

189-Acre Hays CISD Highschool Site

1,500 Acre Data Center

Adams Tracts 1 & 2: 20.7 +/- Acres
Property ID's 41594 & 55199
Marketed by Spaeth-Cook LLC

- Sloan Spaeth 512-656-4034
- Asher Cook 512-547-0932

Adams Tract 3 : 4.0 +/- Acres
Property ID 15083
Marketed by Land Unlimited

- Kaylee Sutton (512) 470-4237

Information contained herein is believed to be true and correct. However, same is submitted subjects to errors and omissions, and prospective buyers must rely on their own due diligence

For Sale: Appx 4.0 – 24.7 Acres in Uhland, TX

CALL FOR PRICING

Sloan Spaeth, TX Broker License #510553
M: 512-656-4034
sloan@spaeth-cook.com

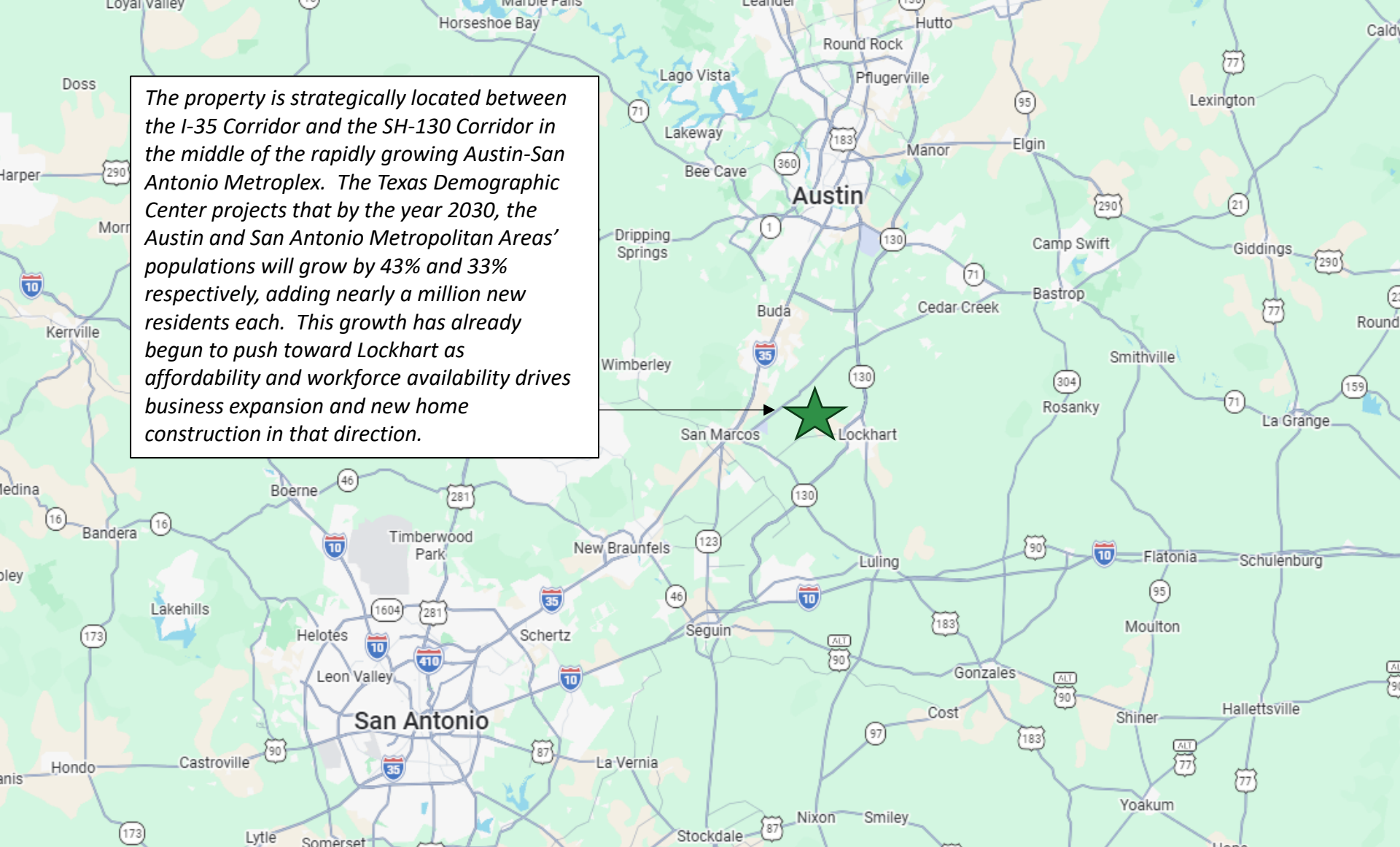
Asher Cook, TX Sales Agent License #763945
M: 512-547-0932
asher@spaeth-cook.com



SECTION 1

PROPERTY & LOCATION OVERVIEW

The property is strategically located between the I-35 Corridor and the SH-130 Corridor in the middle of the rapidly growing Austin-San Antonio Metroplex. The Texas Demographic Center projects that by the year 2030, the Austin and San Antonio Metropolitan Areas' populations will grow by 43% and 33% respectively, adding nearly a million new residents each. This growth has already begun to push toward Lockhart as affordability and workforce availability drives business expansion and new home construction in that direction.

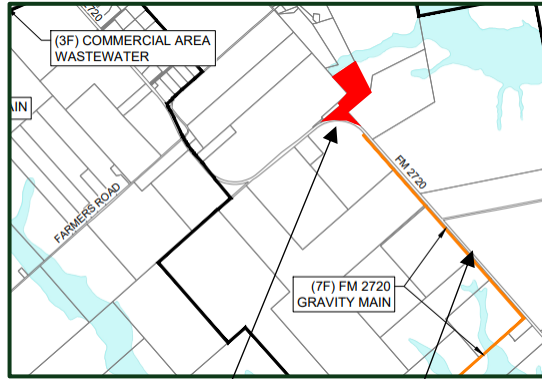


Location

Property Overview

- 152 Sundance Ct, Maxwell, Texas 78656
- 19.44 – 24.76 +/- Acres
- Water: County Line SUD
- Wastewater: County Line SUD
- No Floodplain
- Jurisdiction/Zoning: Outside of Umland ETJ
- Caldwell County

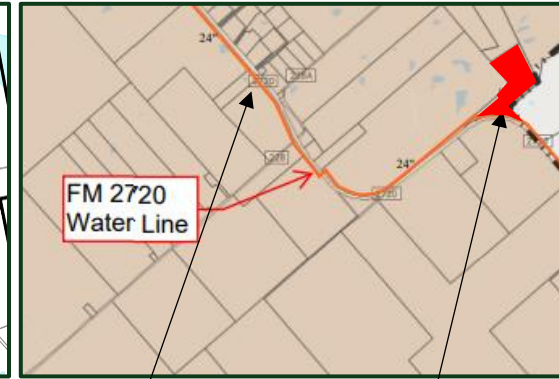
WASTEWATER



Subject Property

Gravity Main

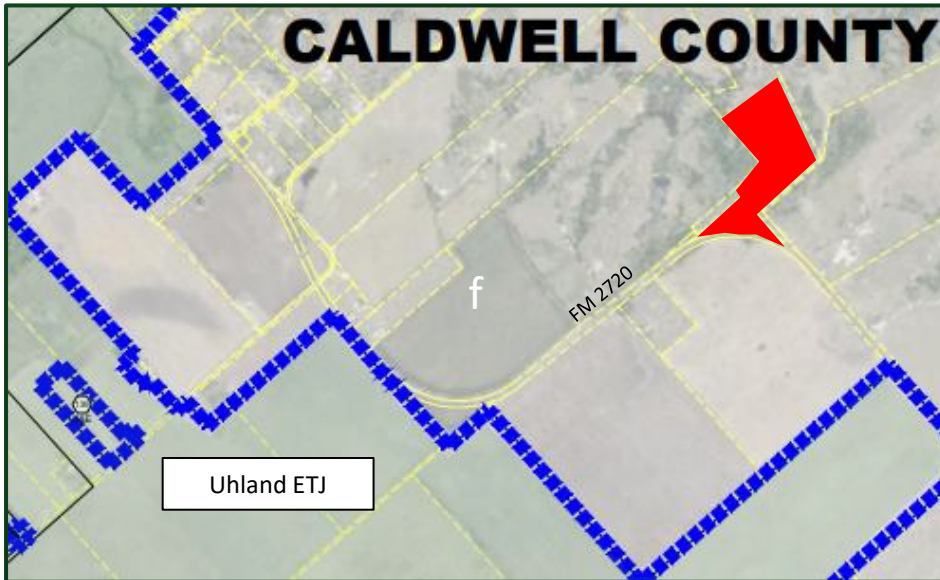
WATER



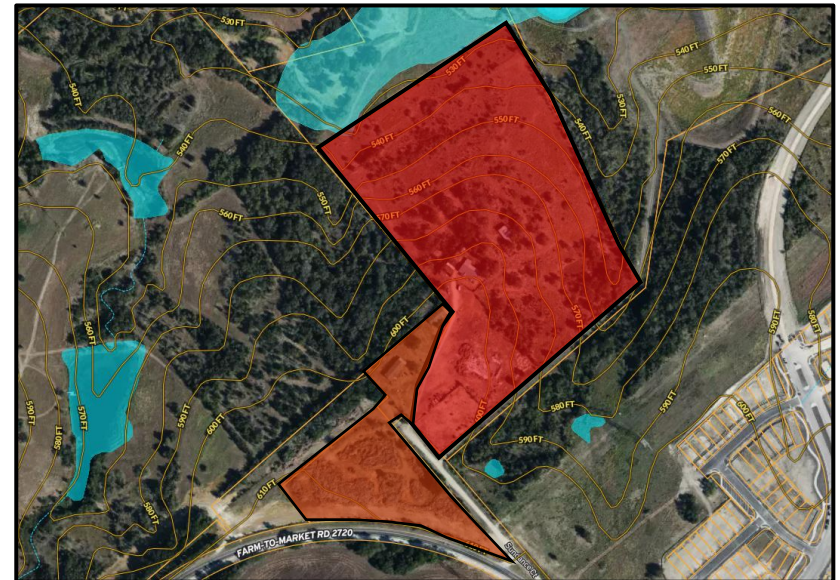
24" Water Line

Subject Property

CALDWELL COUNTY

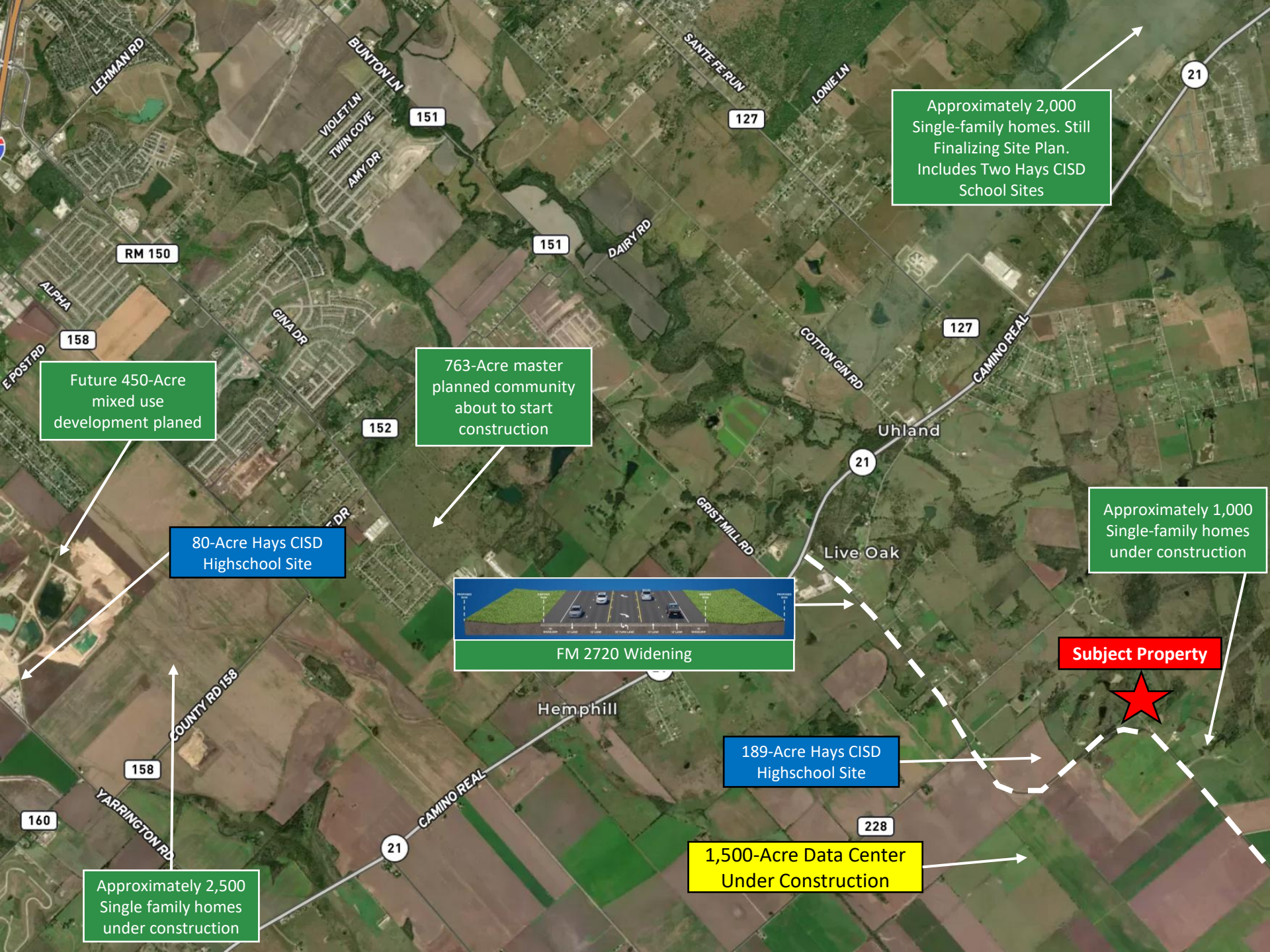


Umland ETJ



SECTION 3

DEVELOPMENT ACTIVITY



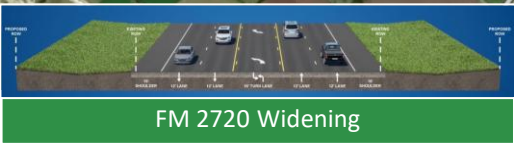
Approximately 2,000 Single-family homes. Still Finalizing Site Plan. Includes Two Hays CISD School Sites

763-Acre master planned community about to start construction

Future 450-Acre mixed use development planned

Approximately 1,000 Single-family homes under construction

80-Acre Hays CISD Highschool Site



FM 2720 Widening

Subject Property

189-Acre Hays CISD Highschool Site

1,500-Acre Data Center Under Construction

Approximately 2,500 Single family homes under construction

Map labels: LEHMAN RD, BUNTON LN, VIOLET LN, TWIN COVE, AMY DR, 151, DAIRY RD, 127, S ANTEFERUN, LONIE LN, 21, RM 150, 158, ALPHA, GINA DR, 152, COTTON GRN RD, 127, CAMINO REAL, Uhland, Live Oak, GRIST MILL RD, Hemphill, COUNTY RD 158, 158, YARRINGTON RD, 160, 21, CAMINO REAL, 228.



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:
 - 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.

David Sloan Spaeth Licensed Broker/Broker Firm Name or Primary Assumed Business Name	510553 License No.	Sloan@Spaeth-Cook.com Email	512-656-4034 Phone
Designated Broker of Firm			
Licensed Supervisor of Sales Agent/ Associate	763945 License No.	Asher@Spaeth-Cook.com Email	512-547-0932 Phone
Sales Agent/Associate's Name			

Buyer/Tenant/Seller/Landlord Initials _____ Date _____