



# 5.69 Acres Duplex/Townhome Site in Marble Falls


569 W OAK RIDGE DR., MARBLE FALLS, TX



**GOLD TIER**  
REAL ESTATE

EXCLUSIVELY LISTED BY

**Colin Tierney**

 512.674.5727

 colin@goldtier.net

**Taylor Golden**

 512.626.4424

 taylor@goldtier.net

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# Concept Site Plan



# Property Highlights

**ADDRESS:** 569 W Oak Ridge Dr, Marble Falls, TX

**ACREAGE:** 5.69 Acres

**PRICING:** \$599,000

**ZONING:** TR - Transitional Residential

**ALLOWED DENSITY:** 68 Units (79 units w/ CUP)

**UTILITIES:** Water & sewer available with confirmed capacity

**TAX RATE:** 1.78%

**TOPOGRAHY:** Mostly flat

**TRAFFIC IMPROVEMENTS:** TXDOT-approved signal at Hwy 281

**REMARKS:**

- » Some easements on site (relocatable overhead lines)
- » Potential to increase units with CUP approval
- » Minor offsite water line upgrade required
- » Planned connector road between W Oak Ridge & Mormon Mill Rd



petco

HARBOR FREIGHT

GOLD TIER REAL ESTATE

HOME ZONE  
*Texas Born. Family Owned.*

LOWE'S

281

Ford

HWY 281: 25,926 VPD (TX DOT)

DISCOUNT TIRE

281

SUBJECT SITE  
5.69 ACRES

W OAK RIDGE DR

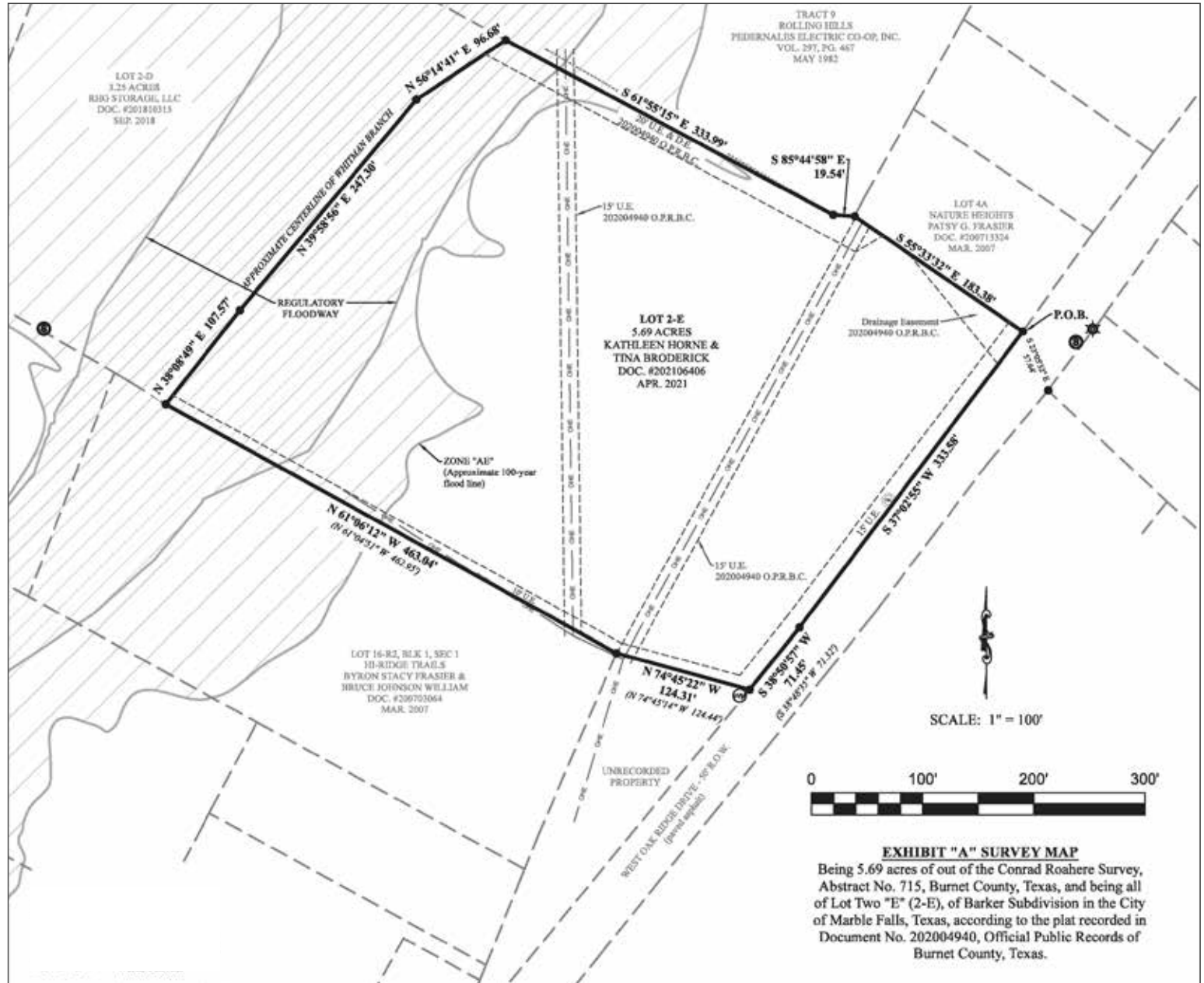


NORTHEAST VIEW

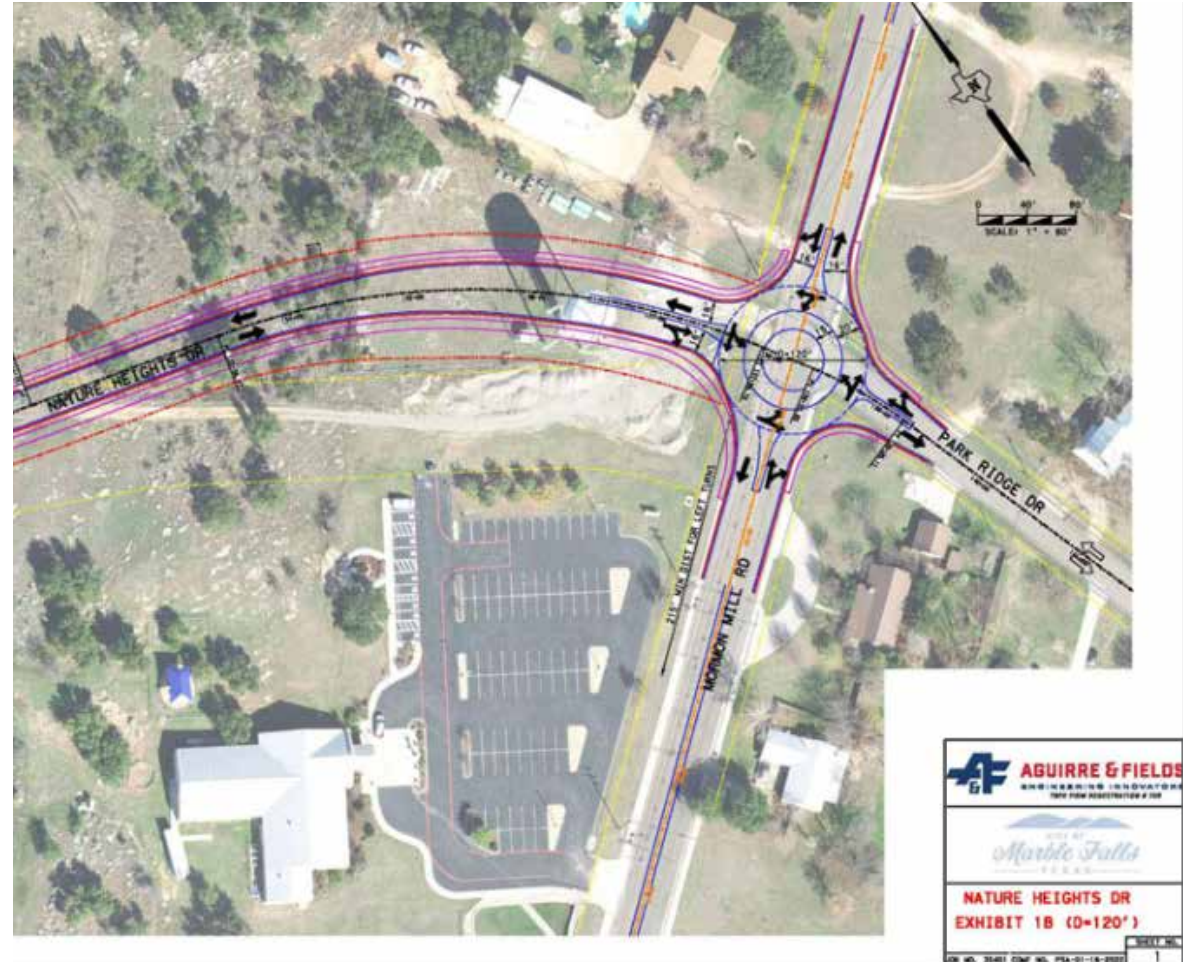
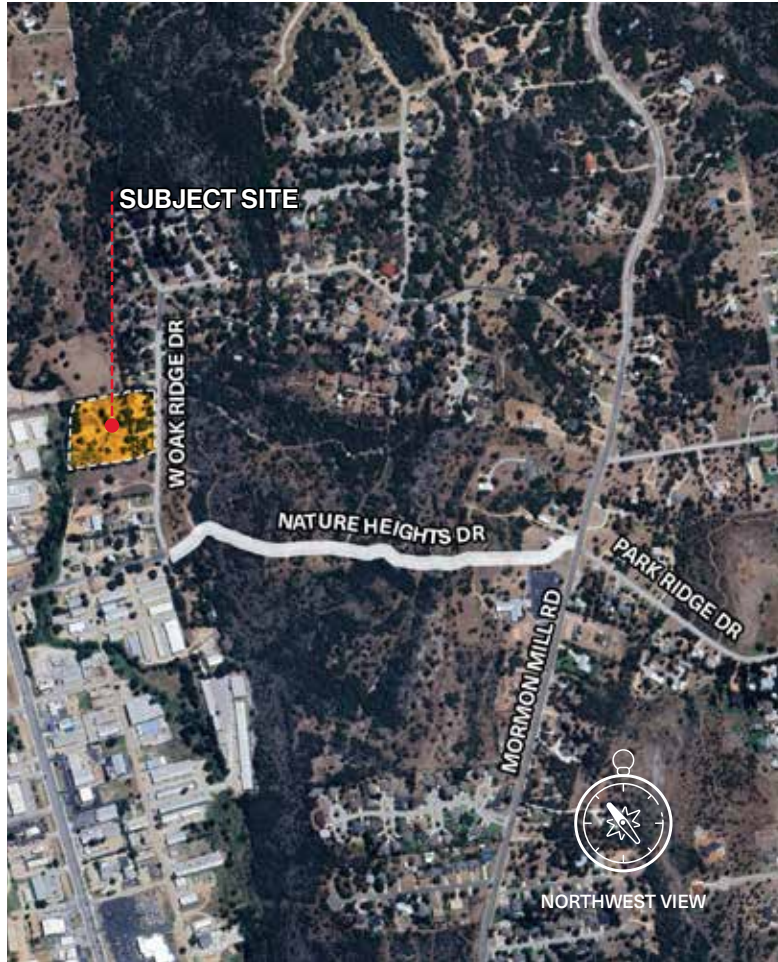
# Property Boundary Map



# Land Survey



# Connector Road Plan



\* Estimated road location shown for illustrative purposes only.



4 MILES

**Lowe's**  
363.6K  
ANNUAL VISITS  
SOURCE: PLACER.AI

**PUTTERS & GUTTERS**

**Walmart**  
1.72M  
ANNUAL VISITS  
SOURCE: PLACER.AI



**Ford**

**SUBJECT SITE**  
5.69 ACRES

HWY 281 (25,926 VPD)

**H-E-B**  
2.02M  
ANNUAL VISITS  
SOURCE: PLACER.AI



**CINERGY CINEMAS**

**BLUE BONNET CAFE**

FM 1431 (20,916 VPD)

**City of Marble Falls**

FM 1431 (18,085 VPD)

**MARBLE FALLS HIGH SCHOOL**  
1,128 STUDENTS  
14:1 STUDENT-TEACHER RATIO



**MARBLE FALLS MIDDLE SCHOOL**  
911 STUDENTS  
13:1 STUDENT-TEACHER RATIO

**THE HOME DEPOT**

**Starbucks**

HWY 281 (37,884 VPD)

**Baylor Scott & White HEALTH**

**PHI THE RESIDENCES BY PANTHER HOLLOW**



NORTH VIEW

SUBJECT SITE

**MARBLE FALLS**

**VIA RM 1431 E**



**1 HR 10 MINS**  
**59.6 MILES**

**VIA STATE HWY 71 E**



**1 HR**  
**48.4 MILES**

**AUSTIN**



NORTH VIEW



# 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission