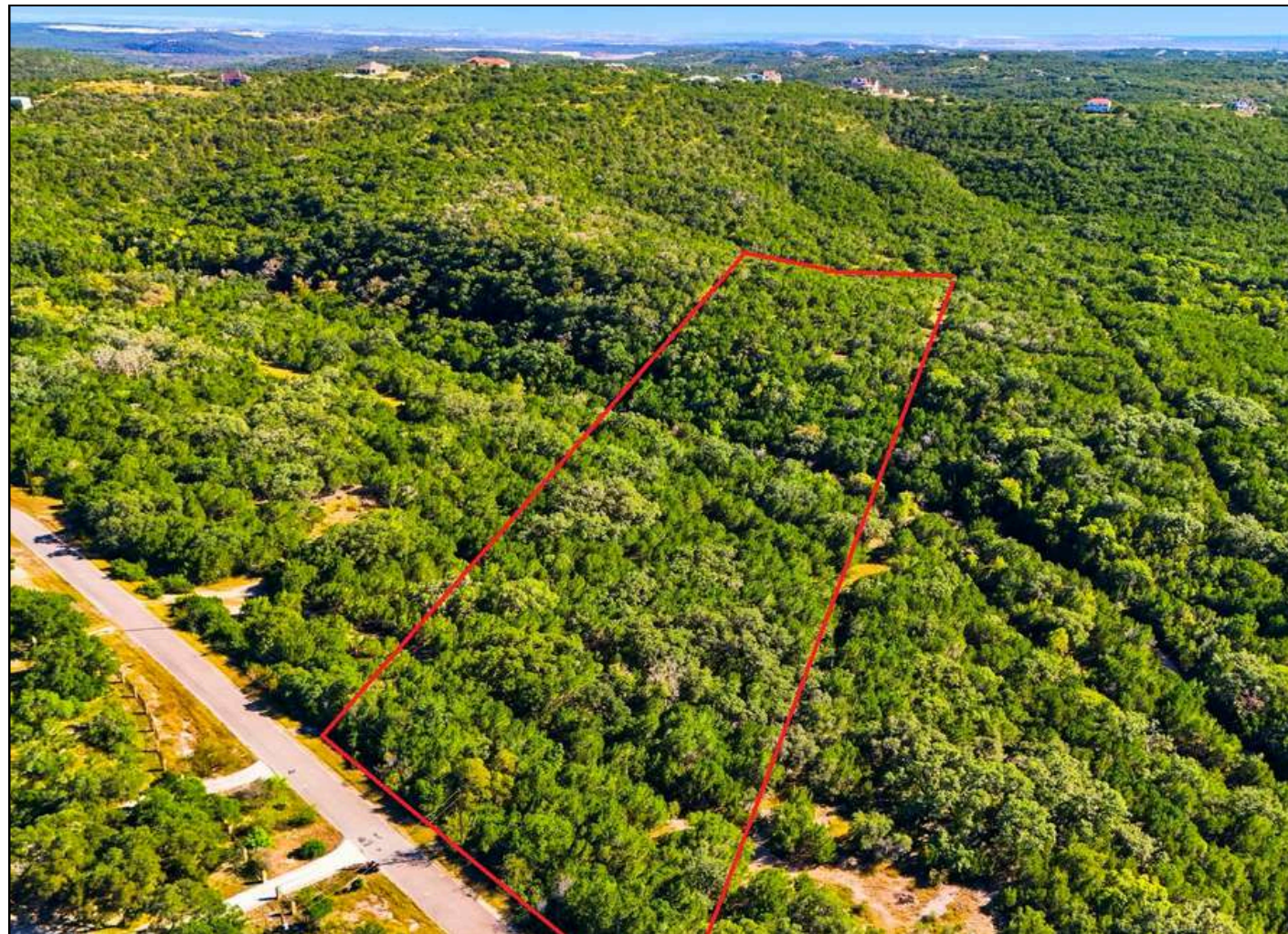
Lot 446 CR 2763


BEAR SPRING RANCH

Mico, TX 78056

This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.






TREC
TEXAS REAL ESTATE COMMISSION

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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Real Broker, LLC	9003138	support@therealbrokerage.com	855-450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	855-450-0442
Designated Broker of Firm	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	855-450-0442
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gilley Mendoza	632982	gilley@gilleyinternational.com	(210) 445-1384
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

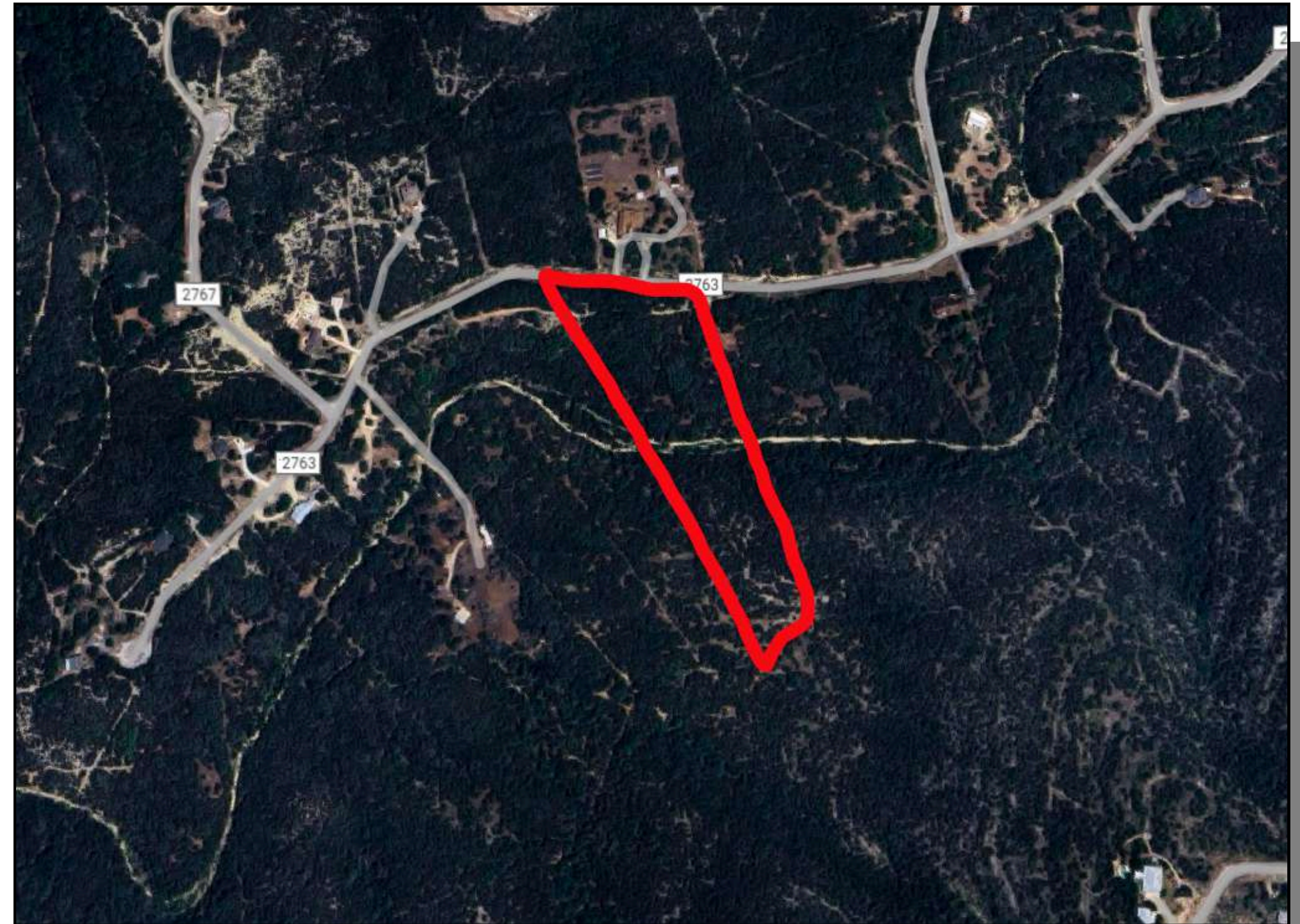
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PROPERTY OVERVIEW

Welcome to Bear Spring Ranch, where an exceptional 10-acre lot offers the perfect canvas for your Hill Country dream. Nestled in the desirable Bear Spring Ranch subdivision, Lot 446 provides breathtaking panoramic views of the surrounding Texas hills.

Just a short drive from Medina Lake, this property offers easy access to fishing, boating, and other outdoor adventures, making it ideal for outdoor enthusiasts or those seeking a serene escape. Whether you envision a custom home, a weekend retreat, or simply a peaceful sanctuary in nature, this lot combines recreation, tranquility, and the quiet lifestyle of the Texas Hill Country.

Experience the beauty of Bear Spring Ranch and create your dream property on this remarkable piece of Texas land.



PROPERTY SUMMARY

- Address: Lot 446 CR 2763, Mico, TX 78056
- Property Type: Residential Lot
- Subdivision: BEAR SPRINGS RANCH
- Lot Size: 10 Acres
- Description: Undeveloped, Wooded
- Improvements: Paved Roads, County Road
- Access: County Road frontage
- Close to Medina Lake – boating, fishing, and recreation
- **Offering Price: \$175,000**



LOCATION OVERVIEW

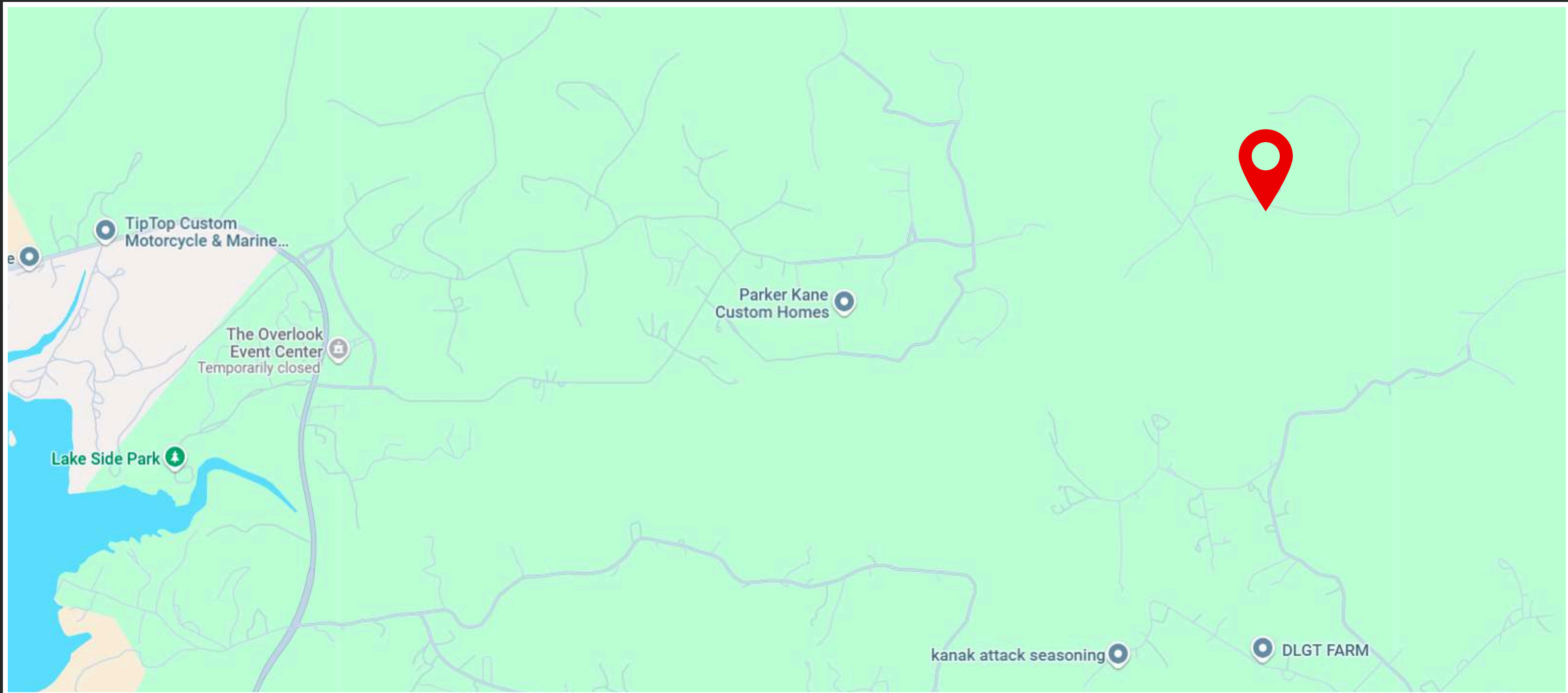
Bear Spring Ranch is ideally situated in the heart of the Texas Hill Country, offering a serene and scenic escape while remaining conveniently accessible. Lot 446 is located on County Road 2763 in Mico, TX, providing a private and tranquil setting surrounded by rolling hills and natural beauty.

The property is just a short drive from Medina Lake, a premier destination for boating, fishing, and other outdoor recreational activities. Residents can enjoy the quiet charm of small-town living while still having access to nearby amenities, shops, and services in the surrounding Medina and San Antonio areas.

This location perfectly blends privacy, outdoor adventure, and Hill Country lifestyle, making it an ideal spot for a custom home, weekend retreat, or recreational getaway.



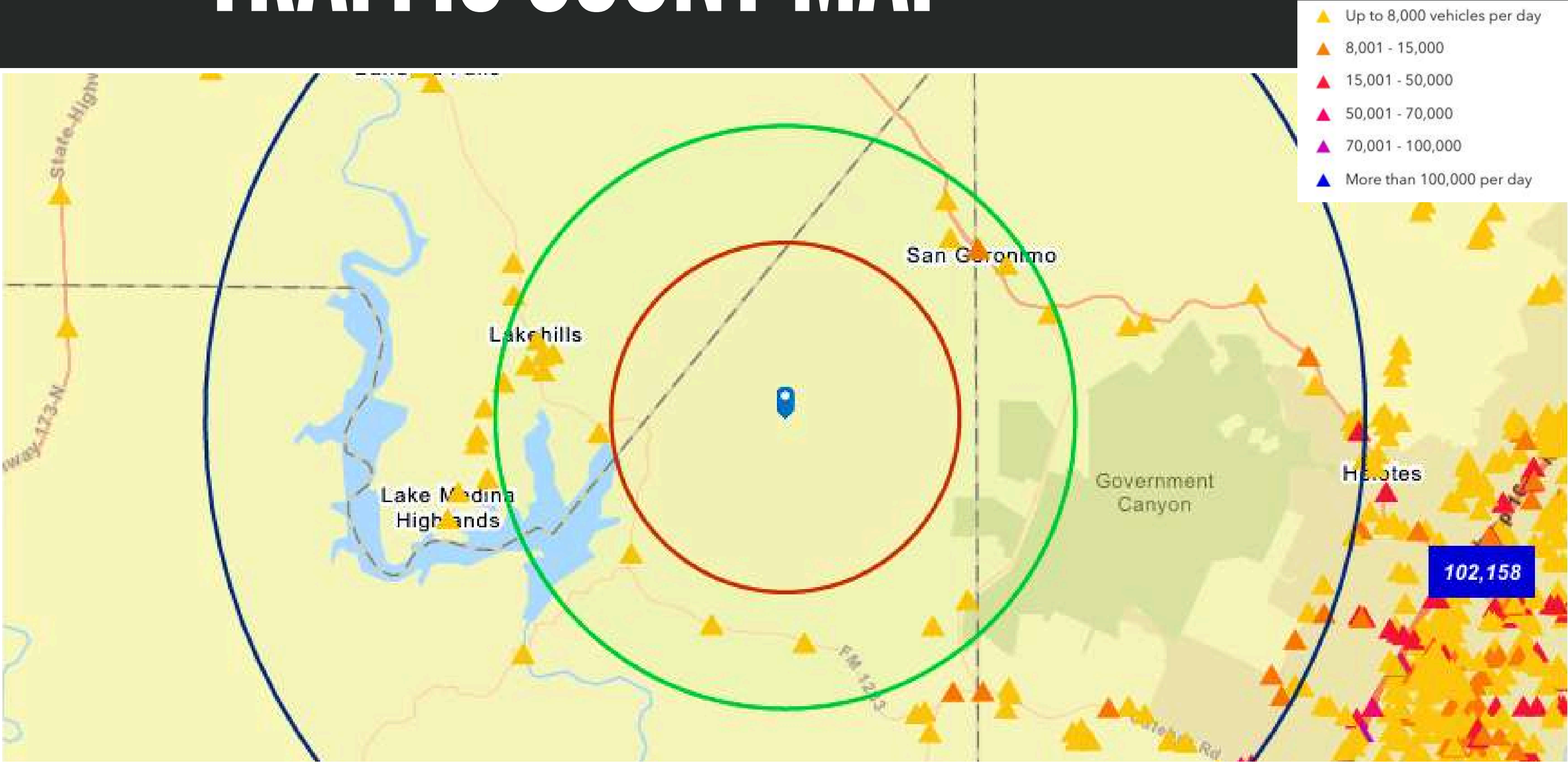
SITE MAP



FLOOD ZONE MAP



TRAFFIC COUNT MAP



DEMOGRAPHICS

700-898 County Road 2763, Mico, Texas, 78056

Ring of 3 miles

KEY FACTS

1,465

Population



540

Households

48.7

Median Age

\$104,333

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



17.5%

High School Graduate



31.4%

Some College/
Associate's Degree



45.2%

Bachelor's/Grad/ Prof Degree



\$126,065

Median Household Income



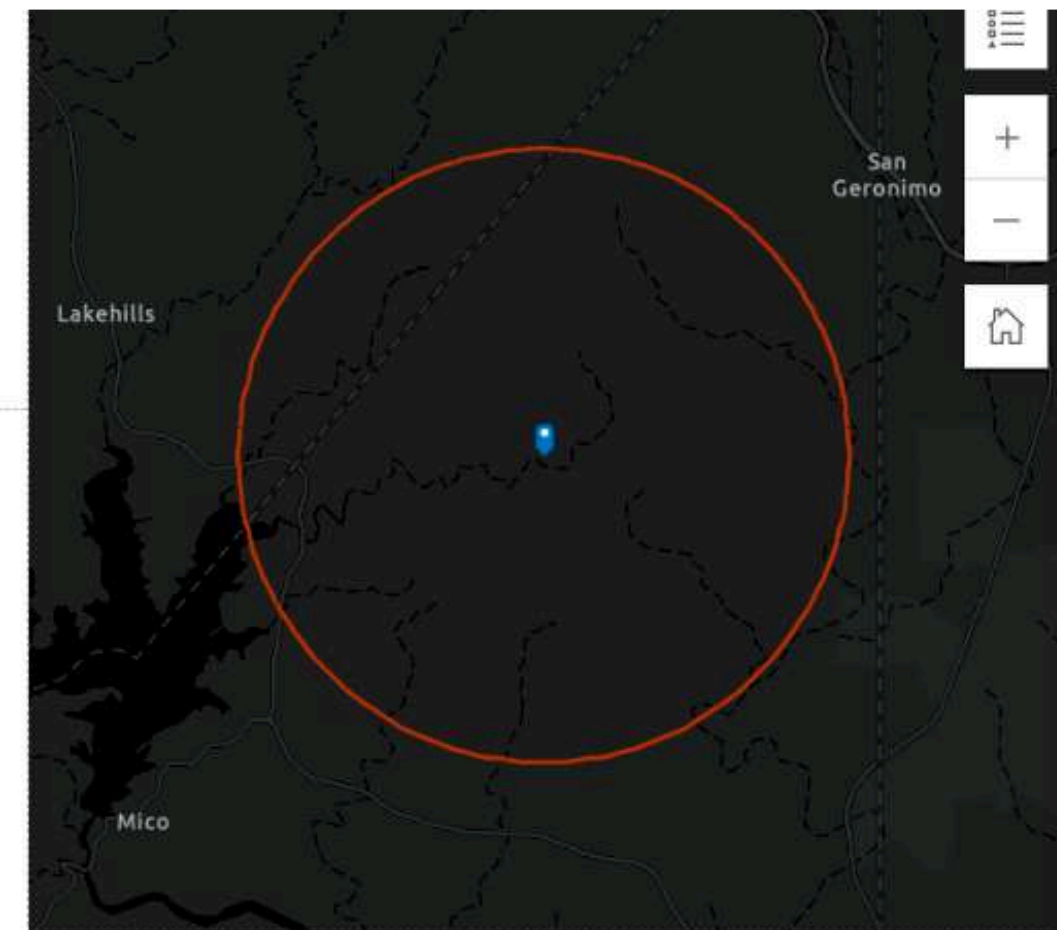
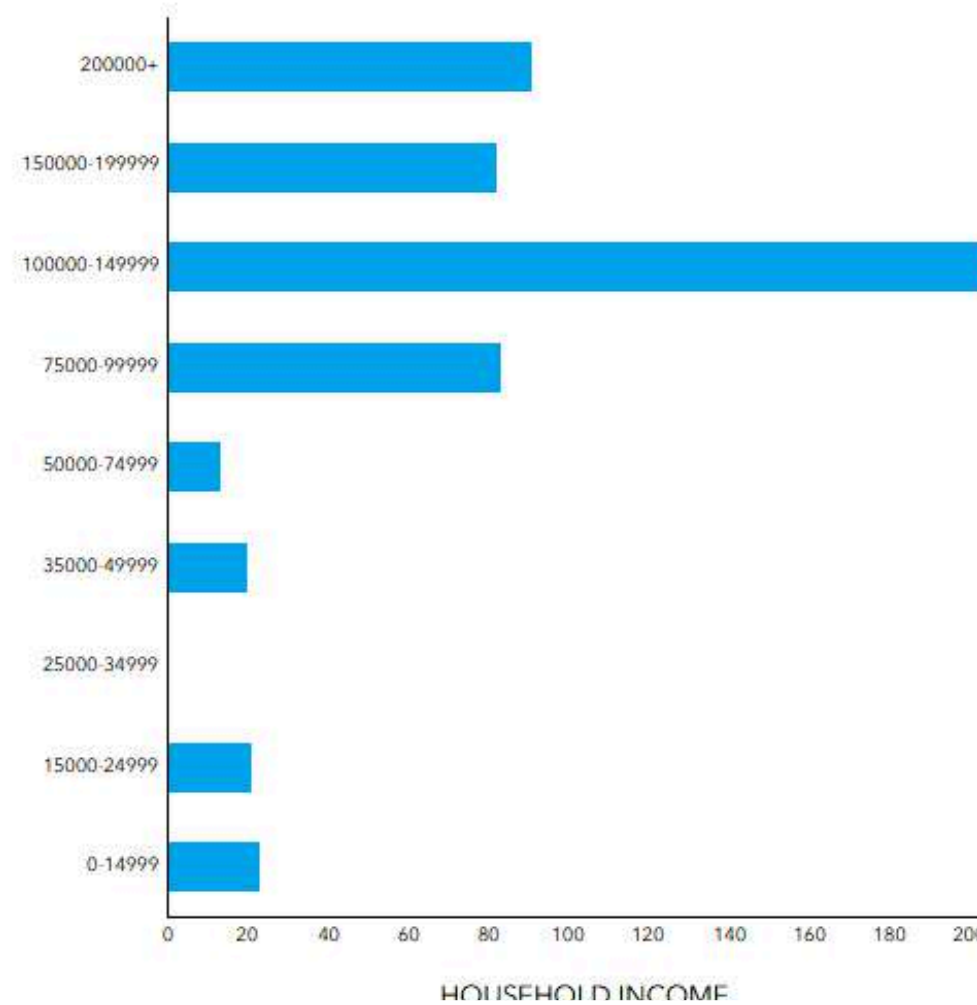
\$51,659

Per Capita Income



\$799,082

Median Net Worth



EMPLOYMENT

91.3%

White Collar

6.7%

Blue Collar

2.4%

Services

1.0%

Unemployment Rate

CONTACT US



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