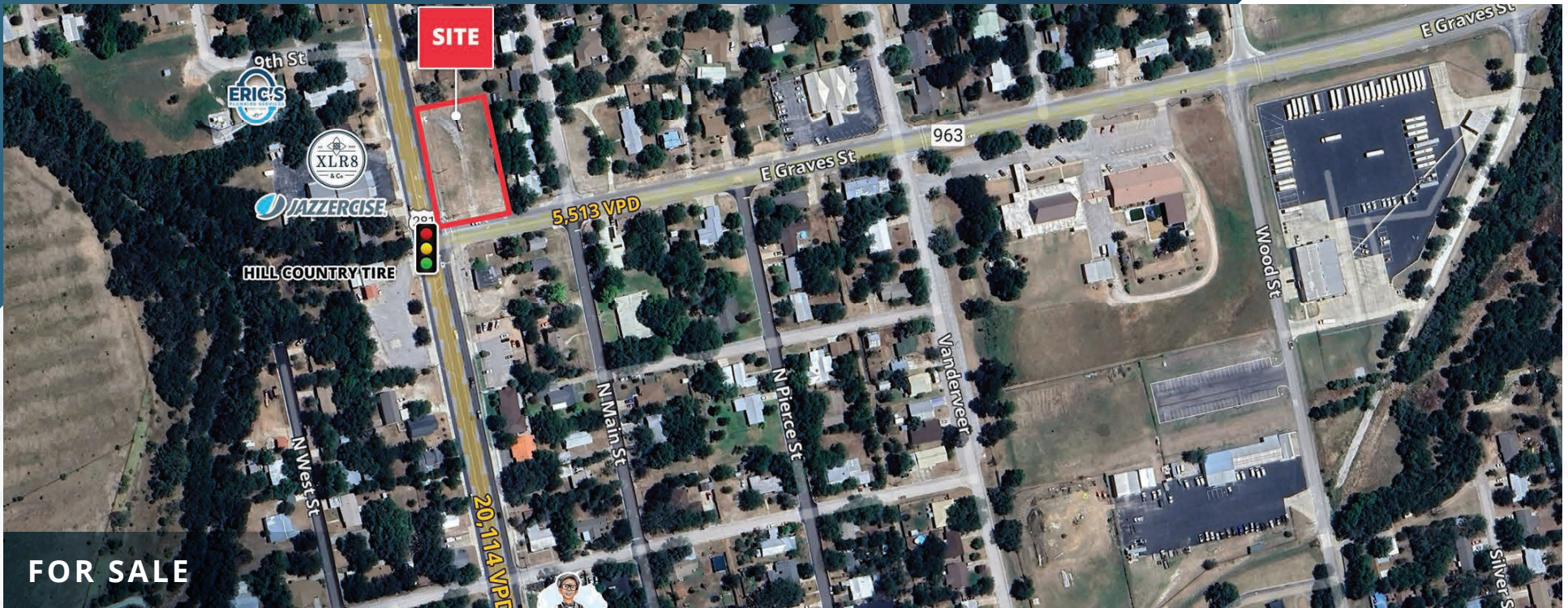


Pad Site Available

1003 N Water Street | Burnet, TX



0.892 AC Pad Site
Available

C-3 Highway Commercial
ZONING

Contact
Broker
PRICE

ABOUT THE PROPERTY

- Lighted intersection with access from HWY 281 and Graves Street
- Close proximity to both Burnet Middle School and Burnet High School
- Monument signage available at the hard corner

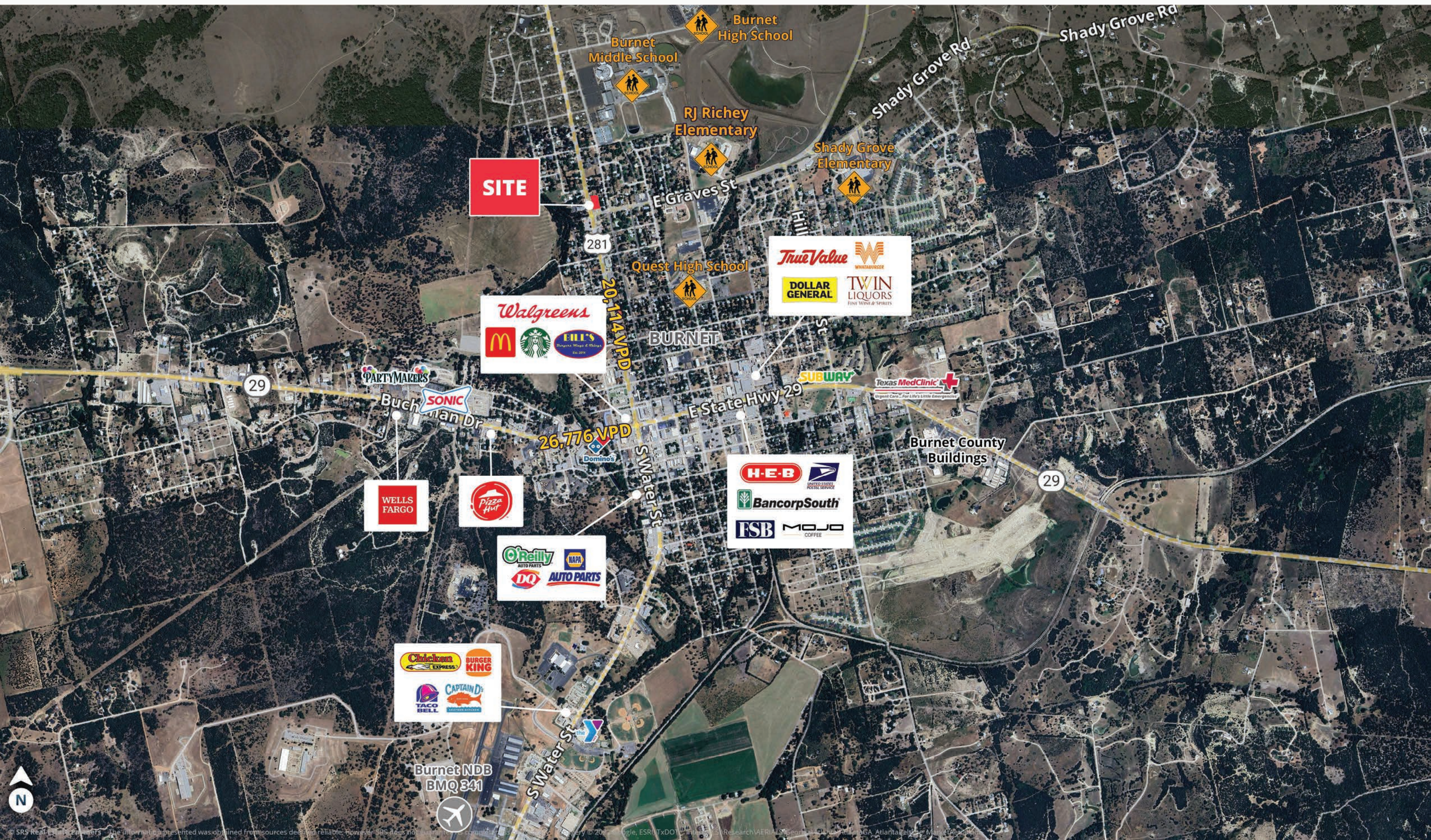
JOIN THESE RESTAURANTS & RETAILERS



TRAFFIC COUNTS

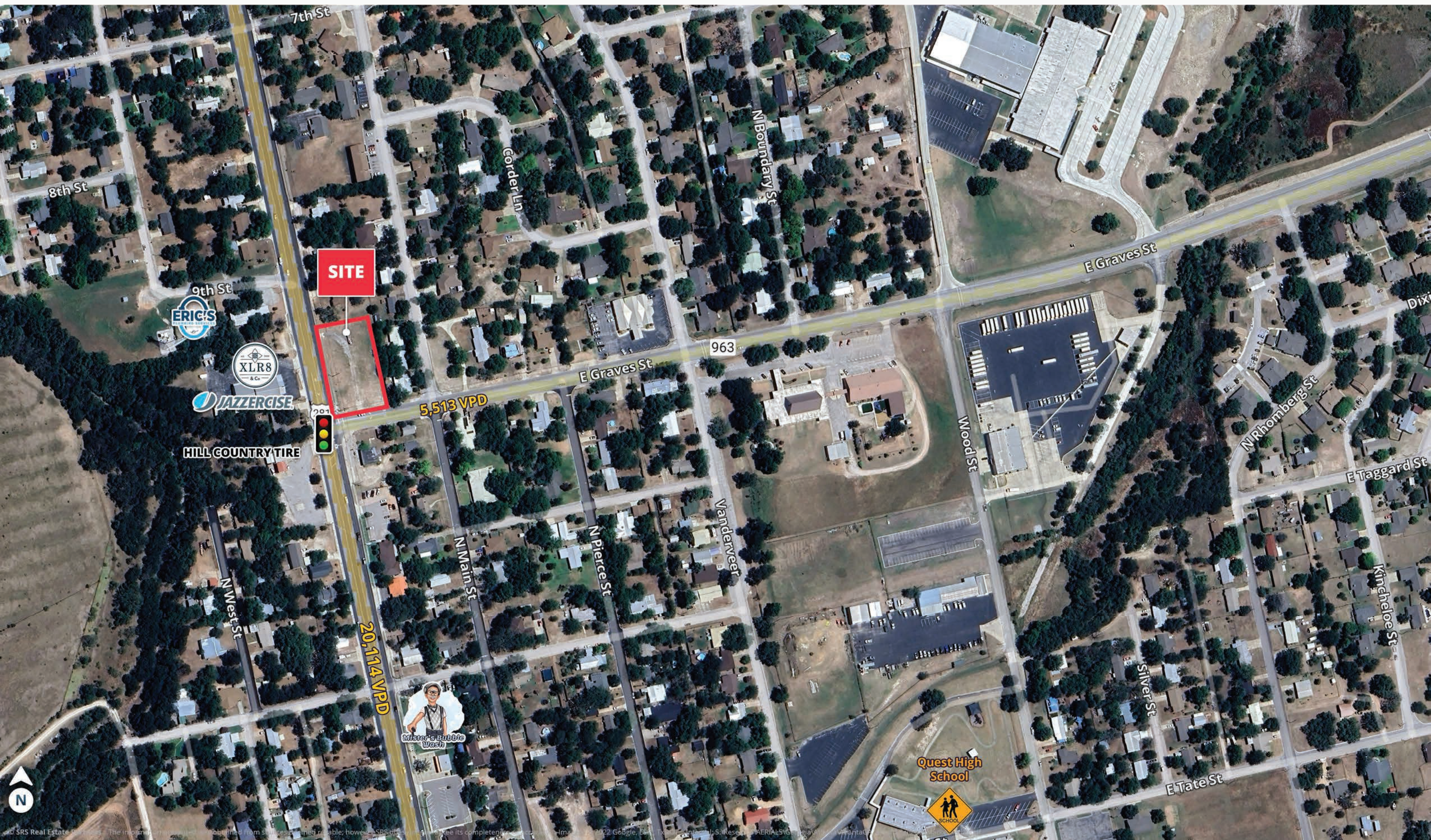
Hwy 281
E Graves St
Buchaman Dr

20,114 VPD
5,513 VPD
26,776 VPD



Site Aerial

1003 N Water Street | Burnet, TX



SITE



5,513 VPD

20,114 VPD



HILL COUNTRY TIRE



Quest High School



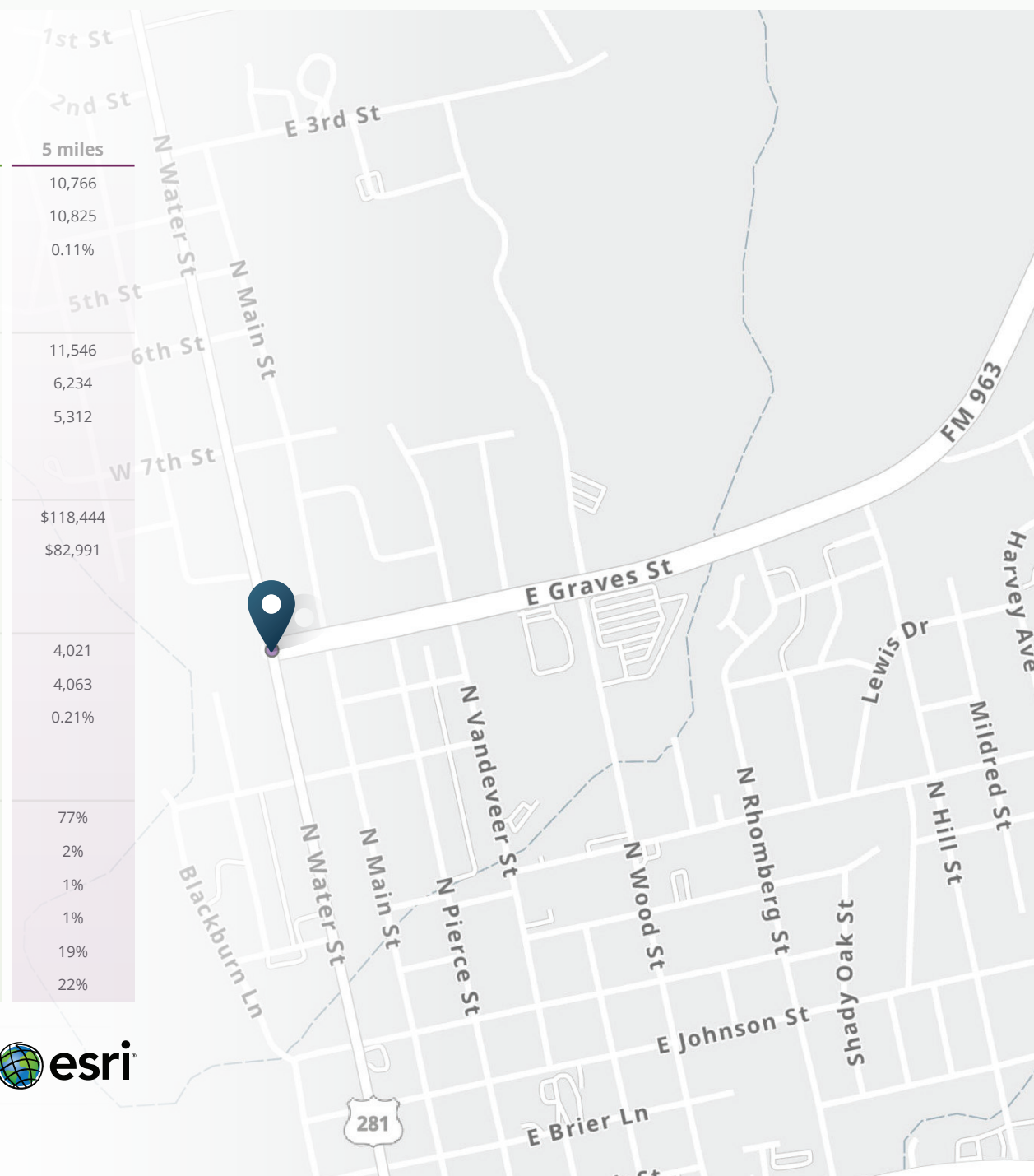
Pad Site Available

1003 N Water Street | Burnet, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	1,964	8,960	10,766
2029 Projected Population	2,033	9,065	10,825
Proj. Annual Growth 2024 to 2029	0.69%	0.23%	0.11%
Daytime Population			
2024 Daytime Population	3,772	10,265	11,546
Workers	2,755	5,917	6,234
Residents	1,017	4,348	5,312
Income			
2024 Est. Average Household Income	\$104,983	\$117,887	\$118,444
2024 Est. Median Household Income	\$78,037	\$82,673	\$82,991
Households & Growth			
2024 Estimated Households	752	3,296	4,021
2029 Estimated Households	782	3,355	4,063
Proj. Annual Growth 2024 to 2029	0.79%	0.36%	0.21%
Race & Ethnicity			
2024 Est. White	69%	76%	77%
2024 Est. Black or African American	4%	3%	2%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	25%	20%	19%
2024 Est. Hispanic (Any Race)	31%	24%	22%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

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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