

212 +/- ACRES BURNET, TEXAS

INSIDE CITY LIMITS WITH UTILITIES

\$44,900 Per Acre

212 +/- Acre Tract was assembled from three separate owners and is the largest contiguous tract within the City Limits of Burnet.

The 51-acre Haley Nelson City Park borders the southern fence line.

Other Key Entitlements:

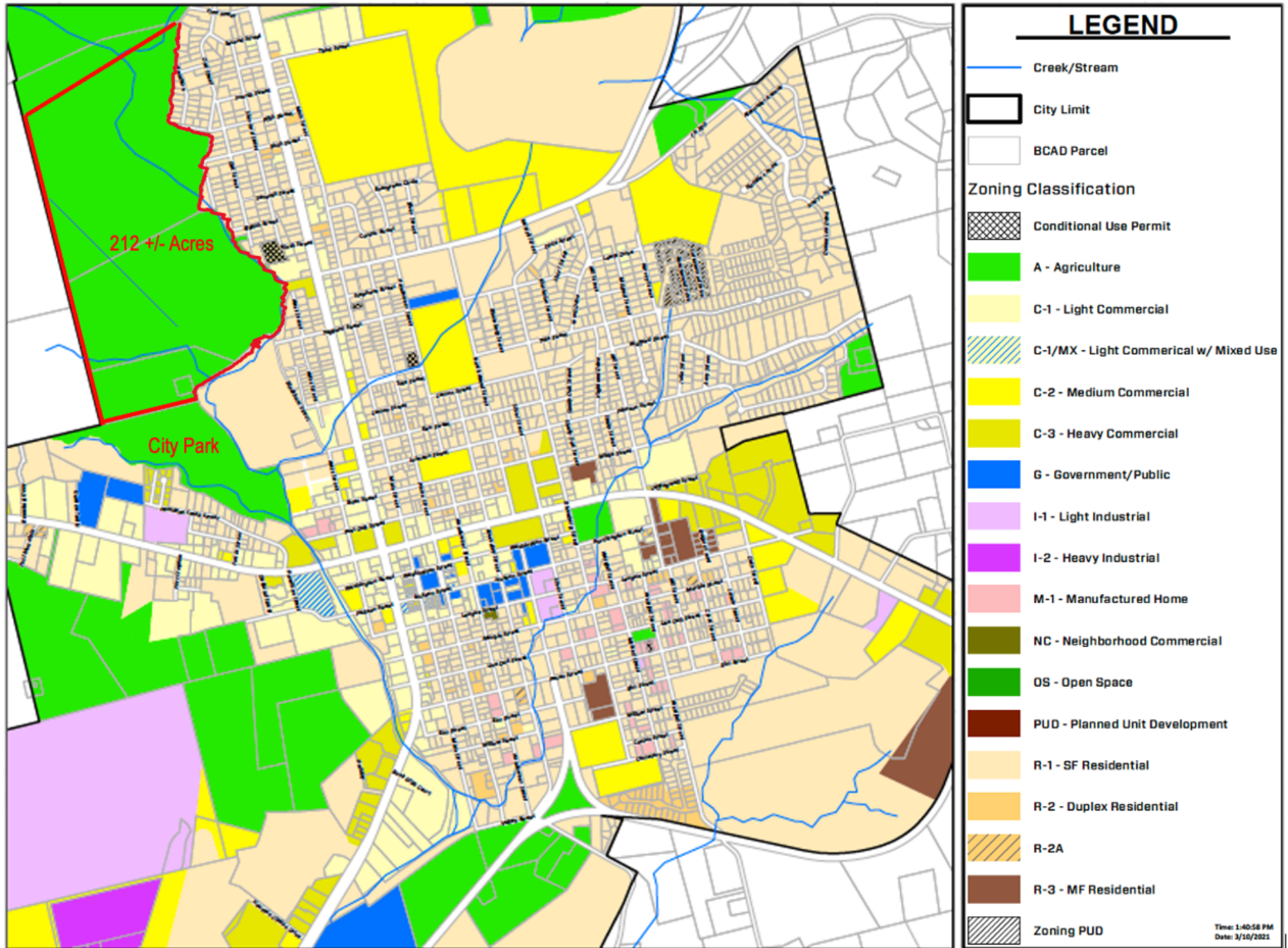
- ◆ 16" Water Line runs across property south to north from City Park
- ◆ 26" Wastewater connection "Gravity Flow" in City Park.
- ◆ Capacity to provide services for Residential and Multi Family
- ◆ Currently AG Exempt.
- ◆ Low Tax Rate (Currently \$2.055)
- ◆ Home at south end of property near City Park (currently rented).
- ◆ Natural Gas Line and Service to the entire property.
- ◆ Current Surveys on all tracts and composite tract available.
- ◆ Current Clean Environmental Report for Entire Tract available.
- ◆ Initial FEMA Flood Plain Study completed with letter from Engineer.
- ◆ Multiple Access points to Property
- ◆ Potential for Future Major Roadway to connect Hwy 29 with Hwy 281

There is a lot of land for sale in the Texas Hill Country, but the issue is Water, Wastewater and Capacity. This is a rare chance to acquire the largest single tract of land inside the City Limits of the beautiful City of Burnet Texas. With options from a planned residential development, a large lot development or a peaceful retreat for you, your family, and friends right in the center of town you can't go wrong. You really are in the country when you are out on this property, but Starbucks, HEB great BBQ and all that you need are less than 5 minutes away!

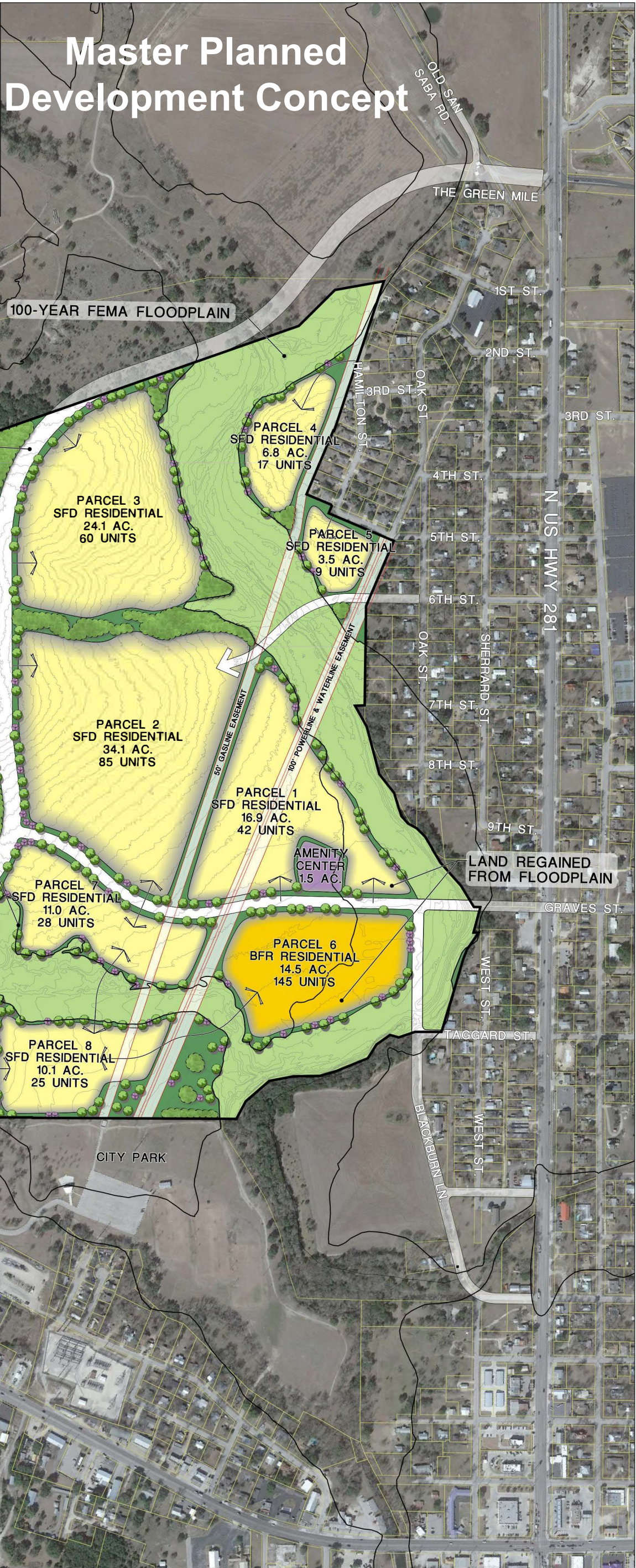


Darrell Sargent 512 970-5000
darrell@jwdevelopmentinc.com

LARGEST CONTIGUOUS TRACT INSIDE CITY LIMITS OF BURNET WITH CITY PARK BORDERING SOUTH PROPERTY LINE

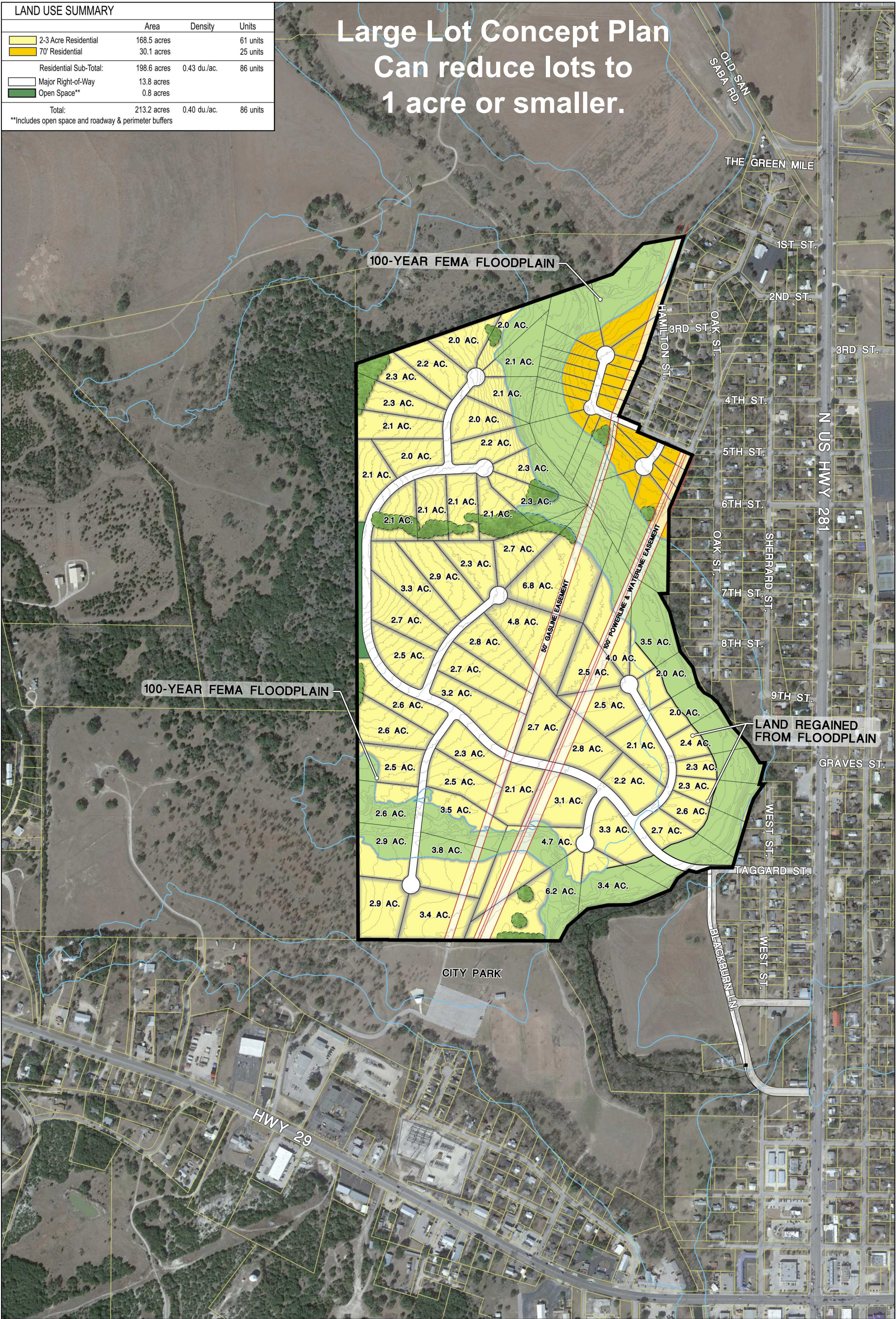


LAND USE SUMMARY					
	Area	Proposed Density	Projected Units	Unit Mix	Percentage of Area
BFR Residential	14.5 acres	10.00 du./ac.	145 units	35.3 %	
SFD Residential	106.6 acres	2.50 du./ac.	266 units	64.7 %	
Residential Sub-Total:	121.1 acres	3.4 du./ac.	411 units	100.0 %	56.8 %
Amenity Center	1.5 acres				0.7 %
Floodplain*	54.0 acres				25.3 %
Major Right-of-Way	11.1 acres				5.2 %
Easements	10.4 acres				4.9 %
Open Space**	15.2 acres				7.1 %
Total:	213.2 acres	1.93 du./ac.	411 units		
*Existing floodplain acreage is 65.3 acres.					
**Includes open space, detention, ponds, lakes, wetlands & buffers, and roadway & perimeter buffers					



LAND USE SUMMARY			
	Area	Density	Units
2-3 Acre Residential	168.5 acres		61 units
70' Residential	30.1 acres		25 units
Residential Sub-Total:	198.6 acres	0.43 du./ac.	86 units
Major Right-of-Way	13.8 acres		
Open Space**	0.8 acres		
Total:	213.2 acres	0.40 du./ac.	86 units
**Includes open space and roadway & perimeter buffers			

Large Lot Concept Plan
Can reduce lots to
1 acre or smaller.







11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Williams Realty	9010968	klrw8@kw.com	(512)346-3550
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	(512)263-9090
Designated Broker of Firm	License No.	Email	Phone
Michelle Bippus	557629	michelle@kwaustinnw.com	(512)346-3550
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richgary@kwcommercial.com	(512)415-9367
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

RICHARD GARY

Phone: 5124159367 Fax: 5126236583
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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