



FOR SALE

6685 NW Loop 230 SPC & TBD NW Loop 230
Smithville, TX 78957



TEXAS
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	6685 NW Loop 230 SPC & TBD NW Loop 230 Smithville TX 78957
COUNTY	Bastrop
OFFERING PRICE	Reach Out for Pricing Information
LAND ACRES	37.36
ZONING TYPE	verify
# OF PARCELS	2

DEMOGRAPHICS

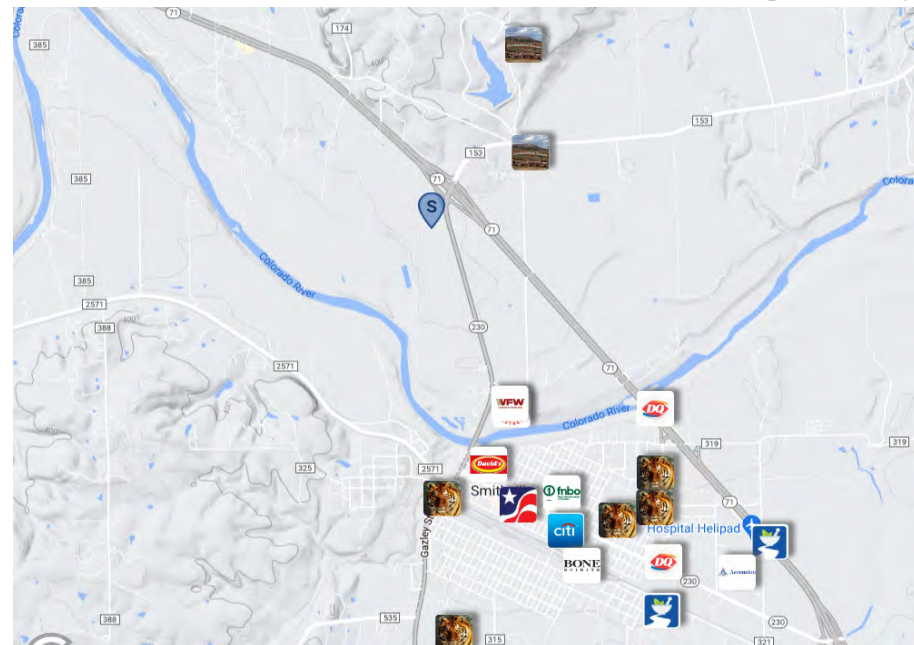
	1 MILE	3 MILE	5 MILE
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2022 Population	4,014	5,291	7,473
2022 Median HH Income	\$52,854	\$55,109	\$56,191
2022 Average HH Income	\$69,511	\$74,432	\$77,467

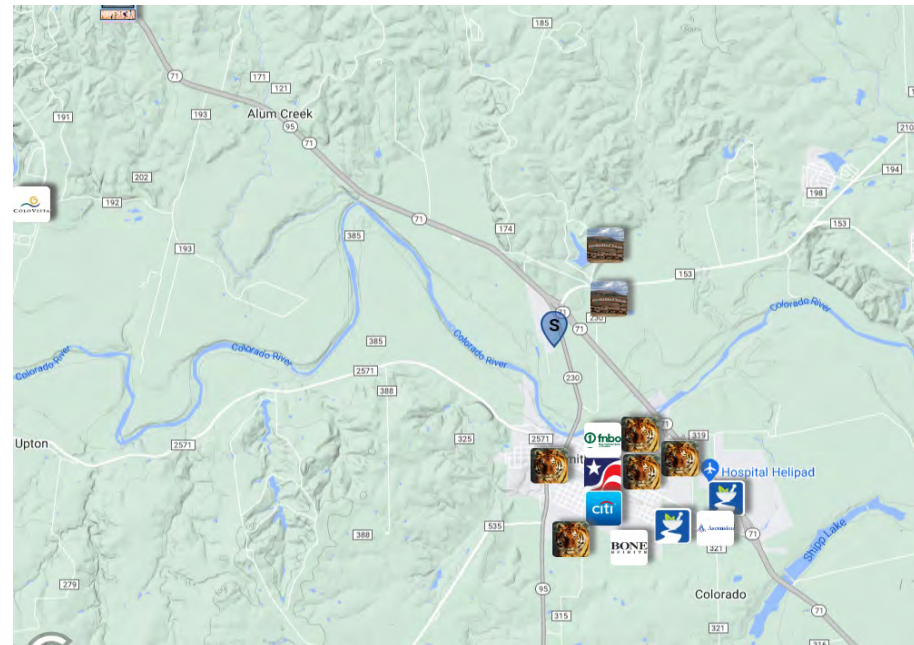


- Zoning to be verified with the City of Smithville
 - There are 2 parcels of land with the option to purchase the parcels separately or together.
 - The parcel sizes are +/- 35.58 and +/- 1.78 acres
- Located 2.3 miles from Downtown Smithville
 - Approximately 2 miles to the Colorado River
 - Approximately 13 miles to Bastrop, Tx
 - Approximately 43 miles to Austin, Tx
- In 2022 Smithville annexed 75 acres
 - An industrial Park is currently under development on the opposite side of HWY 71 from the Smithville airport

Regional Map



Locator Map



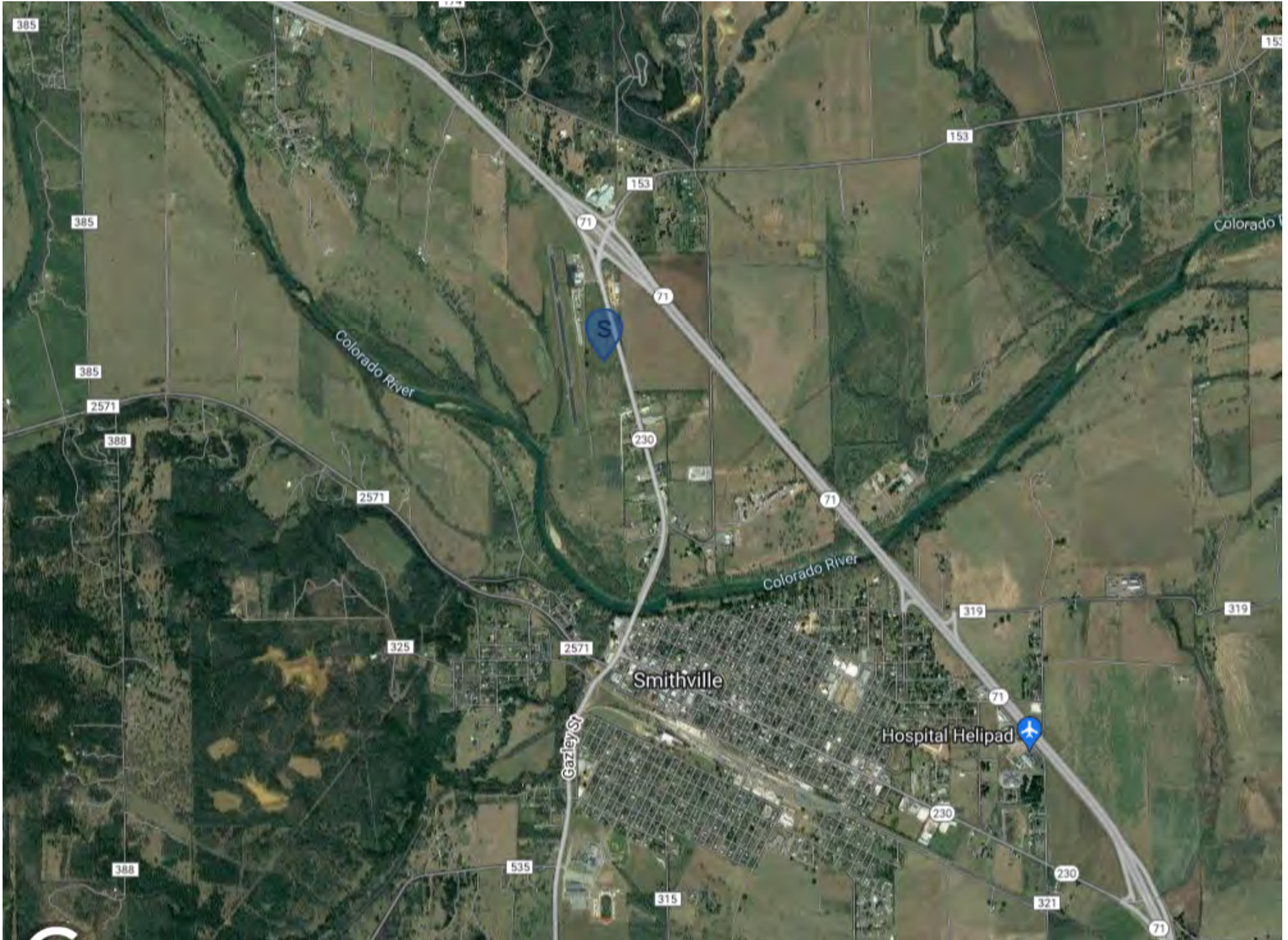
PROPERTY FEATURES

LAND ACRES **37.36**

OF PARCELS **2**

ZONING TYPE **verify**





GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- 1/2" Iron rod found (or as noted)
- 1/2" Iron rod set
- Overhead electric line
- Utility Pole
- Telephone pedestal
- Wire fence line
- Chain link fence

Bearings, distances and coordinates shown hereon are "GEOID" based on the Texas State Plane Coordinate System - Central Zone - NAD 83 (2011).
Convergence = +01'36"31"
Combined Factor = 1.0000176

NOTE: A portion of the Subject Tract is designated shaded ZONE "X", as shown, according to F.L.M.A. Flood Insurance Rate Map No. 48021C0395C dated January 19, 2006. Remainder of Subject Tract is unshaded ZONE "X".

NOTE: THIS DIVISION OF PROPERTY COMES UNDER THE JURISDICTION OF BASTROP COUNTY & IS WITHIN THE CITY OF SMITHVILLE ETJ AND SHOULD BE SUBMITTED BY THE OWNER FOR REVIEW AND APPROVAL BY THE APPROPRIATE ENTITY.

PLAT SHOWING THE SURVEY OF A 37.362 ACRE TRACT SITUATED IN THE THOMAS DECROW SURVEY, A-27, IN BASTROP COUNTY, TEXAS, ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF SMITHVILLE, BEING COMPRISED OF THE FOLLOWING:

35.583 ACRES OUT OF THAT TRACT DESCRIBED AS 136.788 ACRES IN A DEED FROM PATRICK DONNELLY TO SUSAN FUQUA DATED NOVEMBER 20, 2012 AND RECORDED IN VOLUME 2190, PAGE 191 OF THE BASTROP COUNTY REAL PROPERTY RECORDS;

1.779 ACRES, BEING THE RESIDUAL OF THAT TRACT DESCRIBED AS "TRACT 2" IN A DEED FROM PATRICK DONNELLY TO SUSAN FUQUA DATED AUGUST 22, 2013 AND RECORDED IN VOLUME 2257, PAGE 746 OF THE BASTROP COUNTY OFFICIAL RECORDS, SAID TRACT BEING LOTS 22A, 23A, 24A AND 25A OF THE A.G. BUESCHER SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 1, SLIDE 9B OF THE BASTROP COUNTY PLAT RECORDS

EASEMENTS OF RECORD (WESTCOX LAND TITLE INSURANCE COMPANY OF No. 42612 effective March 12, 2021 and issued March 23, 2021)

- Bluebonnet Electric Cooperative, Inc.
30" Wide utility easement
Vol. 2236, Pg. 869;
B.C.O.R.
(This easement is centered on the location of existing electric lines upon the original 0.649 acre Fuqua tract, and is not a part of the current Subject Tract, therefore, it does not directly affect the Subject Tract.)
- Bluebonnet Electric Cooperative, Inc.
60" Wide utility easement
Vol. 190, Pg. 201
B.C.O.R.
(This easement is within the 80' wide easement described below & is located, by specific description, elsewhere on the parent tract and does not directly affect the Subject Tract.)
- Bluebonnet Electric Cooperative, Inc.
80" Wide utility easement
Vol. 879, Pg. 818
B.C.O.R.
(Located, by specific description, elsewhere on the parent tract and does not directly affect the Subject Tract.)
- Reagan National Advertising
Advertising sign lease
(no locative description)
Vol. 1910, Pg. 540
B.C.O.R.
- Veterans of Foreign Wars
20' Roadway easement
Vol. 1973, Pg. 271
Vol. 1974, Pg. 277
B.C.O.R.
(Located, by specific description, elsewhere on the parent tract and does not directly affect the Subject Tract.)



STATE OF TEXAS
COUNTY OF BASTROP

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III 15PS Land Title Survey.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEPCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
779-968-6474
April 5, 2021



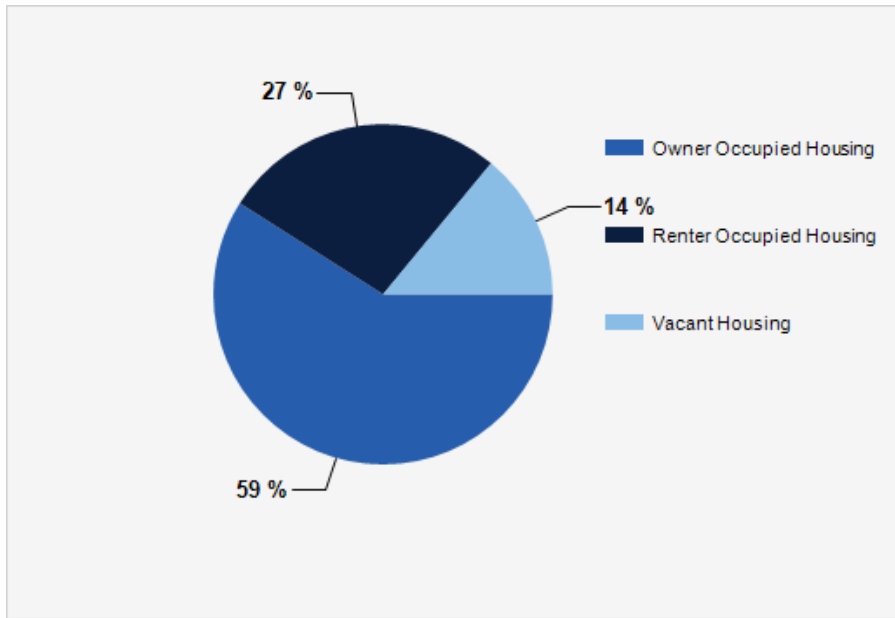
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,548	4,541	6,143
2010 Population	3,563	4,591	6,294
2022 Population	4,014	5,291	7,473
2027 Population	4,292	5,682	8,087
2022-2027: Population: Growth Rate	6.75 %	7.20 %	7.95 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	273	321	425
\$15,000-\$24,999	213	287	393
\$25,000-\$34,999	99	115	162
\$35,000-\$49,999	175	231	332
\$50,000-\$74,999	284	409	588
\$75,000-\$99,999	231	313	430
\$100,000-\$149,999	195	256	355
\$150,000-\$199,999	111	133	212
\$200,000 or greater	31	72	118
Median HH Income	\$52,854	\$55,109	\$56,191
Average HH Income	\$69,511	\$74,432	\$77,467

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,518	1,948	2,743
2010 Total Households	1,387	1,806	2,528
2022 Total Households	1,612	2,137	3,015
2027 Total Households	1,708	2,272	3,228
2022 Average Household Size	2.42	2.42	2.44
2000 Owner Occupied Housing	896	1,198	1,736
2000 Renter Occupied Housing	464	543	648
2022 Owner Occupied Housing	1,107	1,517	2,229
2022 Renter Occupied Housing	505	620	787
2022 Vacant Housing	254	316	495
2022 Total Housing	1,866	2,453	3,510
2027 Owner Occupied Housing	1,185	1,631	2,412
2027 Renter Occupied Housing	523	641	815
2027 Vacant Housing	240	299	477
2027 Total Housing	1,948	2,571	3,705
2022-2027: Households: Growth Rate	5.80 %	6.15 %	6.85 %



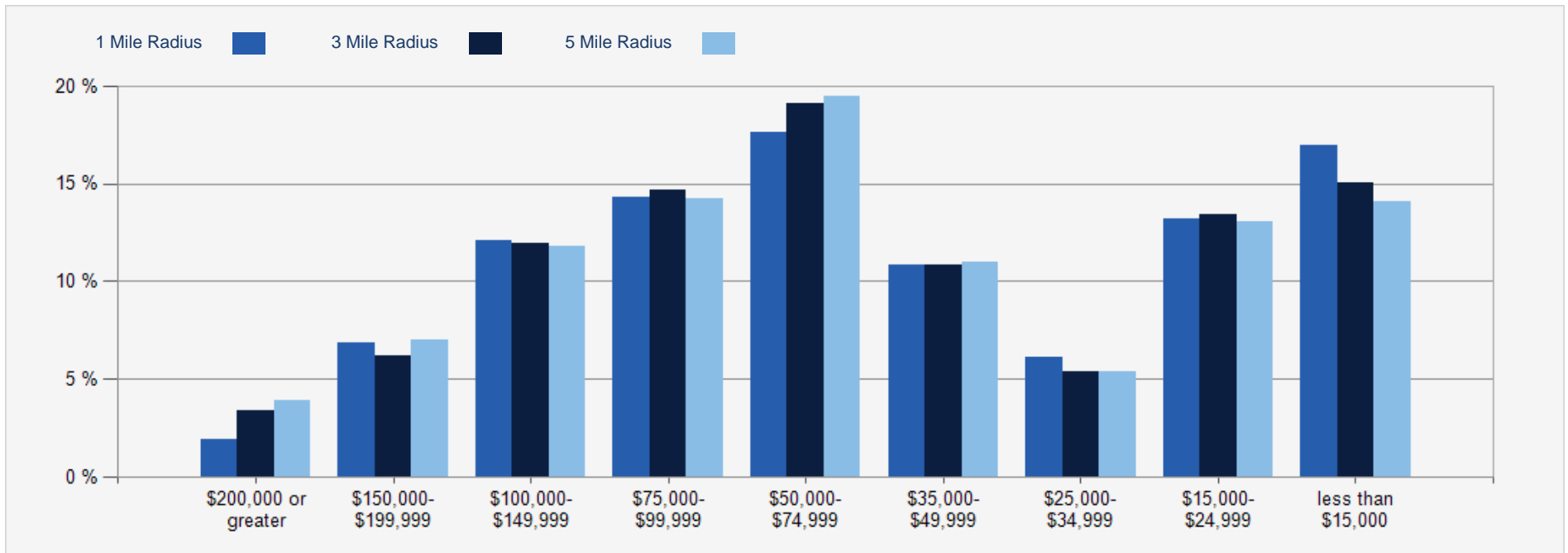
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cheryl Chinen Sales Agent/Associate's Name	728428 License No.	cheryl@cherylchinen.com Email	832-392-5644 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Boundaries are Approximate

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