



For Sale or For Lease

1450 South Water St. - Burnet, TX

Property Overview

- High quality 2019 construction, featuring double-drive thru component
- \$96,151 Average Household Income within a 10 mile radius
- Directly Across from The Y at Galloway-Hammond, A Large Recreation Center Hosting 40-Team Baseball Tournaments, Drawing from Austin and San Antonio
- Located on U.S. Highway 281 Less than 1 Mile from Downtown Burnet

Location	1450 S. Water St. Burnet, TX 78611
Access/Visibility	Highway 281 Water Street
Building Size	2,890 SF
Lot Size	0.95 AC or 41,382 SF



1450 S. Water St. Burnet, TX

Population Summary	5 Miles	10 Miles	15 Miles
2010 Population	9,833	16,371	50,770
2022 Population	10,169	17,024	52,456
2027 Est. Population	10,724	18,078	55,413
2022-2027 Growth Rate	1.07%	1.21%	1.10%

Average Household Income

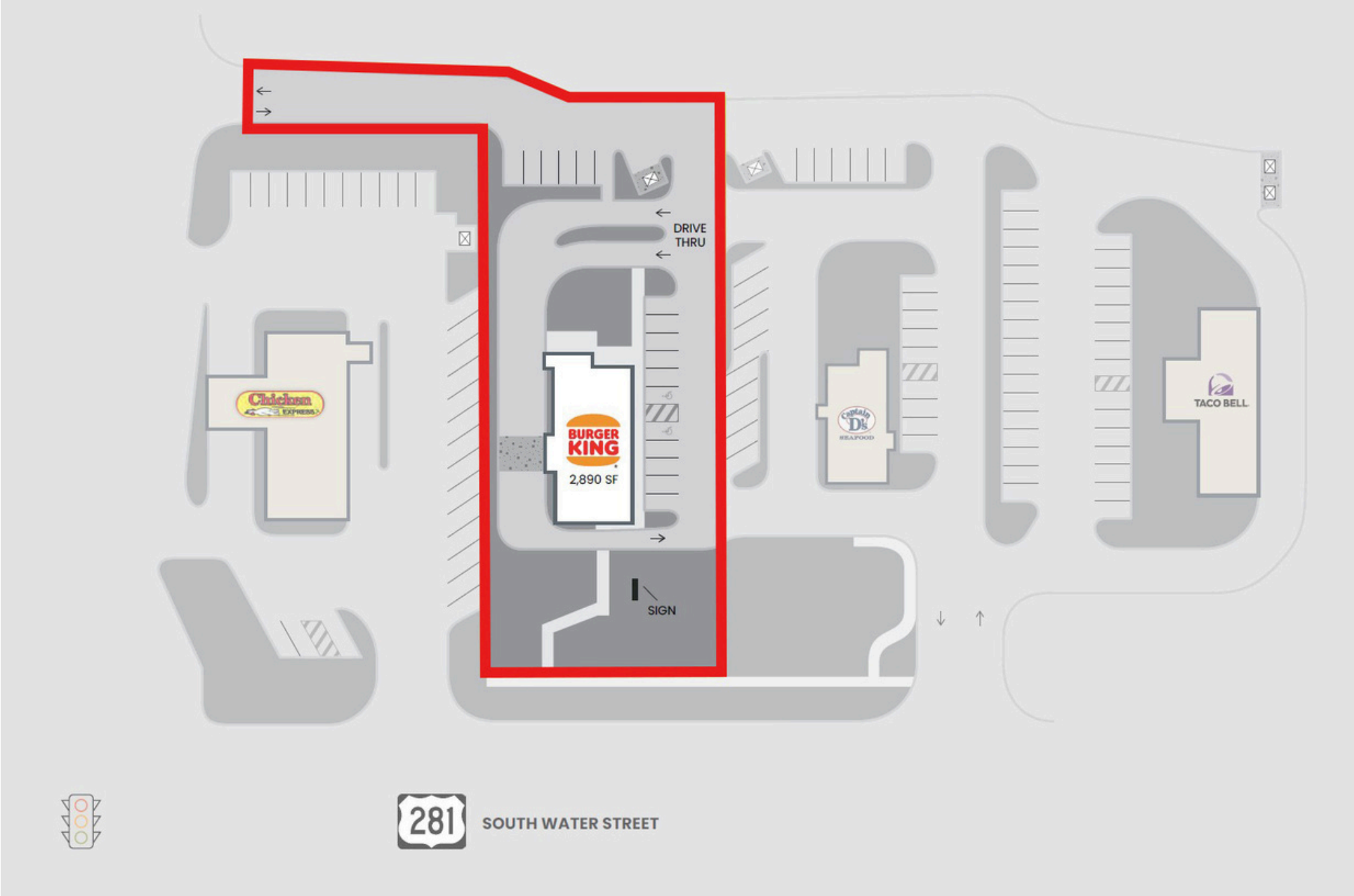
2022	\$90,981	\$96,151	\$91,227
2027	\$100,906	\$108,762	\$102,992

Average Home Value

2022	\$257,216	\$284,186	\$292,630
2027	\$270,161	\$300,438	\$310,971



Site Plan



Trade Area Aerial





The City of Burnet Highlights

Burnet, Texas is a small city nestled in the Texas Hill Country, about 50 miles northwest of Austin. As the county seat of Burnet County, it sits at the crossroads of State Highways 281 and 29. With a population of around 6,000, Burnet is known for its proximity to the Highland Lakes, a chain of six freshwater lakes on the Colorado River that make it a hub for outdoor recreation.

The city boasts a diverse economy, blending tourism with agriculture, mining, manufacturing, and healthcare. Visitors and residents alike enjoy attractions such as Inks Lake State Park, Longhorn Cavern State Park, Fort Croghan Museum, and the Historic Burnet Square. The surrounding landscape features rolling hills, limestone outcroppings, and scenic lake views, typical of the Texas Hill Country. Burnet's climate is characterized by hot summers and mild winters. Its location offers the perfect balance of small-town charm and natural beauty, while providing easy access to larger urban areas, making it an attractive destination for both tourists and those seeking a quieter lifestyle with ample recreational opportunities.

Contact



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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.

11-2-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Underhill	N/A	Matthew.Underhill@jllcom	512-368-7381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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