

FOR SALE: ±14.38 ACRES AVAILABLE

200 Summit Rock Blvd, Horseshoe Bay, TX, 78657



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Texas Land and Commercial is pleased to offer this parcel of land located in the middle of the Horseshoe Bay Resort near constant-level Lake LBJ, approximately 45 miles from Austin in the heart of the Texas Hill Country.

PROPERTY DETAILS

Land Size: ±14.38 AC

Sale Price: \$4,500,000

Proposed Use: Multifamily, Senior Living, Hotel,

Medical, Assisted living, Single Family Villas, Townhomes

Zoning: C2 - General Commercial & Residential

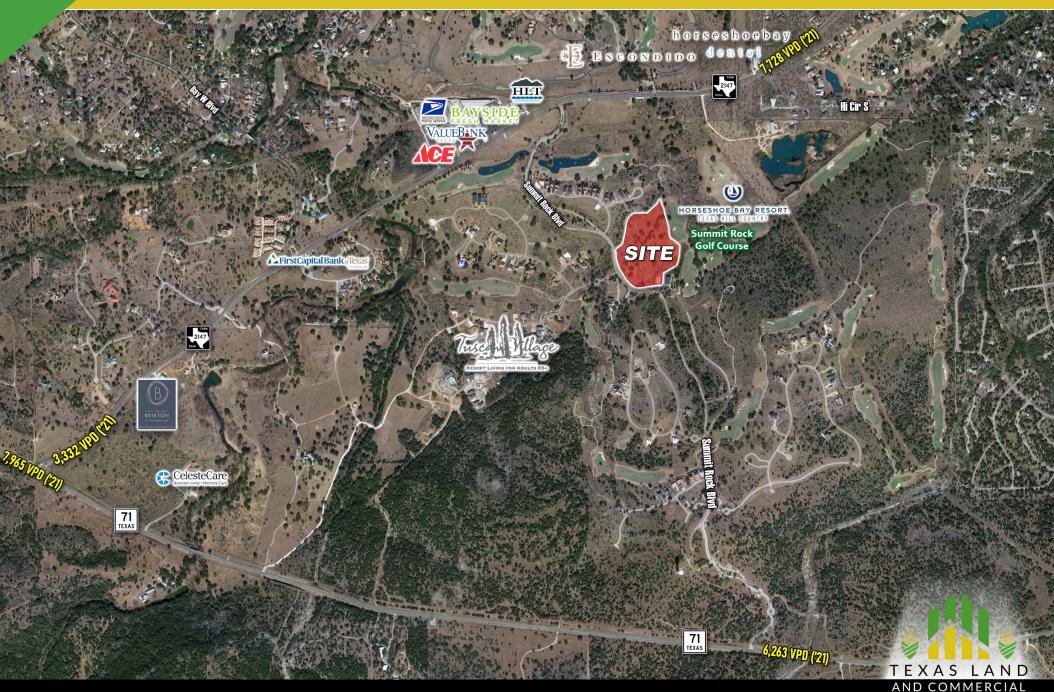
Planned Development Zone; Includes: Assisted Living, Medical, Hotel, Retail, Office, Senior Living, Memory Care, Rehabilitation. Multifamily Residential & Villas - Single Family Residential with Conditional Use Permit. Full zoning information upon request.

DEMOGRAPHICS

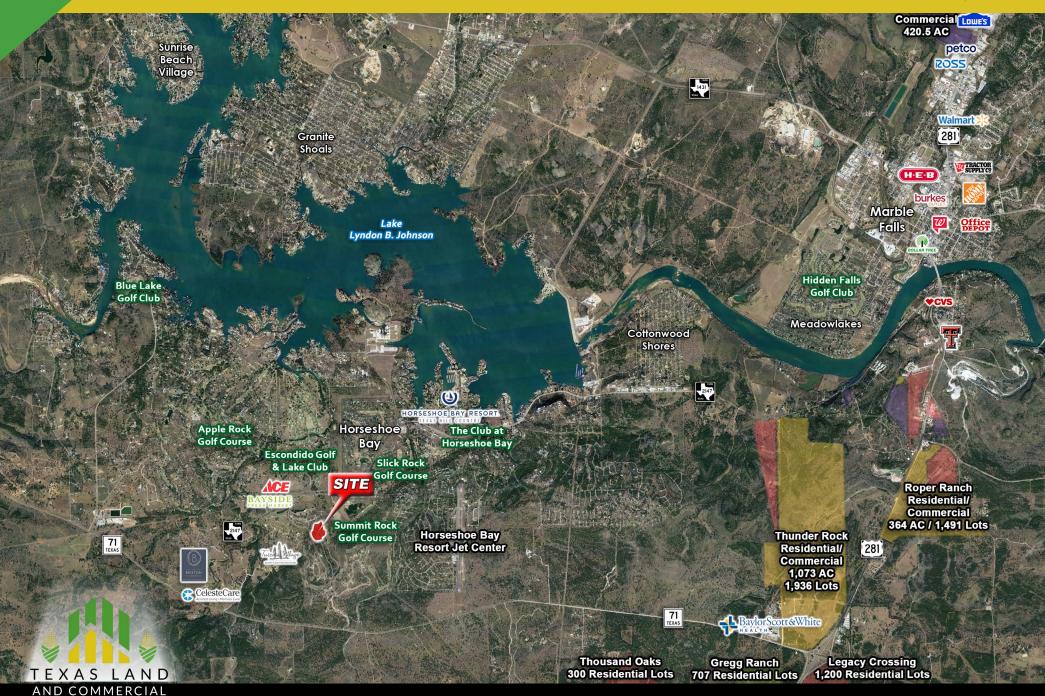
Radius	2022 Population	Daytime Population	Average HH Income
1-mile	766	1,110	\$157,276
3-mile	4,425	5,111	\$152,760
5-mile	12,232	9,972	\$117,658
7-mile	19,981	16,175	\$112,062
10-mile	30,774	31,710	\$99,787
15-mile	41,062	40,799	\$99,708

HORSESHOE BAY RESORT

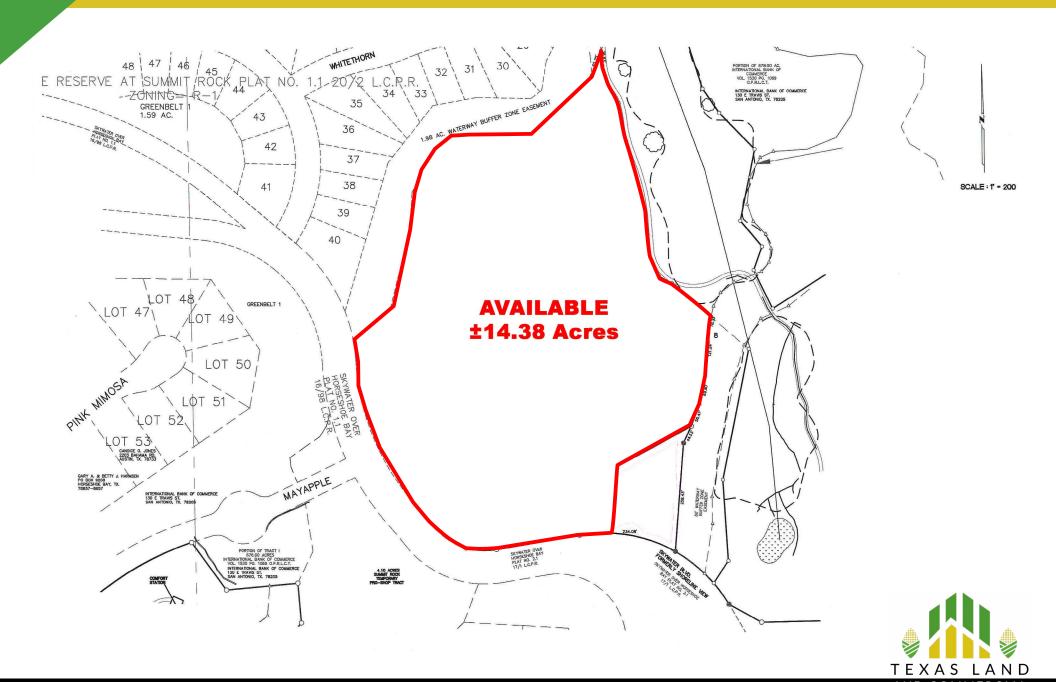
- Part of the Horseshoe Bay Resort, Summit Rock is a private, members-only course located in Horseshoe Bay Resort near the city of Marble Falls.
- Horseshoe Bay Resort, in the picturesque Texas Hill Country, is a short 50-minute trip from Austin and a few hours drive from Dallas, Houston and San Antonio. The 7,000-acre, AAA Four Diamond Horseshoe Bay Resort sits along the shore of constant-level Lake LBJ. The 347-room resort is home to three Robert Trent Jones Sr. designed golf courses; a private members-only Jack Nicklaus Signature Golf Course; an 18-hole, par-72 Dwarf Bermuda grass putting course; The Waters 50-room condo tower and a full-service marina. A private airport, 16 tennis courts, bike rentals, hiking trails, spa and fitness center all add to the extraordinary experience of Horseshoe Bay Resort.
- The Resort offers four panoramic championship golf courses each of which incorporate the unique, natural terrain of the beautiful Texas Hill Country while providing holes playable for a variety of skill levels.
 - Three Robert Trent Jones Sr. golf courses: Slick Rock, Ram Rock and Apple Rock.
 - A Jack Nicklaus Signature Golf Course in Summit Rock.
- The AAA four-diamond lake and golf resort also features an airport with a 6,000 foot runway, a seven story 249-room hotel with high tech convention facilities, 13 tennis courts, four swimming pools, a white-sand beach, and unmatched scenic views.



REAL ESTATE PROFESSIONALS



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200 Summit Rock Blvd, Horseshoe Bay, Texas, 78657

Ring of 5 miles



DOMINANT TAPESTRY SEGMENT



2,502 households are Silver & Gold

49.0% of households are in this segment

Silver & Gold: Senior Styles LifeMode

Almost the oldest senior market, Silver and Gold is the most affluent senior market. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes.

ABOUT THIS SEGMENT



Primarily retired, but many still active in the labor force. Self-employment is the highest across all Tapestry markets.



Partial to luxury cars or SUVs - highest demand market for convertibles. Generous supporters of charitable organizations.



Pursue the luxuries that well-funded retirement affords. Enjoy an active social life - travel, hobbies, and sports (especially golf).



Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits

ABOUT THIS AREA

Household Type:

Single Family/Seasonal

Employment:

Retired; Prof; Svcs

Median Age:

53.6

Median Household Income:

\$74,254



KEY FACTS FOR THIS AREA



Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

Education:

44.1% have a college degree

12,232

5,111

2.39

161

111

67

\$289,340

0.55%

Population

Households

Avg Size Household Wealth Index Housing Affordability Diversity Index Median Home Value Forecasted Annual Growth Rate



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 material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of 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:

- and 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 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; 0
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and 0
- not any confidential information or any other information that a party specifically instructs the broker in writing 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.

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Buyer/Tenant/Seller/Landlord Initials