



MARK HAMPTON

RESIDENTIAL AND COMMERCIAL REAL ESTATE

*The Signature of Experience*

PREPARED BY:



Mark Hampton

REALTOR CRS, ePRO

[Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)

[www.NewBraunfelsTexasHomes.com](http://www.NewBraunfelsTexasHomes.com)

**kw** HERITAGE  
KELLERWILLIAMS. REALTY

Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)

Mobile: 210-823-8611 | Office: 830-624-2400

888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



# 200 Peggs Place Canyon Lake, TX 78133 \$895,000



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Property Description

A unique property located just a stones throw of Sattler. This 2.4 acres has 5 separate residential units and 6 RV spaces. You will appreciate the serenity of this location that offers a hill country view to the east. The residential units are comprised of the following: 1) Frame built 2/2 home 1374 sqft with carport and storage/work shop 2) Double wide Palm Harbor 3/2 home 3) Single wide manufactured 2/2 home 728 sqft with carport 4) Single wide manufactured 2/2 home 1025 sqft with carport 5) Single wide manufactured 2/1 home 728 sqft with a carport. This is a great opportunity for an owner occupant with additional rental income.



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



**kw** HERITAGE  
KELLERWILLIAMS. REALTY

Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 2



1120 Sq Ft Built in 2010  
3 Bedrooms 2 Bathrooms  
Leased



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 2





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 6 Residential Home



1374 Sq Ft Built in 2002  
2 Bedrooms 2 Bathrooms



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 6 Residential Home



Living Room



Dining area



Kitchen with plenty of cabinet space





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 6 Residential Home



Laundry room with Pantry cabinets



Bedroom 2



Bathroom 2



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 6 Residential Home



Master Bedroom



Master Bathroom with walk in shower and double sinks



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 7



2 Bedrooms 2 Bathrooms



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 7





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 7





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 8



**\*Currently has a tenant\***

**2 Bedrooms 2 Bathrooms**



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 9



2 Bedrooms 2 Bathrooms



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Unit 9







MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Units 7,8 & 9 Make and Model

<u>Manufacturer</u>	<u>Model</u>	<u>Date Manufactured</u>
Melody Home	MELODY	8/18/1983
Melody Home	MELODY	8/17/1983
Melody Home	MELODY	8/19/1983

## Unit 2 Make and Model

<u>Manufacturer</u>	<u>Model</u>	<u>Date Manufactured</u>
PALM HARBOR HOMES	TIMBERLAND	7/21/2010
PALM HARBOR HOMES	TIMBERLAND	7/21/2010



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Current rental rate for 200 Peggs Place

Unit #	SQ FT	Bed/Bath	Rent per month
2	1120	3/2	\$1600.00
6	1374	2/2	\$1800.00
9	728	2/1	\$1200.00
7	728	2/2	\$1300.00
8	1025	2/2	\$1300.00

\*Highlighted units are leased\*





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## 6 total RV spots with hookups



5 RV spots located together



Single RV spot



MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Aerial shots of property

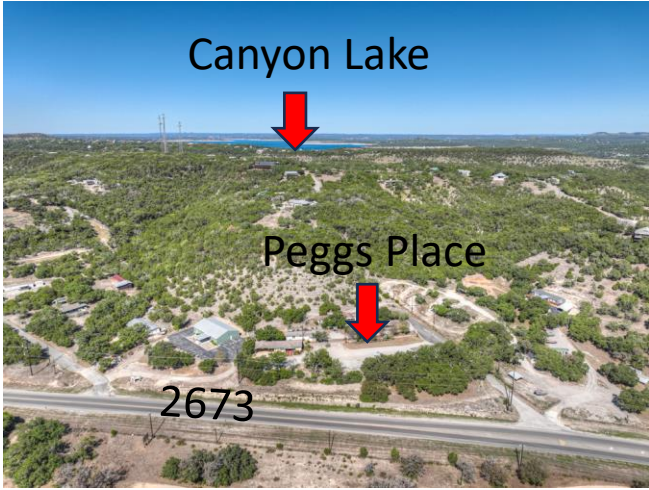
Canyon Lake



Peggs Place



2673



Sattler



5 RV spots view





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## 200 Peggs Place layout of buildings

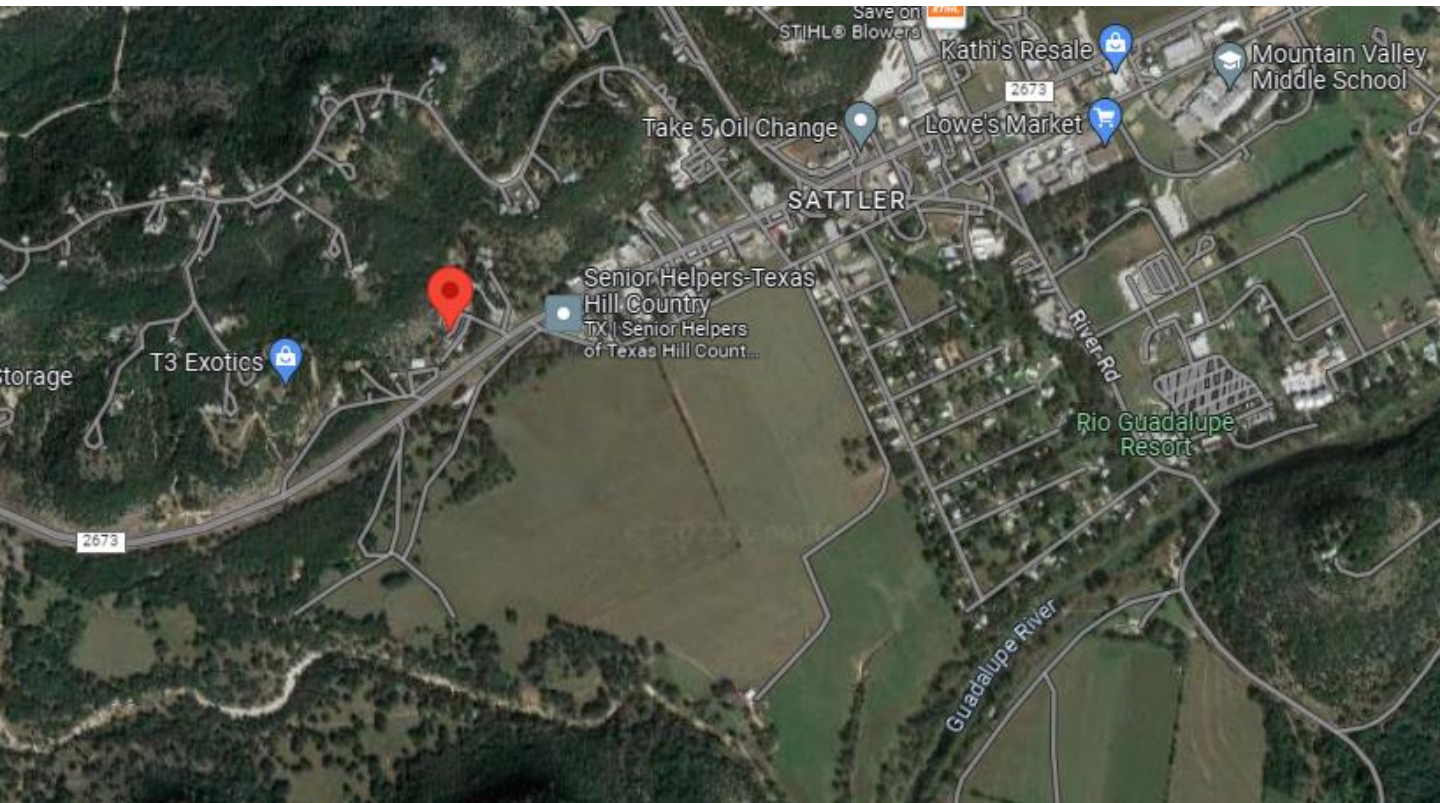




MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



## Map Location of Properties for Sale





MARK HAMPTON  
RESIDENTIAL AND COMMERCIAL REAL ESTATE



11-2-2015



## 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.

Keller Williams Realty - Heritage	434367	Heritage@mykwsa.com	210-493-3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	210-493-3030
Designated Broker of Firm	License No.	Email	Phone
Stephanie Williams	601297	swilliams@mykwsa.com	210-323-3322
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210-823-8611
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)

Keller Williams -Heritage -New Braunfels Business Center 433 W. San Antonio St. New Braunfels, TX 78130

Mark Hampton

IABS 1-0  
TXR 2501



Mark Hampton | [Mark@MarkHamptonHomes.com](mailto:Mark@MarkHamptonHomes.com)  
Mobile: 210-823-8611 | Office: 830-624-2400  
888 Landa Street, New Braunfels TX 78130