



169 ANN POWELL

NE OF TX-71 ON ANN POWELL RD
169 Ann Powell Rd, Smithville, TX 78957



FOR SALE

AVAILABLE
10 AC

PRICE
\$750,000

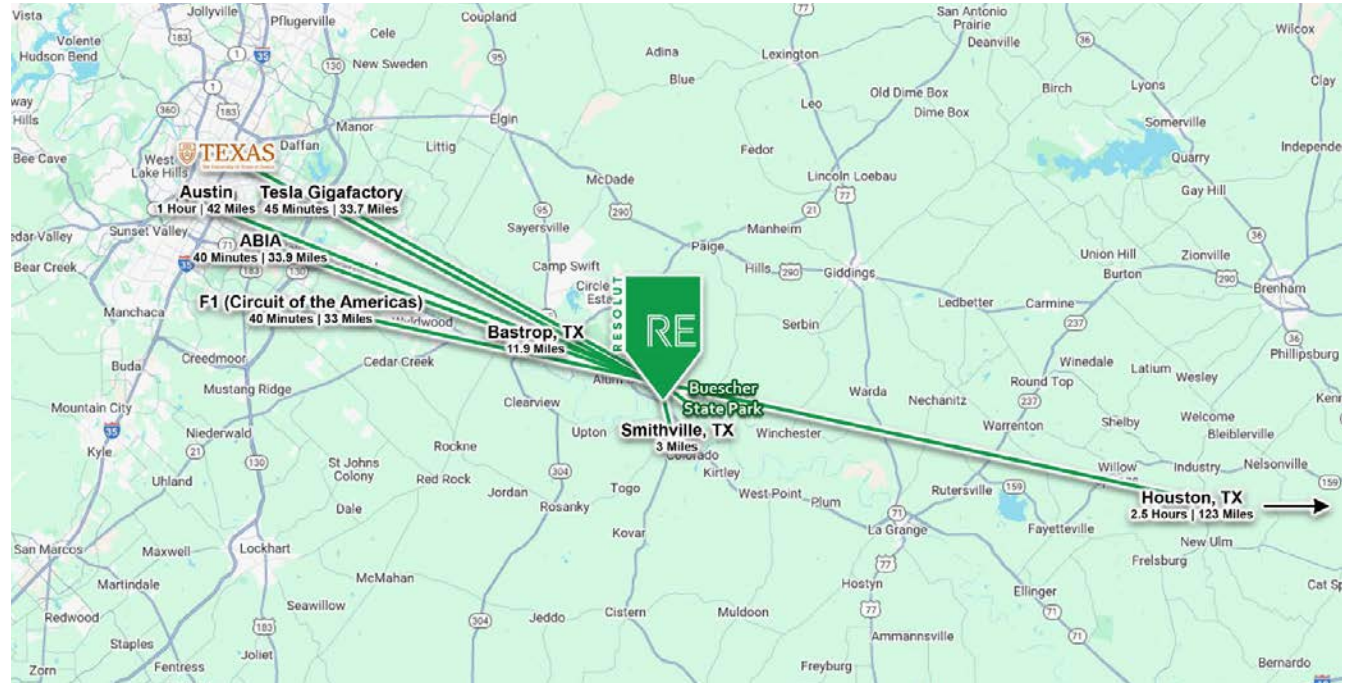
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PROPERTY HIGHLIGHTS

- 10 AC near Hwy 71
- Entertainment pavilion with 480 SF living quarters on site
- Perfect for event venue, lodge, or specialty use.
- Between Bastrop State Park and Buescher State Park
- No HOA



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



2,656
POPULATION
3-MILE RADIUS



\$105,404.00
AVG HH INCOME
3-MILE RADIUS

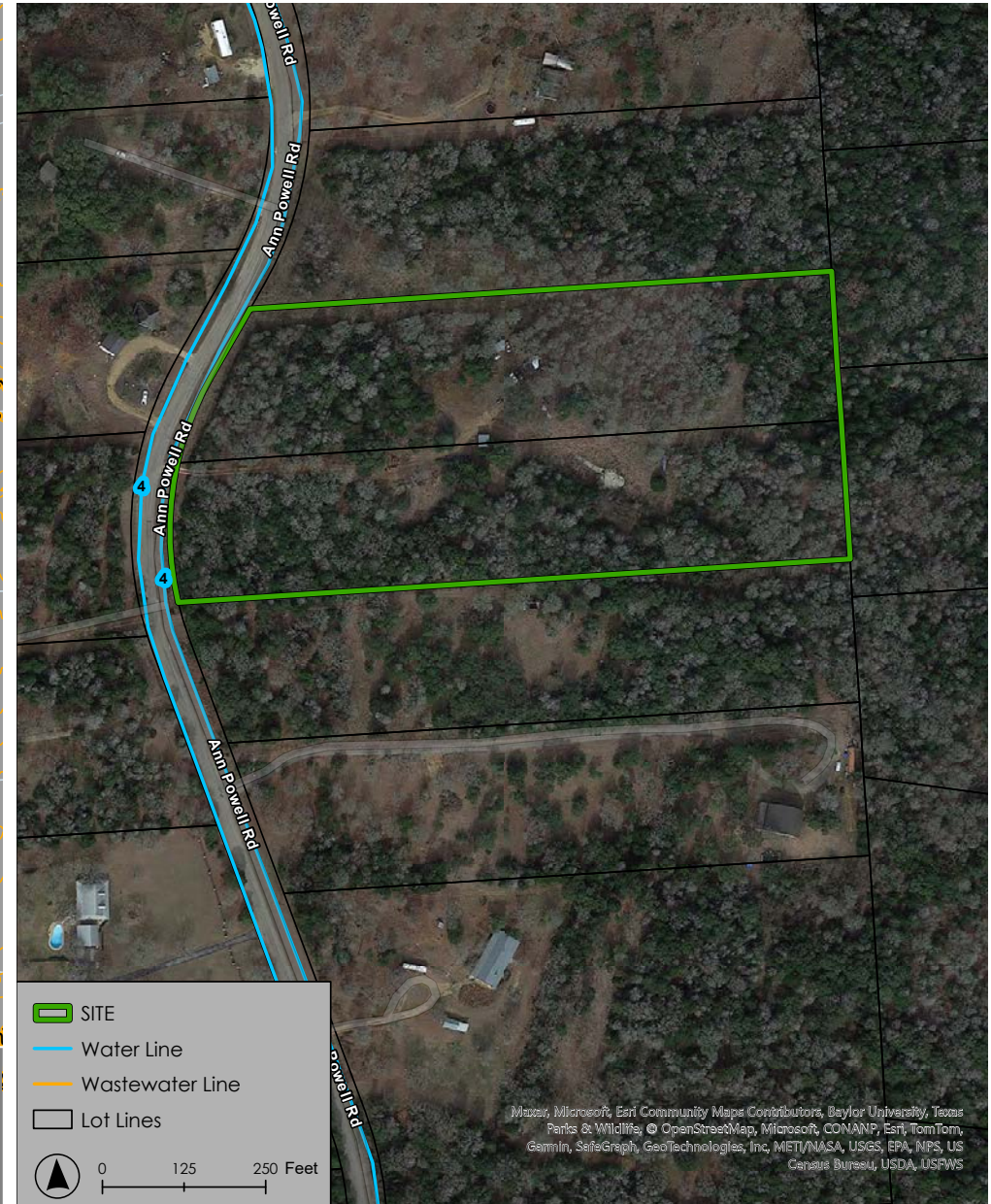
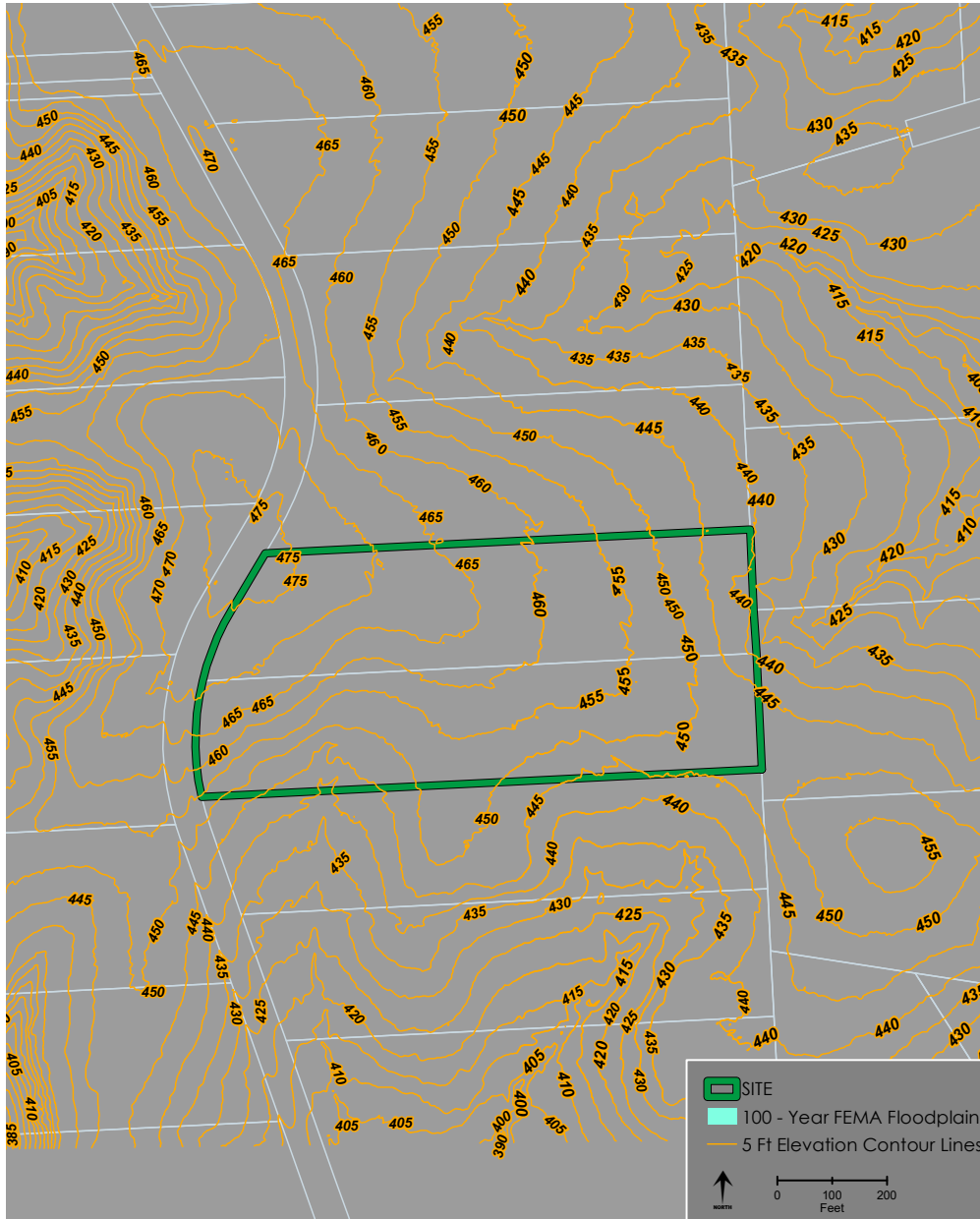


2,534
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US-71: 22,519 VPD
(Costar 2023)

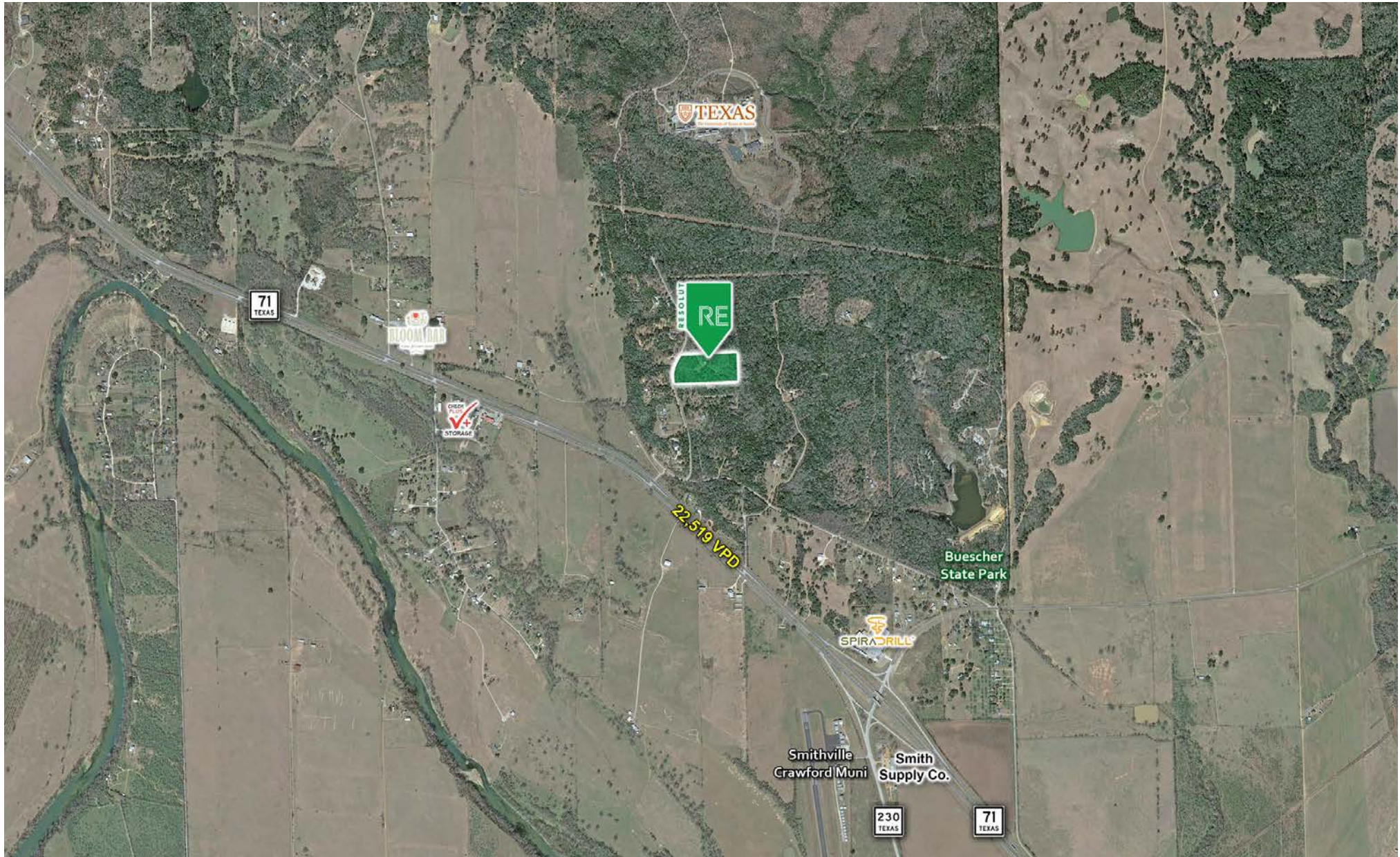


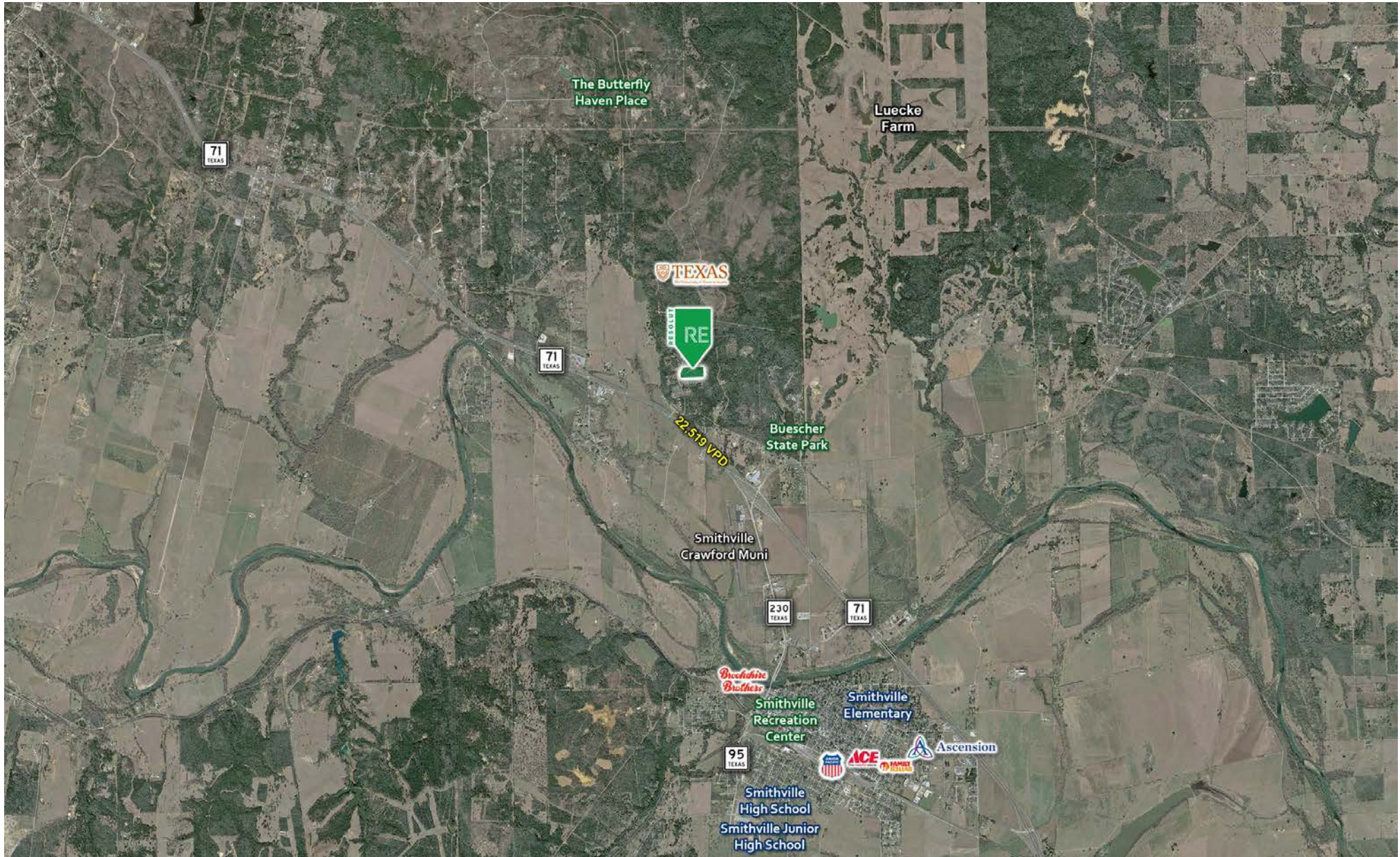


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Source: <https://texashistory.unt.edu/ark:/67531/metaph640306/>

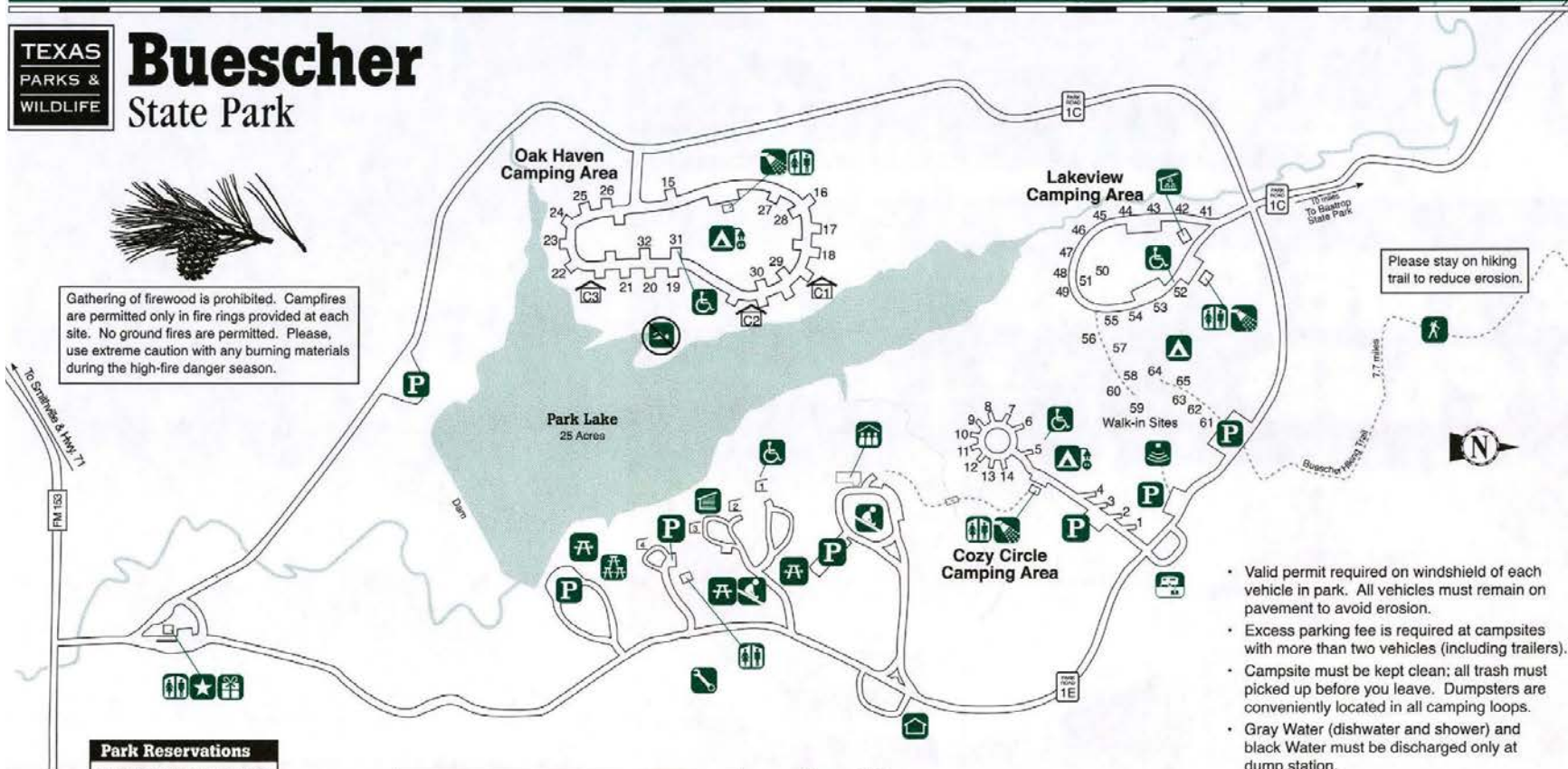
[f /texasparksandwildlife](https://www.facebook.com/texasparksandwildlife) [@TPWDparks](https://twitter.com/TPWDparks) [#TxStateParks](https://www.instagram.com/TxStateParks) www.texasstateparks.org/socialmedia

TEXAS
PARKS &
WILDLIFE

Buescher State Park



Gathering of firewood is prohibited. Campfires are permitted only in fire rings provided at each site. No ground fires are permitted. Please, use extreme caution with any burning materials during the high-fire danger season.



Legend:

- Headquarters
- State Park Store
- Rest Rooms
- Showers
- Tent Sites
- Water/Electric
- Dump Station
- Residences
- Hiking Trails
- Picnic Area
- Group Shelter
- Cabin
- Parking
- Playground
- Maintenance
- Shelters
- Recreation Hall
- Amphitheater
- Wheelchair Accessible

- Valid permit required on windshield of each vehicle in park. All vehicles must remain on pavement to avoid erosion.
- Excess parking fee is required at campsites with more than two vehicles (including trailers).
- Campsite must be kept clean; all trash must be picked up before you leave. Dumpsters are conveniently located in all camping loops.
- Gray Water (dishwater and shower) and black Water must be discharged only at dump station.
- Only one unit per site is permitted to hook up to utilities.
- Pets must be kept on a leash no longer than six feet and must not be left unattended or cause a disturbance. Pets are not allowed inside any facility.
- Numbered sites are for overnight camping only.
- Picnicking is allowed with permit only in Day Use areas.

Please Note:

- CHECK OUT time is 2 p.m. or renew permit by 9 a.m. CHECK OUT time for cabins is 11 a.m.
- Public consumption or display of any alcoholic beverage is prohibited.
- A maximum of eight people are allowed per campsite. Day Use guests must leave the park by 10 p.m.
- Quiet hours are enforced from 10 p.m. – 6 a.m.

Park Reservations
(512) 389-8900
texasstateparks.org

Texas State Parks Store
Ice, firewood, T-shirts, caps and one-of-a-kind gift items are available at the Texas State Park Store located in our park headquarters building.

Friends of the Lost Pines State Parks
Please join us as a member of this support organization.
Your contribution of professional services, volunteer services or financial contributions can help protect and preserve these resources for future generations.
To find out more, ask the Park Headquarters or visit www.friendsoflostpines.org

P.O. Box 75
Smithville, TX 78957
(512) 237-2241



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____