



WYNMARK  
COMMERCIAL



801 CORAZON DRIVE  
MARBLE FALLS, TEXAS 78654

FOR SALE OR LEASE

### MARBLE FALLS, TEXAS

- Panther Creek Office Park is a Class A Office project strategically positioned in Marble Falls, providing easy access to US 281. The center of Marble Falls is minutes from the project for all your restaurant and shopping needs. This central location is ideal for businesses looking to establish themselves in a thriving economic area.

#### ECONOMICS

- Purchase Price: \$325 PSF
- Lease Rate: \$27 + NNN
- NNN (est): \$9.00 PSF

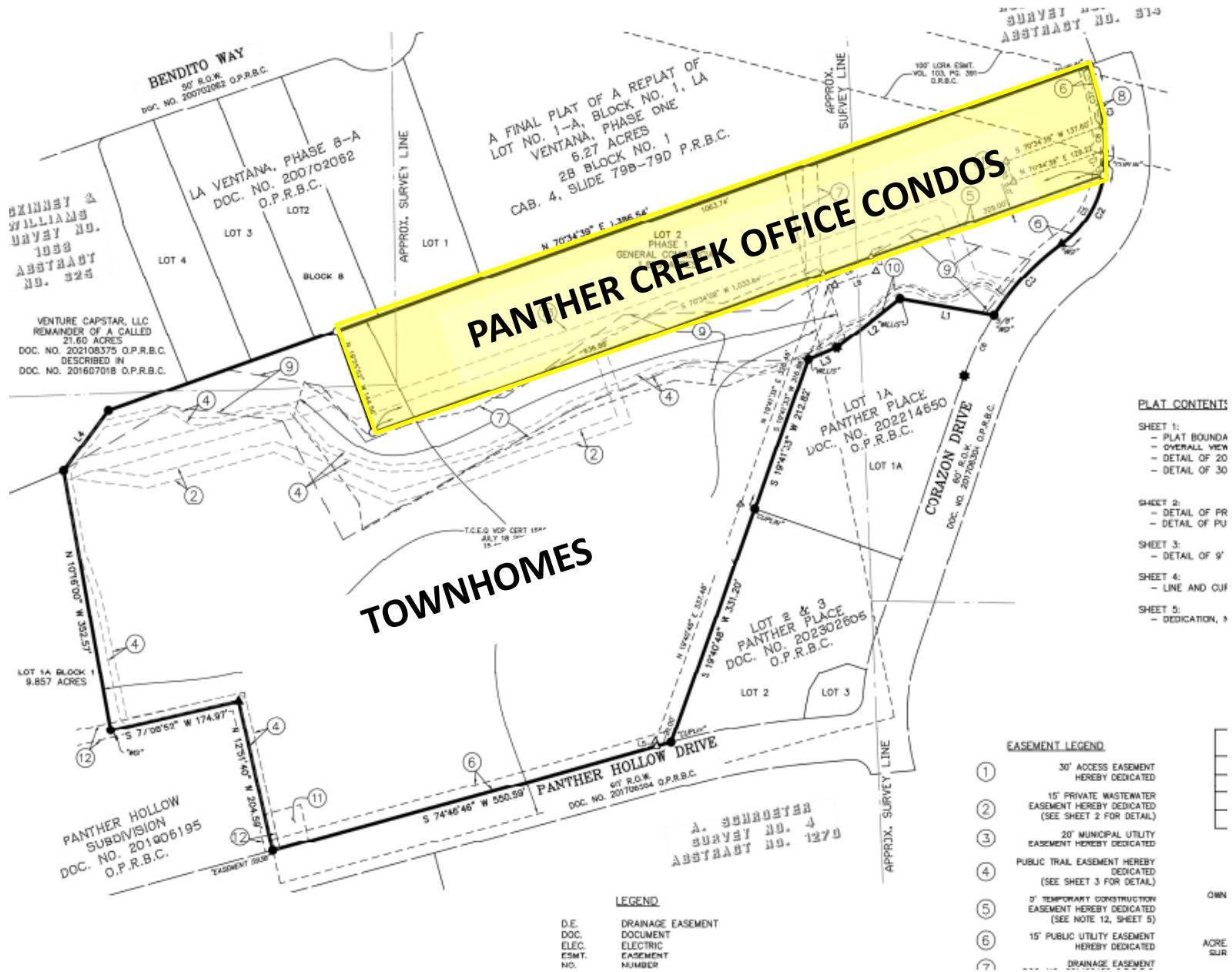
#### AVAILABLE UNITS

- Building A: 1,258—4,856
- Building B: 1,258—5,038
- Building C: 1,258—5,038
- Building D: 1,250—6,250
- Building E: 1,250—6,250
- Building F: 1,258—5,038
- Condo Fee (est): \$3.50 PSF

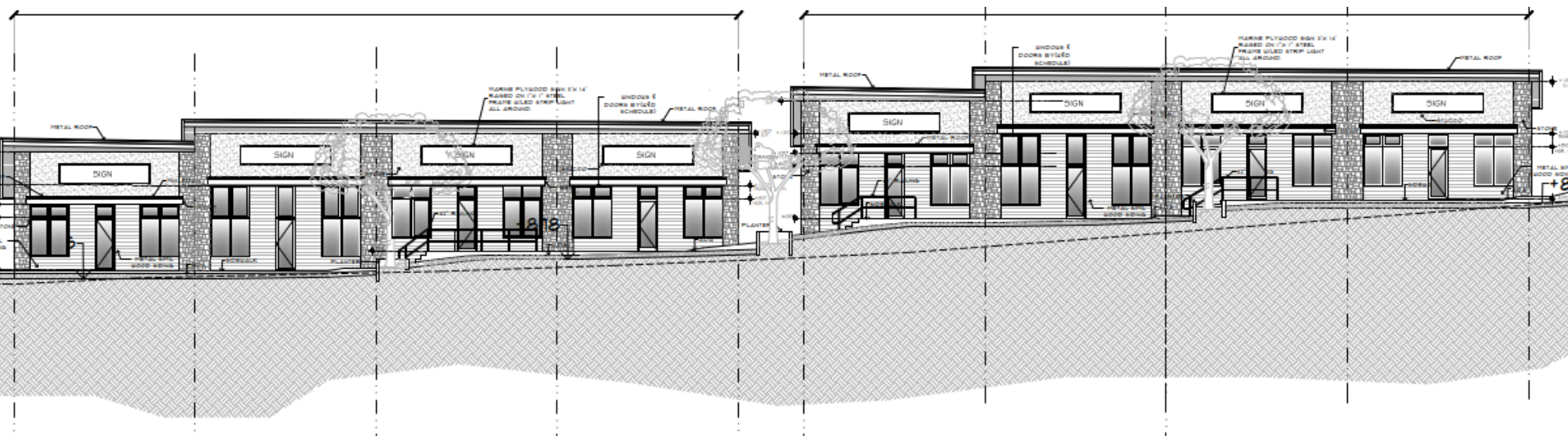
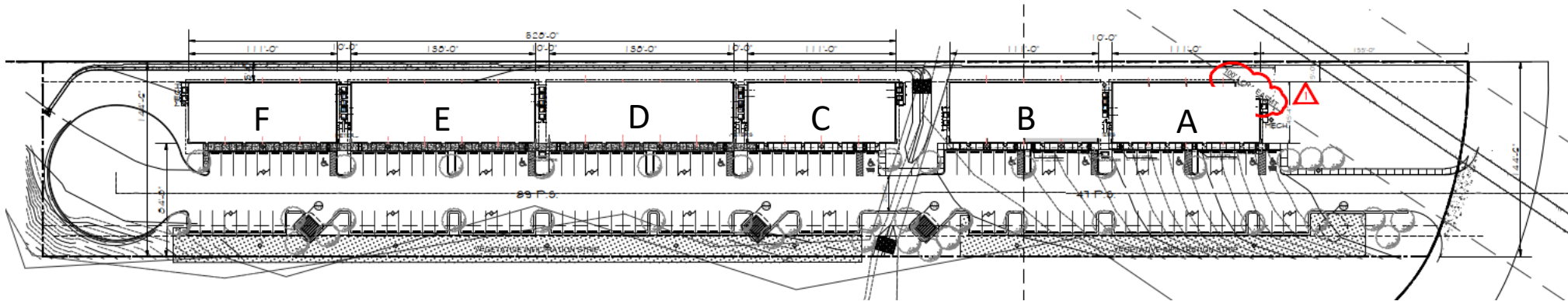
#### SUMMARY

- Type: Condo Structure
- Condition: Cold Dark Shell
- Zoning: Professional Office
- Allowed Uses: Medical and Office

# SURVEY



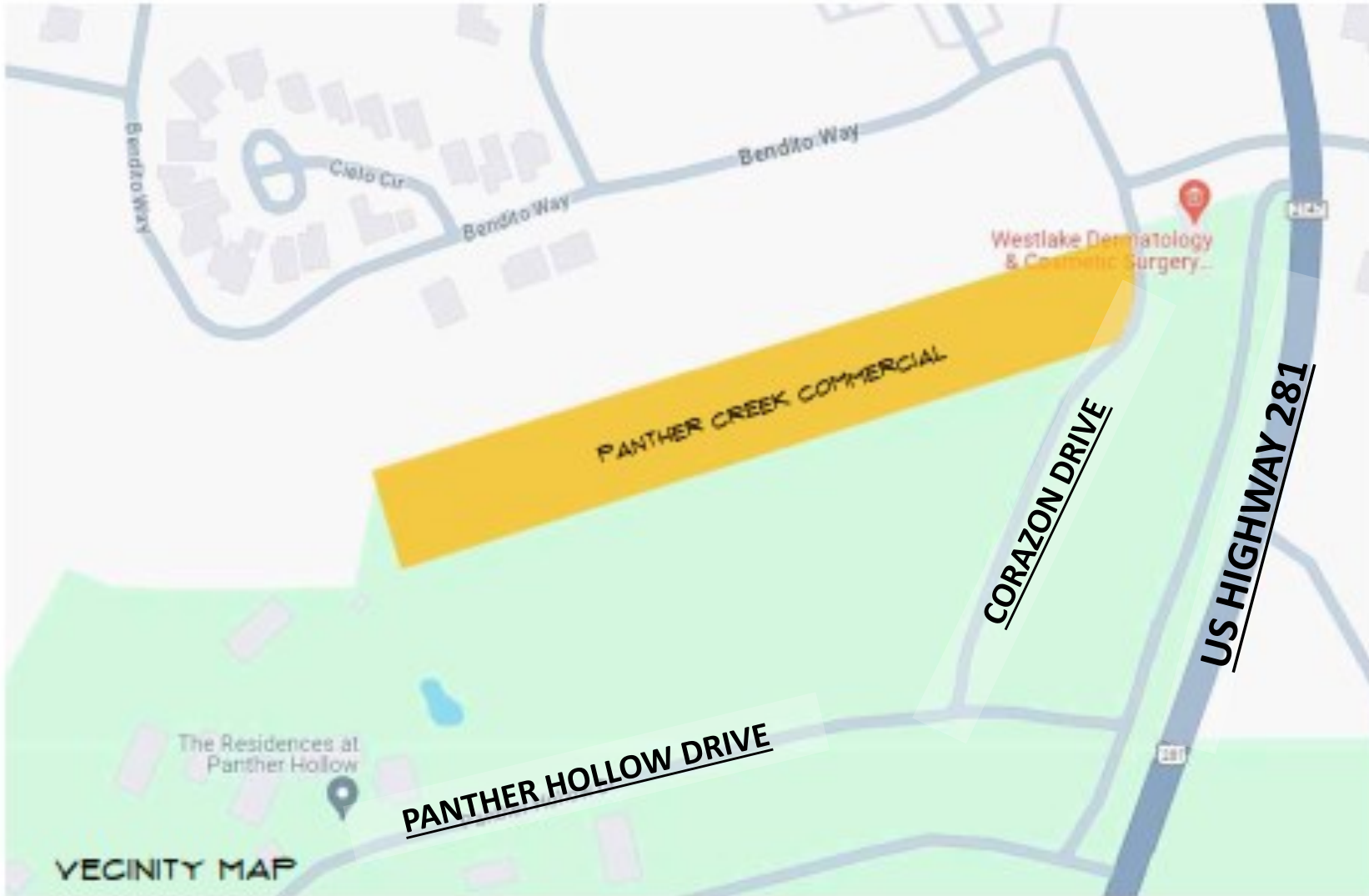
# SITE PLAN & ELEVATION



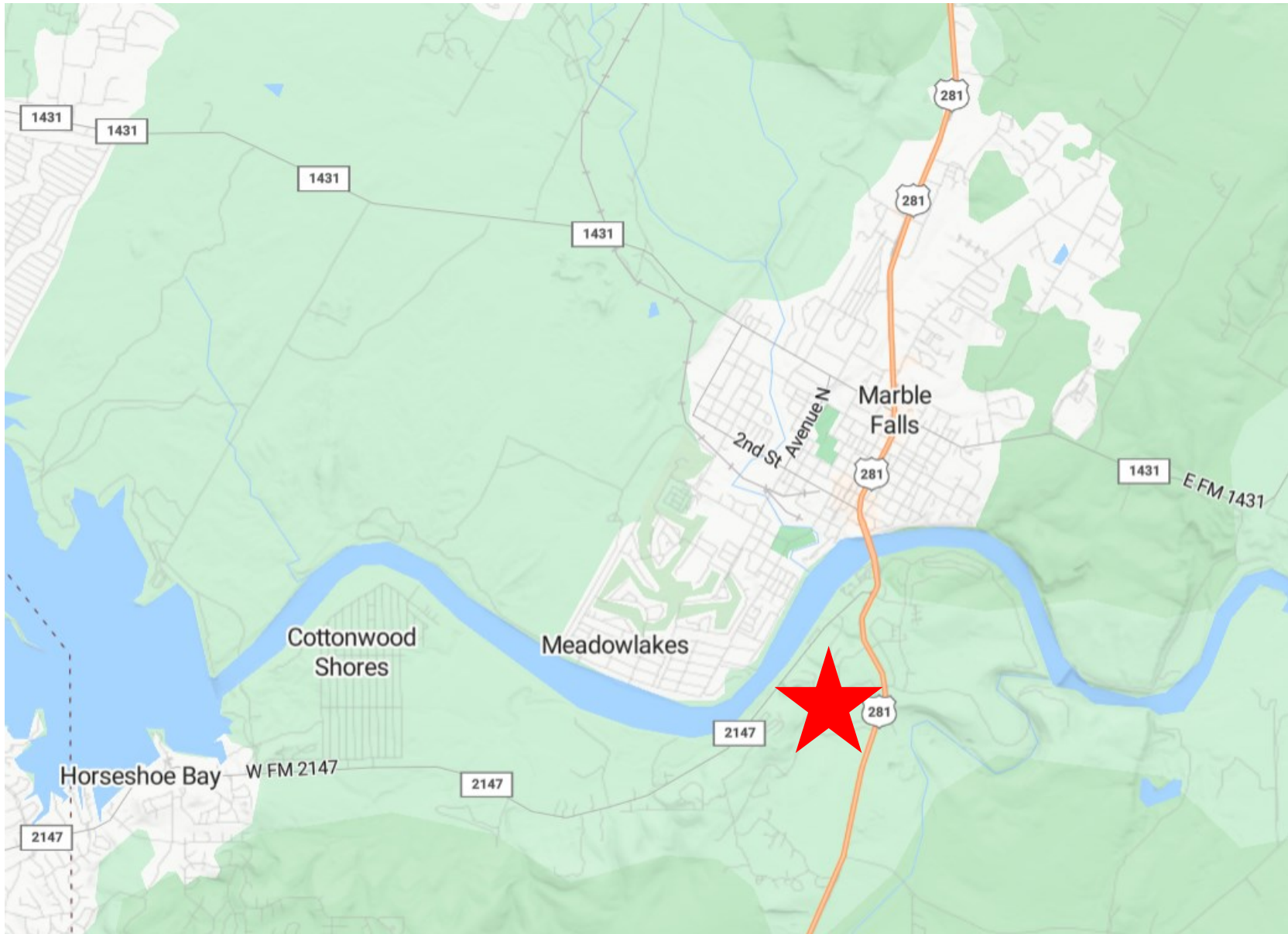
# RENDERING



## DETAILED LOCATION



# LOCATION



# DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
<b>2023 Households by HH Income</b>	<b>10,277</b>	<b>155,874</b>	<b>559,385</b>
<\$25,000	2,022 19.68%	23,246 14.91%	87,264 15.60%
\$25,000 - \$50,000	3,198 31.12%	31,870 20.45%	121,608 21.74%
\$50,000 - \$75,000	1,806 17.57%	25,167 16.15%	102,994 18.41%
\$75,000 - \$100,000	1,009 9.82%	14,013 8.99%	64,012 11.44%
\$100,000 - \$125,000	598 5.82%	12,031 7.72%	50,269 8.99%
\$125,000 - \$150,000	466 4.53%	8,800 5.65%	32,499 5.81%
\$150,000 - \$200,000	276 2.69%	10,603 6.80%	36,415 6.51%
\$200,000+	902 8.78%	30,144 19.34%	64,324 11.50%
<b>2023 Avg Household Income</b>	<b>\$79,038</b>	<b>\$116,064</b>	<b>\$96,965</b>
<b>2023 Med Household Income</b>	<b>\$49,466</b>	<b>\$72,576</b>	<b>\$66,909</b>

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	23,911	357,361	1,401,327
2023 Estimate	23,955	367,956	1,402,559
2010 Census	20,359	366,644	1,254,448
Growth 2023 - 2028	-0.18%	-2.88%	-0.09%
Growth 2010 - 2023	17.66%	0.36%	11.81%





## 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)

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