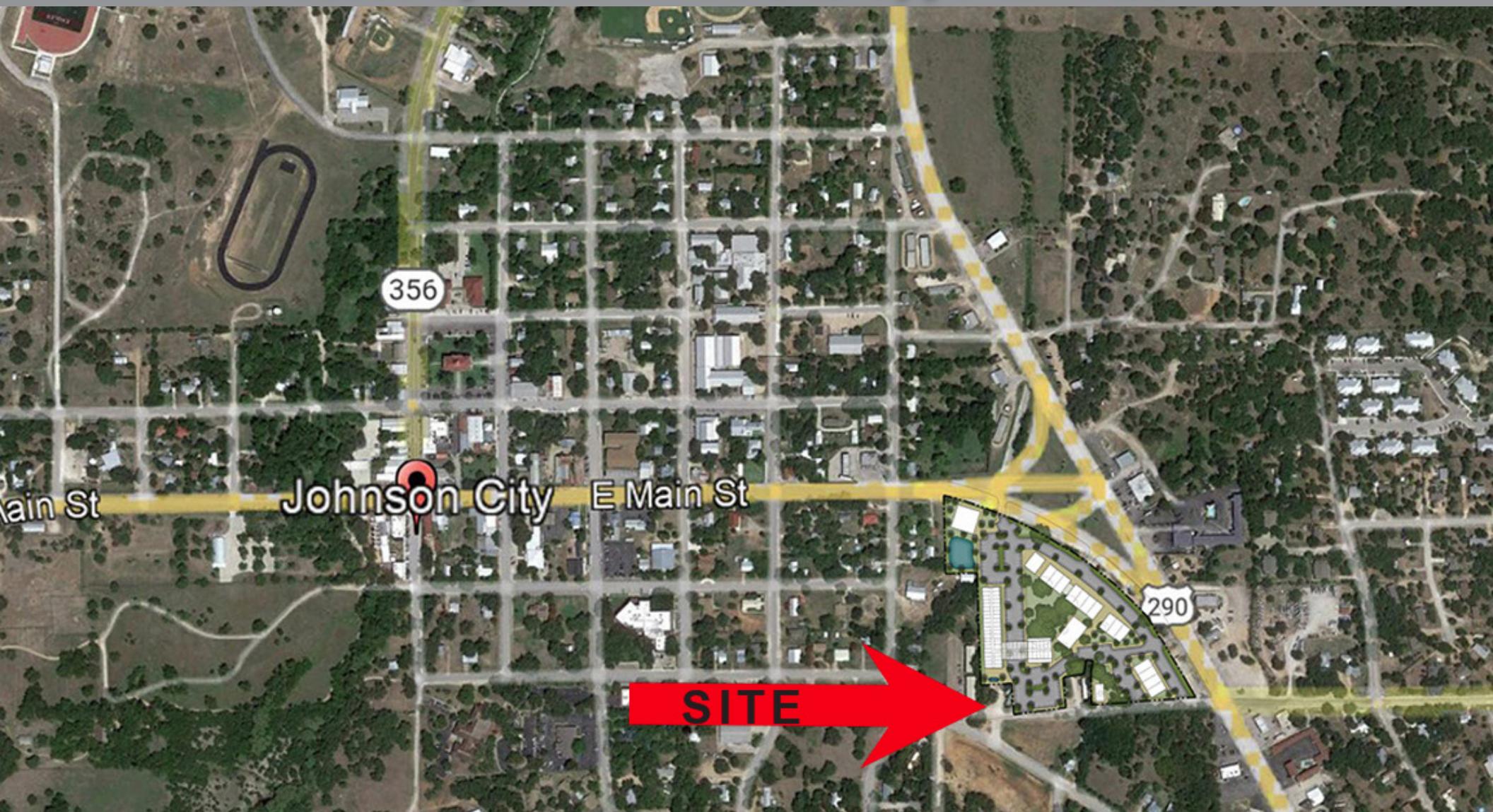


The Crossing at Johnson City

6.6 Acres - Lease Space and Pad Site Opportunitites



AVAILABLE | 6.6 ACRES, JOHNSON CITY, TEXAS



PROPERTY INFO

- Centrally located west of Austin in Johnson City, Texas. In the heart of the Texas Hill Country, one of the fastest growing areas of the Country.
- Ideal location at the crossroads of the Texas Hill Country surrounded by popular tourist destinations Blanco, Dripping Springs, Driftwood, Marble Falls and Fredericksburg, the epicenter of Texas Wine Country with more than 100 wineries and tasting rooms.
- Home of the annual Holiday Lights Spectacular, Johnson City is quickly becoming a popular destination for tourists visiting the charming and historic Johnson City square.
- Multiple pad site and building options available to accommodate restaurants, retailers and a hotel.

AVAILABLE

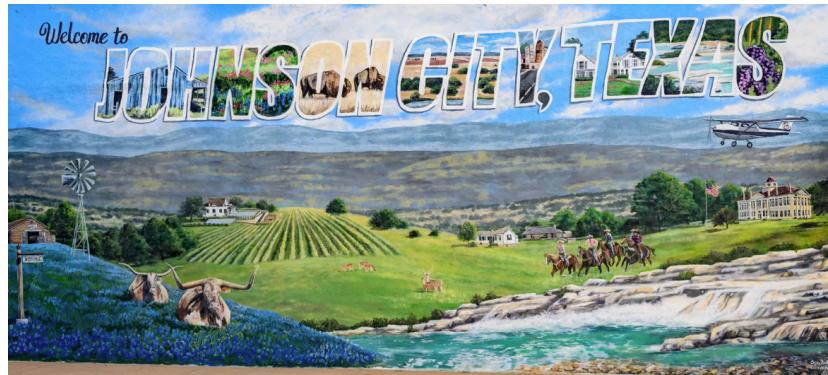
- 6.6 Total Acres Available
- Multiple lot sizes and uses available.

2024 DEMOGRAPHICS

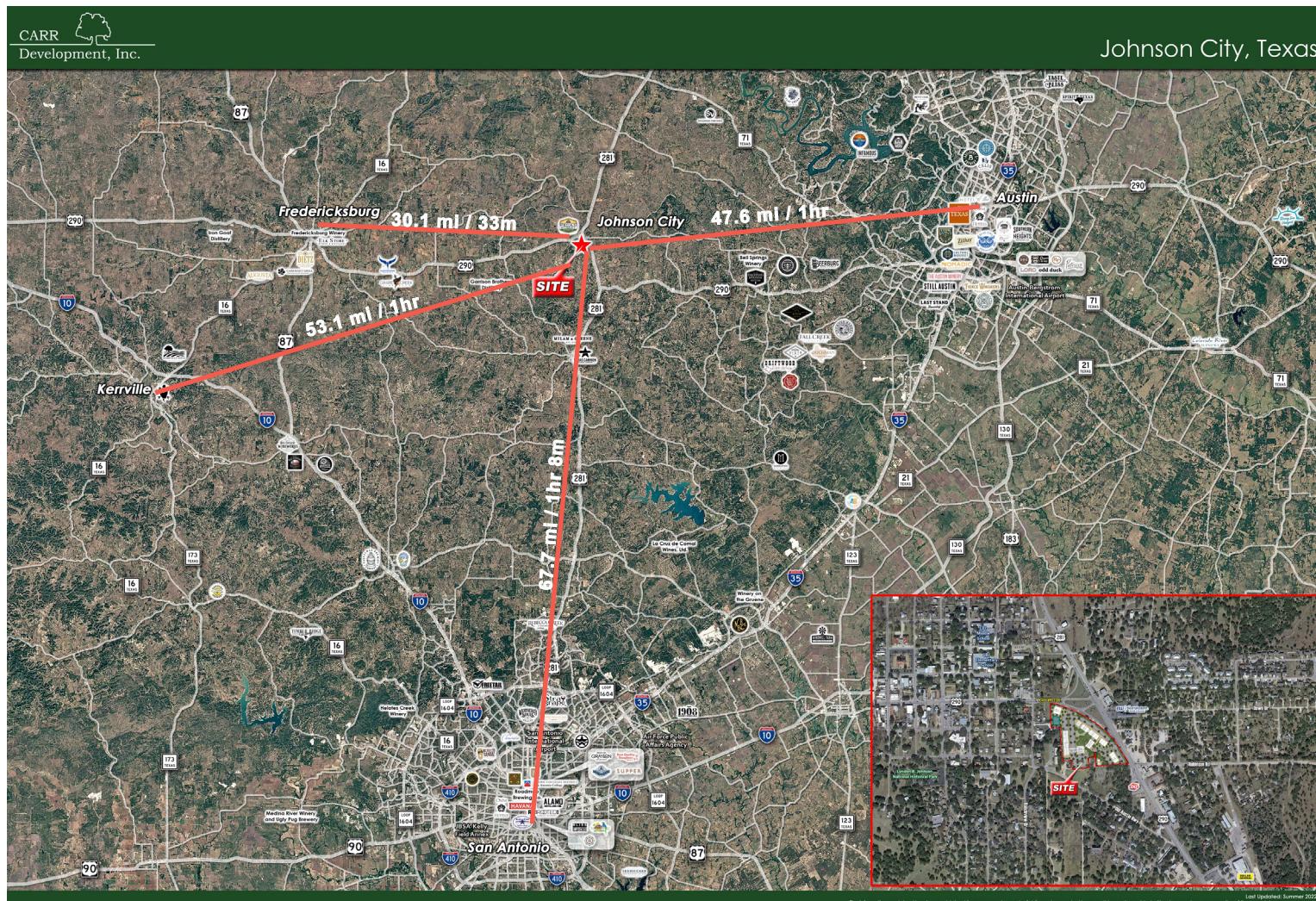
	20 Miles	30 Miles	50 Miles
Total Population	35,348	261,997	2,962,284
Daytime Population	33,094	237,538	3,002,421
Median Age	50.5	46.7	36.2
Avg HH Income	\$92,465	\$105,549	\$90,118
Households	14,252	102,464	1,158,283

TRAFFIC COUNTS

US-281 and N Nugent Ave	14,247 vpd
US-281 and RR 1323	18,705 vpd



AVAILABLE | 6.6 ACRES, JOHNSON CITY, TEXAS



AVAILABLE | 6.6 ACRES, JOHNSON CITY, TEXAS

PROJECT NAME: JOHNSON CITY CROSSING

DATE: 08/05/25

DRAWING: CONCEPTUAL PLAN



LAND STRATEGIES INC.

(512) 328-6050

1411 W 5TH ST.

AUSTIN TX. 78703

WWW.LSIAUSTIN.COM

5121 Bee Cave Rd., Ste. 207 Austin, TX 78746

www.carrdevelopment.com

CARR
Development, Inc.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Carr Development, Inc.	421475	info@carrdevelopment.com	(512)306-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

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SCOTT CARR

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IABS 1-0 Date

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