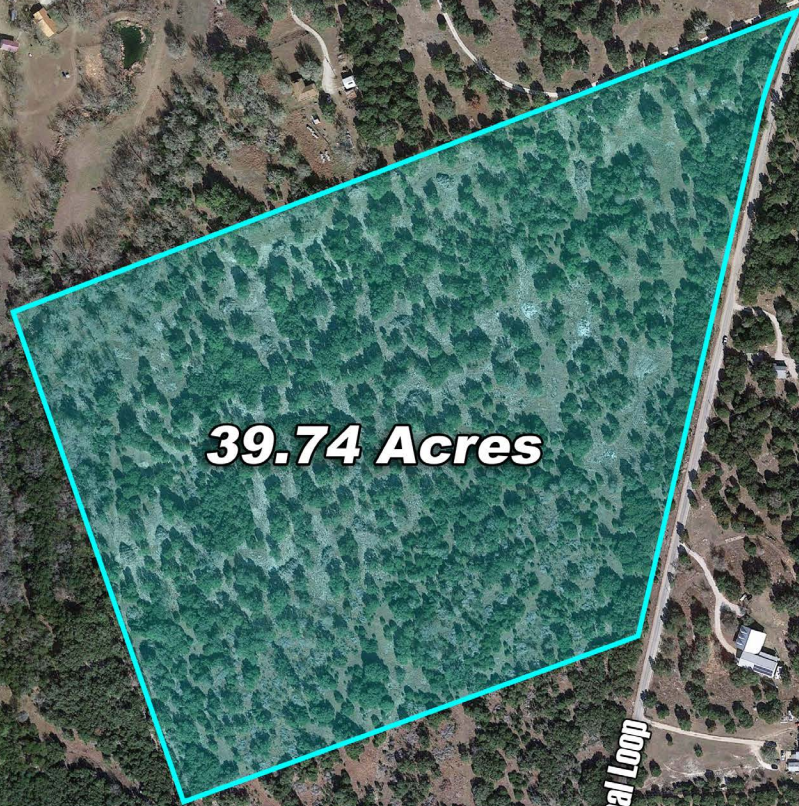


**PRICE REDUCTION**



**HAYSTACK**  
REAL ESTATE PARTNERS



**39.74 Acres**

**BERTRAM  
TEXAS**

**LAND FOR SALE**

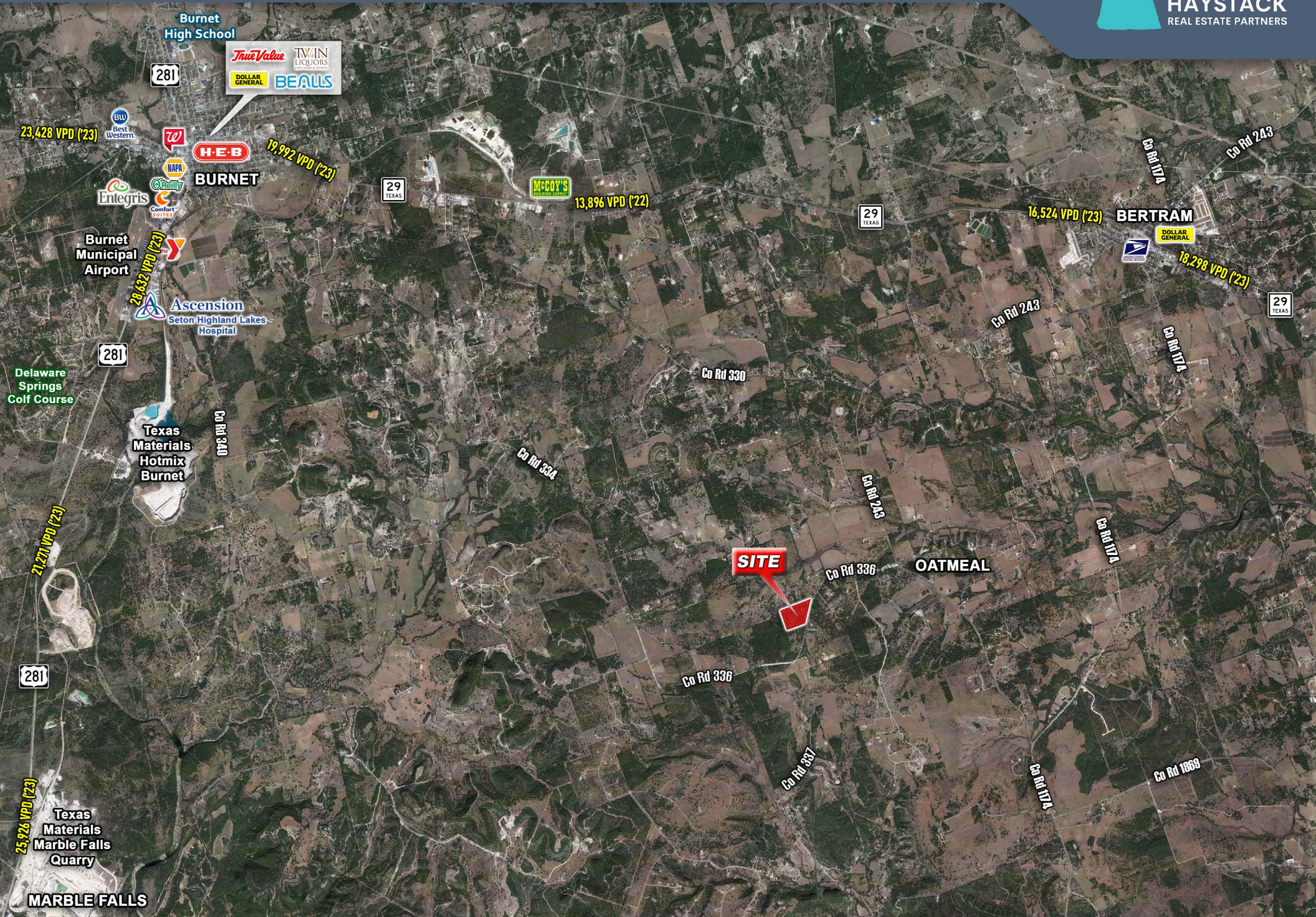
**BERTRAM LAND**

7165 COUNTY ROAD 336, BERTRAM, TEXAS 78605

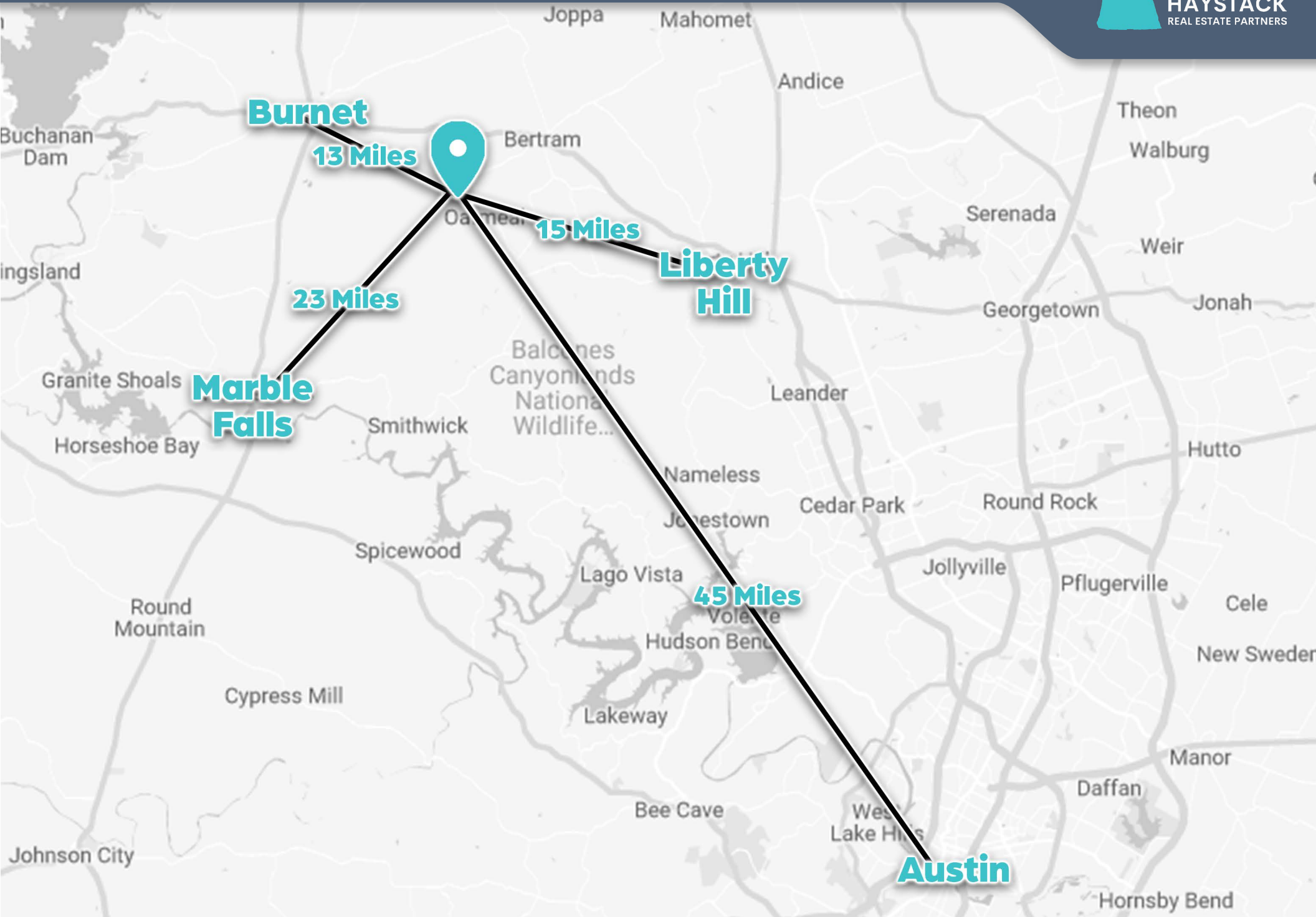


<b>SIZE</b>	39.74 Acres
<b>PRICE</b>	<del>\$1,390,900</del> \$1,040,000 - \$26K / AC
<b>LOCATION</b>	The property is located along County Road 336 in Burnet County, Texas.
<b>WATER</b>	On-site well
<b>SEWER</b>	None
<b>ZONING</b>	None
<b>FRONTAGE</b>	925.76' along County Road 336
<b>FLOODPLAIN</b>	None
<b>TAXES</b>	\$35.19 in 2024 with agricultural exemption
<b>SCHOOL DISTRICT</b>	Burnet Consolidated Independent School District
<b>TRAFFIC COUNTS</b>	<p>19,992 vehicles per day on State Highway 29 in Burnet (TxDot '23)</p> <p>16,524 vehicles per day on State Highway 29 in Bertram (TxDot '23)</p> <p>28,632 vehicles per day on US Highway 281 in Burnet (TxDot '23)</p> <p>25,926 vehicles per day on US Highway 281 in Marble Falls (TxDot '23)</p>
<b>COMMENTS</b>	Great hill country ranch/recreational site with complete architectural plans available for a 2,740 SF house. The property boasts great views and has plenty of trees and wildlife, making it the perfect getaway or country homestead. Newly installed well and electric.



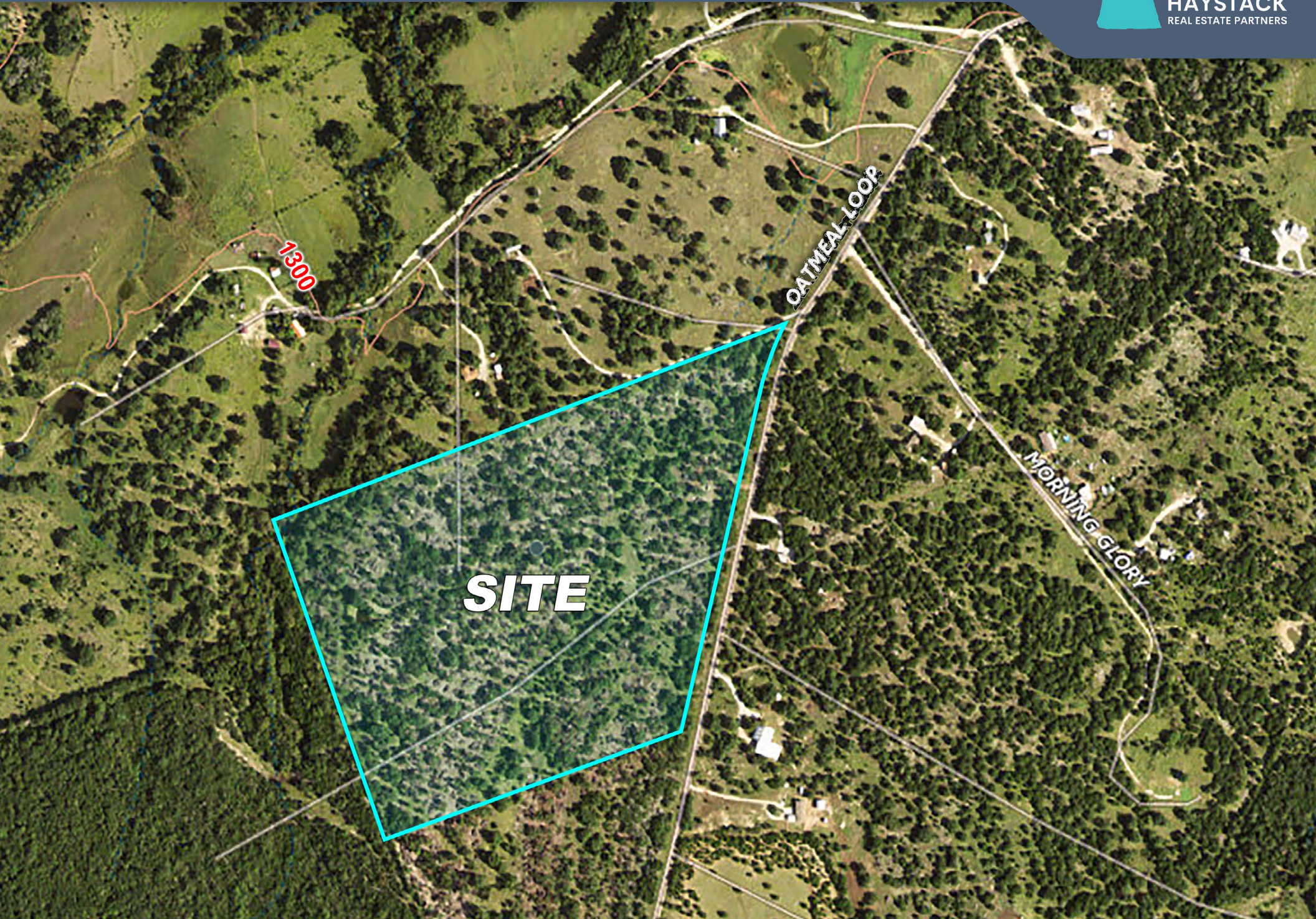








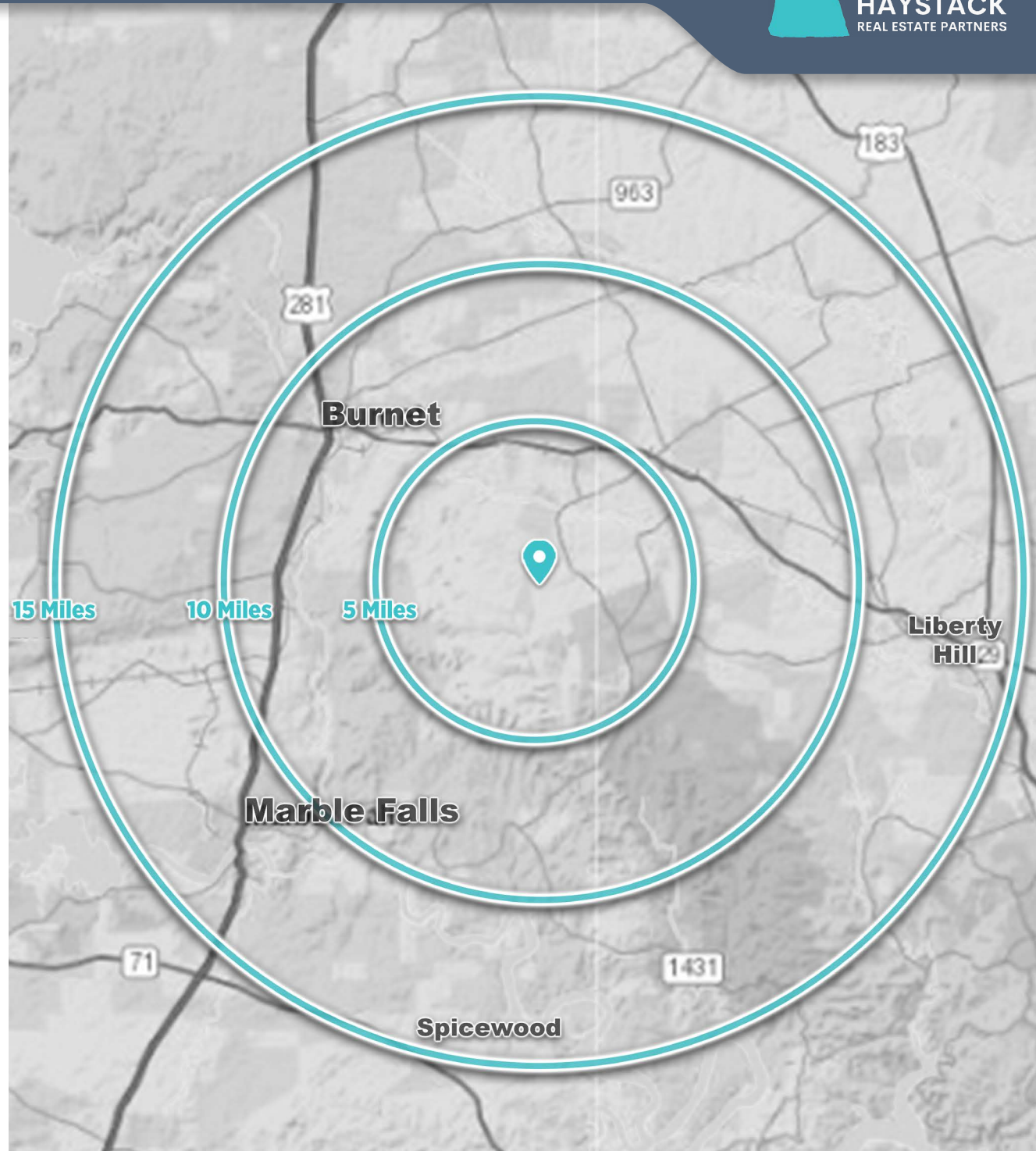






DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	2,192	20,608	67,608
MEDIAN AGE	48.4	42.2	41.3
TOTAL HOUSEHOLDS	868	7,467	24,709
# OF PERSONS PER HH	2.50	2.67	2.69
AVG HH INCOME	\$115,518	\$119,450	\$128,035

TRAFFIC COUNTS	2023
State Highway 29	19,992
US Highway 281	28,632



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

## WORKFORCE

Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** Dell's worldwide headquarters is located in the nearby suburb of Round Rock.

## EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students.** Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.

#1

**AUSTIN IS AMERICA'S MOST AFFORDABLE CITY FOR STARTUPS IN 2022**  
(yelp.com)

#1

**OVERALL BEST MARKET FOR COMMERCIAL REAL ESTATE INVESTMENT IN 2022**  
(crowdstreet.com)

#1

**BEST HOUSING MARKETS FOR GROWTH AND STABILITY - 2022 EDITION**  
(smartasset.com)

#1

**BEST PLACES TO INVEST IN PROPERTY IN 2022**  
(gobankingrates.com)

#2

**2022 BEST PERFORMING CITIES**  
(milkeninstitute)

#2

**2022 HOUSING WEALTH GAINS FOR MIDDLE CLASS MARKETS**  
(cdn.nar.realtor)

#5

**BEST CITIES FOR JOBS IN 2022**  
(gobankingrates.com)

#11

**2022'S BEST LARGE CITIES TO START A BUSINESS**  
(wallethub)





# 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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date