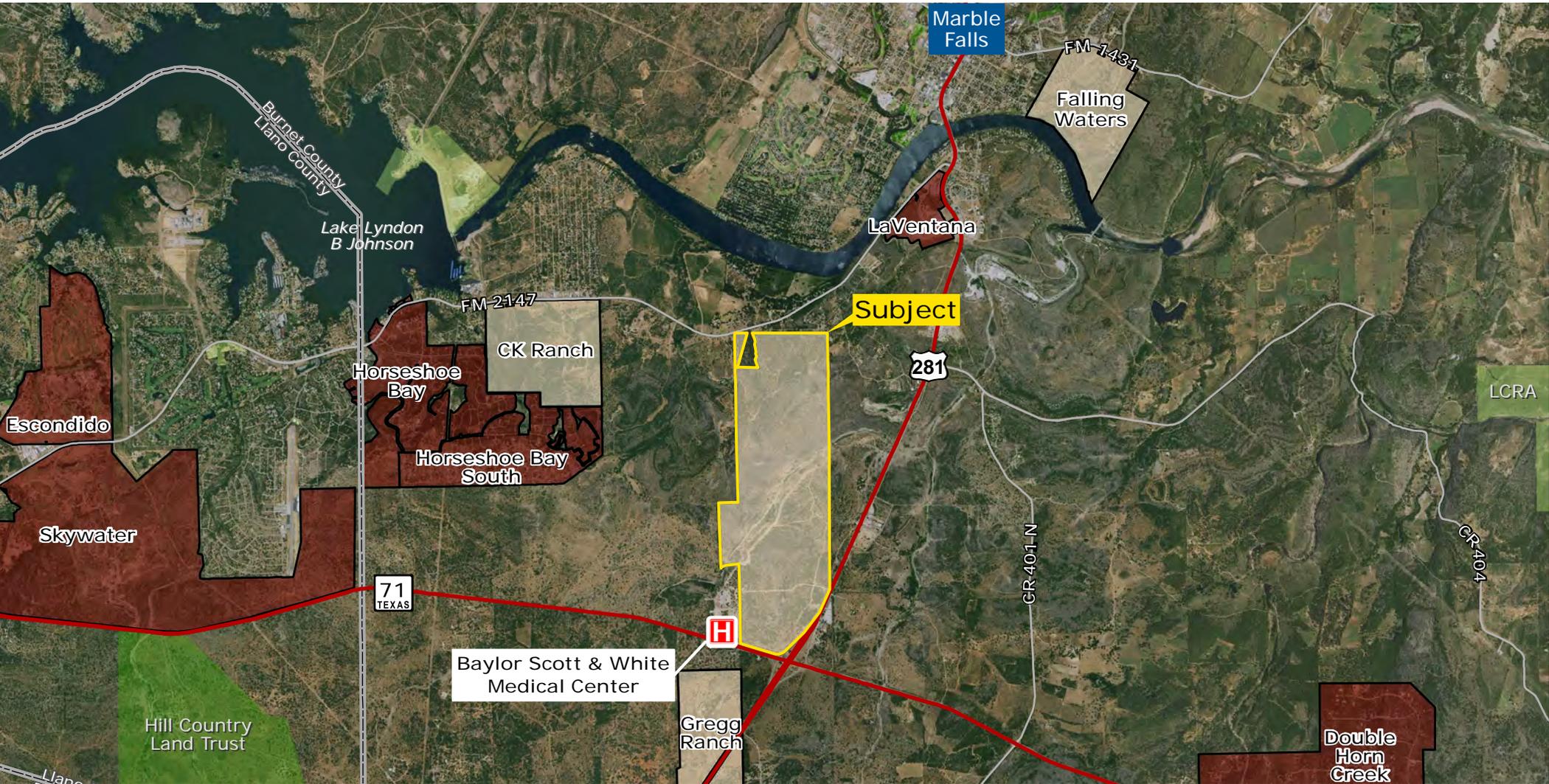


# FLATROCK SPRINGS

EXCLUSIVE LISTING | MARBLE FALLS, TEXAS



Josh Cameron | [jcameron@landadvisors.com](mailto:jcameron@landadvisors.com) Hal Guggolz | [hguggolz@landadvisors.com](mailto:hguggolz@landadvisors.com)  
3101 Bee Caves Road, Suite 306, Austin, Texas 78746 ph. 512.327.3010 | [www.landadvisors.com](http://www.landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXBU00009-5.30.18



# FLATROCK SPRINGS PROPERTY OVERVIEW

**LOCATION** Flatrock Springs is a master planned project comprised of ±1,057 acres located at the NWC of Hwy 281 and Hwy 71. Just an hour outside of Austin and San Antonio.

**PRICE** \$18,000,000 (\$17,000/Acre)

**JURISDICTION** City of Marble Falls, Burnet County

**ZONING** Single Family (R-1), Mixed Use (MU-1), General Commercial (C-3), Neighborhood Commercial (C-1)

**ENTITLEMENTS** Approved development agreement with the city of Marble Falls. The Property can be utilized for a variety of uses including Commercial, Mixed-Use and Residential. There is a Planned Development District that contemplates the following uses:

**Commercial** ±95 Acres

## Mixed Use

Civic Center: ±35.70 Acres  
Townhouses: ±45.74 Acres  
Greenbelt / Park: ±19.61 Acres  
Multi-Family: ±54.60 Acres

## Residential

Greenbelt / Park: ±190.52 Acres  
Townhouse / Condo: ±25.31 Acres  
Single Family: ±520.30 Acres

**UTILITIES** Approved up to 3,000 LUE'S for water and wastewater.

Water: City of Marble Falls  
Sewer: City of Marble Falls

**SCHOOLS** Marble Falls Independent School District

## TRAFFIC COUNTS

US Highway 281: 15,000 vehicles per day  
State Highway 71: 12,000 vehicles per day

**ROAD FRONTAGE & ACCESS** The property has three different access points; on the southern portion of the property along both Hwy 281 and Hwy 71 and on the north side of the property along FM 2147.

US Highway 281: 3,500 feet of frontage  
State Highway 71: 1,445 feet of frontage  
FM 2147: 550 feet of frontage

**COMMENTS** Flatrock Springs is an ideal location minutes away from recreational lakes, world class designed golf courses, state parks and new location of Scott & White Lake of the Hills Regional Medical Center. Located just an hour away from Austin and San Antonio, Flatrock Springs sits quietly on the Northwest corner of Hwy 281 and Hwy 71, 5 minutes from the City of Marble Falls. This property is covered in sprawling oaks and tall prairie grass with the wet-weather Little Flatrock Creek bisecting the property. The Commercial component will include more than 700,000 square feet of retail, commercial and office space. The residential portion will include 2,500 living units, consisting of single family homes, apartments, town homes and condominiums.

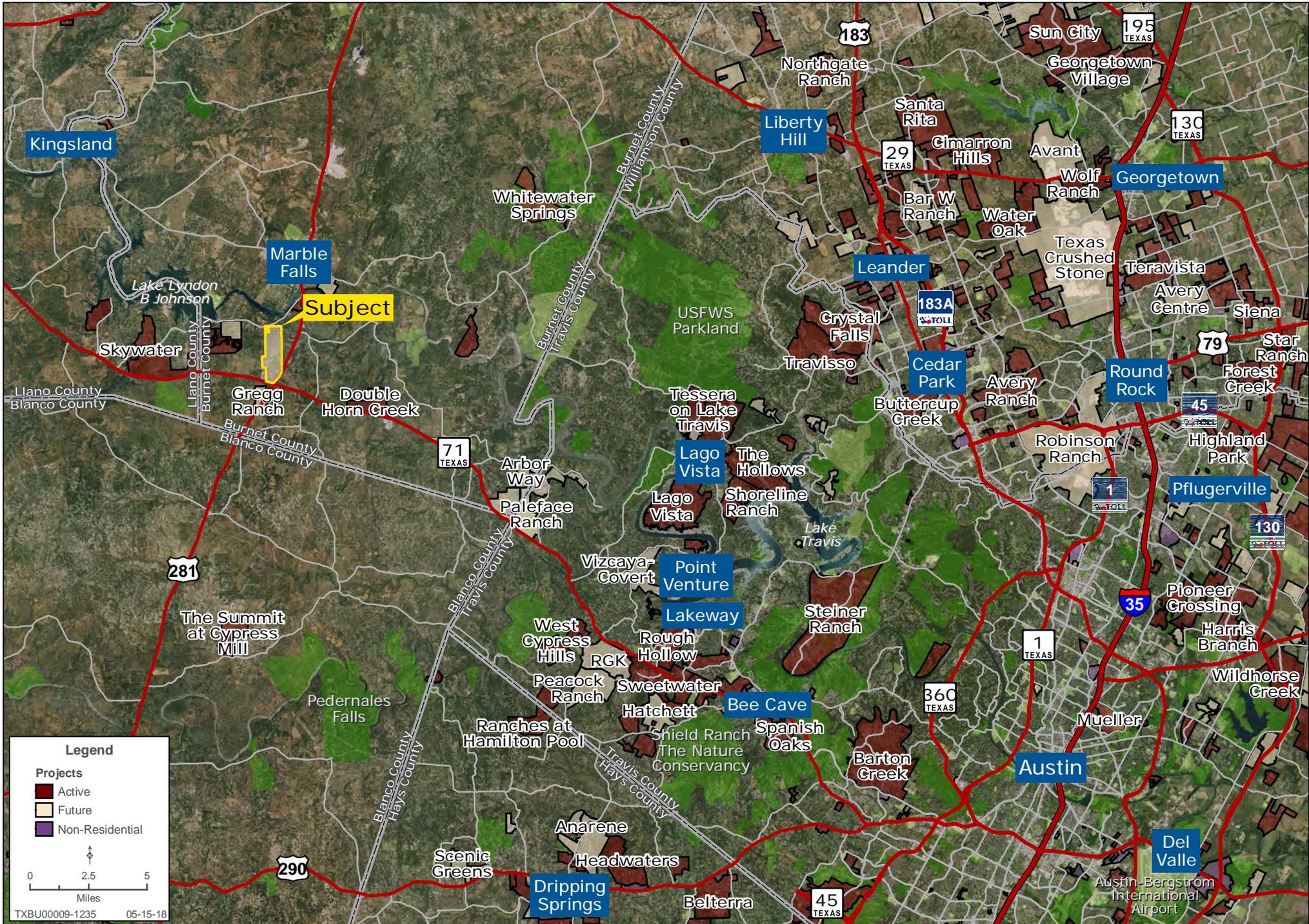


# FLATROCK SPRINGS PROPERTY PHOTOS



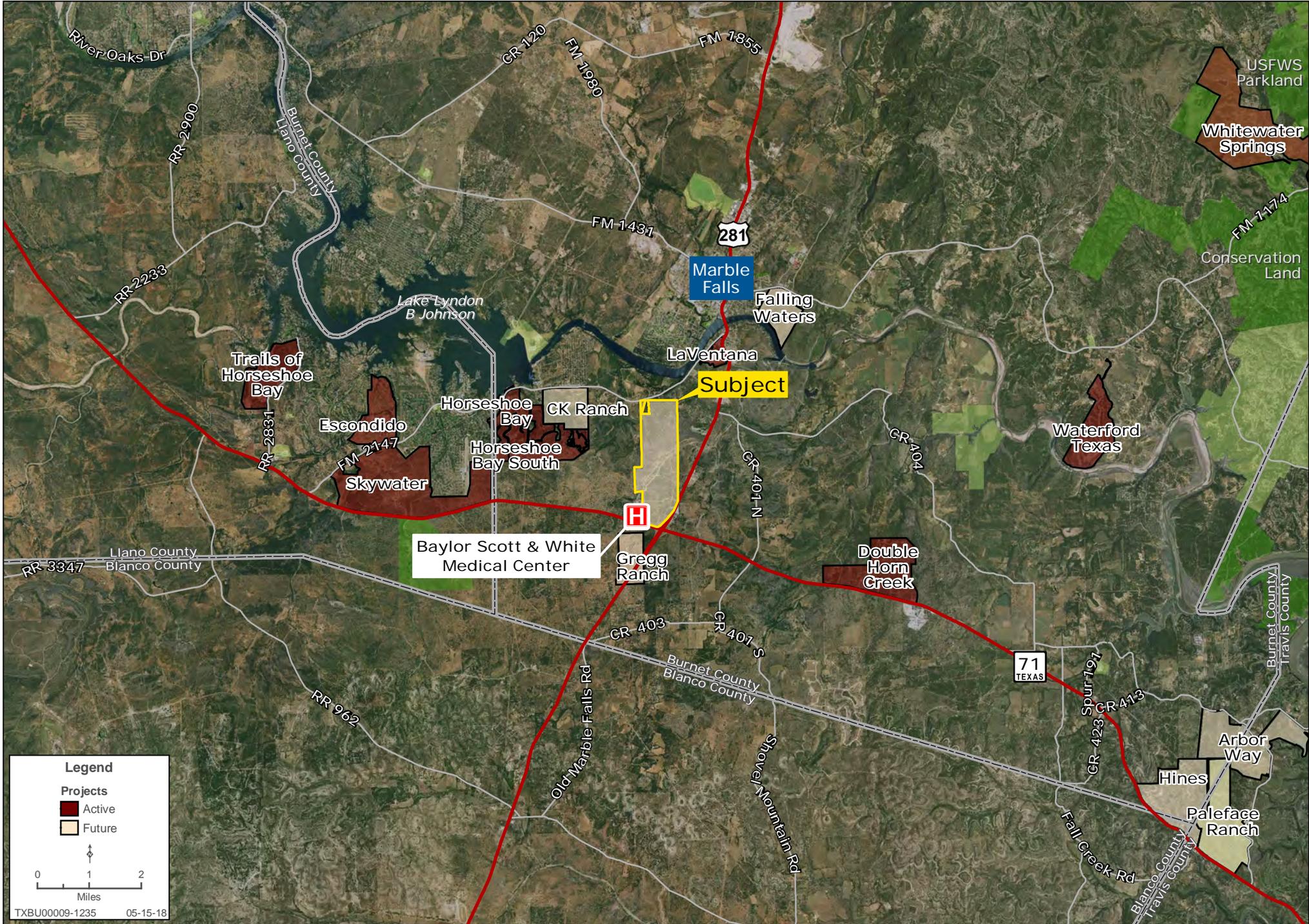
# REGIONAL MAP

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# SURROUNDING DEVELOPMENT MAP

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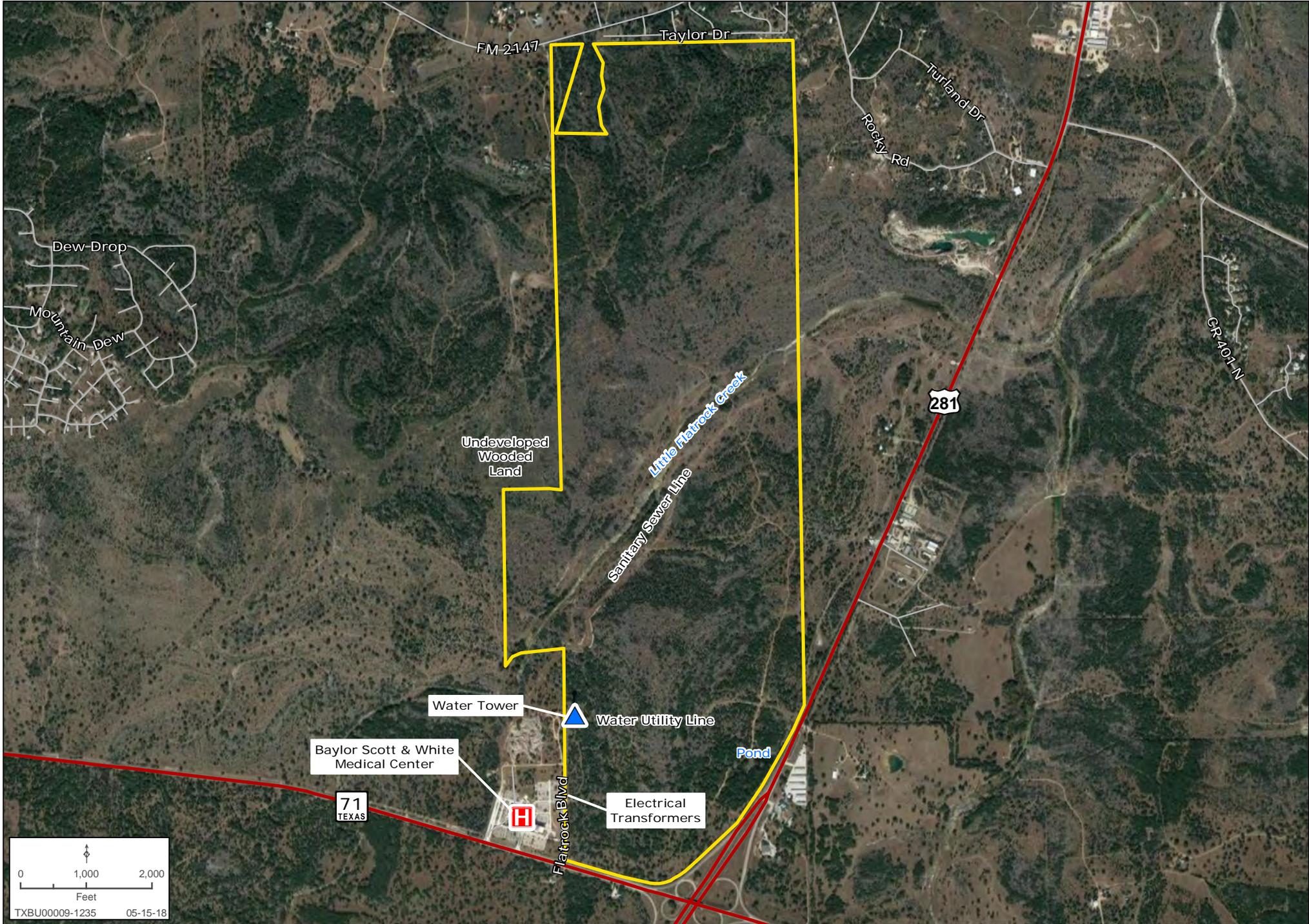
# SURROUNDING AREA MAP

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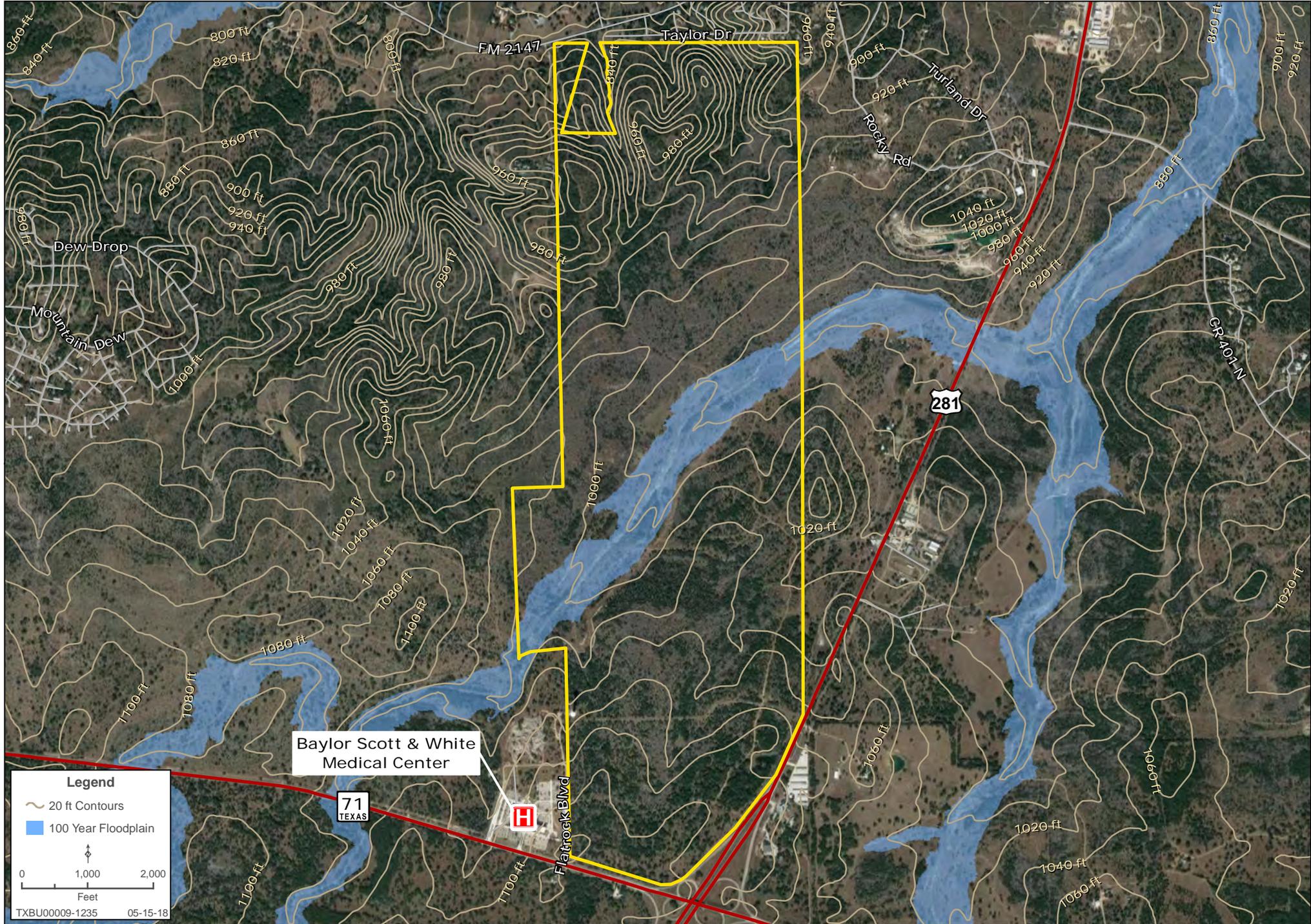
# PROPERTY DETAIL MAP

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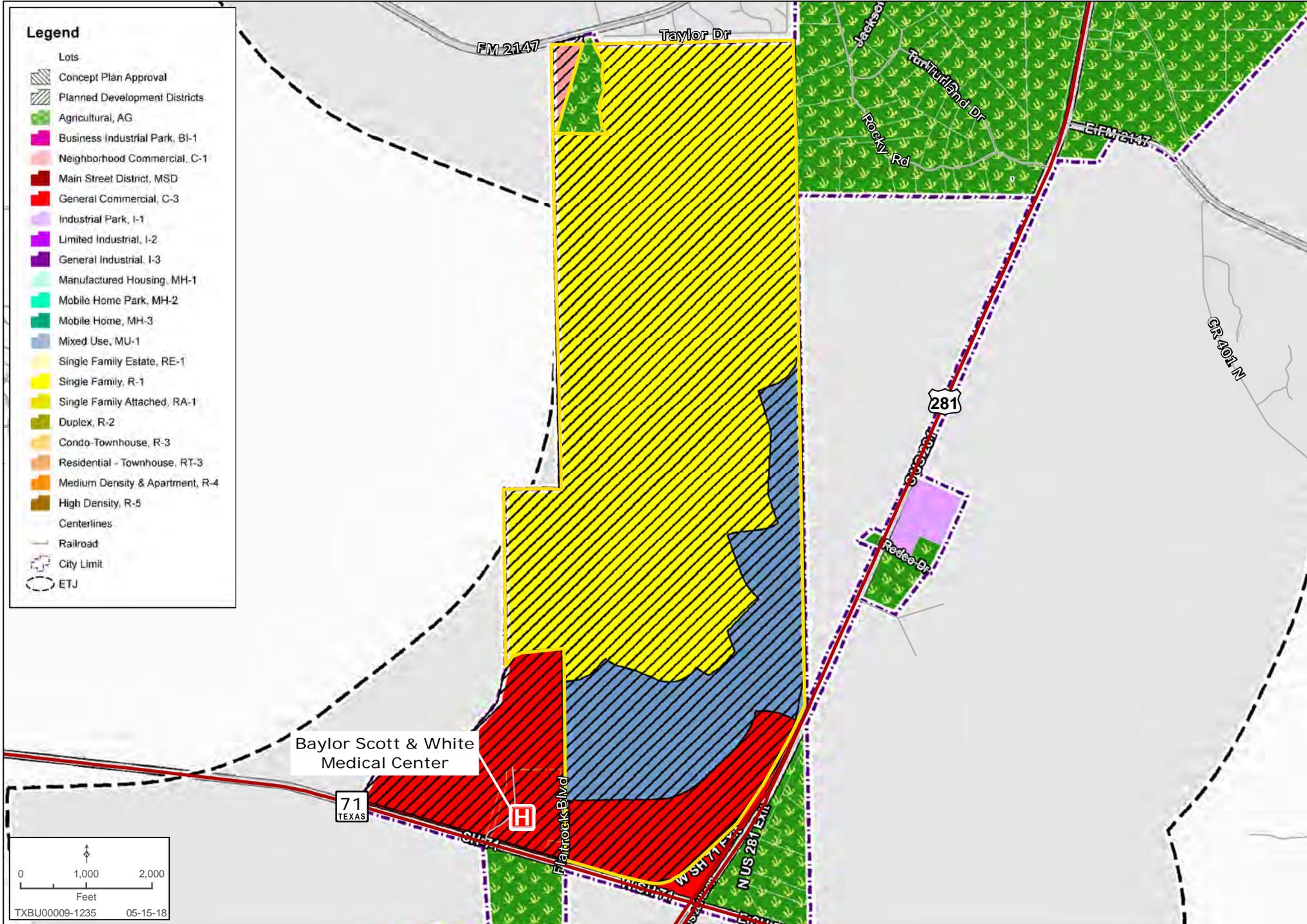
# PROPERTY DETAIL MAP

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# ZONING MAP

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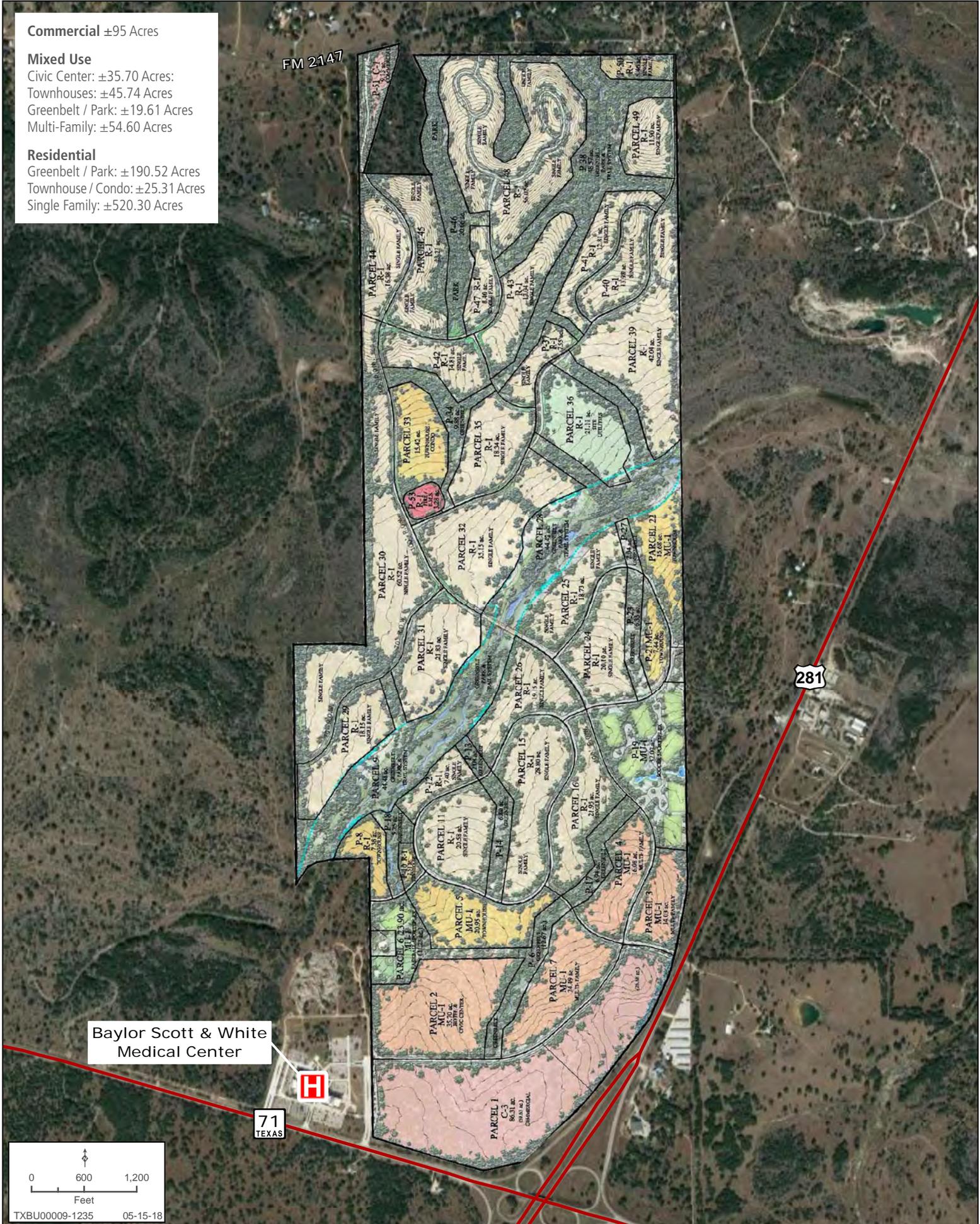
**Commercial** ±95 Acres

**Mixed Use**

Civic Center: ±35.70 Acres:  
Townhouses: ±45.74 Acres  
Greenbelt / Park: ±19.61 Acres  
Multi-Family: ±54.60 Acres

**Residential**

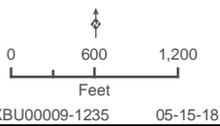
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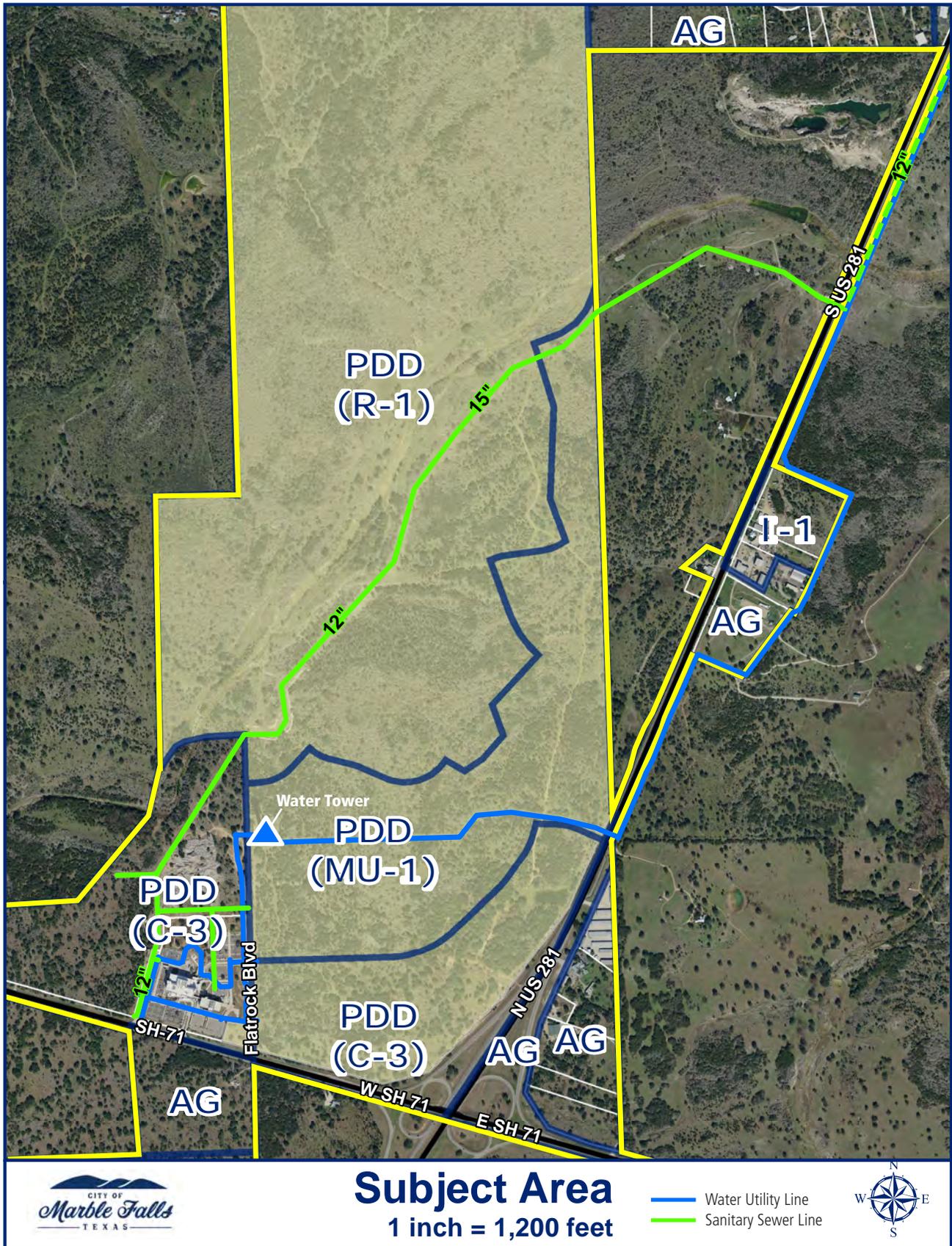
Baylor Scott & White  
Medical Center



71  
TEXAS



# FLATROCK SPRINGS SEWER AND WATER LINE MAP





## 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.

#### Land Advisors Organization

| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|---|-------------|-------|-------|
|---|-------------|-------|-------|

|                           |             |                            |       |
|---------------------------|-------------|----------------------------|-------|
| Kirk Laguarta             | 60656241    | klaguarta@landadvisors.com |       |
| Designated Broker of Firm | License No. | Email                      | Phone |

| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
|---|-------------|-------|-------|
|---|-------------|-------|-------|

|                              |             |                           |              |
|------------------------------|-------------|---------------------------|--------------|
| Hal Guggolz                  | 628645      | hguggolz@landadvisors.com | 210-416-6276 |
| Sales Agent/Associate's Name | License No. | Email                     | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000