



SITE

138 kV Transmission Line

Burnet High School

Burnet Middle School

R J Richey Elementary School

Quest High School

281

LANGLEY HOMES, INC

STORM'S

TAAP TEXAS AMATEUR ATHLETIC FEDERATION

DOLLAR GENERAL

WHATABURGER

H-E-B

Starbucks

McDonald's

CIRCLE K

W

CADENCE Bank

FIRST STATE BANK

LCRA Substation

HILLCOUNTRY-GOLLISON

PREMIER STRUCTURES

BW Best Western Hotels & Resorts

SONIC

WELLS FARGO

NEWSOUND HEARING CENTERS

EMPOWERED Women's Fitness Center

Pizza Hut

State Farm

BR

CAPITAL FARMY CREDIT

Dominos

Bluebonnet Festival

FARMERS INSURANCE

STAR TEX PROPANE

Drip n Rip Vapes

GOFABENE

Linite

29

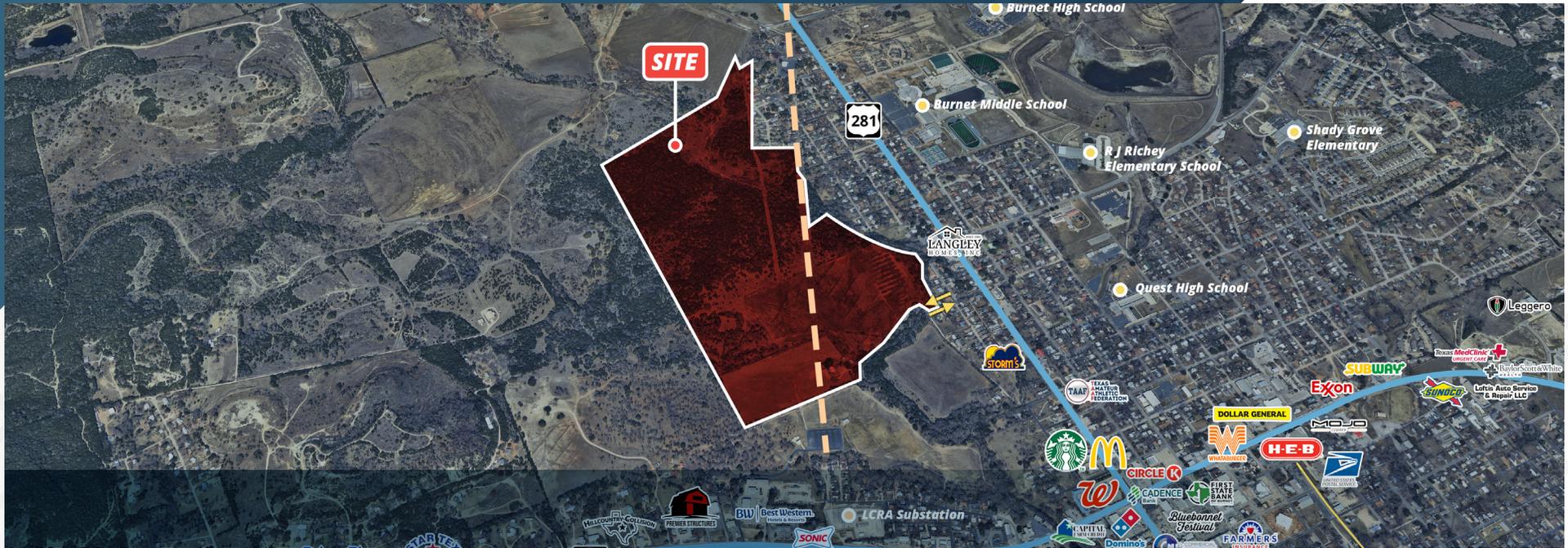
Powered Land or Industrial Opportunity

400 W Taggard Street | Burnet, TX



Powered Land or Industrial Opportunity

400 W Taggard Street | Burnet, TX 78611



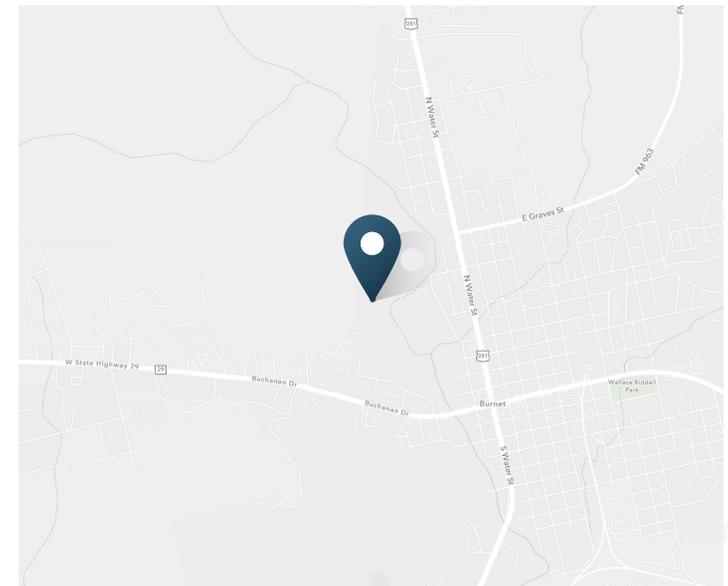
ABOUT THE PROPERTY

- **Qualified Opportunity Zone:** Substantial tax incentives for long-term investors
- **Utility-Ready:** 138 kV transmission line, 8" natural gas line, city water/wastewater, and fiber within 2,000 ft
- **1,200 ft to LCRA substation (with excess capacity)**
- **Expansion Potential:** 400+ acres available for phased growth
- **Ideal Use Cases:** data center, light manufacturing, Industrial Outside Storage
- **Strategic Positioning:** Lower operating costs with access to Austin's labor force and airports
- **Incentive-Ready:** Pro-development city leadership with local/state support and potential ESG-aligned Green Bond financing

212 Acres
Land Size

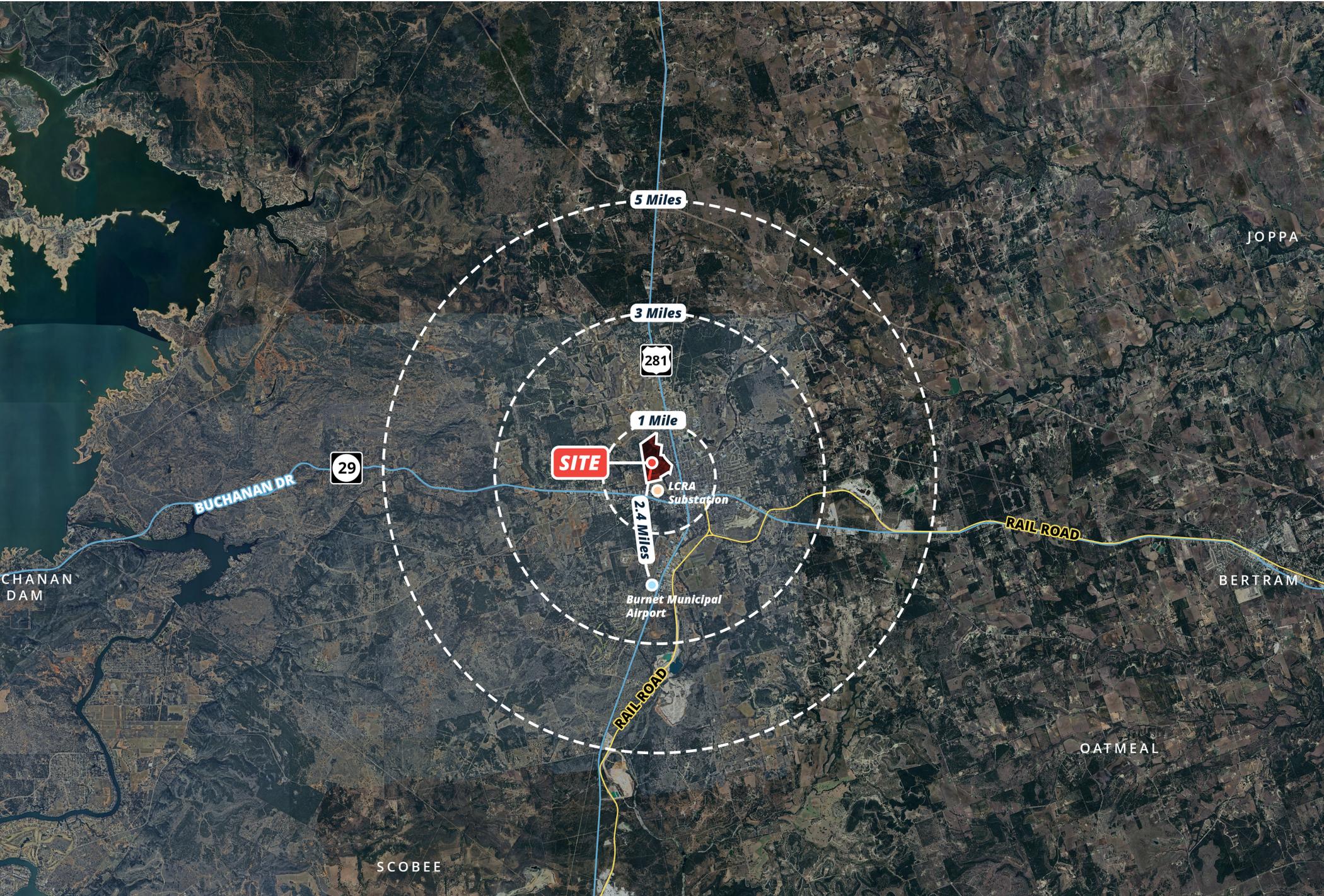
138 kV
Power Line

Contact Broker
Price & Rental Rate



Powered Land or Industrial Opportunity

400 W Taggard Street | Burnet, TX 78611



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.

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.

SRS Industrial Partners, LLC	9012124		214.560.3200
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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