

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
TEXAS REALTY



COMMERCIAL DIVISION<sup>SM</sup>

**FOR SALE**

**\$5,700,000**

**18246 FM 1431,  
Jonestown Texas  
78645**

**22.651 Acre Tract**



## Property Details:

- Property Type: Land
- Subtype: Commercial, Retail
- 56,000 Sqft of Retail
- 27,000 Sqft Anchor Space
- Lot Size (acres): 22.651
- Drive-Thru Opportunity
- Ownership:
- Sale Condition: 1031 Exchange

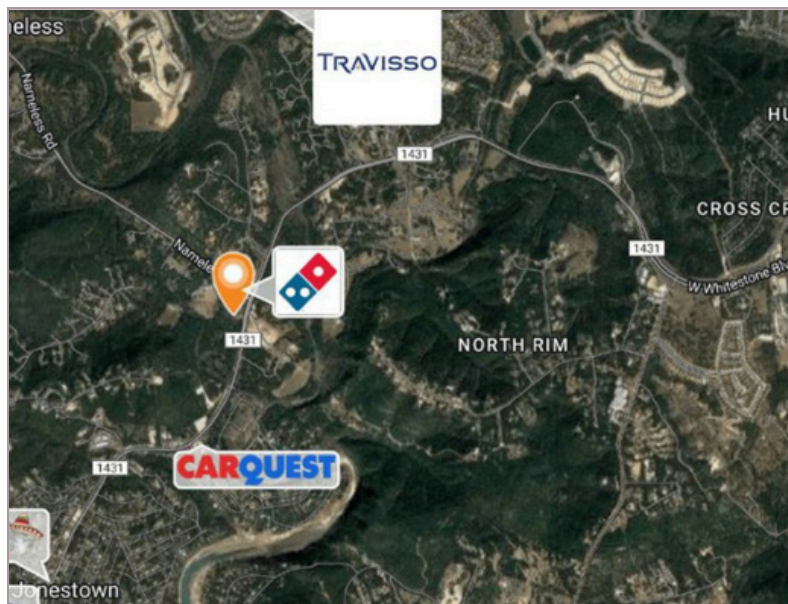


## OVERVIEW

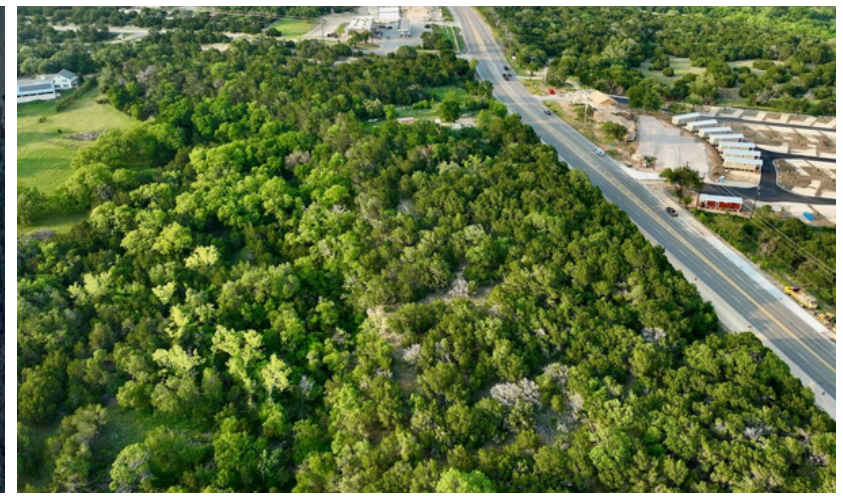
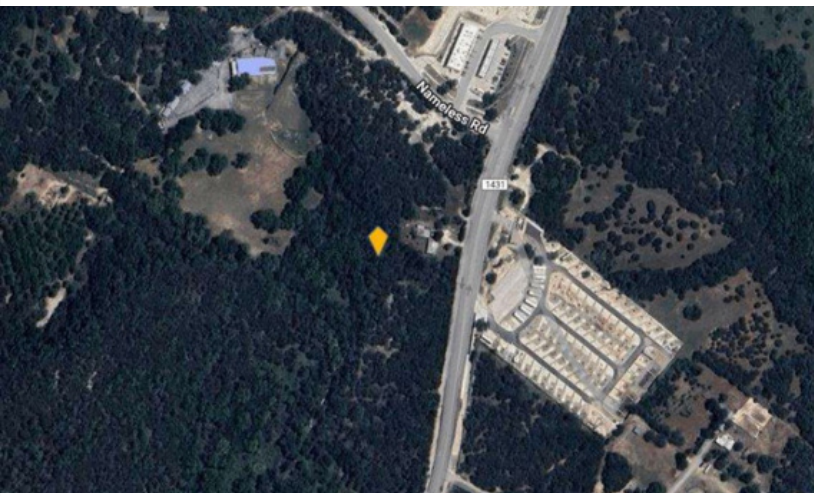
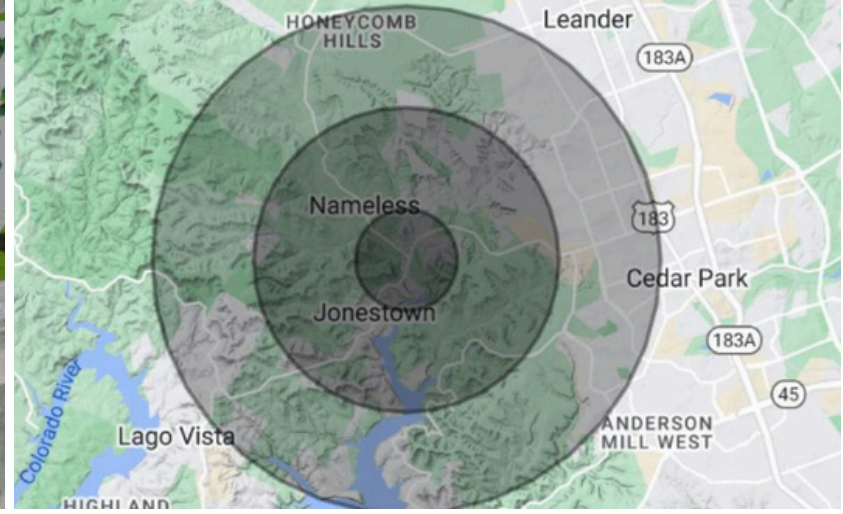
Introducing a prime new Anchor-led development in Jonestown! Located just 1.5 miles from the prestigious Traverso "Master Planned Community", surrounded by over 2,900 luxurious homes, 355 Acres of Open Space, and a 58 Acre Regional Park, this location offers an unparalleled blend of convenience and community appeal. This proposed 55,000 sqft retail development is poised to captivate a thriving area. The anchor space, boasting up to 27,000 sqft, ensures a flagship presence for your business where it is most needed in this community. Don't miss the chance to anchor your brand in this dynamic and high-visibility destination!

## LOCATION & HIGHLIGHTS

- 56,000 Sqft of Retail
- 27,000 Sqft Anchor Space
- 12,000 Sqft of Secondary Anchor Space Drive Thru Potential
- 17,000 Sqft of Retail







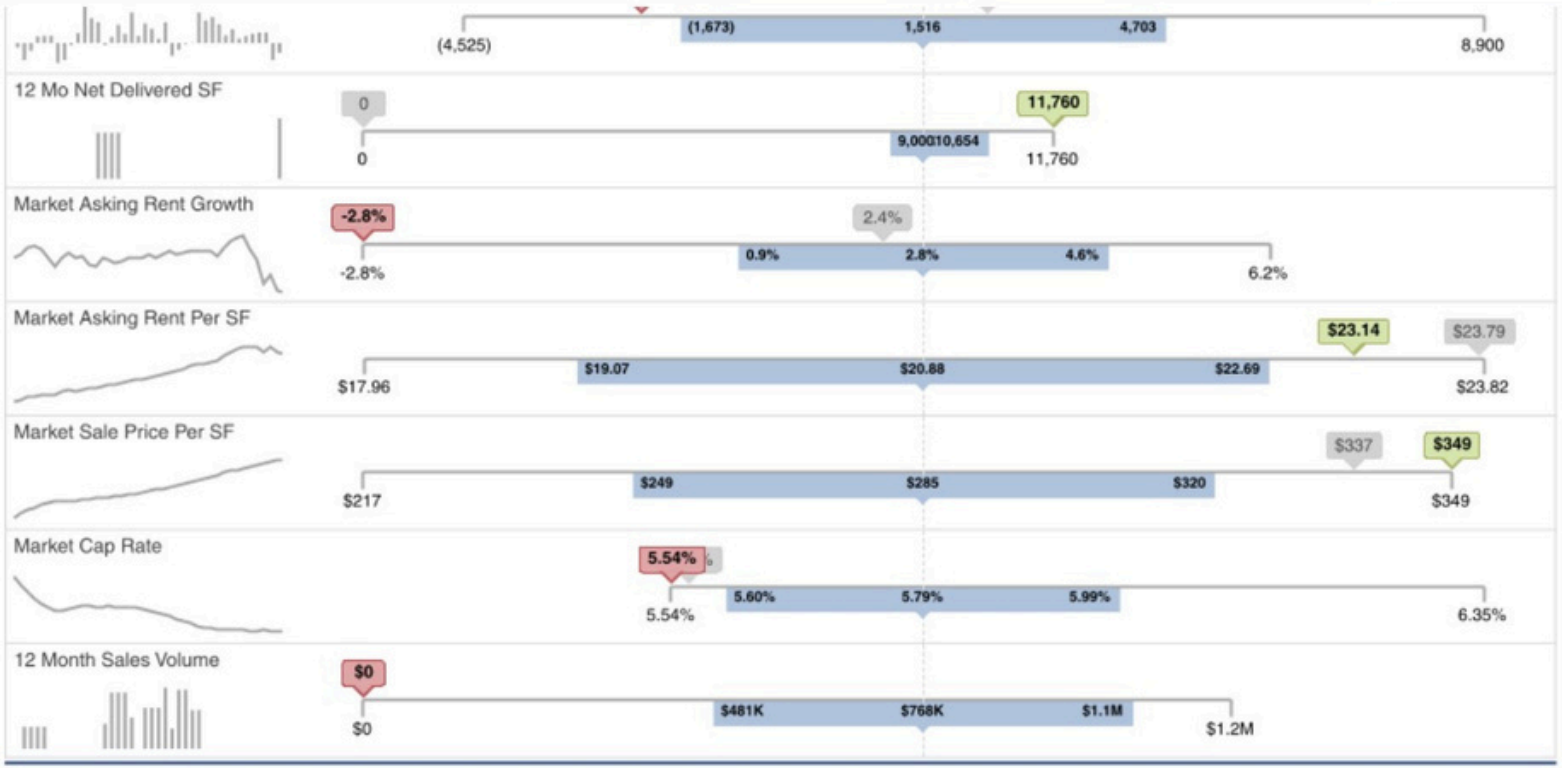


## Key Performance Indicators



**Jonestown Retail Lease Analytics**    FILE ▾    ADD ▾    AUTOFILL    MORE ▾    SAVE    **SHARE**

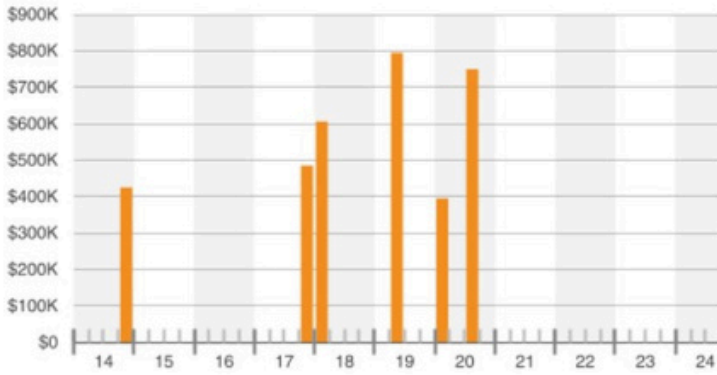
EDIT IN PRIVATE



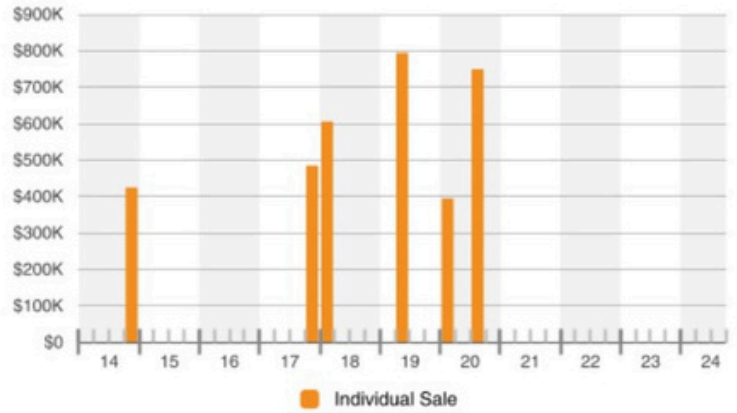
## Demographics      1 Mile      3 Miles      5 Miles

Total Households	367	3,590	22,938
Total Population	812	10,044	68,683
Average HH Income	\$123,552	\$176,839	\$131,481

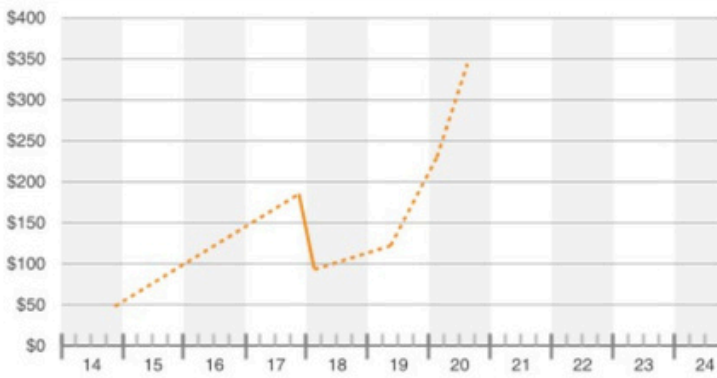
Sales Volume



Sales Volume By Transaction Type



Sale Price Per SF

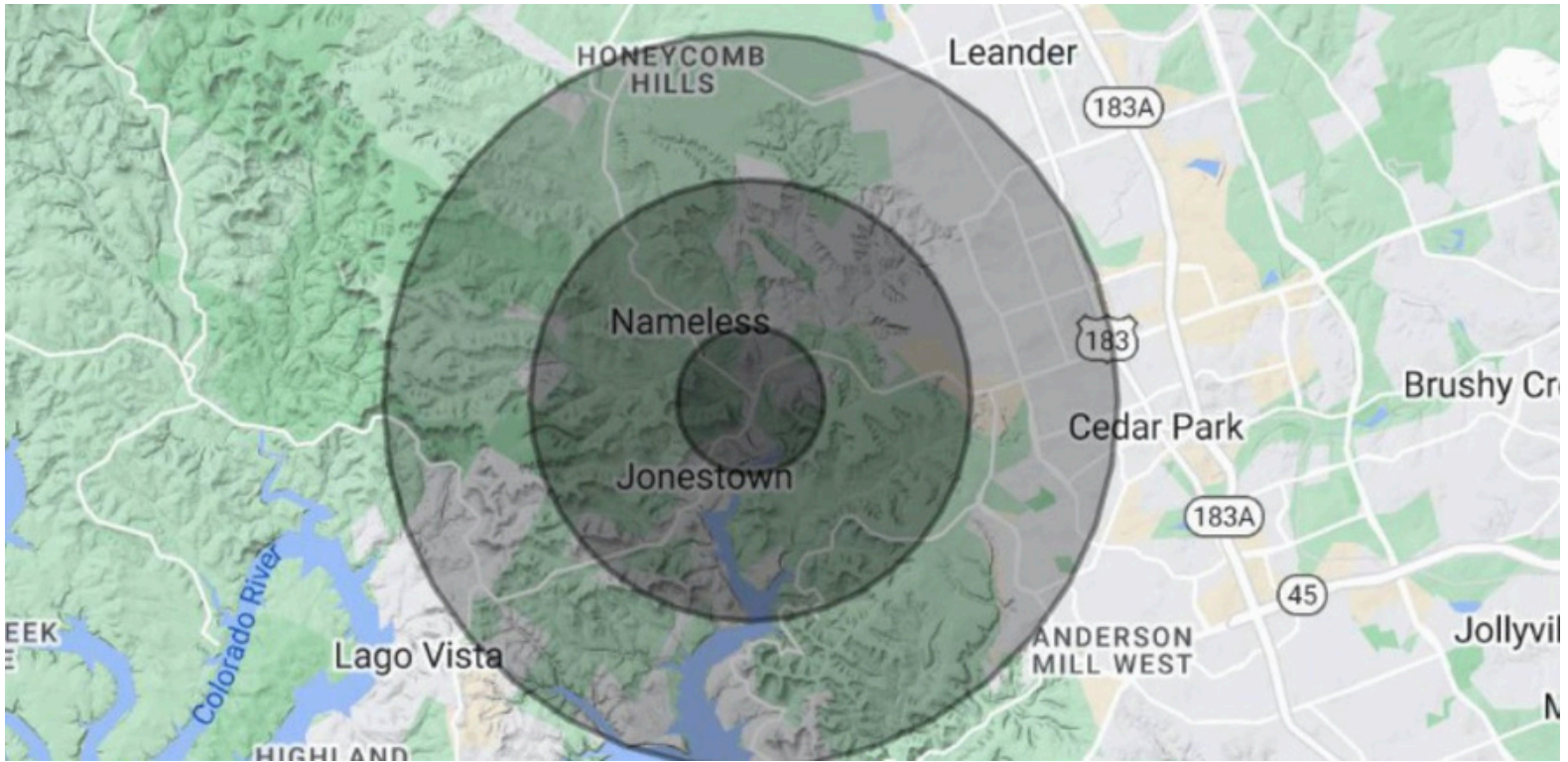


Sale Price Per SF By Transaction Type



## Available Spaces

Suite	Tenant	Size	Type	Rate
Building 1	Available	27,000 SF	NNN	Negotiable
Building 2	Available	1,000 - 17,950 SF	NNN	\$30.00 SF/yr
2nd Anchor Stand Alone Building	Available	12,500 SF	NNN	\$30.00 SF/yr



## Population

	1 Mile	3 Miles	5 Miles
Total Population	812	10,044	68,683
Average Age	51.5	43.9	37.6
Average Age (Male)	51.2	43.1	36.6
Average Age (Female)	52.3	46.0	38.4

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	367	3,590	22,938
# of Persons per HH	2.2	2.8	3.0
Average HH Income	\$123,552	\$176,839	\$131,481
Average House Value	\$482,009	\$485,018	\$332,126

\* Demographic data derived from 2020 ACS - US Census





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 HATHAWAY**  
 HOMESERVICES

**TEXAS  
 REALTY**

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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.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Berkshire Hathaway Texas Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick.Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
Rick Ellis Licensed Supervisor of Sales Agent/ Associate	451298 License No.	Rick.Ellis@bhhstxrealty.com Email	512-947-8151 Phone
Joe Cresto Sales Agent/Associate's Name	742330 License No.	Joe.Cresto@BHHSTxRealty.com Email	512-217-4448 Phone

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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