



RE-STAR

CR 200, TEXAS 78611

County Rd 200, Bertram Tx, 78611 | 246.79 Acres.

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SUMMARY:

Own a piece of UNRESTRICTED Burnet County 246.79 acres like new barn dominium ever popular Burnet County. This property is Located just 13 minutes from Burnet and 45 minutes to Georgetown and Austin areas, this property makes a great home or weekend retreat for anyone wanting a piece of the Hill Country. places like this in the country side, with this location do not come available every day. Take advantage of this opportunity to purchase your piece of the Hill Country while maintaining a close proximity to the city. The property is located just near to highway 29, is mostly cleared, and would make the perfect horse ranch or anything your heart desires. Spend your days watching the livestock and wildlife and your nights stargazing all while being close the the amenities of town. Did I mention this could make a great investment based on its location as well.



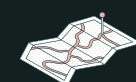
ADDRESS

County Road 200 Bertram, TX
78611



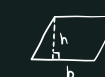
INTERSECTION

County Road 200



SCHOOL DISTRICT

Burnet Consolidated
Independent School



SITE AREA ACREAGE

246.79 Acres



SITE AREA SFT

10,750,172 SFT



COUNTY / CITY /STATE

Burnet / Burnet / Texas



CURRENT ZONING

BURNET, TEXAS



CURRENT USE

RAW LAND



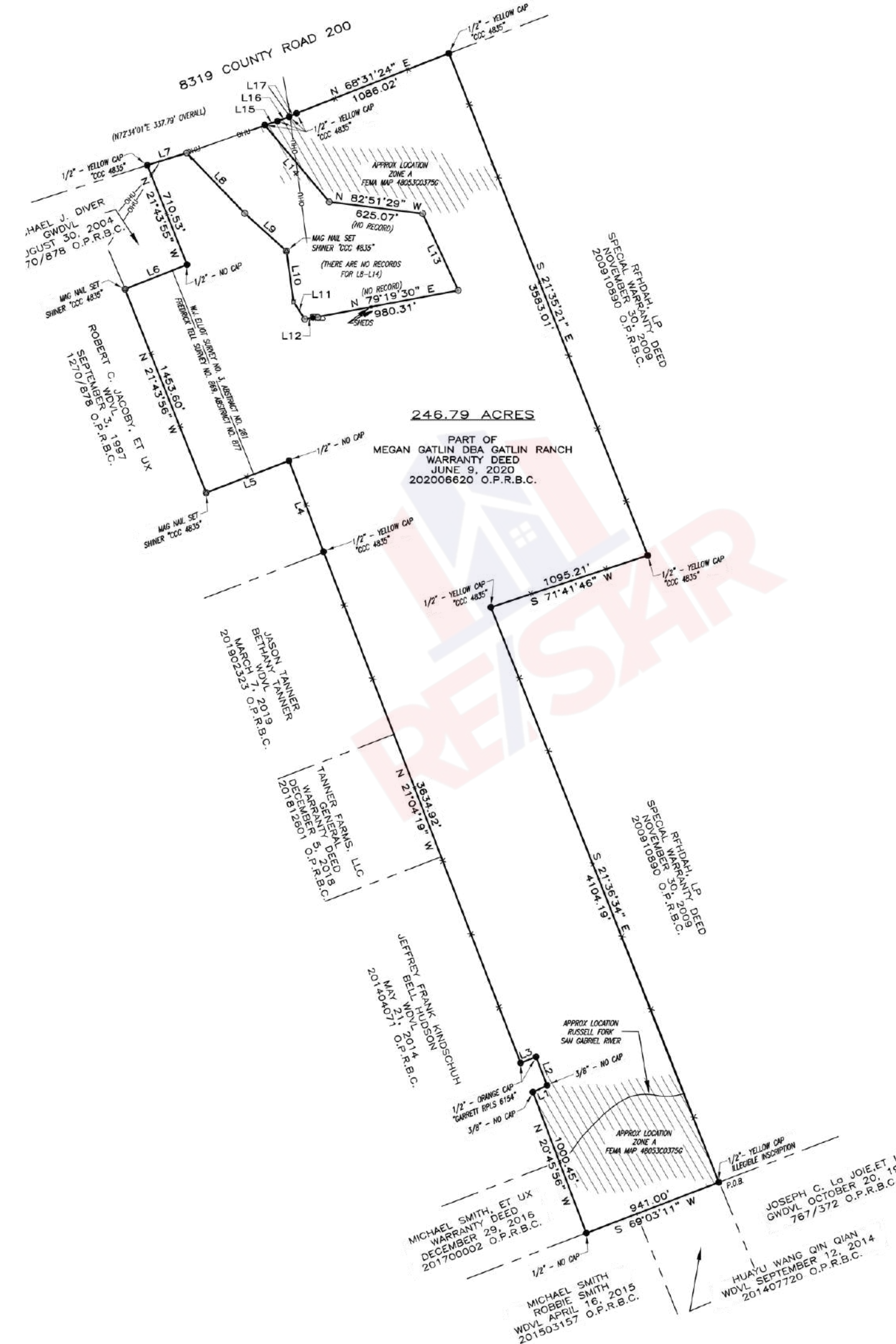
POTENTIAL USES

Residential/ Commercial



LEGAL DESCRIPTION

ABS A0877 FRED TELL, TRACT



SURVEY / ANALYSIS OF PROPERTY AND BURNET COUNTY

Economy

Major employers in Burnet include the Burnet Consolidated Independent School District (285 employees), Entegris [manufacturer of materials for semiconductor and flat panel industry] (180), Burnet County government (140), Seton Highland Lakes Hospital (120), Texas Dept. of Criminal Justice substance abuse facility (120), City of Burnet government (120), H.E.B. grocery store (100), Sure Cast (92), Hoover Companies (90), Southwestern Graphite Co. (45), Whataburger (40), Bilbrough Marble Co. (25), Lone Star Industries (25), and Dash Covers, Inc. (25)

Education

Burnet is served by Burnet Consolidated Independent School District and home to the Burnet High School Bulldogs. Located outside of Burnet is a summer camp called Camp Longhorn that has three branches (Inks Lake, Indian Springs, and C3).

Transportation

Burnet is served by two primary highways:

- U.S. Highway 281 – a north-south route connecting Burnet with the towns of Lampasas (22 mi north) and Marble Falls (13 mi south). San Antonio is 100 miles south.
- State Highway 29 – an east-west route connecting Burnet with Llano (30 mi west) and Georgetown (36 mi east). State Highway 29 intersects with Interstate 35 in Georgetown.

Rail service is provided by the Hill Country Flyer steam train from Cedar Park. The Hill Country Flyer is operated every Saturday in January and February, most Saturdays and Sundays March-May, and most Saturdays in October and November.

Burnet Municipal Airport, also known as Kate Craddock Field (ICAO Code KBMQ), is a general aviation airport located approximately one mile south of State Highway 29 on U.S. Highway 281. It has a 5,000-foot (1,500 m) lighted runway with a full-length taxiway, which can accommodate aircraft with up to 34,000 pounds (15,000 kg) per wheel. The airport is home to the Highland Lakes Squadron of the Commemorative Air Force

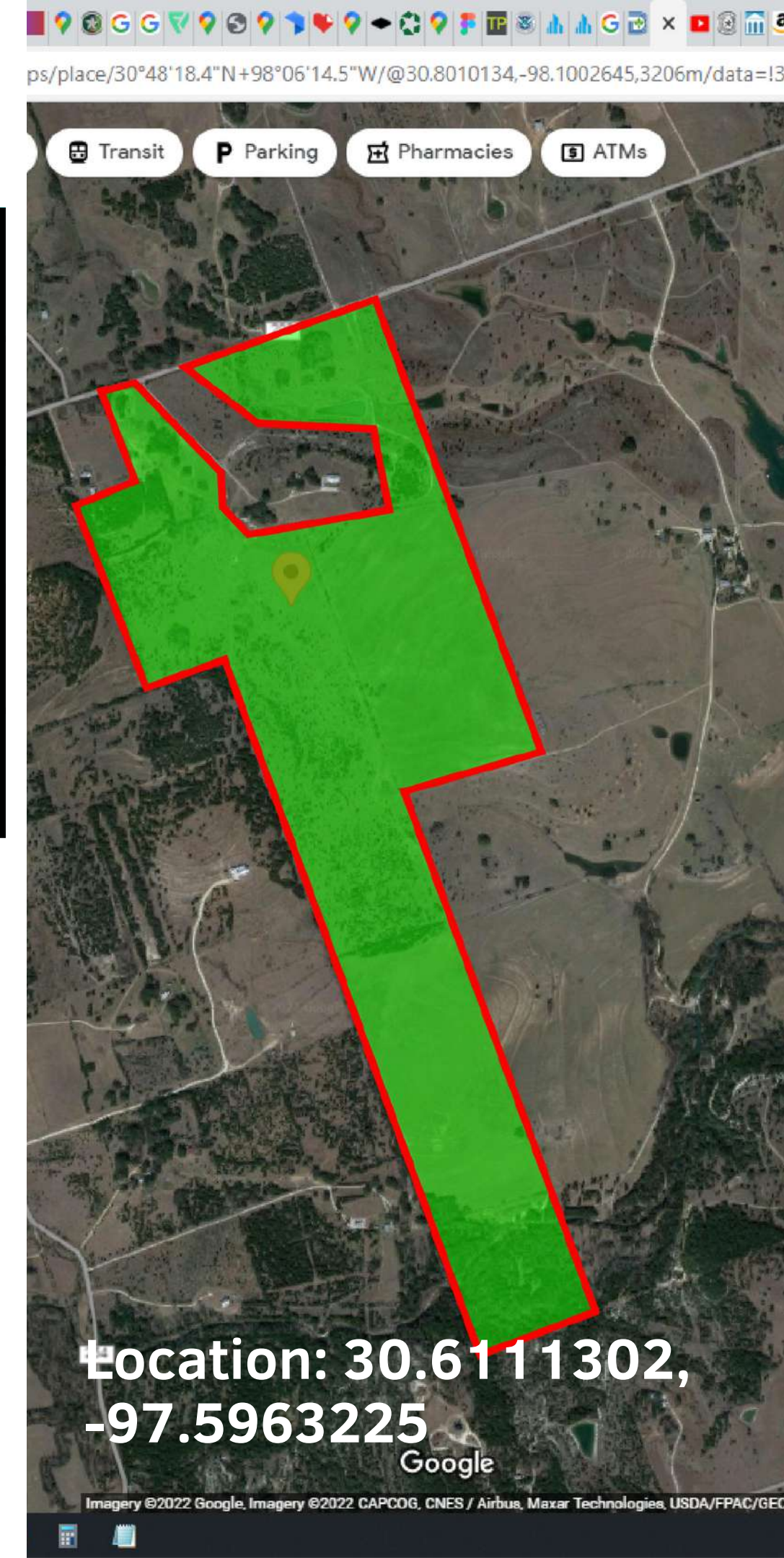
BURNET POPULATION BY YEAR



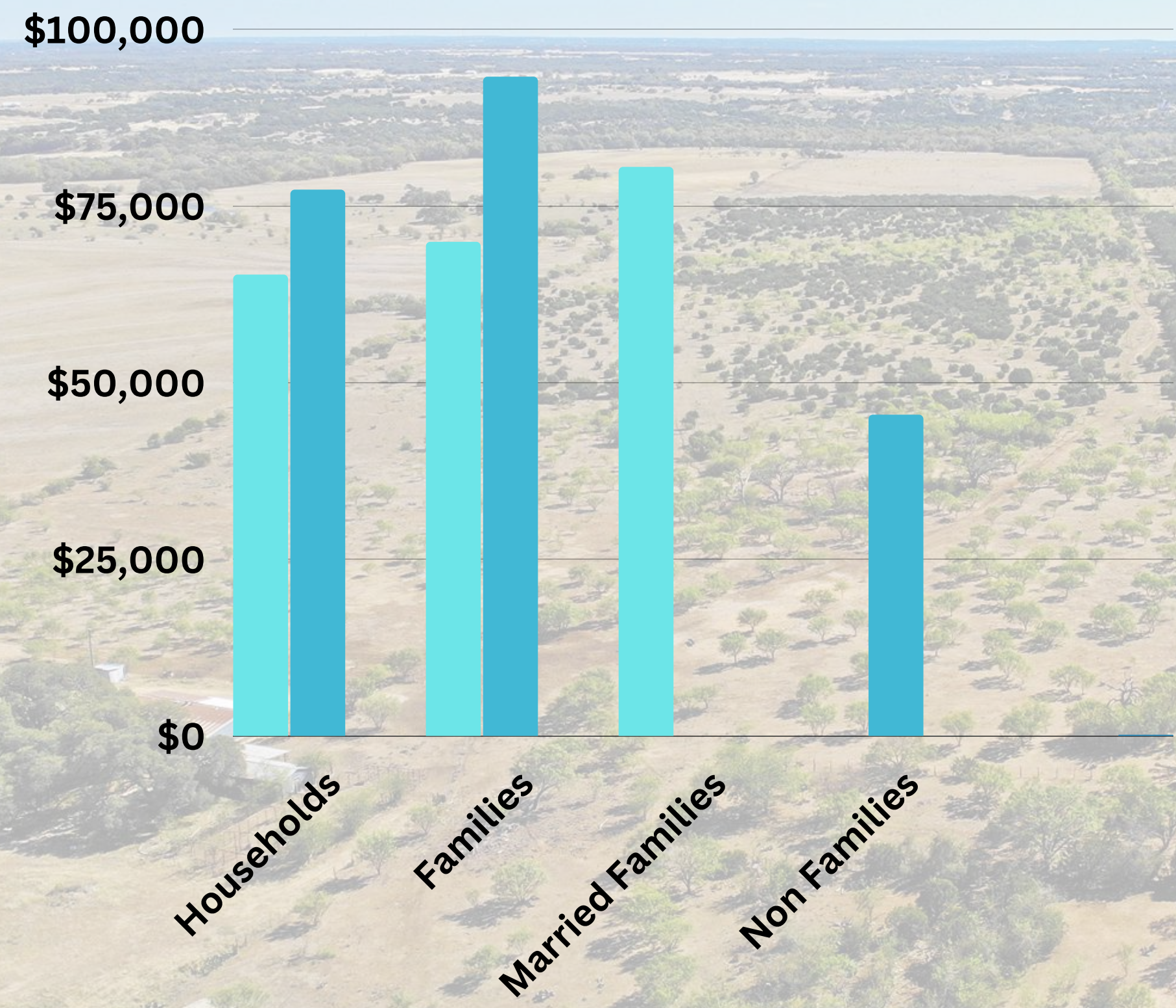
Year	Population	Growth	Annual Growth Rate
2022	6,526	45	0.69%
2021	6,481	45	0.70%
2020	6,436	44	0.69%
2019	6,392	45	0.71%

BURNET EARNINGS BY EDUCATION ATTAINMENT

Name	Average	Male	Female
overall	\$ 36,545	\$47,115	\$ 33,308
Highschool Graduate	\$ 34,547	\$ 59,141	\$ 26,510
Bachelors	\$43,011	\$ 45,278	\$ 42,784
Graduate Degree	\$52,896	\$	\$ 53,018



INCOME BY HOUSE HOLD TYPE



Name	Median	Mean
HouseHolds	\$ 65,146	\$ 77,143
Families	\$ 69,799	\$ 96,124
Married Families	\$ 80,357	\$
Non Families	\$	\$ 45,293

ADJOINING WILLIAMSON COUNTY



Williamson County (sometimes abbreviated as "Wilco") is a county in the U.S. state of Texas. As of the 2020 census, its population was 609,017. Its county seat is Georgetown. The county is named for Robert McAlpin Williamson (1804?–1859), a community leader and a veteran of the Battle of San Jacinto.

Williamson County is part of the Austin-Round Rock-Georgetown metropolitan statistical area. It was included with Austin in the Best Cities to Live in for 2009 by the Milken Institute.[5] It is on both the Edwards Plateau to the west, rocky terrain and hills, and Texas Blackland Prairies in the east, rich, fertile farming land. The two areas are roughly bisected by Interstate 35

Adjacent counties

- Bell County (north)
- Milam County (east)
- Lee County (southeast)
- Bastrop County (southeast)
- Travis County (south)
- Burnet County (west)

Economy.

Agriculture:

Williamson County was an agrarian community for most of the 19th and early 20th centuries. Cotton was the dominant crop in the area between the 1880s and the 1920s, and Williamson County was the top producer of cotton in Texas.

Business:

Williamson County's largest employer was once Dell Computer in Round Rock, employing roughly 16,000 employees. Retail and health care, including St. David's Hospital, Scott & White, Seton Medical Center Williamson hospital (a level II certified trauma center), and the A&M Health Science Center are among the area's largest employers.

HISTORICAL POPULATION OF WILLIAMSON

Census	Population	% Growth
2000	249,967	79.1%
2010	422,679	69.1%
2020	609,017	44.1%

Major highways

- Interstate 35
- U.S. Highway 79
- U.S. Highway 183
- State Highway 29
- State Highway 45
- State Highway 95
- State Highway 130
- State Highway Loop 1
- 183A Toll Road
- State Highway 195

Roads

- RM 620
- FM 970
- FM 971
- FM 972
- FM 973
- FM 1325
- RM 1431
- RM 2243
- RM 2338
- FM 3405

Listing Price: \$ 6,169,750 / 246.79 Acres

Price per Acre: \$ 25,000.00

Flood : Minimum Flood

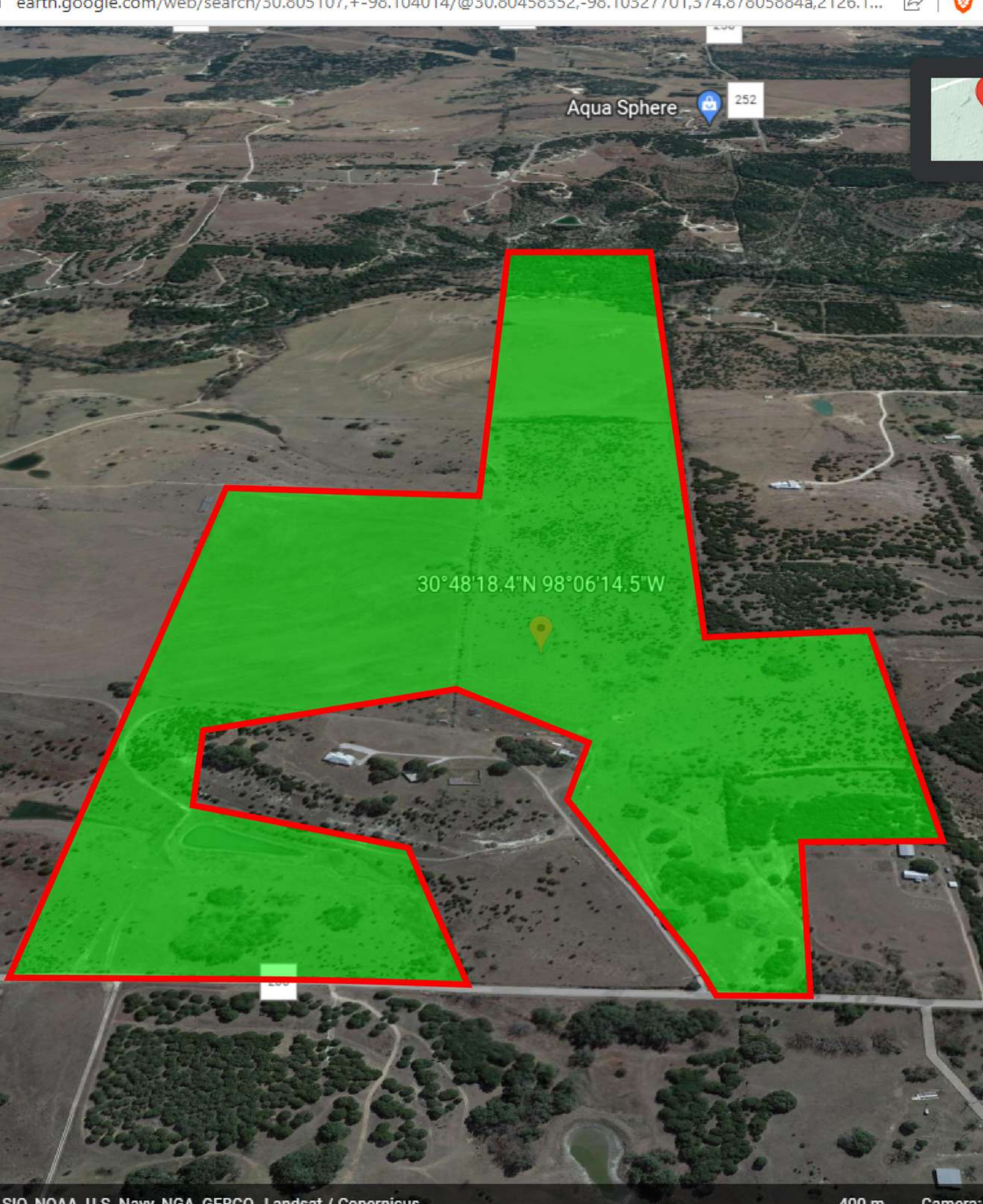


Drive Time

8321 County Road, Bertram, Tx 78611



BURNET	8.9 Miles	13 Min
BERTRAM	7.5 Miles	9 Min
GEORGETOWN	32.3 Miles	50 Min
HWY 29	8.4Miles	13 Min
HWY 281	8.2Miles	12 Min
LIBERTY HILL	17.4Miles	20 Min
GEORGE TOWN	32.4Miles	47 Min



Contact Us

Phone: 214 455 7623

Email: venkat@re-star.us

Mailing Address: 500 Cowboys Way, Ste #300,
Frisco, TX 75034