

For Sale: Spicewood Office/Warehouse

22400 STATE HWY 71, SPICEWOOD, TEXAS 78669





GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

Taylor Golden

512.626.4424

taylor@goldtier.net

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SUBJECT SITE

6,500 SQFT

1.55 ACRES

71
TEXAS

BEE CAVE
10 MINS

STATE HWY 71: 45,421 VPD (TX DOT)

71
TEXAS

MARBLE FALLS
25 MINS



MARBLE FALLS
25 MINS

71
TEXAS

STATE HWY 71: 45.421 VPD (TX DOT)

BEE CAVE
10 MINS



SUBJECT SITE
6,500 SQFT
1.55 ACRES



Investment Summary

Gold Tier Real Estate is proud to present a +/-6,500-square-foot office/warehouse available for sale. Situated on 1.55 acres, the property offers two direct access points from Highway 71.

The building is versatile and can function as an office/warehouse with yard space for business owners or be easily converted into a brewery, restaurant, venue, creative studio or pickleball arena. The possibilities are endless!

Approximately 440 square feet of the total space is currently conditioned. The remainder of the warehouse is insulated with spray foam but would require air conditioning.

The property features several elements that enhance its appeal for a wide range of business uses, including oversized barn-style doors and industrial racking systems at both the front and rear of the property for material storage. Additionally, the building boasts high ceilings and generous clear height.

Please inquire with the agent to set up a tour of the property.

PROPERTY HIGHLIGHTS

ADDRESS: 22400 State Hwy 71, Spicewood, Texas 78669

SQUARE FOOTAGE: 6,500

- » 440 SF office w/ AC
- » 6,060 SF spray foamed w/o AC

ACREAGE: 1.556 Acres

PRICING: \$1,475,000 (\$227/sf)

RENOVATED: 2021

UTILITIES:

- » Hazy Hills WSC water service
- » 3-phase electric
- » Property is on septic

FRONTAGE:

- » 340' State Hwy 71 frontage
- » Two access points to Hwy 71

SCHOOL DISTRICT: Lake Travis ISD

REMARKS:

- » Six very large sliding doors & one roll up door

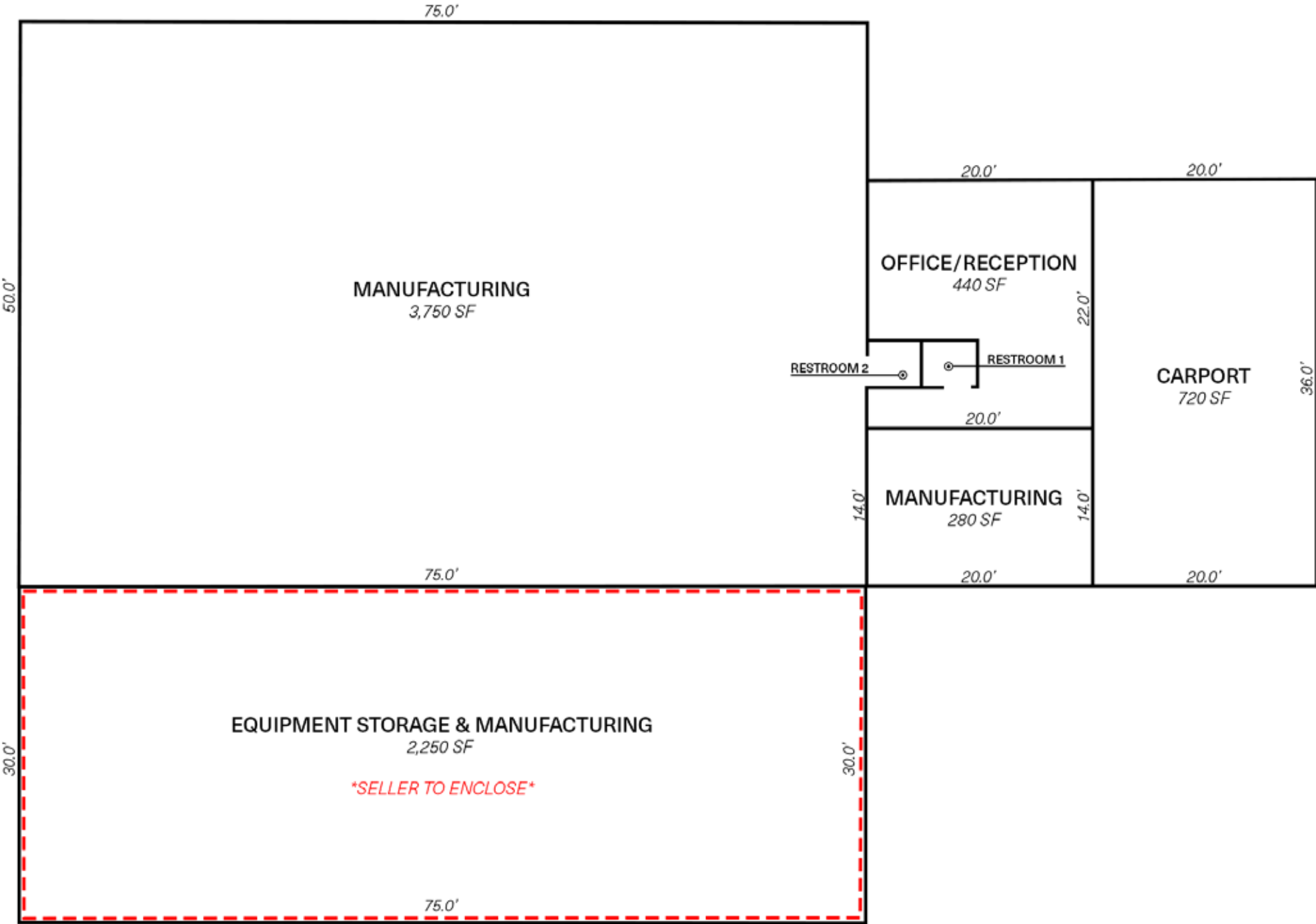
CEILING HEIGHT:

- » 17' 6" at peak
- » 16' 9" near office
- » 13' 9" at west entrance of building



**Buyer to do all independent research on development potential.*

DIMENSIONS & FLOOR PLAN





SUBJECT SITE
6,500 SQFT
1.55 ACRES

TC
TRAVIS
CLUB
1,500 ACRES

R
ROUGH HOLLOW
LAKEWAY
936 LOTS
1,800 ACRES

**WEST
CYPRUS HILLS**
427 LOTS
1,000 ACRES

FUTURE LTISD
HIGH SCHOOL

BEE CREEK
SPORTS COMPLEX

LAKE TRAVIS
MIDDLE SCHOOL

ROUGH HOLLOW
ELEMENTARY

Frantyard
RESORTS

market

POODIE'S

IT'S ALL
GOOD
BBQ

Angels



71
TEXAS

71
TEXAS

71
TEXAS

SECURITY STATE
BANK & TRUST

MCGOY'S

LAKE TRAVIS

BEE CREEK ROAD



71 TEXAS

THOMAS RANCH
LAKELAND TEXAS
3,500 LOTS
2,200 ACRES

BRIARCLIFF
1,183 LOTS
1,056 ACRES

TRAVIS CLUB
1,500 ACRES

71 TEXAS

SECURITY STATE BANK & TRUST

McCoy's

market

SUBJECT SITE
6,500 SQFT
1.55 ACRES

FOODIES

Angels

Future LTISD High School

ROUGH HOLLOW LAKEWAY
936 LOTS
1,800 ACRES

THE HILLS
600 LOTS
686 ACRES

620 TEXAS

WEST CYPRUS HILLS
427 LOTS
1,000 ACRES

LAKEWAY CITY CENTER
600,000 SQFT COMMERCIAL
300 RESIDENTIAL UNITS
78 ACRES

71 TEXAS

SWEETWATER
1,550 LOTS
1,400 ACRES
700 ACRES OPEN SPACE

FLINTROCK FALLS
427 LOTS
1,000 ACRES

H-E-B

Randall's

Baylor Scott & White

LT

Target

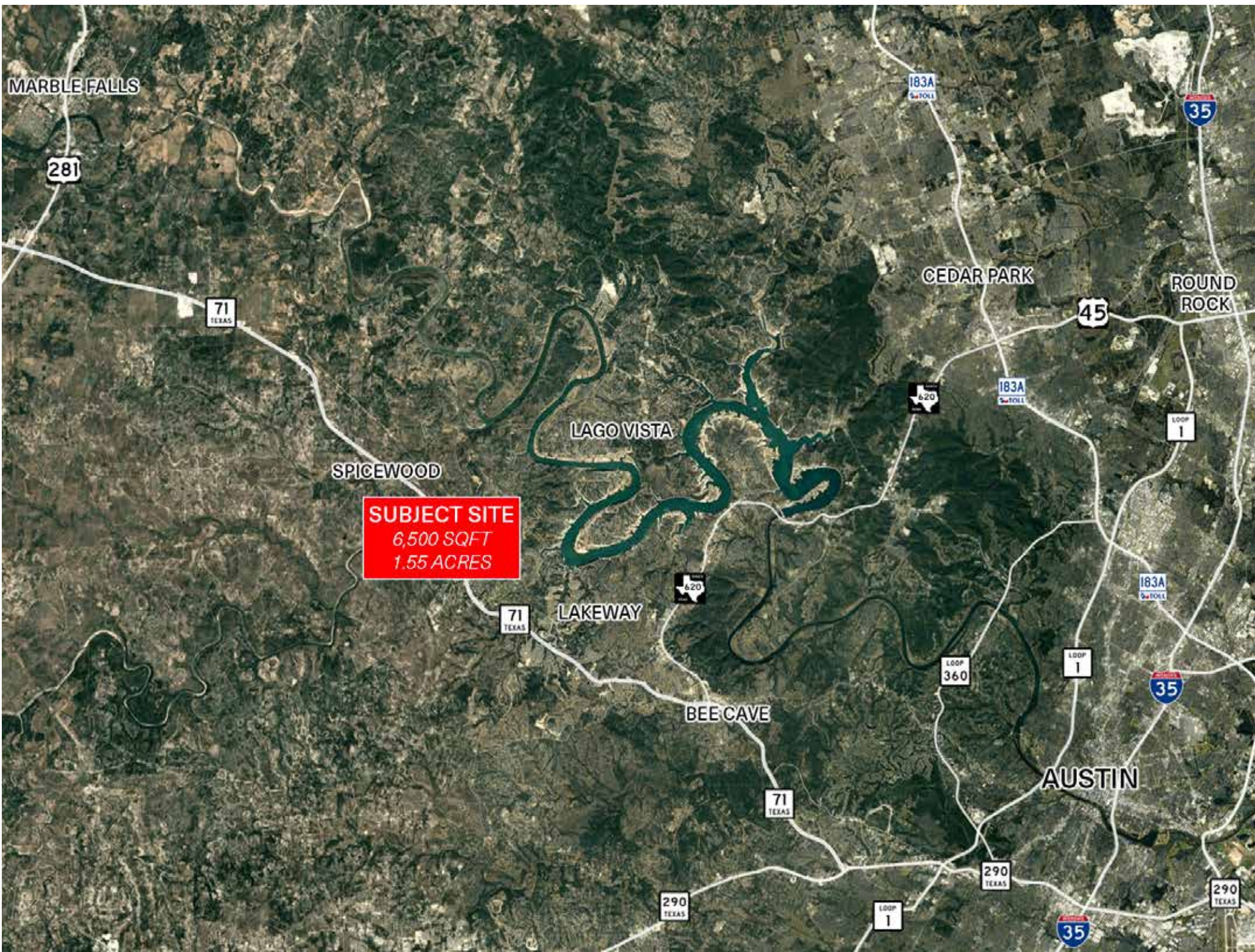
Serenity Hills
339 LOTS
456 ACRES

FALCONHEAD
500 LOTS
442 ACRES

71 TEXAS

HILL COUNTRY GALLERIA

H-E-B



MARBLE FALLS

281

71 TEXAS

183A TOLL

35

CEDAR PARK

45

ROUND ROCK

LAGO VISTA

620

183A TOLL

LOOP 1

SPICEWOOD

SUBJECT SITE
6,500 SQFT
1.55 ACRES

71 TEXAS

LAKEWAY

620

183A TOLL

LOOP 360

LOOP 1

35

BEE CAVE

71 TEXAS

AUSTIN

290 TEXAS

290 TEXAS

LOOP 1

35

290 TEXAS



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.

| | | | |
|--|----------------------|---------------------|----------------|
| Gold Tier Real Estate, LLC | 9009518 | colin@goldtier.net | (512) 674-5727 |
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| _____ Licensed Supervisor of Sales Agent/Associate | _____ License No. | _____ Email | _____ Phone |
| Taylor Golden | 725215 | taylor@goldtier.net | (512) 626-4424 |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date