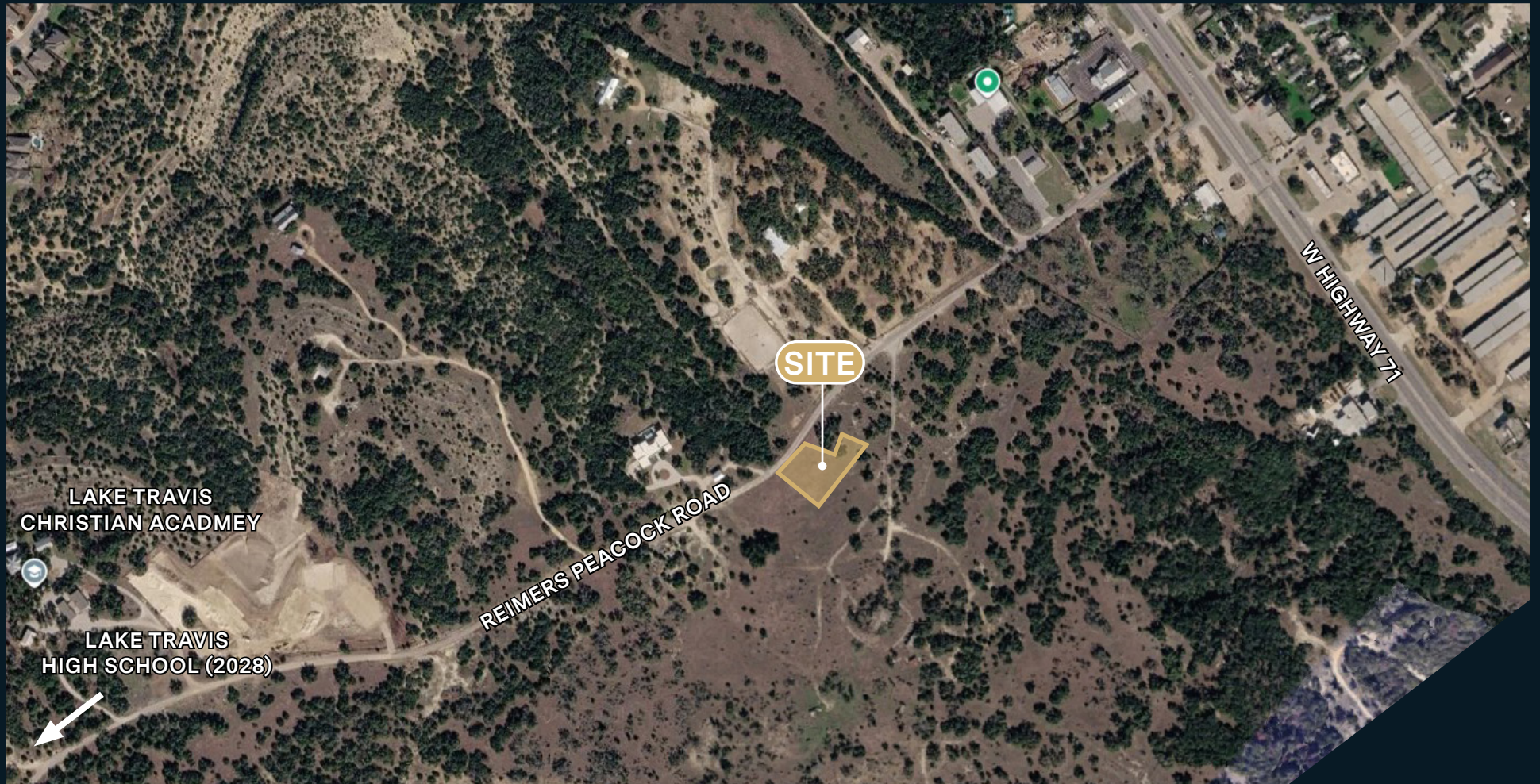


**FOR SALE**

REIMERS PEACOCK ROAD  
W HWY 71, SPICEWOOD, TX 78669



# 5.029 Acres For Sale

ACROSS FROM LAKE TRAVIS CHRISTIAN ACADEMY & ADJACENT TO THE COMING SOON  
LAKE TRAVIS HIGH SCHOOL (2,000 STUDENTS)

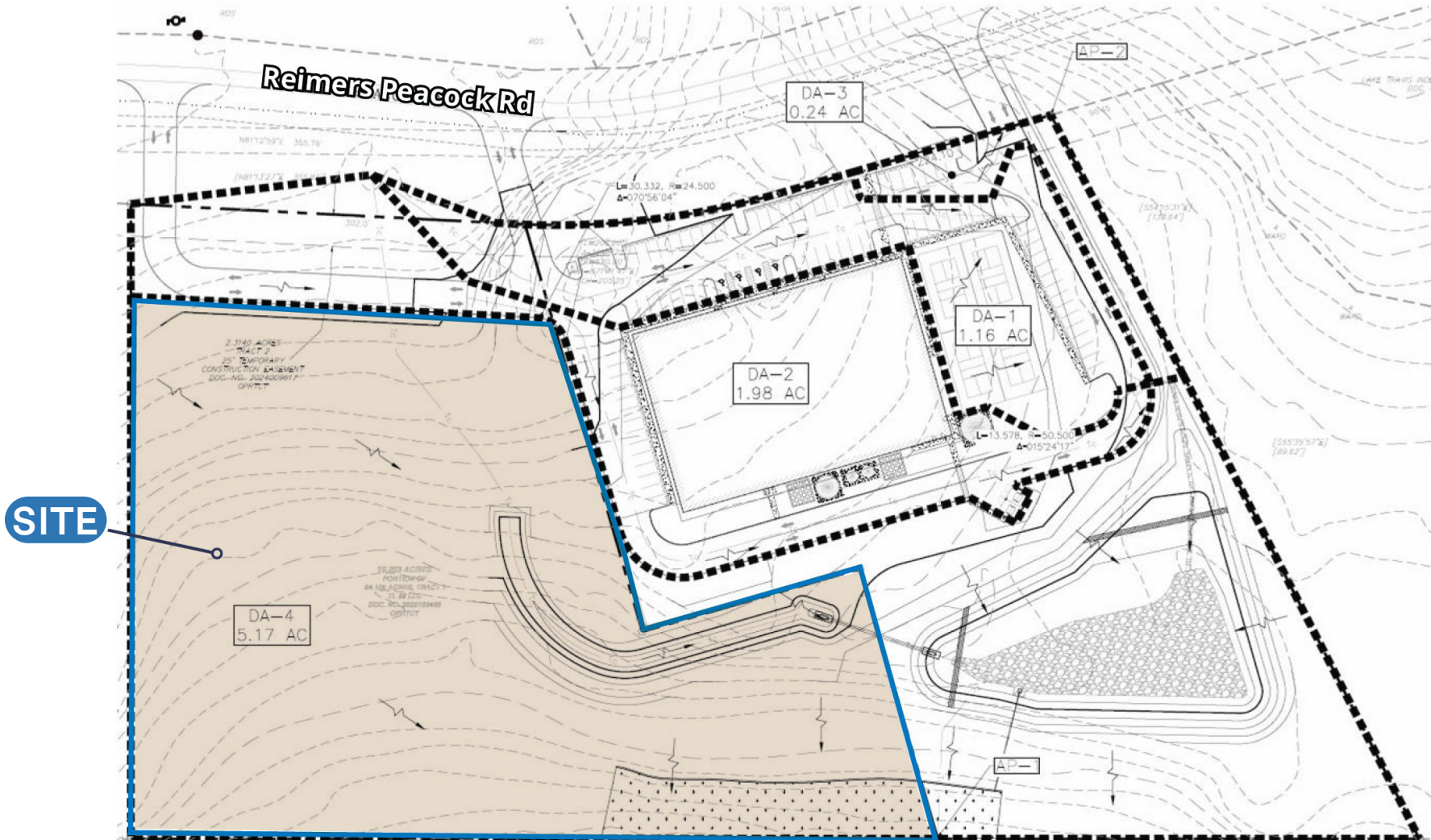
**CONTACT  
FOR PRICING**

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Rye Hinkle  
Senior Vice President  
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**partners**

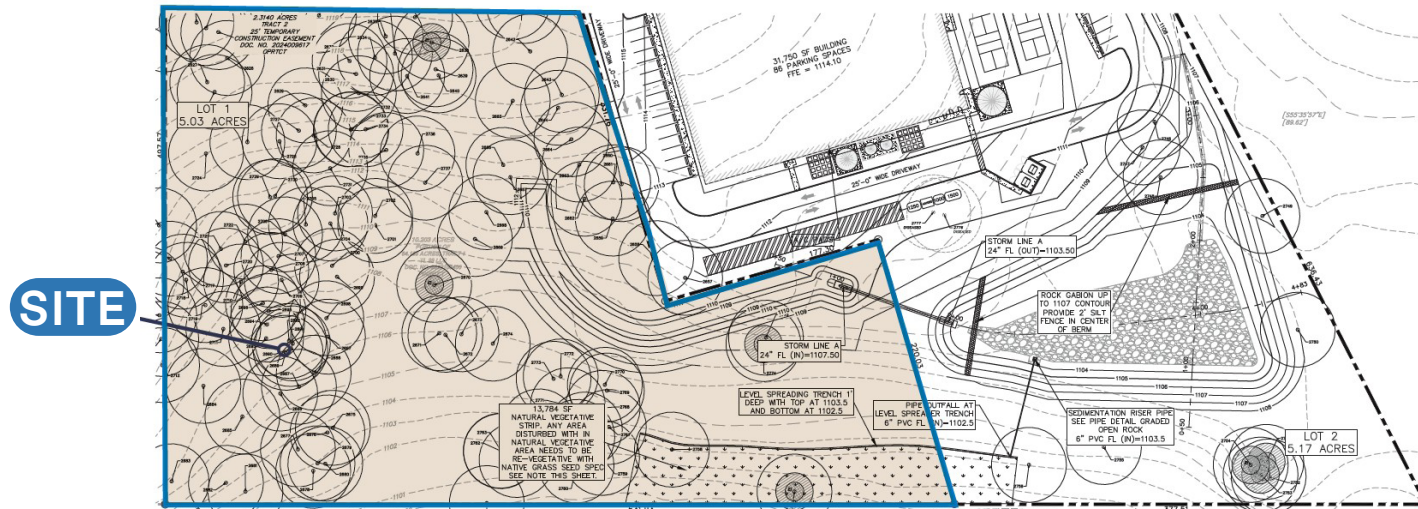
REIMERS PEACOCK ROAD  
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2 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



1. THE 5 ACRES IS DIRECTLY ACROSS THE STREET FROM THE NEWLY BUILT 50,000 SF LAKE TRAVIS CHRISTIAN ACADEMY SERVING 600 STUDENTS, AND IS ONE OF THE SEVERAL LOTS LEADING TO THE NEW LAKE TRAVIS HIGH SCHOOL, SERVING 2,000 STUDENTS.
2. LOT 1 FINAL PLATTING IS INCLUDED
3. THE GEO-TECH REPORT FOR A LOT 1 FOUNDATION AND PAVEMENT RECOMMENDATIONS IS INCLUDED
4. LOT 1 IS ENTITLED TO UTILIZE ALL THREE DRIVEWAY/CURB CUTS FEEDING ONTO REIMERS PEACOCK (FOUR LANES) WHICH IS CURRENTLY UNDER CONSTRUCTION AND HAS A CROSS ACCESS EASEMENTS BETWEEN ALL THREE CURB CUTS WILL BE PROVIDED
5. DESIGN SURVEY FOR TREE, TOPO AND TITLE IS INCLUDED
6. A CLEAN ENVIRONMENTAL RESOURCE INVENTORY PER TRAVIS COUNTY SPECIFICATIONS IS INCLUDED
7. WATER QUALITY AND DETENTION POND FOR UP TO 45% IMPERVIOUS COVER IS INCLUDED, INCLUDING DESIGN, PERMITTING AND CONSTRUCTION (SAVING THE BUYER MONTHS OF TIME FOR ALL THREE OF THESE TASKS). THIS INCLUDES MASTER PLANNED GRADING FOR LOT 1 IMPROVEMENTS TO FLOW INTO THE POND UNIMPEDED
8. MASTER PLANNED PEC ELECTRIC INFRASTRUCTURE UP TO LOT 1 TRANSFORMER PAD IS INCLUDED
9. MASTER PLANNED TELECOM INFRASTRUCTURE ALONG THE REIMERS PEACOCK ROAD IS UNDERWAY.

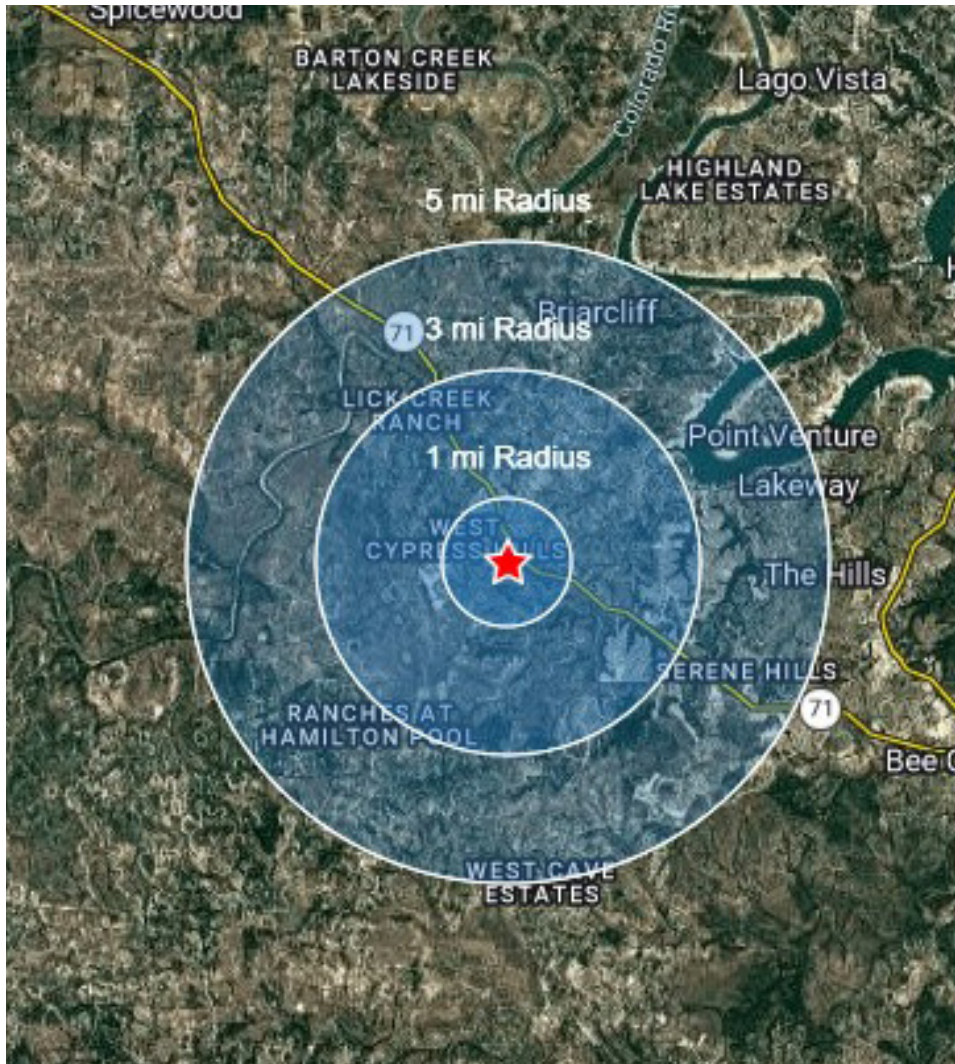
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REIMERS PEACOCK ROAD  
W HWY 71, SPICEWOOD, TX 78669



# REIMERS PEACOCK ROAD W HWY 71, SPICEWOOD, TX 78669



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,429	7,930	30,070
5 Yr Population	1,649	8,664	31,367
Households	464	2,764	11,198
5 Yr Households	536	3,024	11,697
Average HH Income	\$250,041	\$282,682	\$264,648
Totally Employees	621	2,753	7,137
Total Businesses	79	425	1,371

## DRIVE TIMES

- 15 Minutes to Hill Country Galleria
- 15 Minutes to Lakeway
- 30 Minutes to Austin
- 35 Minutes to Marble Falls
- 40 Minutes to Austin Intl. Airport
- 45 Minutes to Steiner Ranch

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# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Austin, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-629-0500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bryan McMurrey	459989	bryan.mcmurrey@partnersrealestate.com	512-580-6208
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date