

BUSINESS OPPORTUNITY FOR SALE

739 OLD POTATO, PAIGE, TX

739 OLD POTATO ROAD, PAIGE, TX 78659



FOR SALE

KW COMMERCIAL AUSTIN SOUTHWEST

1801 S. Mo-Pac Expressway Ste. 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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megan@papasanproperties.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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739 OLD POTATO ROAD



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KW COMMERCIAL AUSTIN SOUTHWEST
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PROFESSIONAL BIO

739 OLD POTATO ROAD



MEGAN FLAKE

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KW Commercial Austin Southwest
1801 S. Mo-Pac Expressway Ste. 100 Austin, TX 78746

Megan Flake is a dedicated commercial real estate agent specializing in the Austin, TX Metro market. With more than a decade and a half of experience in the investing world, she has a proven track record and a passion for helping clients achieve their financial objectives.

Megan is the senior partner of the Commercial Division of the Papasan Properties Group at KW Commercial. Papasan Properties has closed nearly \$750 Million in real estate transactions since 2009.

Megan specializes in investment sales for income-producing industrial, flex, data centers, multifamily and office assets in the Central Texas Region.

Prior to her work in real estate, Megan worked in operations management and business procurement for GE. While there she earned her Greenbelt in 6 Sigma.

She effectively uses her experience to deliver exceptional service and results. By working closely with investors, she understands their unique needs, and provides tailored solutions to maximize their returns.

Megan has established herself as a trusted professional in the industry and works hard to stay well-informed about market trends, emerging developments, and economic factors that can impact commercial real estate investments. Her strategic insights and sharp negotiation skills have helped investors throughout the Central Texas area achieve their goals.

EXECUTIVE SUMMARY

739 OLD POTATO ROAD



PROPERTY OVERVIEW

Welcome to 739 Old Potato Road in Paige, TX! This 35-acre retreat boasts a stunning 5-acre stocked pond with competition bass and catfish, two pergolas, a bridal suite, and a 5,500 sq ft diner/event space. Offering the perfect blend of luxury and versatility, this property comes with seller financing options, and there's an opportunity to expand with an additional 80 acres. Seize the chance to own this unique Texas oasis with endless possibilities. Explore more at Covent-country.com and Farmhousediner.com

PROPERTY HIGHLIGHTS

- Paved road frontage to property
- Five rail hot dipped galvanized pipe fence along the road (approx. one mile long)
- All pastures have improved grasses
- Water well lines are piped to all pastures
- Fenced and cross-fenced
- Pipe working pens and squeeze chute
- Alleys connecting pastures to working pens (Allows cattle to be worked single-handed)
- Five gated entrances to the property
- Access control gates on the two main entrances
- 810 foot deep water well with 15 horse power pump motor producing 150 GPM
- 550 foot deep water well (currently capped)

PROPERTY SUMMARY

739 OLD POTATO ROAD



Property Summary

Building SF:	5,500
Lot Size:	35.0 Acres
Parking:	Clay parking area
Price:	\$1,700,000
Year Built:	2022
Zoning:	None
Water:	5 acre

Property Overview

35-acres in Paige, TX.
5-acre stocked pond
5,500 sq ft versital diner/event space
Up to an additional 80 acres, 12,000 sq ft farm house, & 2 rental homes available.
Seller financing with acceptable offer
Cashflow business

Location Overview

Nestled in Paige, TX, 739 Old Potato Road presents a unique opportunity with its stunning 35-acre surroundings, panoramic views, and a serene 5-acre pond stocked for recreation. This versatile property features a 5,500 sq ft diner/event space, adding a touch of luxury and entertainment possibilities. With seller financing available and an additional 80 acres on offer, this is an ideal retreat for those desiring tranquility and modern amenities in the charming small-town ambiance of Paige, set against the scenic backdrop of Bastrop County.

LOCATION & HIGHLIGHTS

739 OLD POTATO ROAD



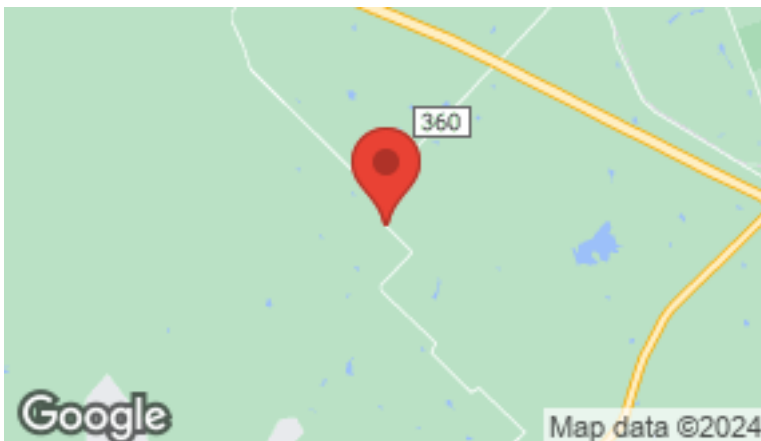
LOCATION INFORMATION

Building Name:	739 Old Potato, Paige, TX
Street Address:	739 Old Potato Road
City, State, Zip:	Paige, TX 78659
County:	Bastrop
Market:	Austin
Sub-market:	Paige, TX
Cross Streets:	Highway 290 and Highway 21



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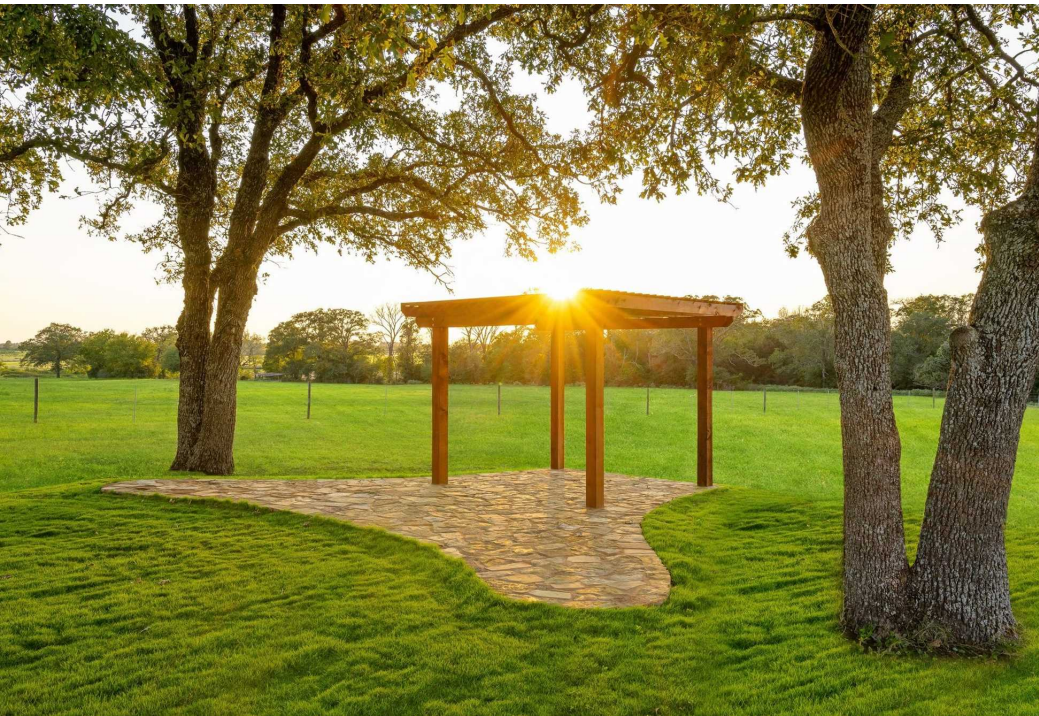


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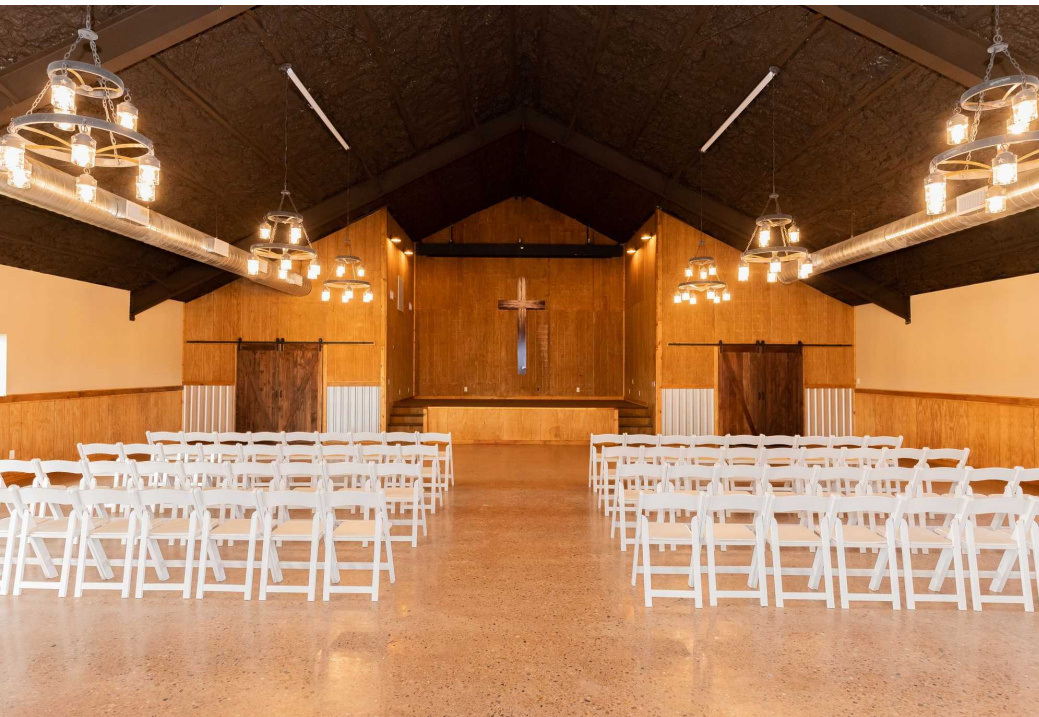
PROPERTY PHOTOS

739 OLD POTATO ROAD



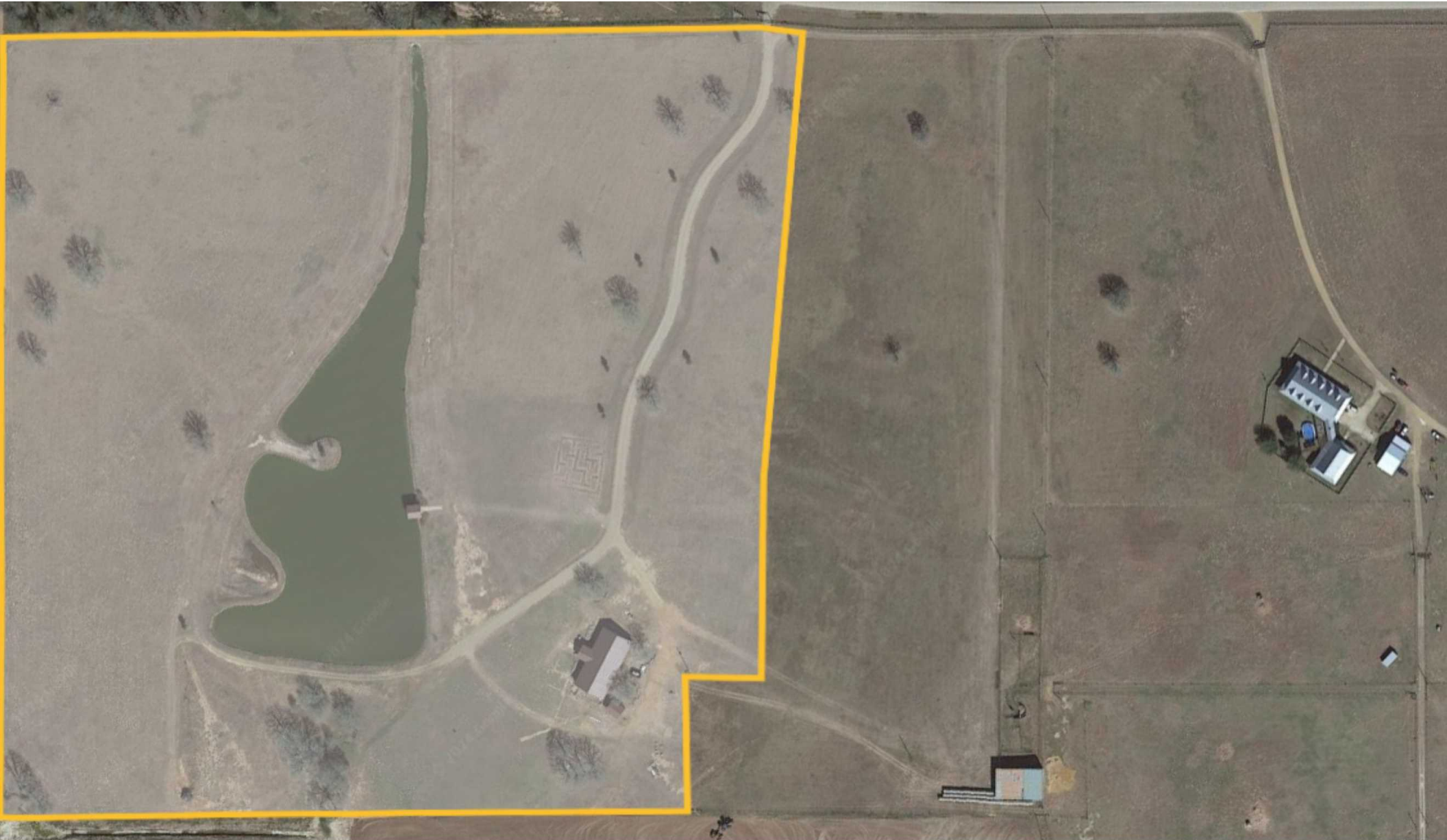
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739 OLD POTATO ROAD



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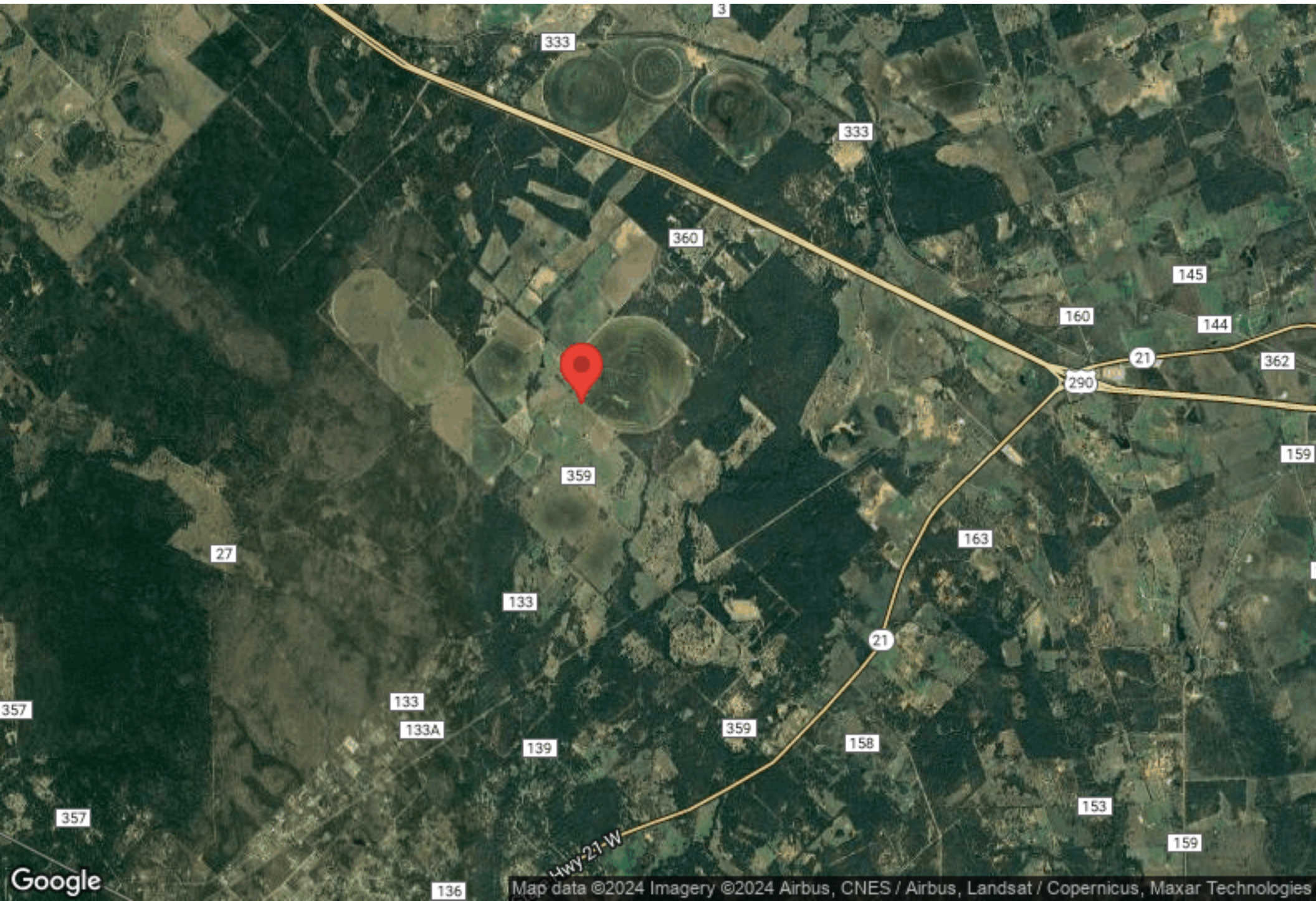
35 ACRES | WILL SUBDIVIDE | SELLER FINANCING

Property boundaries provided by the seller are approximate and will be subdivided upon sale.

Buyer to conduct their own due diligence.

REGIONAL MAP

739 OLD POTATO ROAD



OPTIONAL ADDITIONAL 80 ACRES AND FARMHOUSE DETAILS

739 OLD POTATO ROAD



3/3/3 Ranch House and 1 room ranch hand house

- 3 bed 3 bath 3 car garage custom rock home
- Custom cabinets and granite countertops
- Sunroom
- Metal roof
- Home currently rents for \$2400/mo.
- 1 room house for ranch hand

4/2 Ranch House with carport and 30' x 42' shop/storage building

- 4 bed 2 bath custom home
- Custom cabinets and granite countertops
- Metal roof
- Home currently rents for \$2000/mo.

Shop/Barn

- 30' x 60' shop with concrete floor just off the main house
- 2 storage rooms and 1 main working area
- Natural light
- Insulated
- Plywood lined
- Electrical

Main House and Guest House Features and Amenities

- Custom Rock Home 7 bed 4.5 bath 3 car garage built in 2006 with attached sunroom and 2 bed 1 bath mother-in-law/guest house.
- Wrap around concrete porch on all sides - 360 degree views
- Custom built (heavy duty) play scape in the backyard
- Large custom built arbor for additional back yard shade and comfort
- Galvalume standing seam roof
- Four 17+ SEER A/C units
- Super low electric bills
- Water filtration system and two reverse osmosis drinking filtration systems
- 50 kW automatic back-up generator with 1000 gal. underground propane fuel tank
- Built-in fire hose connection with additional hose connection outside the home
- Intrusion detection and alarm system
- Fire detection and alarm system
- Video monitoring/ recording system
- Central vacuum system
- Real hardwood flooring in most rooms
- Custom hickory cabinets
- Granite countertops
- Many ADA features including 3 foot doors, shower grab bars, shower seat
- Floor safe
- Lots of additional storage closets
- Automatic lawn sprinkler system
- Swimming pool with deck

Wedding/Event Venue Features and Amenities

- 5,500 Square foot Banquet Hall with stage, kitchen, Grooms room and ADA compliant restrooms
- Bridal Suite with shower, restroom, make-up stations, and coffee bar
- 20' x 20' Pavilion over the water
- Arbor under 80 year old oak trees
- Five acre stocked lake
- 300 foot water well with 7 horse power pump (100) GPM
- 45 +/- Acres
- 300 ft well dedicated to the banquet hall and Diner



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:
 - 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		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
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Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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,
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

**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.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**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

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