

# SMITHSON RETAIL CENTER

609 U.S. HWY 281, MARBLE FALLS, TX, 78654



## INVESTMENT PROPERTY FOR SALE

PRICE: CONTACT BROKER FOR DETAILS  
(OFFERING MEMORANDUM AVAILABLE)

- ±3,800 square foot
- Prime Location
- 100% Leased
- Two-tenant retail strip center

**SALES CONTACT: DOUG SWANSON**



(210) 288-0218 cell



doug@turcottes.com





Seize the opportunity to invest in the Smithson Retail Center, a prime ±3,800 square foot, two-tenant retail strip center located at 609 U.S. Hwy 281, Marble Falls, TX 78654. Built in 2015, this fully leased property offers immediate cash flow and risk-adjusted yields in one of Texas' most desirable and rapidly growing markets.

### Investment Opportunity

- The Smithson Retail Center is a turnkey investment with strong fundamentals, located in a high-growth submarket of Austin. Its strategic position along a prominent retail corridor, coupled with full occupancy and modern construction, makes it an attractive asset for investors seeking stable returns and long-term growth potential in the Texas Hill Country.



Contact Turcotte Real Estate Services for more details or to access the data room. Don't miss this chance to own a piece of Marble Falls' thriving commercial landscape!

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## PROPERTY HIGHLIGHTS

**100% Leased:** Occupied by a complementary mix of stable, medical-based businesses, ensuring consistent rental income.

**Prime Location:** Situated on U.S. Hwy 281 with 74 feet of frontage and high visibility, benefiting from traffic volumes exceeding 35,000 vehicles per day.

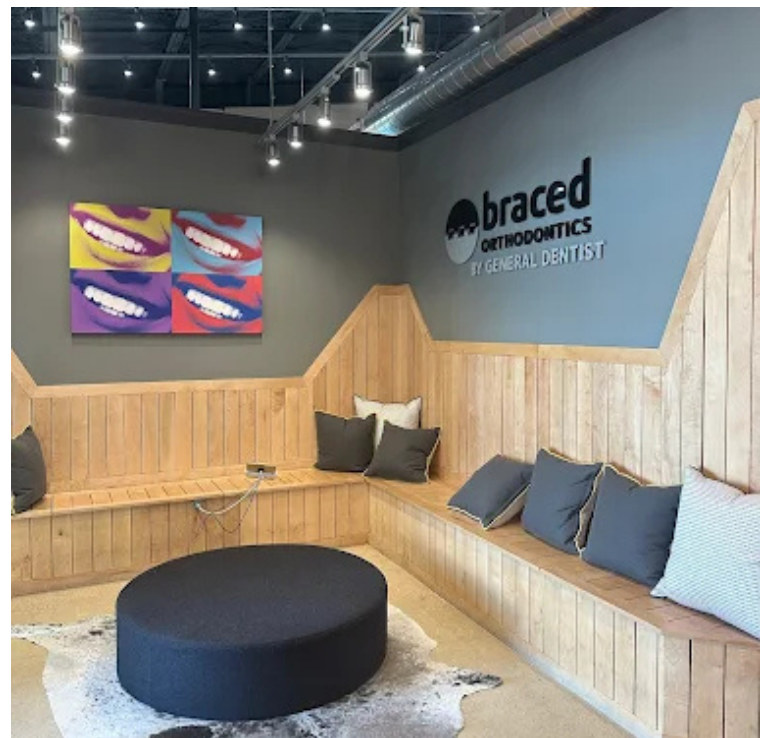
**Modern Construction:** Completed in 2015, this single-story, Class C building features a stone front facade and modern amenities, including signage and air conditioning.

**Lot Details:** 0.24 acres with a building FAR of 0.36, offering efficient land use and potential for future value appreciation.

**Thriving Market:** Located in Marble Falls, a booming Texas Hill Country community with a 2024 estimated population of 9,783 and a 13% population increase since 2022. The city is a desirable bedroom community for Austin, with excellent access to Austin and San Antonio via U.S. Hwy 281, Hwy 290, and Hwy 71.

**Vibrant Retail Corridor:** Surrounded by a dynamic mix of medical offices, retail, banks, restaurants, hotels, and residential developments, making it a hotspot for growth and investment.

**Zoning:** NC-Neighborhood Commercial District, ideal for a variety of commercial uses.



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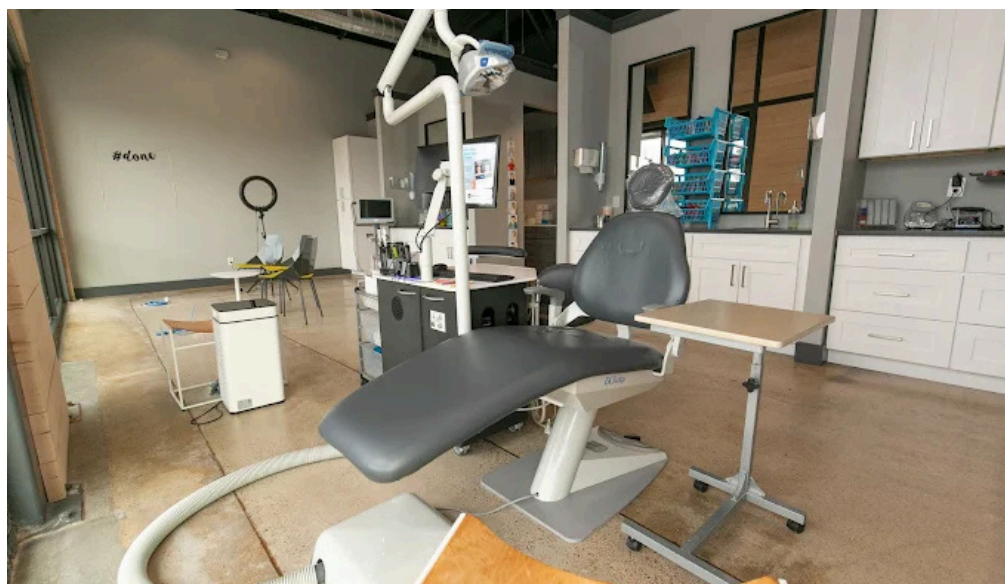
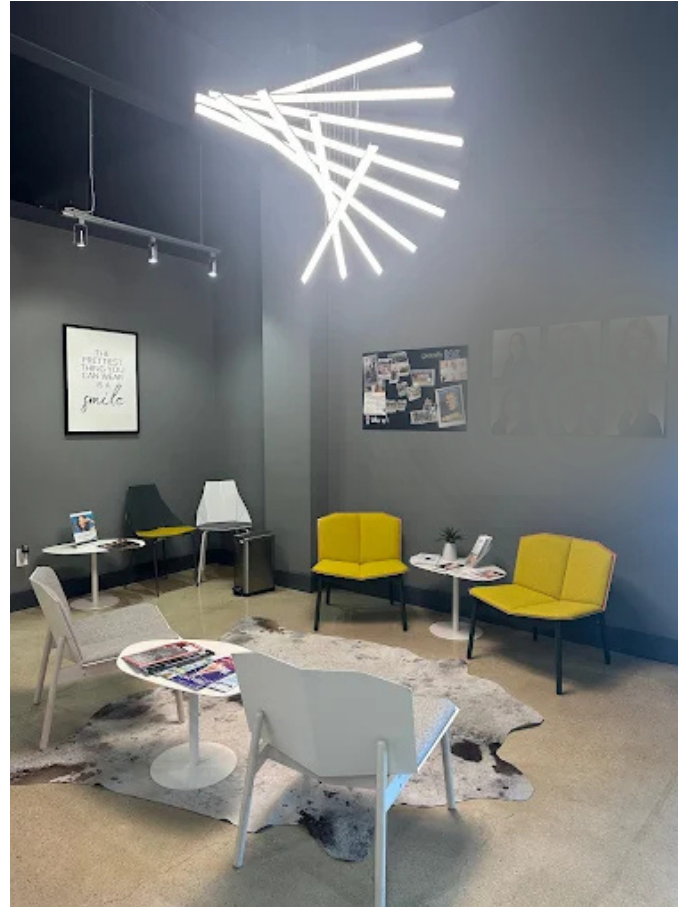


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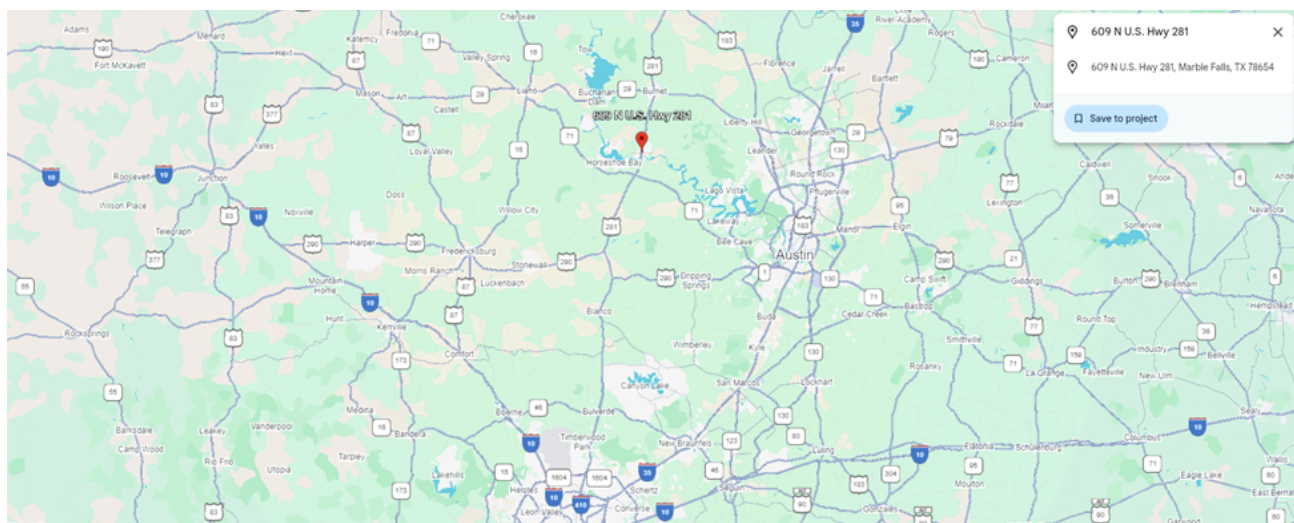


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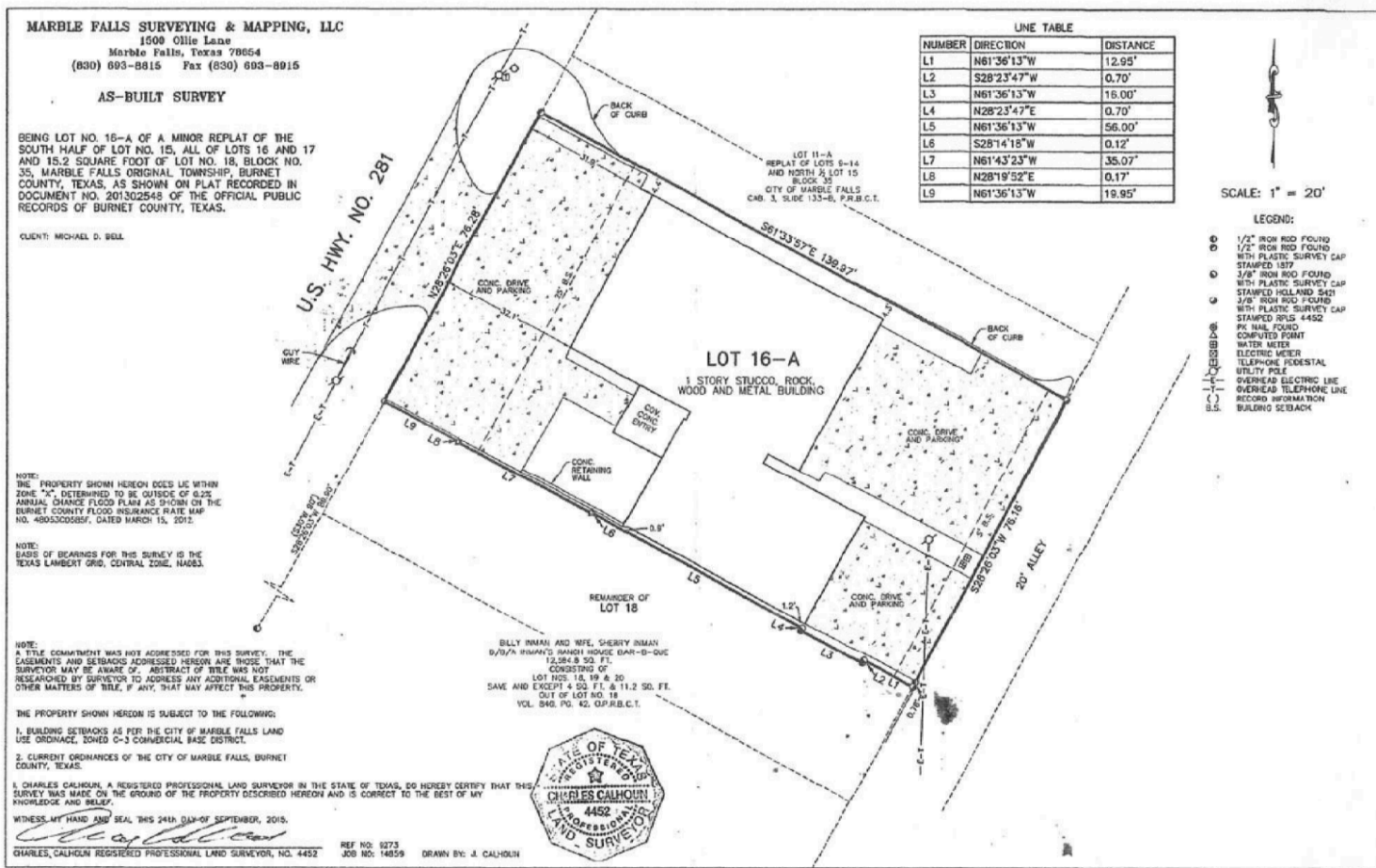
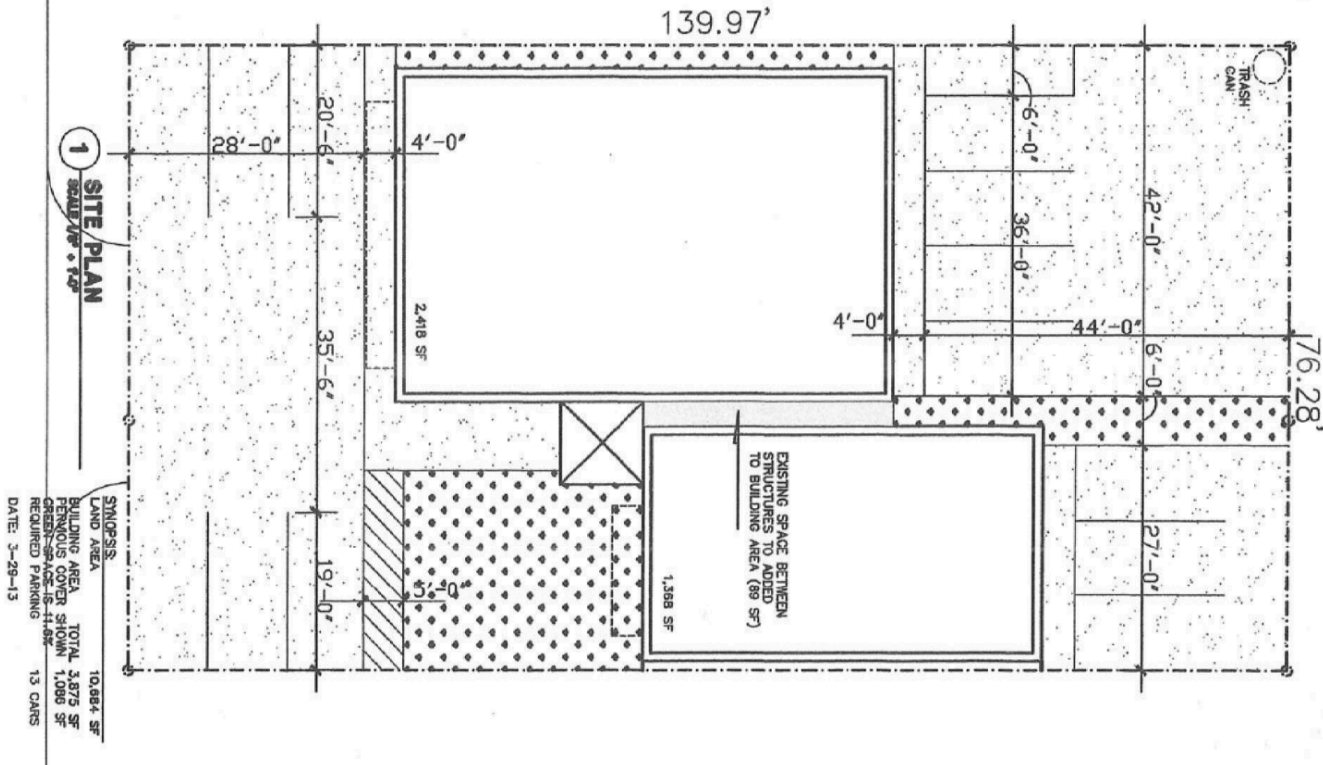
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 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 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.

Turcotte Real Estate Services		210-840-2722	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Greg Turcotte	326437	Jg@turcotteres.com	210-840-2722
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Swanson	0506222	Doug@turcotteres.com	210-288-0218
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date