



FOR SALE

TBD Hwy 71
Smithville, TX 78957



OFFERING SUMMARY

ADDRESS	TBD Hwy 71 Smithville TX 78957
COUNTY	Bastrop
OFFERING PRICE	\$6,348,343
LAND ACRES	41.64
ZONING TYPE	verify
# OF PARCELS	2

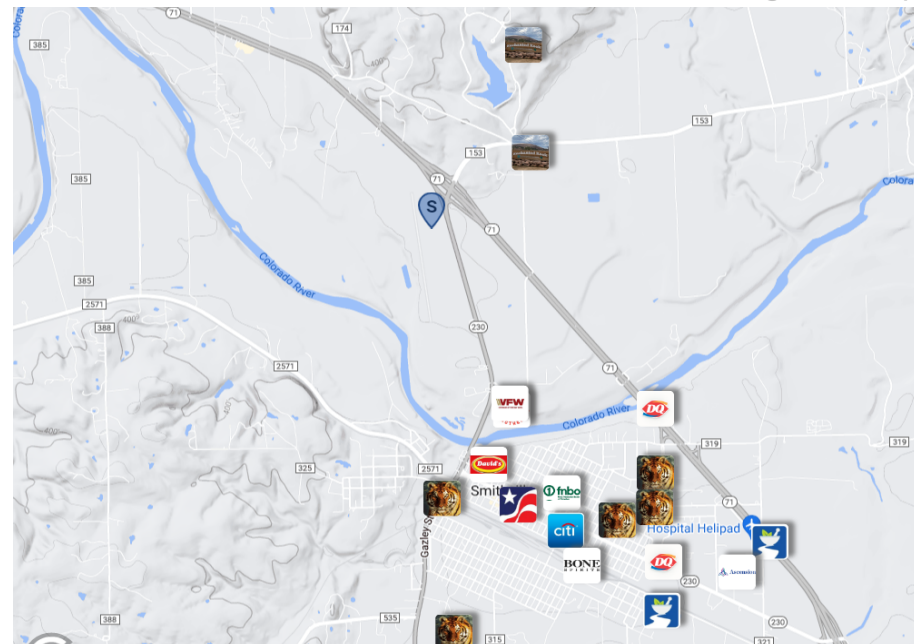
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	1,925	5,194	7,411
2022 Median HH Income	\$64,270	\$54,223	\$55,839
2022 Average HH Income	\$84,957	\$74,283	\$77,121

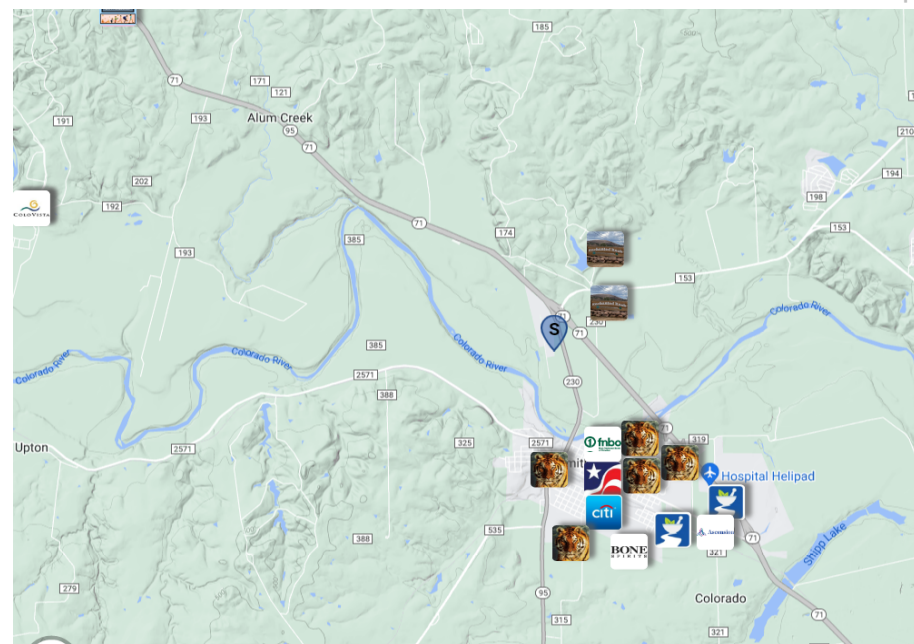


- Zoning to be verified with the City of Smithville
 - There are 2 parcels of land with the option to purchase the parcels separately or together.
 - The parcel sizes are +/- 32.81 acres and +/- 8.83 acres
- Located 2.3 miles from Downtown Smithville
 - Approximately 2 miles to the Colorado River
 - Approximately 13 miles to Bastrop, Tx
 - Approximately 43 miles to Austin, Tx
- In 2022 Smithville annexed 75 acres
 - An industrial Park is currently under development on the opposite side of HWY 71 from the Smithville airport
 - Keller Farms gated community coming to the west of the property.

Regional Map



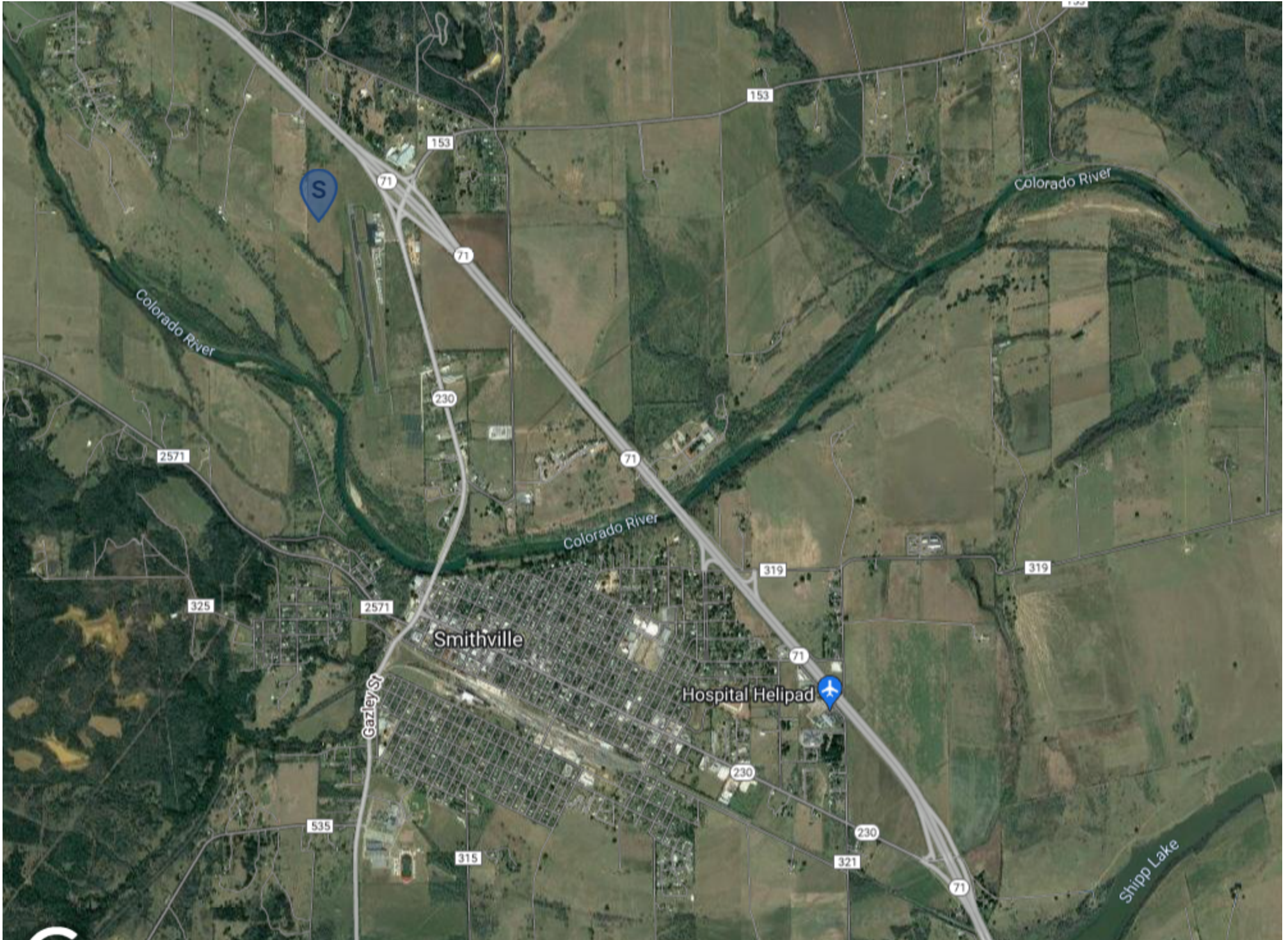
Locator Map



PROPERTY FEATURES

LAND ACRES	41.64
# OF PARCELS	2
ZONING TYPE	verify







Keller Farms gated community to the west of the property. Across HWY 71 is Buescher State Park.

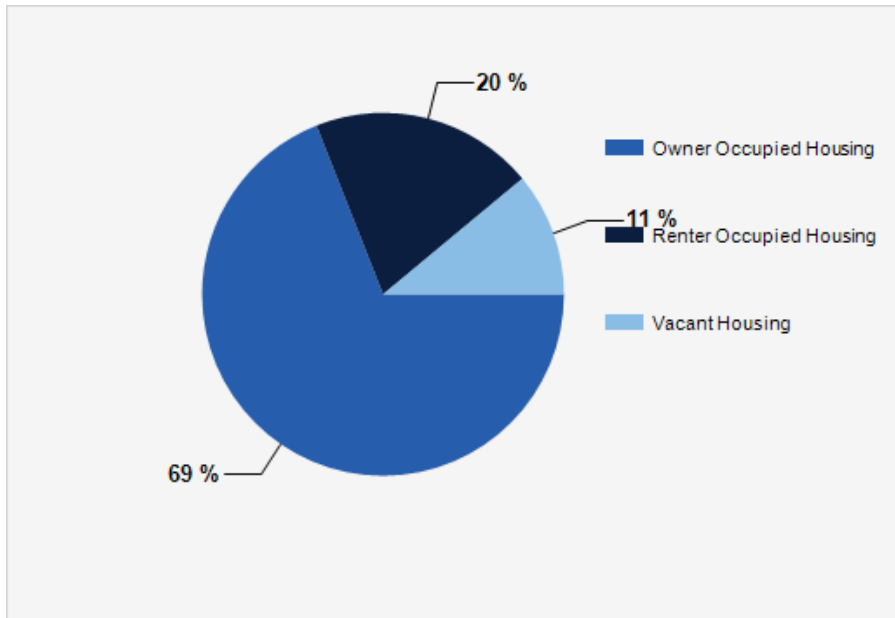
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,824	4,492	6,111
2010 Population	1,798	4,504	6,217
2022 Population	1,925	5,194	7,411
2027 Population	2,086	5,581	8,033
2022-2027: Population: Growth Rate	8.10 %	7.25 %	8.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	74	325	426
\$15,000-\$24,999	110	283	389
\$25,000-\$34,999	30	116	159
\$35,000-\$49,999	94	237	330
\$50,000-\$74,999	142	390	571
\$75,000-\$99,999	139	294	416
\$100,000-\$149,999	104	251	349
\$150,000-\$199,999	78	137	214
\$200,000 or greater	32	72	114
Median HH Income	\$64,270	\$54,223	\$55,839
Average HH Income	\$84,957	\$74,283	\$77,121

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	755	1,944	2,713
2010 Total Households	711	1,780	2,483
2022 Total Households	803	2,106	2,969
2027 Total Households	863	2,241	3,183
2022 Average Household Size	2.33	2.41	2.46
2000 Owner Occupied Housing	501	1,184	1,713
2000 Renter Occupied Housing	193	544	644
2022 Owner Occupied Housing	624	1,484	2,187
2022 Renter Occupied Housing	179	622	782
2022 Vacant Housing	99	327	490
2022 Total Housing	902	2,433	3,459
2027 Owner Occupied Housing	679	1,597	2,372
2027 Renter Occupied Housing	184	644	811
2027 Vacant Housing	93	311	475
2027 Total Housing	956	2,552	3,658
2022-2027: Households: Growth Rate	7.25 %	6.25 %	7.00 %



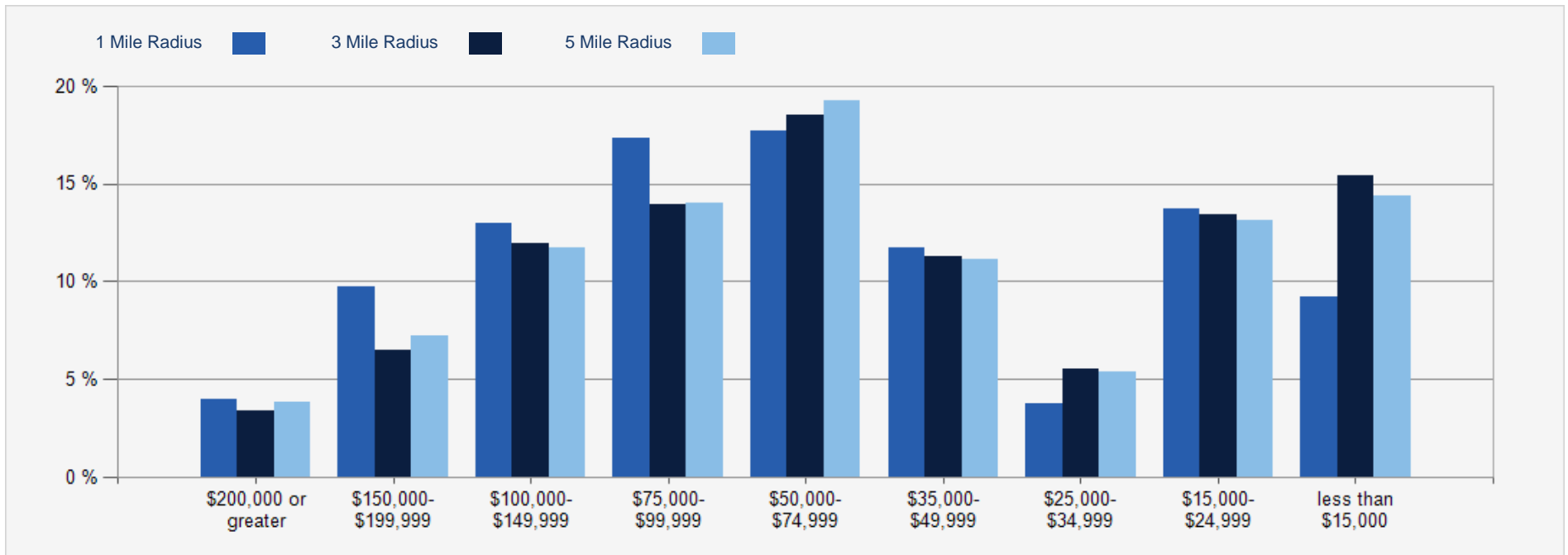
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





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.

<u>Texas Commercial Realty, Inc</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9014626</u> License No.	<u>cheryl@txcommercialrealtyinc.com</u> Email	<u>(832) 224-6126</u> Phone
<u>Cheryl Chinen</u> Designated Broker of Firm	<u>728428</u> License No.	<u>cheryl@cherylchinen.com</u> Email	<u>(832) 392-5644</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Cheryl Chinen</u> Sales Agent/Associate's Name	<u>728428</u> License No.	<u>cheryl@cherylchinen.com</u> Email	<u>832-392-5644</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Exclusively Marketed by:

Cheryl Chinen

Texas Commercial Realty

(832) 392-5644

cheryl@cherylchinen.com



www.txcommercialrealtyinc.com

855 Rockmead Dr. Suite 601, Houston, TX