

EXCLUSIVE LISTING ON LAKE TRAVIS, TRAVIS COUNTY, TEXAS

# LAKE TRAVIS WATERFRONT

±25 ACRES FOR SALE



CONTACT FOR MORE INFORMATION

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210.416.6276

 Land Advisors<sup>®</sup>  
ORGANIZATION

512.327.3010 | [LandAdvisors.com](https://www.LandAdvisors.com)



# EXECUTIVE SUMMARY



**LOCATION** The property is located along Haynie Flat Rd, just seven miles from State Highway 71. This tract offers unique recreational opportunities as it is surrounded by numerous golf courses and lakefront clubs including Austin Golf Club, Barton Creek Lakeside, Lakecliff on Lake Travis, and the acclaimed Loraloma Golf Club. The property is next door to the Stone House Vineyard overlooking Lake Travis. This lakefront 25 acres is a quick commute to the Hill Country Galleria and other services provided in Lakeway and Bee Cave. The property is less than 35 miles from downtown Austin.

**PROPERTY FEATURES** This ±25 acres provides a unique opportunity to own a Hill-Country getaway with significant Lake Travis frontage and expansive views overlooking the lake and the surrounding area. The property is relatively flat with ±13 acres of buildable area making this a fantastic opportunity to build a one-of-a-kind Lakehouse or subdivide for multiple units. The property has multiple potential uses including a high-end subdivision of 27 single family detached homes, an Owner's home away from home enclave, or an incredible Hill Country investment.

**PRICE** \$4,825,000

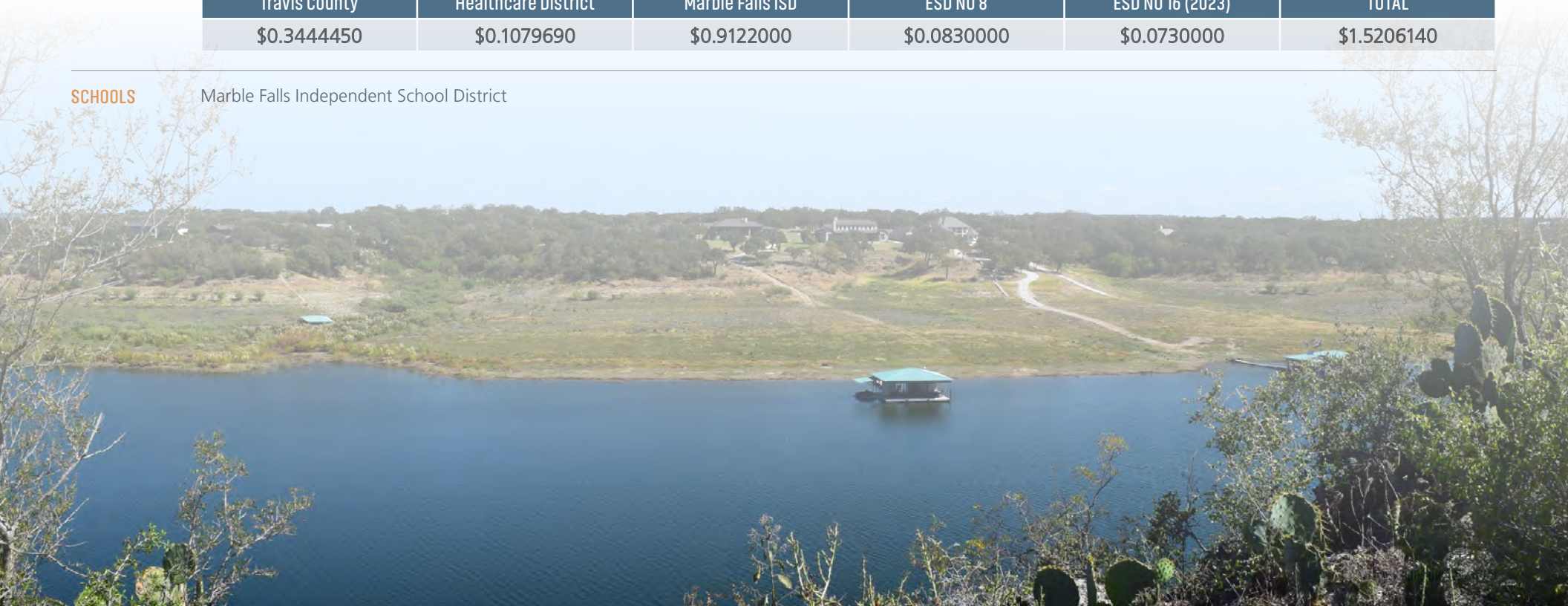
**WATERFRONT** The property has over 900 feet of frontage along Lake Travis. ±7 acres of the property is included within the Lake Travis boundary. This lake area could be utilized for multiple boat docks or a marina connecting to the property.

**ROAD FRONTAGE** The property has over 750 feet of frontage along Haynie Flat Rd.

**TAXES**

Travis County	Travis County Healthcare District	Marble Falls ISD	Travis County ESD NO 8	Travis County ESD NO 16 (2023)	TOTAL
\$0.3444450	\$0.1079690	\$0.9122000	\$0.0830000	\$0.0730000	\$1.5206140

**SCHOOLS** Marble Falls Independent School District





# PROPERTY PHOTOS





# PROPERTY PHOTOS







**Subject**

Hayne Flat Rd

Colorado River

Janice Ln



# DETAIL

Josh Cameron | Hal Guggolz | 512.327.3010 | landadvisors.com





**LAND TITLE SURVEY**

BEING A 25.50 ACRE TRACT OF LAND SITUATED IN THE W. T. LOVETT SURVEY NO. 39, ABSTRACT NO. 509 AND THE HENRY BOND SURVEY NO. 51, ABSTRACT NO. 103, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCALE: 1" = 250'

NOTE:  
A PORTION OF THE PROPERTY, BELOW THE BLUFF SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, WITH A BASE FLOOD ELEVATION OF 722.0' A.M.S.L. AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48453C0180H, DATED SEPTEMBER 26, 2008.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TITLE COMMITMENT POLICY BY HERITAGE TITLE COMPANY OF AUSTIN INC., COMMITMENT GF No. 201902069, EFFECTIVE AUGUST 8, 2019.

ADDITIONALLY THE PROPERTY IS SUBJECT TO THE FOLLOWING:  
1. ALL CURRENT SUBDIVISION AND DEVELOPMENT REGULATIONS OF TRAVIS COUNTY, TEXAS.  
2. ALL CURRENT APPLICABLE REGULATIONS OF OF THE LOWER COLORADO RIVER AUTHORITY.

EXCLUSIVELY TO PARTIES INVOLVED IN THE HERITAGE TITLE COMPANY OF AUSTIN, INC., COMMITMENT GF No. 201902069, EFFECTIVE AUGUST 8, 2019.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING AUGUST/SEPTEMBER, 2019, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY; AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY 1A, CONDITION IV, SURVEY.

9-5-19  
DATE  
AMENDED: 9/9/2019  
AMENDED: 10/11/2019  
AMENDED: 10/23/2019  
CLIENT: GAIL WOOD  
HOLLAND #: 2019-077  
DRAWN BY: T. HOLLAND

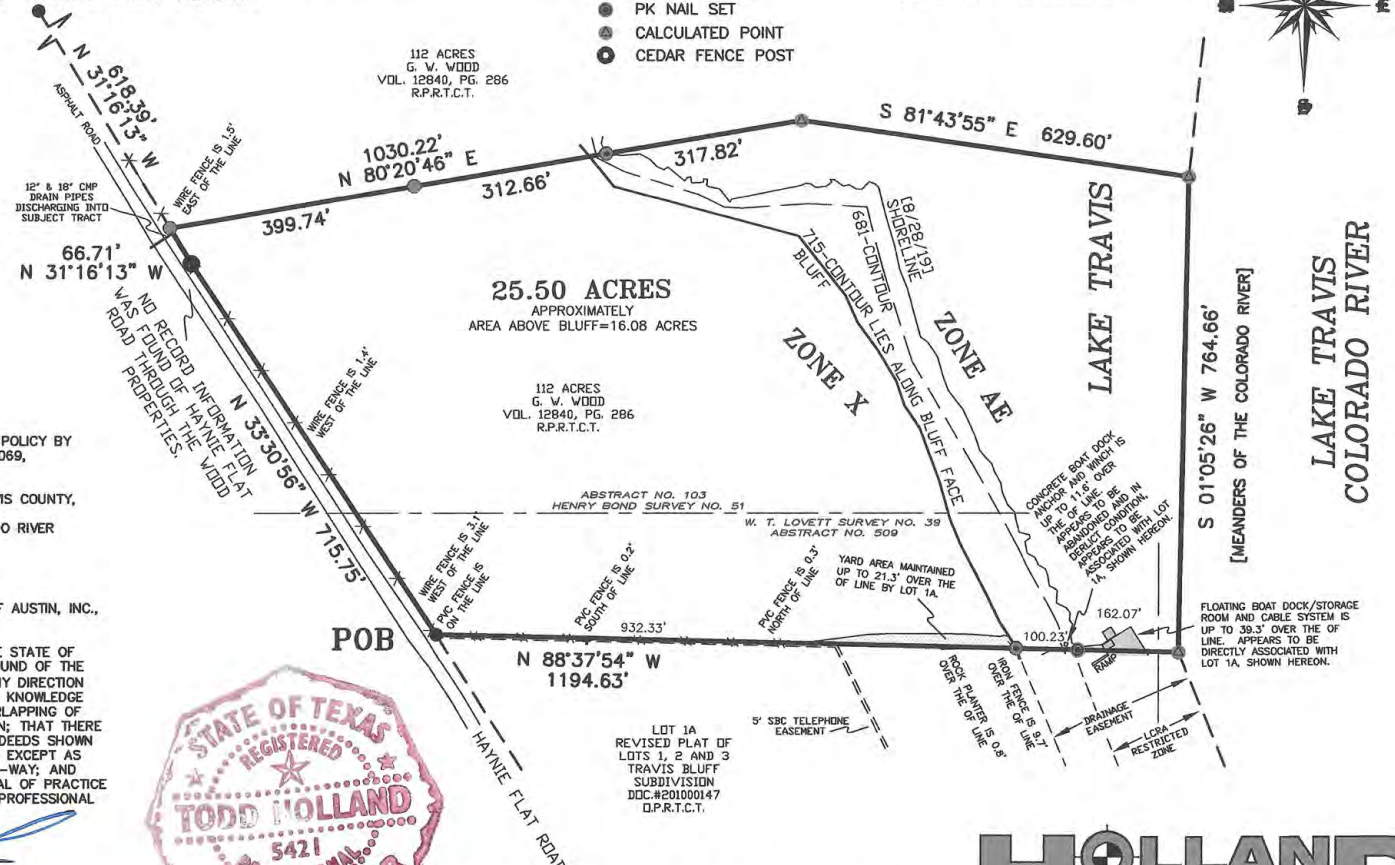
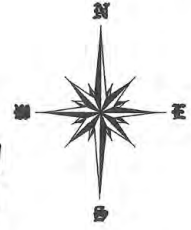
TODD HOLLAND  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 5421, STATE OF TEXAS



THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE, LAMBERT GRID, CENTRAL ZONE. ESTABLISHED WITH THE GEONET-A, RTK NETWORK.

**LEGEND**

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD SET
- PK NAIL FOUND
- PK NAIL SET
- CALCULATED POINT
- CEDAR FENCE POST
- PVC RAIL FENCE
- X — WIRE FENCE
- [ ] RECORD INFORMATION



**HOLLAND SURVEYING**  
PROFESSIONAL SURVEYING AND MAPPING SERVICES  
P.O. BOX 1647  
MARBLE FALLS, TEXAS 78654  
830-798-8850 830-598-1285



# RETAIL & ENTERTAINMENT

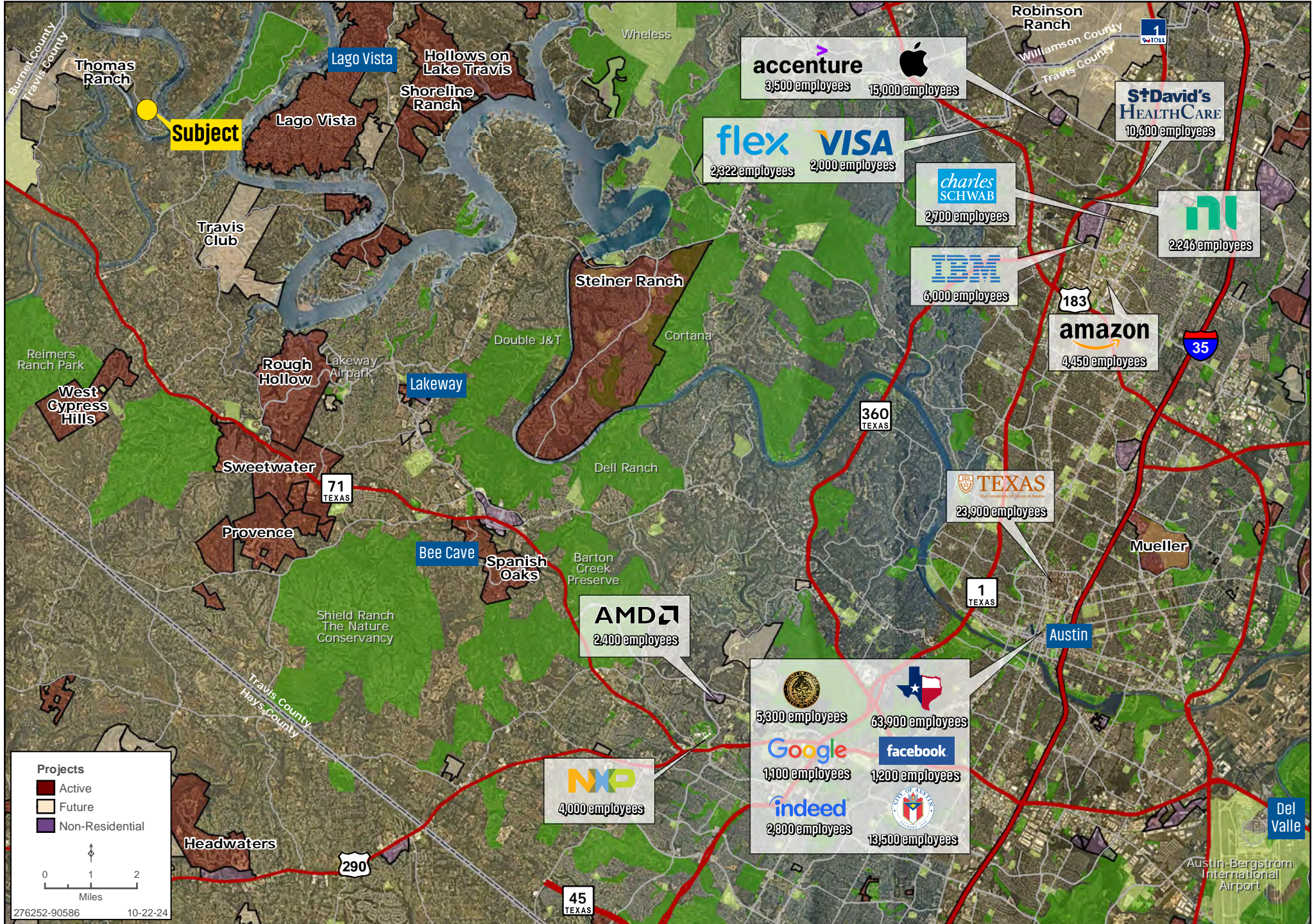
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# MAJOR EMPLOYMENT

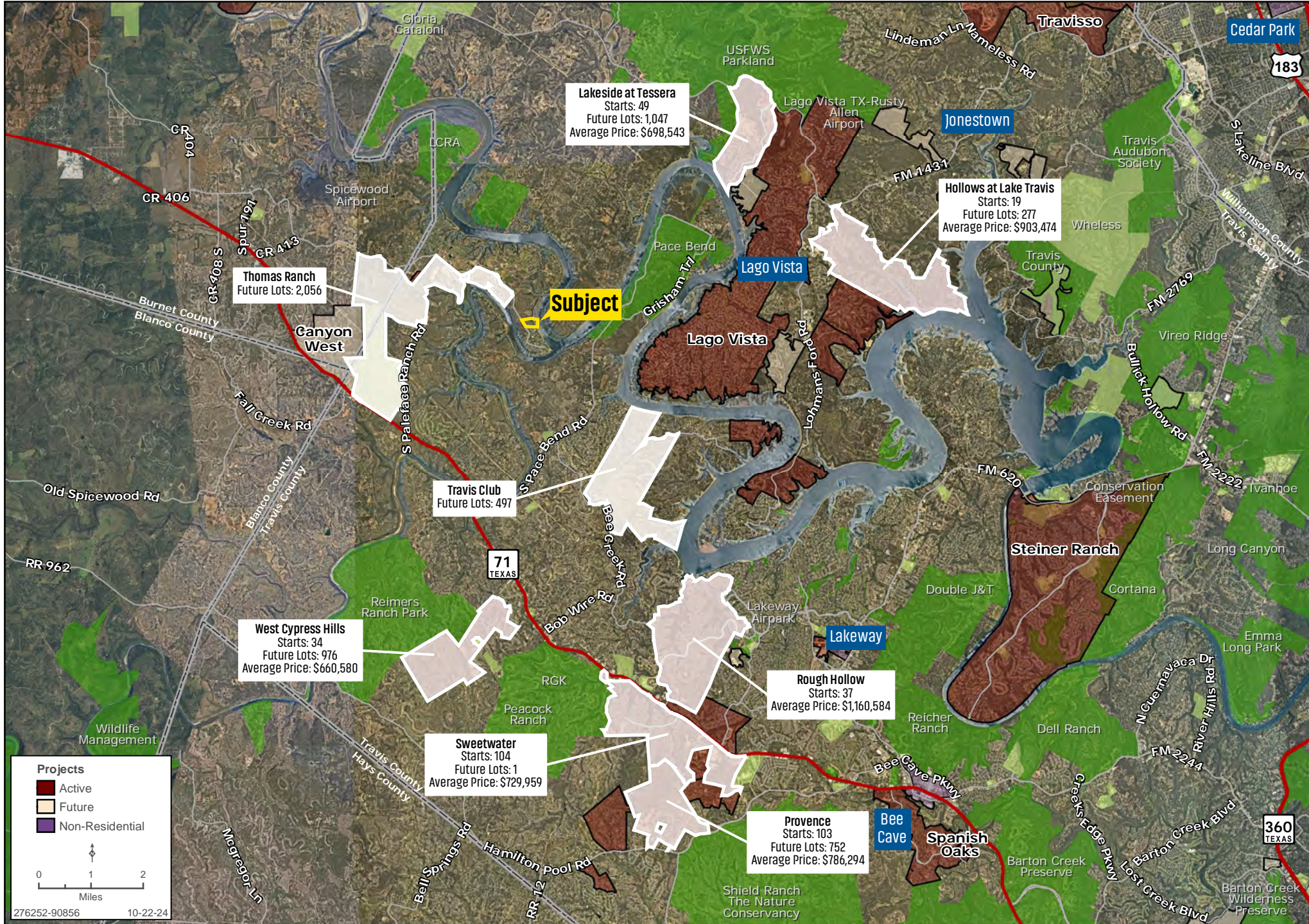
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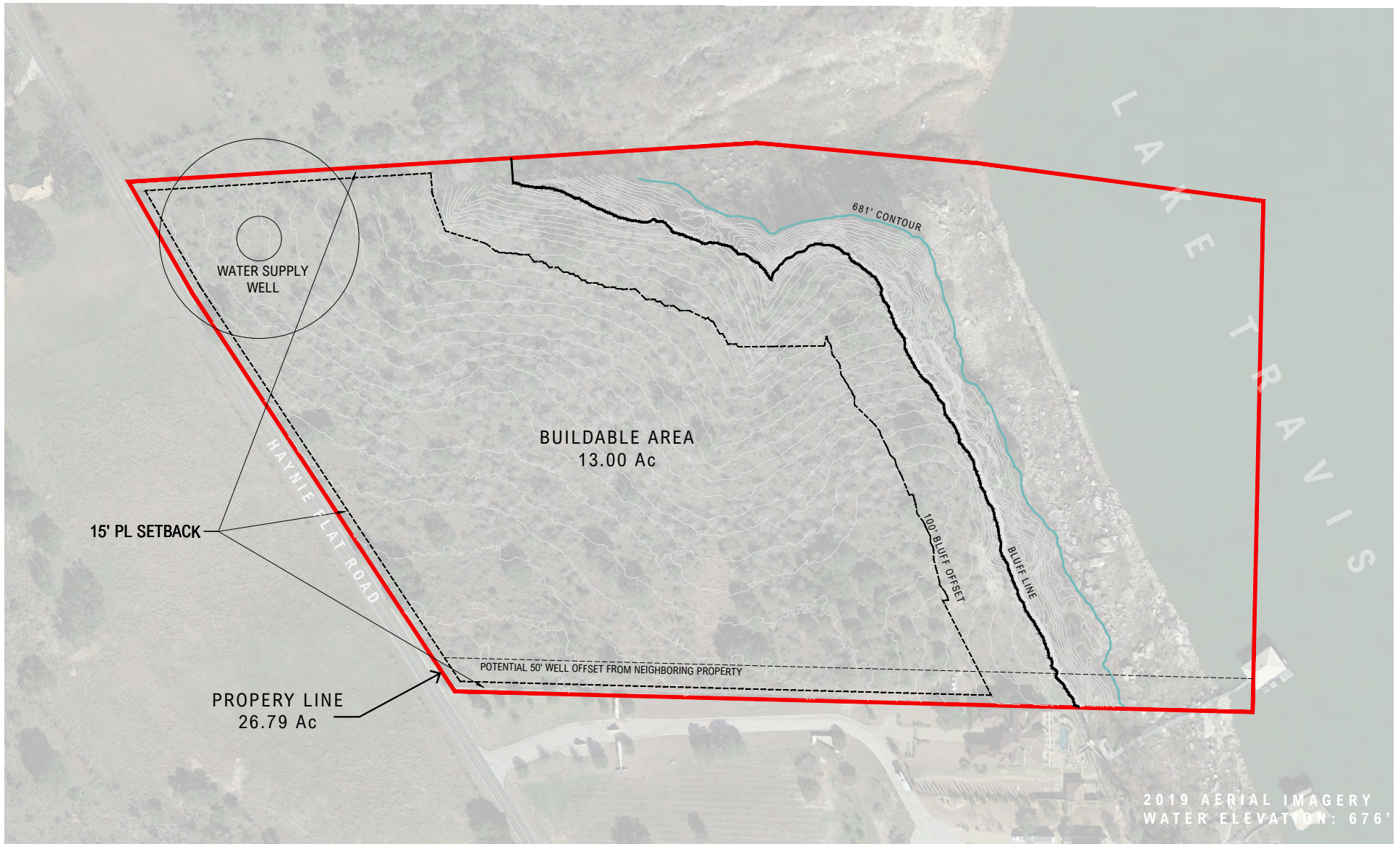
# AREA INVENTORY

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# WOOD TRACT CONCEPT PLAN MAP



WOOD TRACT  
CONSTRAINTS MAP  
DRAFT - FEBRUARY 3, 2022





# WOOD TRACT CONCEPT PLAN MAP



DEVELOPMENT SUMMARY	
LOT TYPE	NO.
70' x 130'	20
80' x 130'	7
TOTAL	27

WOOD TRACT  
YIELD PLAN A - LOW WATER CONDITIONS  
DRAFT - FEBRUARY 3, 2022





# AUSTIN MARKET REPORT

# AUS

MARKET INSIGHTS · 3Q24



3.4%

Austin Unemployment Rate



14.8%

YoY New Home Starts Up



-5.5%

YoY New Home Closings Down



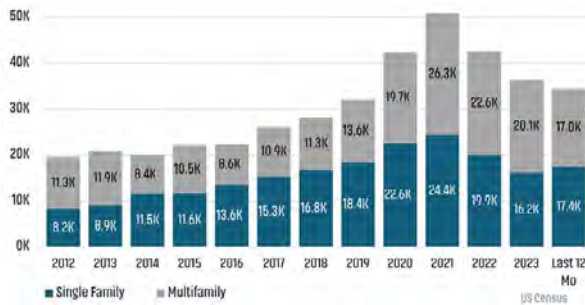
\$542,171

Average New Home Price

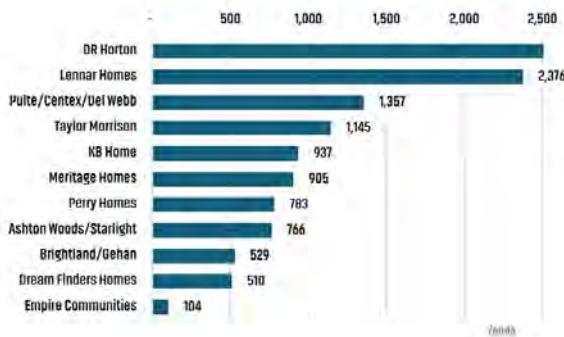


## NEW HOUSING TRENDS<sup>1</sup>

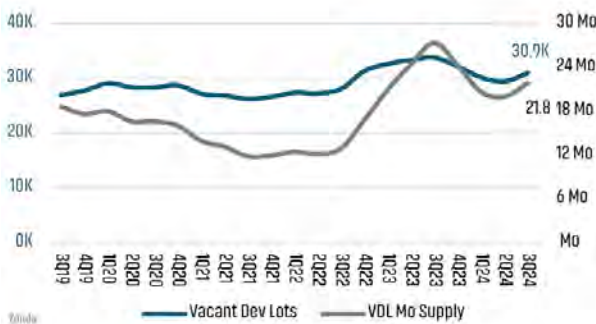
### Single & Multi-Family Permits



### 12 Month Homebuilder Ranking by Closings



### Vacant Developed Lot Supply



### ANNUALIZED NEW HOME STARTS



Sep 2023: 14,813  
 Sep 2024: 16,998  
 ▲ 14.8%

### ANNUALIZED NEW HOME CLOSINGS

-5.5%

Sep 2023: 20,203  
 Sep 2024: 19,097

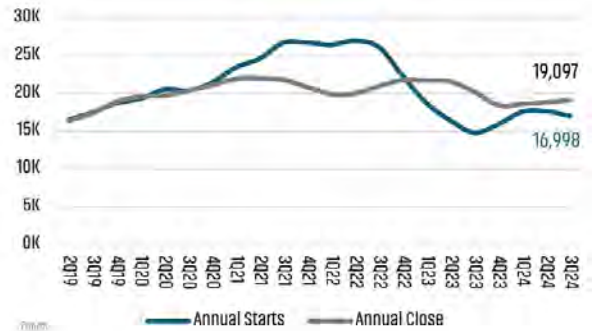


### AVERAGE NEW HOME PRICE



Sep 2023: \$555,947  
 Sep 2024: \$542,171  
 ▼ -2.5%

### Annual Starts vs Closings



## MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>

### ANNUALIZED CLOSED SALES

Sep 2023: 30,593  
 Sep 2024: 30,210  
 ▼ -1.3%

### MONTHS OF INVENTORY

Sep 2023: 4.0 Mo  
 Sep 2024: 4.6 Mo  
 ▲ 0.6 Mo

### MEDIAN SALE PRICE

Sep 2023: \$450,000  
 Sep 2024: \$425,000  
 ▼ -5.6%

### ANNUALIZED SALES VOLUME

Sep 2023: \$17.7B  
 Sep 2024: \$17.0B  
 ▼ -3.6%



## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)

#### AUSTIN

Sep 2023	Sep 2024
3.5%	3.4%
▼ -0.1%	

#### TEXAS

Sep 2023	Sep 2024
3.9%	4.1%
▲ 0.2%	



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### AUSTIN

Sep 2023	Sep 2024
1,411	1,451
▲ 2.8%	

#### TEXAS

Sep 2023	Sep 2024
14,537	14,819
▲ 1.9%	



### EMPLOYMENT CHANGE

#### AUSTIN

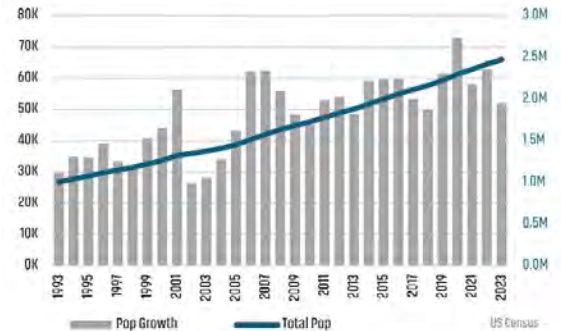
Annualized Employment Change
2.3%

#### TEXAS

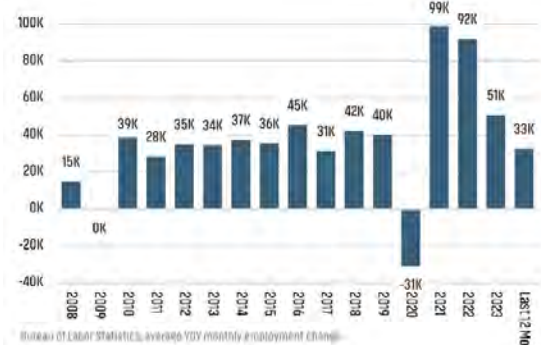
Annualized Employment Change
1.8%



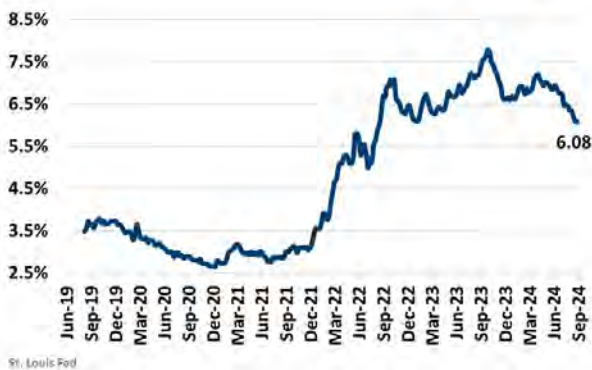
### Population Growth & Total Population



### Change in Employment



### 30 Year Fixed Mortgage Rate

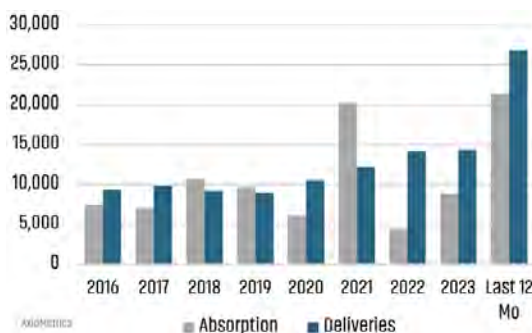


### US Inflation Rate

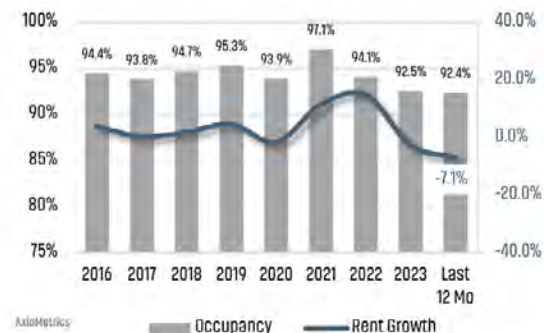


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth



Sources: (2) US Bureau of Labor Statistics  
\*Seasonally Adjusted





## 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.

#### Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta Designated Broker of Firm	60656241	klaguarta@landadvisors.com	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz Sales Agent/Associate's Name	628945	hguggolz@landadvisors.com	210-416-6276
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Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000



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