

*All information contained herein is believed to be true and correct. However, no warranty is made as to its accuracy, and same is subject to errors and omissions. Buyers must rely on their own due diligence.*

# For Sale: Appx 94.9-Acres in Caldwell County

## \$2,995,000

Sloan Spaeth, TX Broker License #510553  
M: 512-656-4034  
sloan@spaeth-cook.com

Asher Cook, TX Sales Agent License #763945  
M: 512-547-0932  
asher@spaeth-cook.com

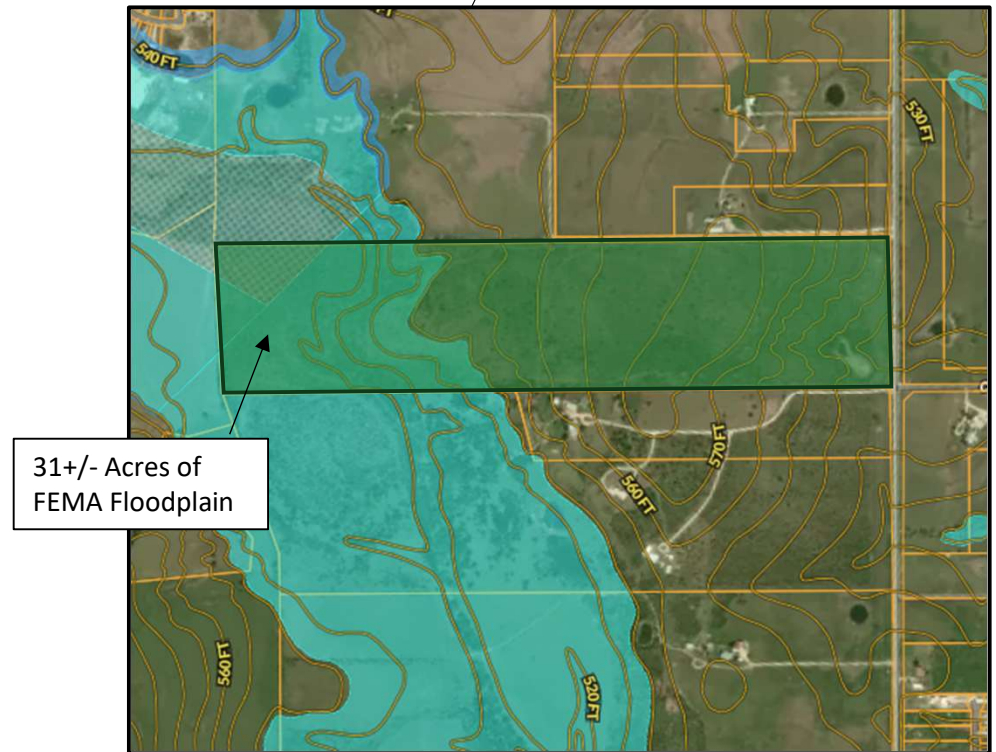
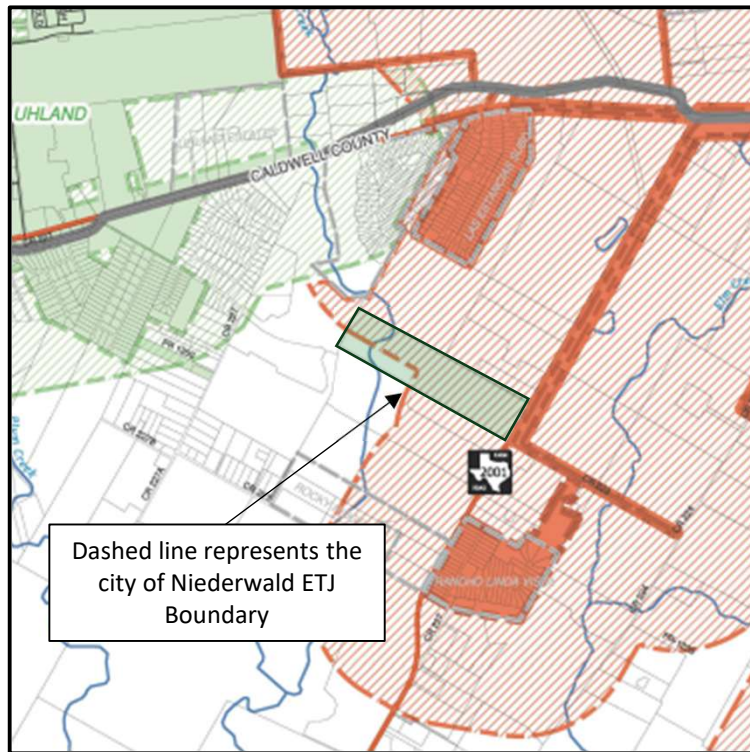
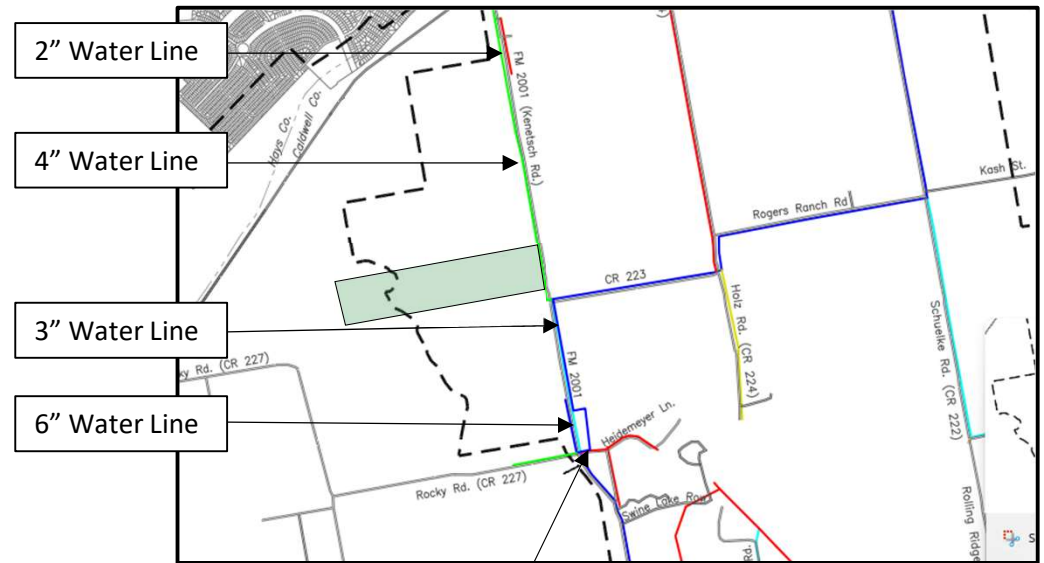


**Spaeth-Cook**  
Real Estate Solutions



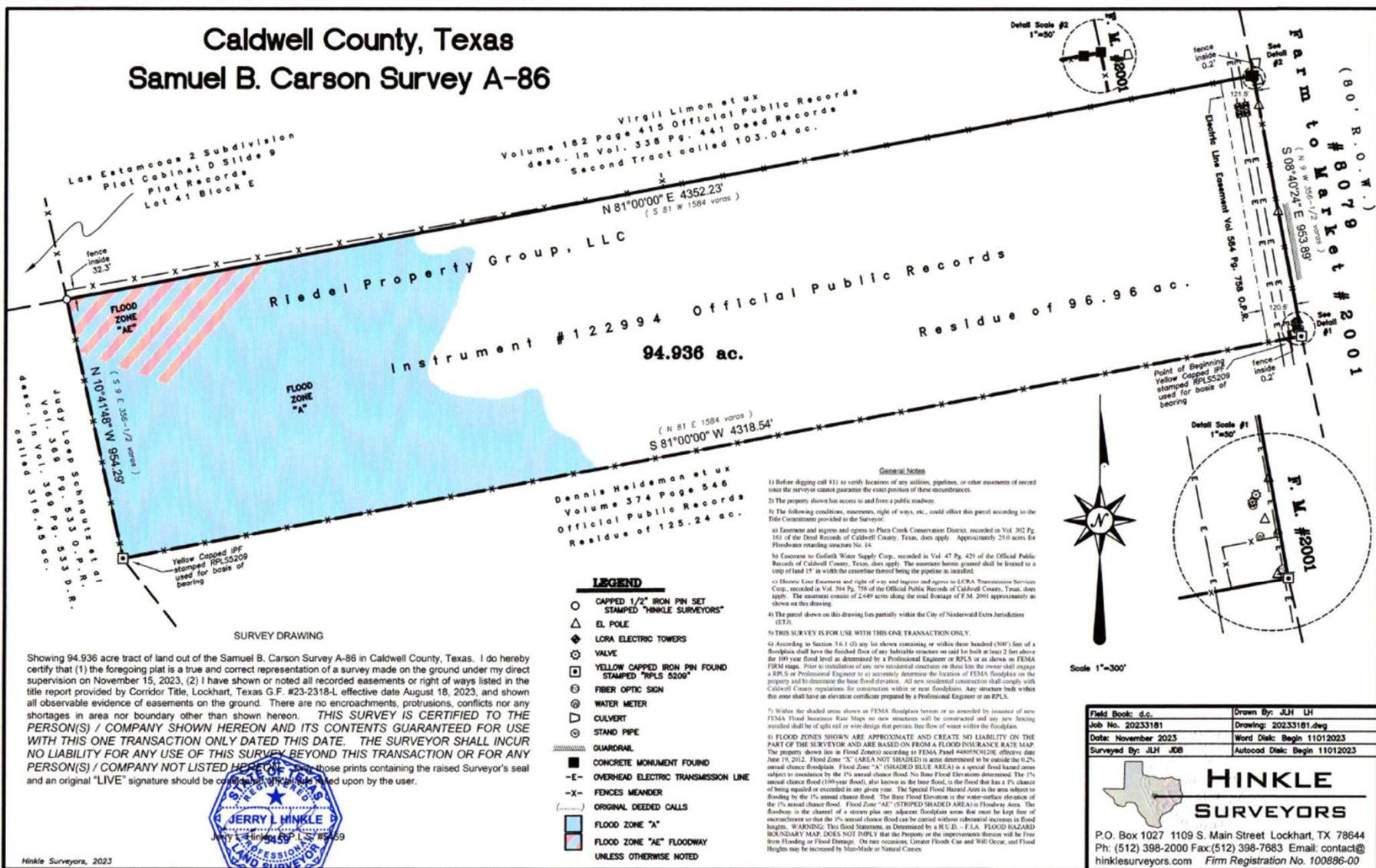
# Property Overview

- Survey 94.9 Acres, CCAD 96.96 Acres
- Water: Goforth SUD
- Wastewater: N/A
- Approximately +/- 31.00 Acres of Floodplain
- Jurisdiction/Zoning: City Of Neiderwald ETJ
- Caldwell County



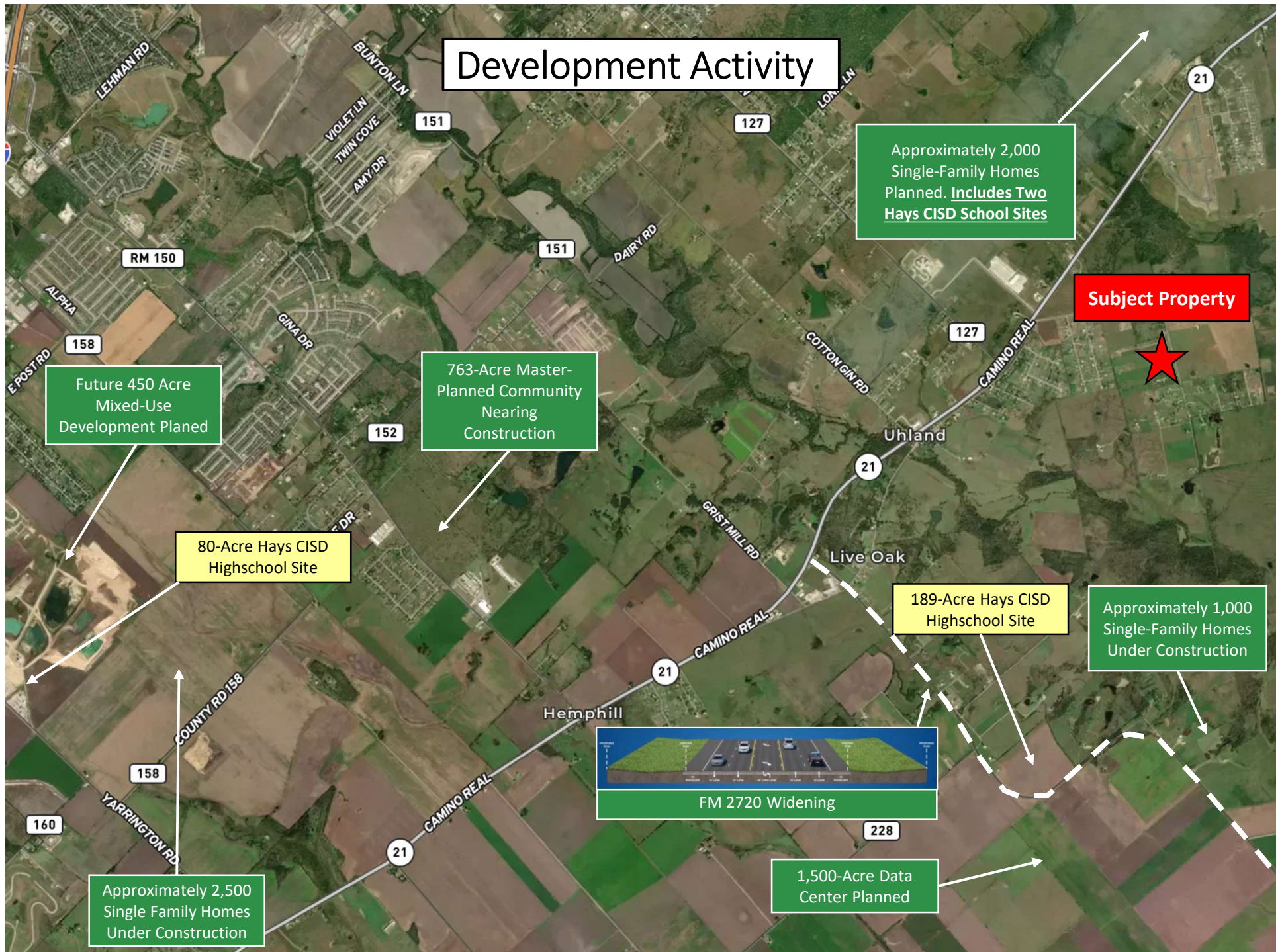
# Survey

**Caldwell County, Texas**  
**Samuel B. Carson Survey A-86**





# Development Activity



*We maximize value for our clients with rigorous analysis, deep market expertise, creative problem-solving, and tireless work. Our mission is to provide our clients with the most efficient, most valuable, and most elegant real estate solutions.*



## Sloan Spaeth

Sloan Spaeth  
Spaeth-Cook LLC  
5656 Bee Caves Rd, Suite F201  
M: (512) 656-4034  
[sloan@spaeth-cook.com](mailto:sloan@spaeth-cook.com)

Texas Broker License #510553



- 25-Years of commercial real estate experience in Central Texas
- Executed office, industrial, land, retail, specialty, medical, and residential transactions in excess of \$550M
- Managed commercial developments in excess of \$100M
- Former adjunct professor of undergraduate Real Estate Finance
- MBA – The University of Texas at Austin
- BS, Civil Engineering, magna cum laude, University of Connecticut

## Asher Cook

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[asher@spaeth-cook.com](mailto:asher@spaeth-cook.com)

Sales Agent License #763945



- 4-Years of Real Estate Experience
- Executed office, industrial, land, retail, specialty, medical, and residential transactions in excess of \$90M
- Created valuation analyses of a wide variety of commercial real estate assets
- Created financial analyses of several potential developments, projecting density, cash flow and “highest-and-best-use”
- BA, Communication Studies, Texas Christian University





## 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.*

11-2-2015



### 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.

David Sloan Spaeth	510553	Sloan@Spaeth-Cook.com	512-656-4034
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Asher Cook	763945	Asher@Spaeth-Cook.com	512-547-0932
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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