



FOR MORE INFORMATION, PLEASE CONTACT

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Full Circle RE

15161 Ronald Reagan Blvd, #408
Leander, TX - 78641

PROPERTY OVERVIEW

Address:	Hwy 183 Frontage, Briggs
City:	Bertram
County:	Burnet
Property Size:	163 Acres
Zoning:	Agricultural
Asking Price:	Contact the listing agent

PROPERTY HIGHLIGHTS



Agricultural Land



AG exemption



Clean and flat Topography



Outside of Flood Plain



In vicinity of Firefly Aerospace



Future growth area with 183A extending to FM 963

FEATURES

- **Location:** 163-acre property located along the Hwy 183 Frontage in Briggs, Bertram, Burnet County, Texas.
- **Current Use:** Active cattle ranch offering excellent potential for developers, outdoor enthusiasts, weekend farmers, or cattle operators.
- **Investment Opportunity:** Situated in an area where much of Austin's growth is expanding northward along Hwy 183, this property presents an exceptional investment opportunity.
- **Proximity:** Just 15 miles north of Hwy 29, an area currently undergoing rapid development and growth.

162.97

GROSS ACRES

CONTACT LISTING AGENT

PRICE

ELECTRIC AND WELL WATER

UTILITIES

AGRICULTURAL

ZONNING

NONE

FLOOD ZONE

EASEMENT: 50 ft wide permanent gas pipeline easement that cuts through the property

INVESTMENT HIGHLIGHTS

Prime Agricultural Investment: This 163-acre unrestricted property offers an exceptional investment opportunity.

Strategic Location: Located along Highway 183, just south of Briggs, TX, with 1,918 feet of prime highway frontage.

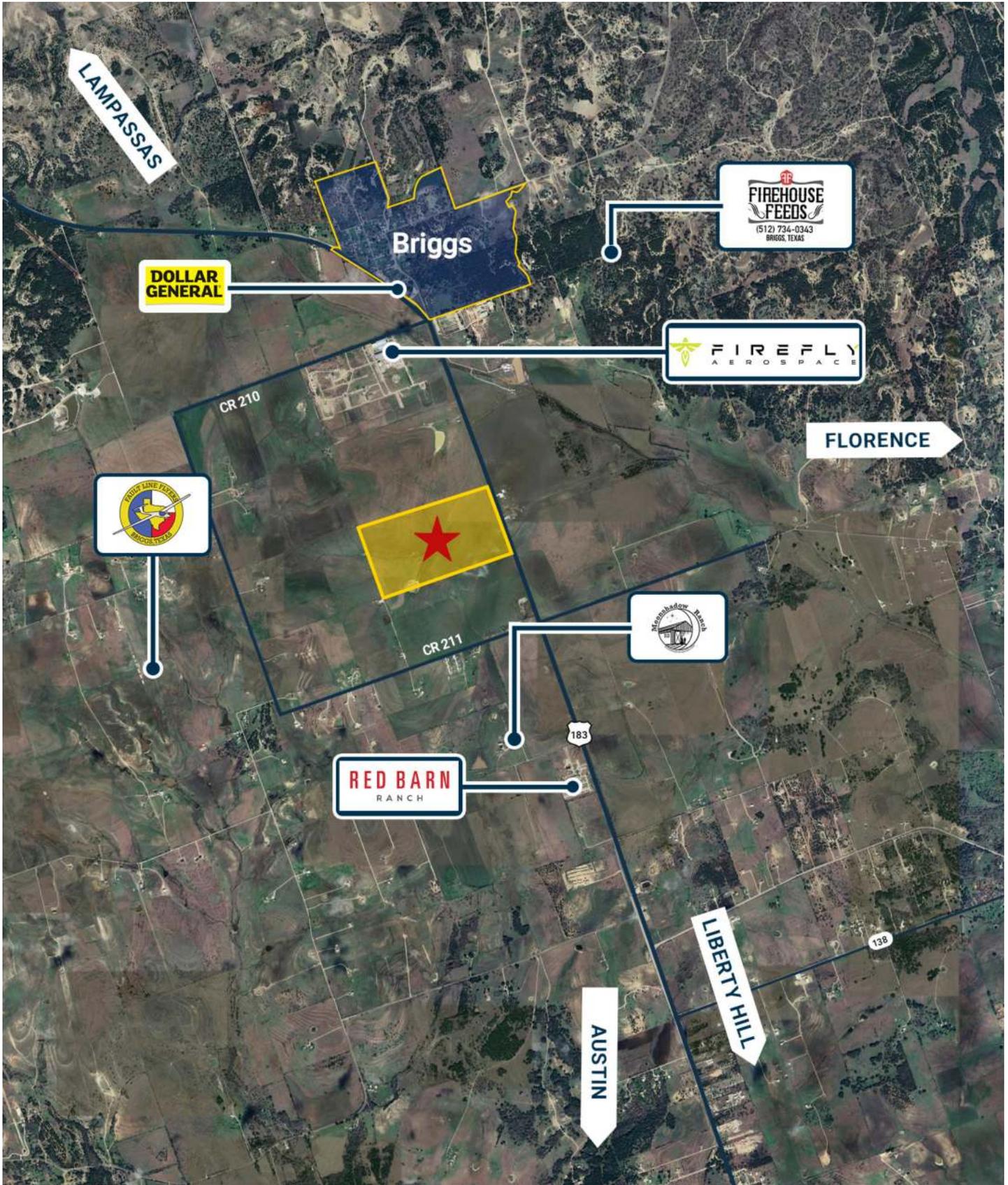
Tax Advantage: Currently under an agricultural exemption, resulting in reduced property taxes.

Proximity to Key Sites: Close to FireFly Aerospace and the Fault Line Flyers Glider Club, enhancing the area's appeal. Recent contracts and funding, including a grant from the Texas Space Commission, reflect Firefly Aerospace's robust growth trajectory and its commitment to advancing space exploration technologies.

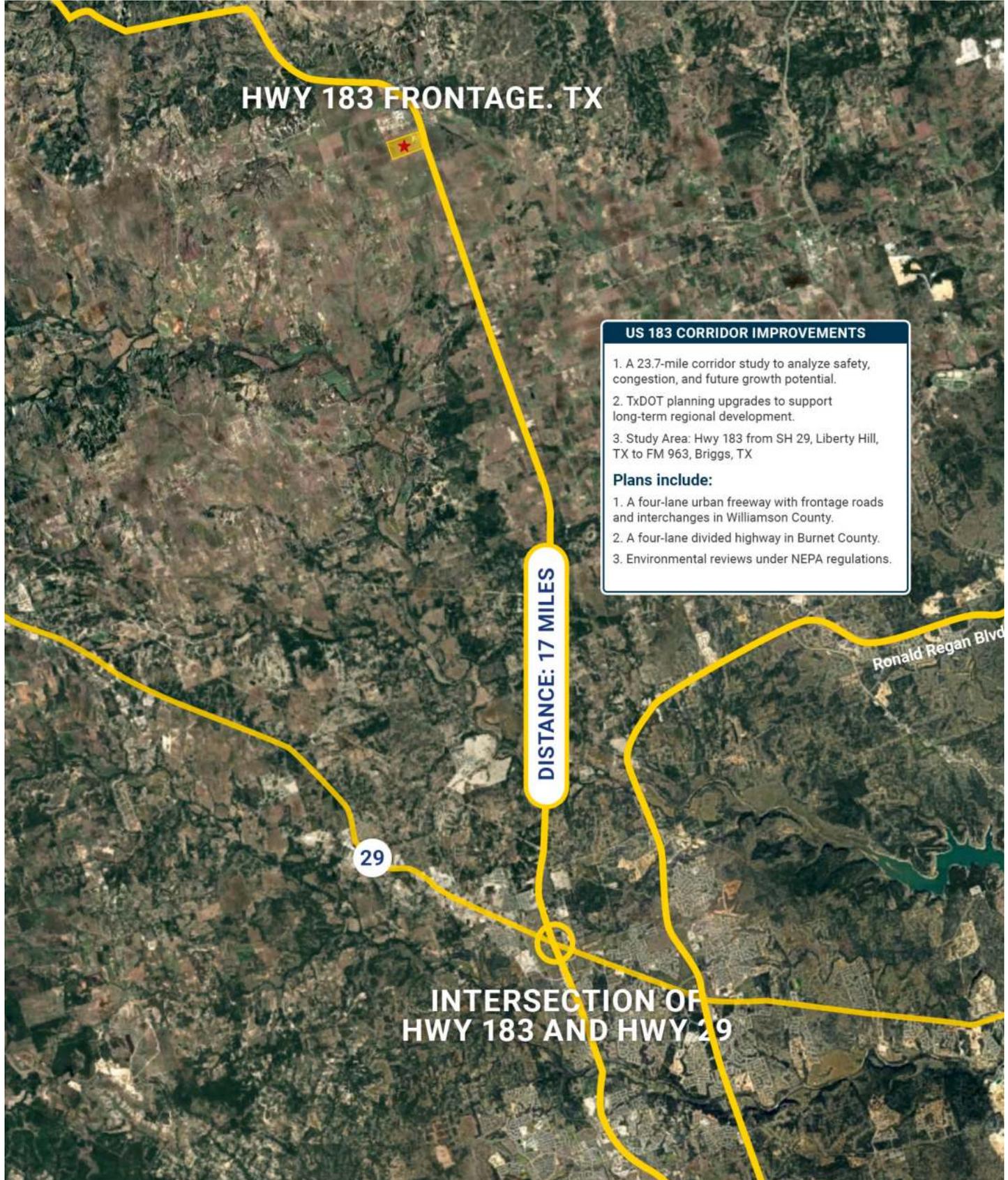
Future Growth Potential: Designated as a future growth area as Highway 183 expands toward FM 963, increasing long-term value.



TXDOT PROJECT TRACKER



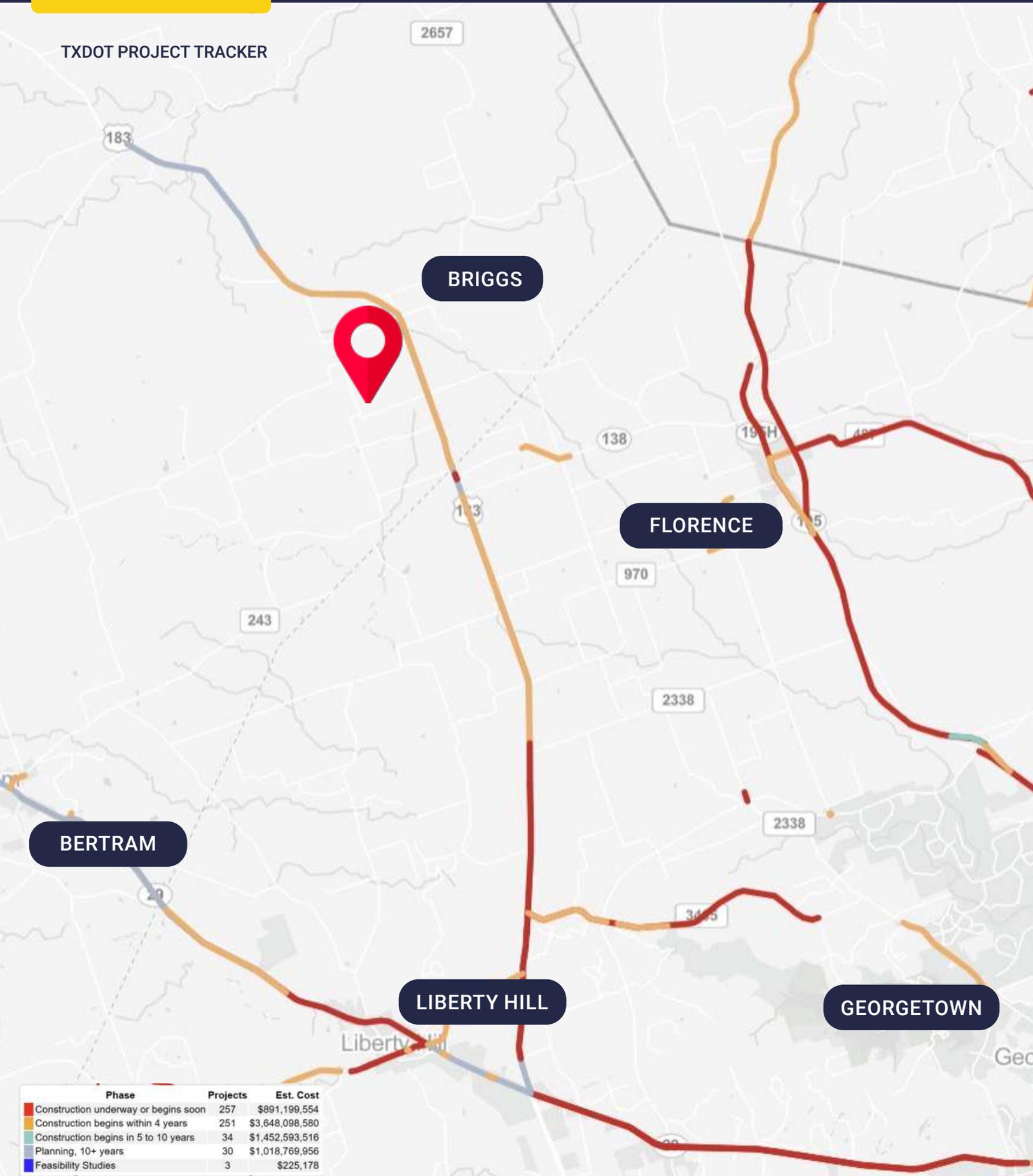
TXDOT PROJECT TRACKER



The intersection of Hwy 183 and Hwy 29



TXDOT PROJECT TRACKER



Phase	Projects	Est. Cost
Construction underway or begins soon	257	\$891,199,554
Construction begins within 4 years	251	\$3,648,098,580
Construction begins in 5 to 10 years	34	\$1,452,593,516
Planning, 10+ years	30	\$1,018,769,956
Feasibility Studies	3	\$225,178

An aerial photograph of a rural landscape featuring various agricultural fields in shades of green and brown. A specific parcel is highlighted with a green border, and an adjacent parcel to its right is highlighted with a yellow border. A yellow vertical line runs along the right edge of the image, representing a highway.

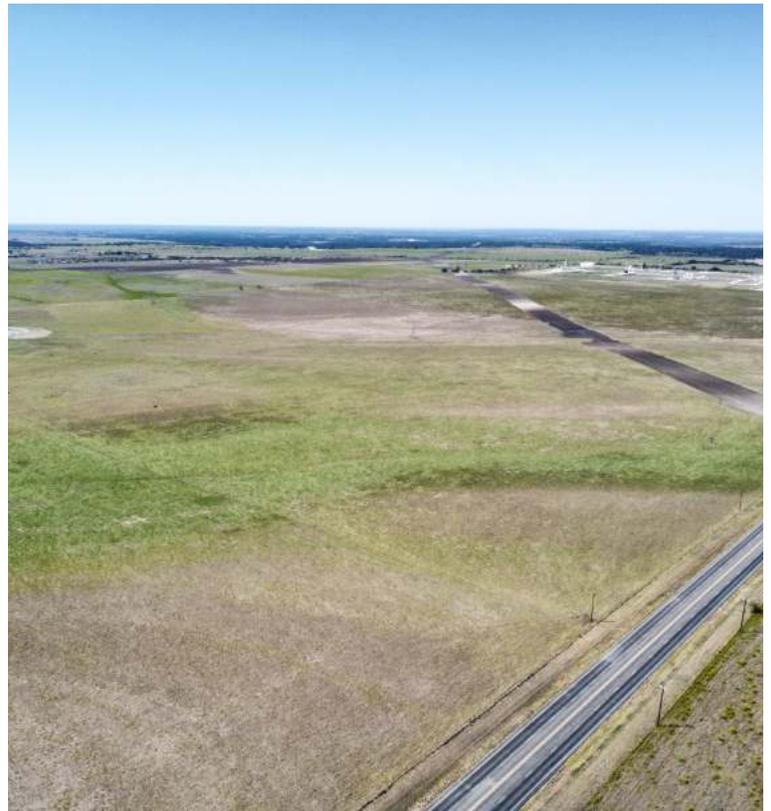
179 ACRES
IS ALSO AVAILABLE

This parcel adjoins an additional 180-acre property that fronts CR 211. It includes a 2,198-square-foot single-family home, along with barns, a workshop, and ample storage space. Together, these two parcels encompass over 340 acres and are available for purchase either as a whole or separately.

HWY 183

HWY 183

PROPERTY PICTURE



PROPERTY PICTURE





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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