



FOR SALE OR LEASE

Riverfront Property with No Restrictions

832 N US Highway 281 | Johnson City, TX 78636



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12,268 SF

Building Size

2.28 AC

Land Size

No Restrictions

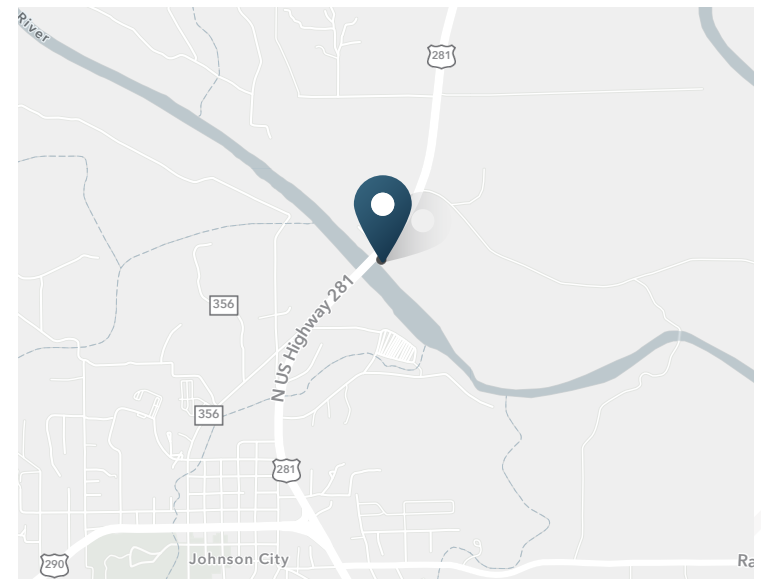
Zoning

Contact Broker

Rental Rate

PROPERTY HIGHLIGHTS

Improvement 1 SF	10,623
Improvement 2 SF	1,645
Land AC	2.28
Utilities	Water Well on Site & /Septic
Riverfront	±180 ft
City Limits	Outside in the EJT
Equipment	Car Lift
Zoning	No restrictions



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16
TEXAS

MARBLE FALLS

281

ROUND MOUNTAIN

71
TEXAS



FREDERICKSBURG

JOHNSON CITY

AUSTIN

290

PEDERNALES RIVER

87

BLANCO

290



281

35
INTERSTATE

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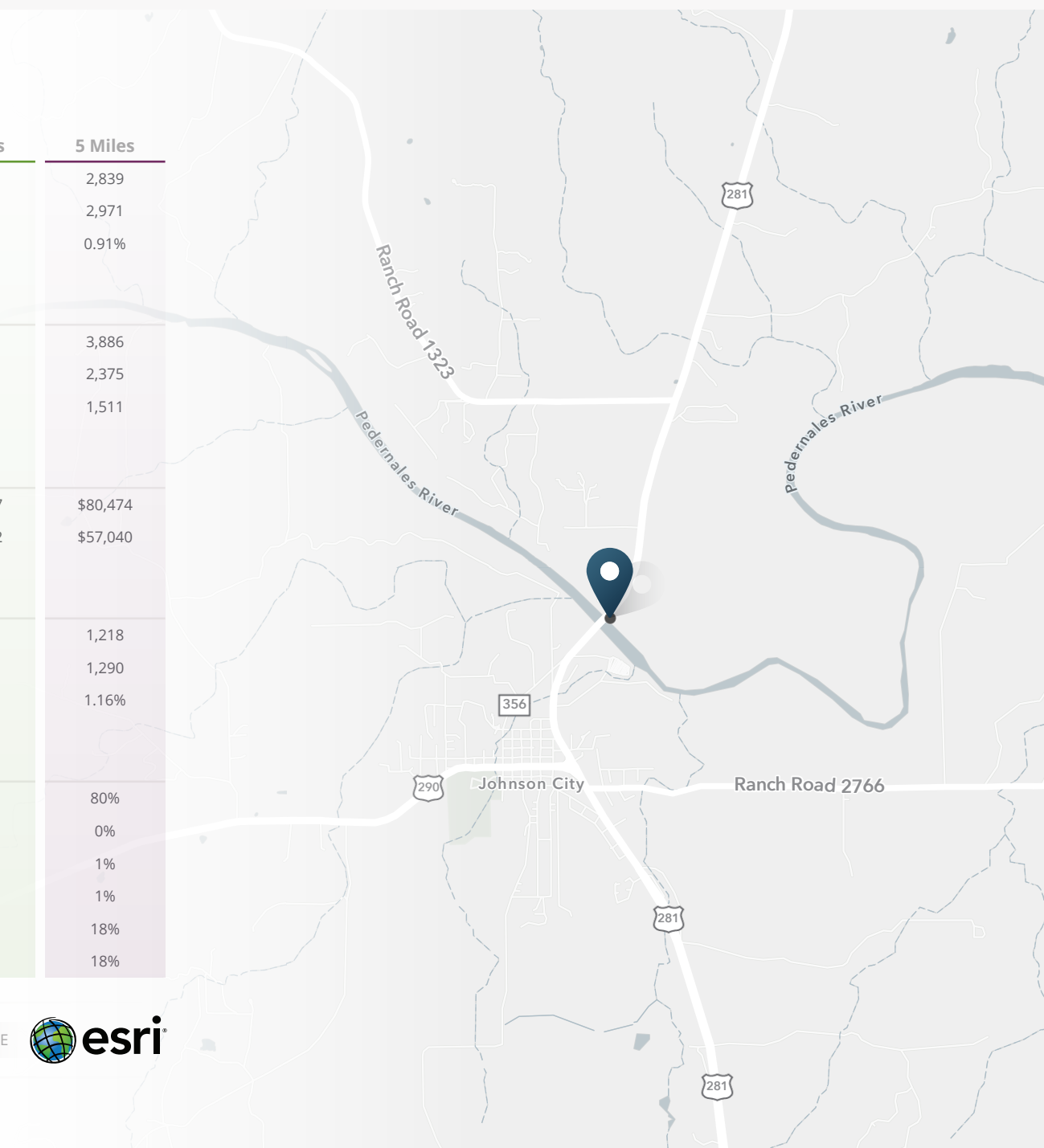
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	246	2,217	2,839
2028 Projected Population	256	2,312	2,971
Projected Annual Growth Rate 2023 to 2028	0.80%	0.84%	0.91%
Daytime Population			
2023 Daytime Population	325	3,435	3,886
Workers	193	2,250	2,375
Residents	132	1,185	1,511
Income			
2023 Est. Average Household Income	\$62,506	\$70,077	\$80,474
2023 Est. Median Household Income	\$46,015	\$49,882	\$57,040
Households & Growth			
2023 Estimated Households	94	927	1,218
2028 Estimated Households	99	980	1,290
Projected Annual Growth Rate 2023 to 2028	1.04%	1.12%	1.16%
Race & Ethnicity			
2023 Est. White	77%	78%	80%
2023 Est. Black or African American	0%	0%	0%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	21%	20%	18%
2023 Est. Hispanic (Any Race)	22%	21%	18%

> **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 Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
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.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

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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[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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