

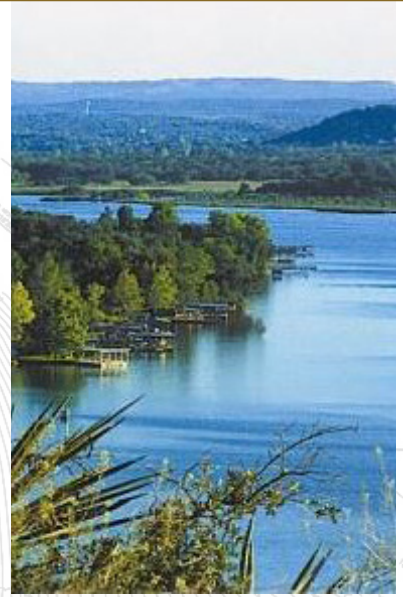


FOR SALE 21 ± ACRES LAND | A RARE GEM IN MARBLE FALLS

MULTI-USE COMMERCIAL SITE DEVELOPMENT OPPORTUNITY

For Sale
21 ± Acres For Sale
Property fronts Gateway Parkway

Location
SEC of Gateway Pkwy. and Gateway Central
Marble Falls, Texas 78654
30.559408, -98.272175



Marble Falls—In the Middle of Everywhere

Location/Area Description

- Located in the heart of the Texas Hill Country
- West side of Marble Falls off TX HWY 281 in the Gateway Park subdivision
- Beautiful grounds for—office park, industrial park residential or multi-family community
- Perfect area for any lifestyle including Marble Falls' evolving high-tech and medical industries
- In close proximity to Lake Marble Falls, Granite Shoals and Baylor Scott & White Hospital district
- Easy access to the most popular dining, shopping and entertainment venues in Burnet County

Property Description

- Build up to 24 units per acre
- Lot fronts Gateway Pkwy.
- On site water, wastewater, and electricity (Pedernales Electric Cooperative)
- ENZ-4 Zoning
- Mild topography—land determined to be outside the 500 year flood plain
- 2015-2020 household growth projections are estimated at 4.62%

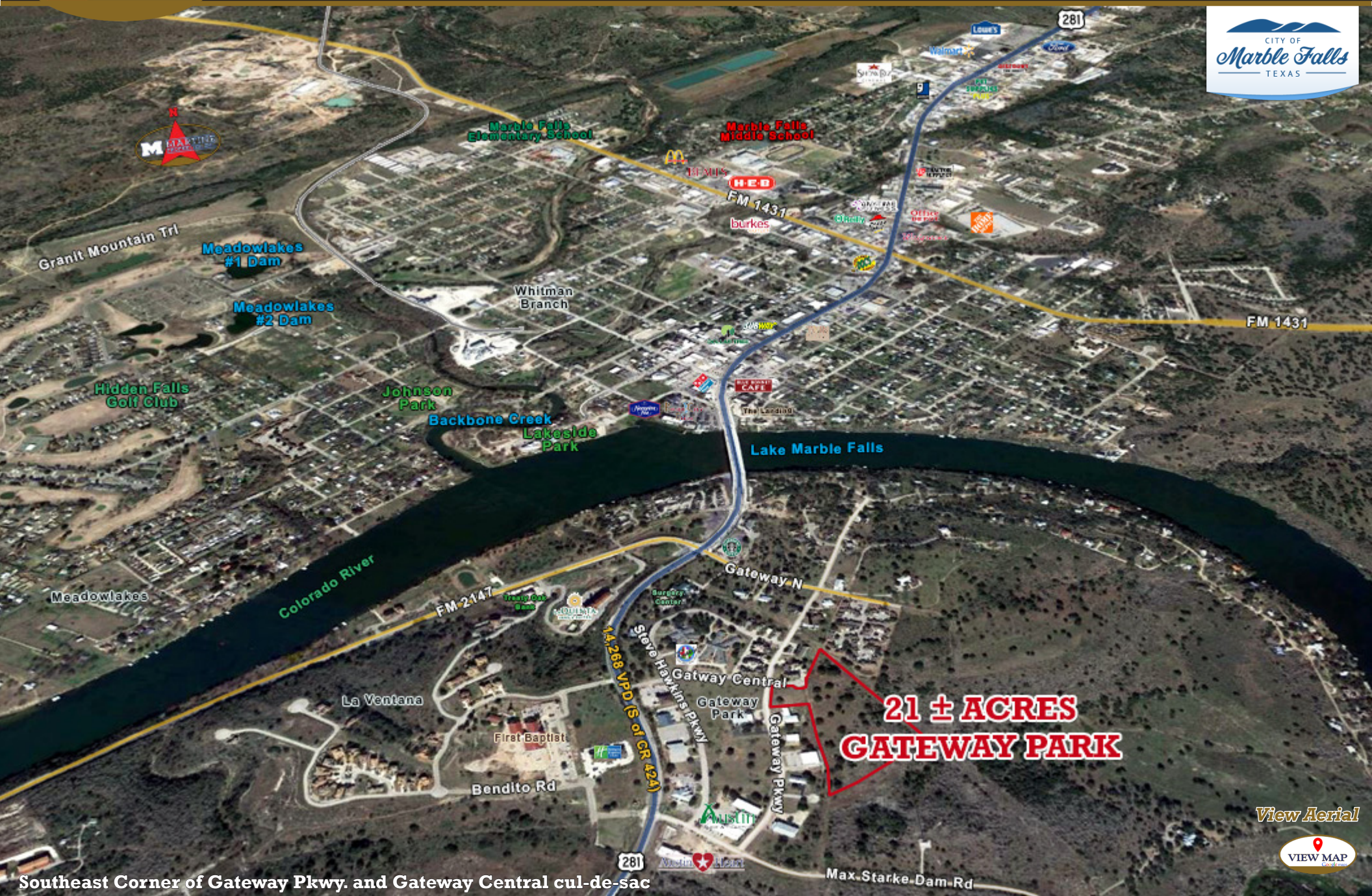
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TRACT 1
4.00 AC
754/217 B.C.B.R.

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**21 ± ACRES
GATEWAY PARK**

Southeast Corner of Gateway Pkwy. and Gateway Central cul-de-sac

View Aerial





**FOR SALE
21 ± AC**

Southeast Corner of Gateway Pkwy. and Gateway Central cul-de-sac

View Aerial Overview

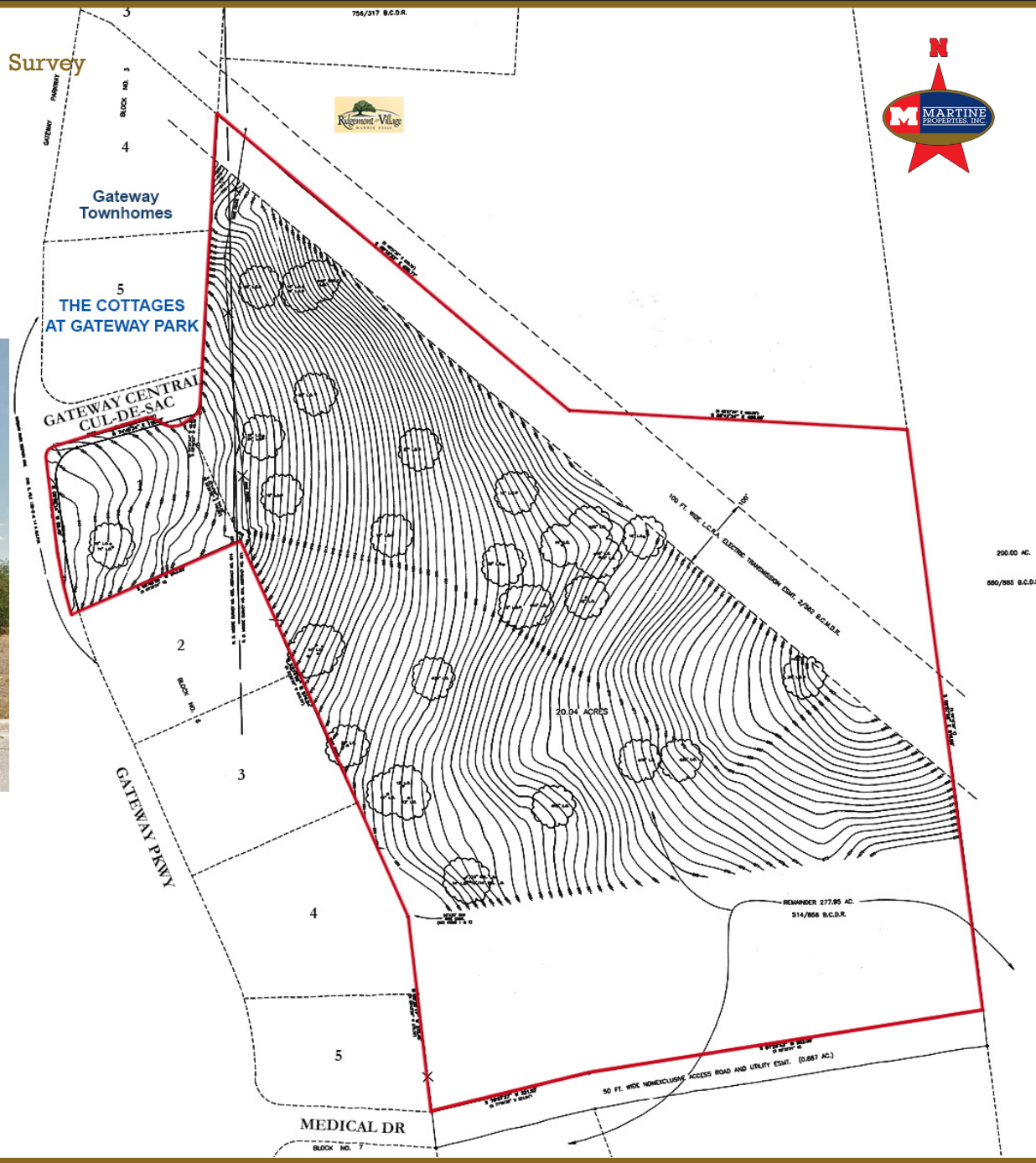


Site Survey Information

- Lot fronts Gateway Pkwy.
- On site water, wastewater, and electricity (Pedernales Electric Cooperative)
- ENZ-4 Zoning
- Mild topography—land determined to be outside the 500 year flood plain

Property Photo

[View Property Frontage](#)



Survey Download

[View/Download full survey](#)





TRACT 1
4.00 AC.
754/317 B.C.D.R.

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Property Photos



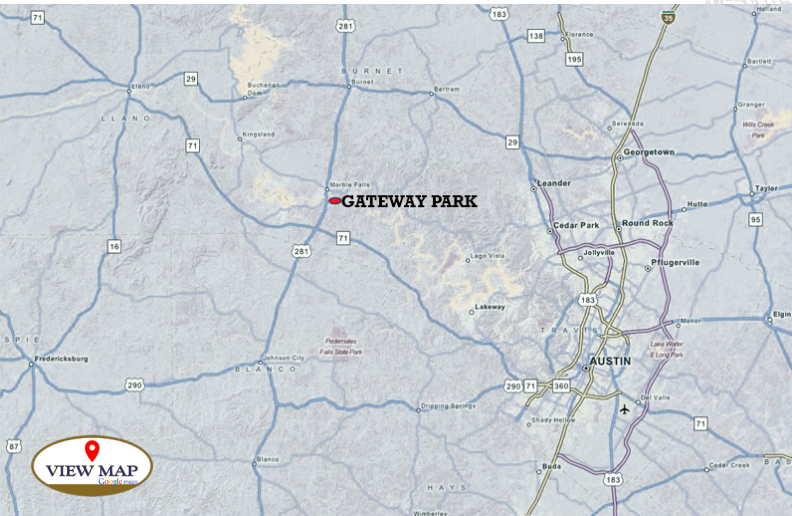
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Marble Falls, Texas

Marble Falls is located in the middle of the Texas Hill Country on the Colorado River, 48 miles northwest of Austin, 75 miles north of San Antonio, in the middle of the Highland Lakes area, the largest chain of lakes in Texas. It hosts one of the largest drag boat races in the United States each August.



The property is located in the Gateway Park subdivision which consists of Single Family, Multi-family and a Commercial and Industrial section where the site is situated.

Video

A Birds Eye View of Marble Falls



PDF Download

View/Download City of Marble Falls' Comprehensive Plan



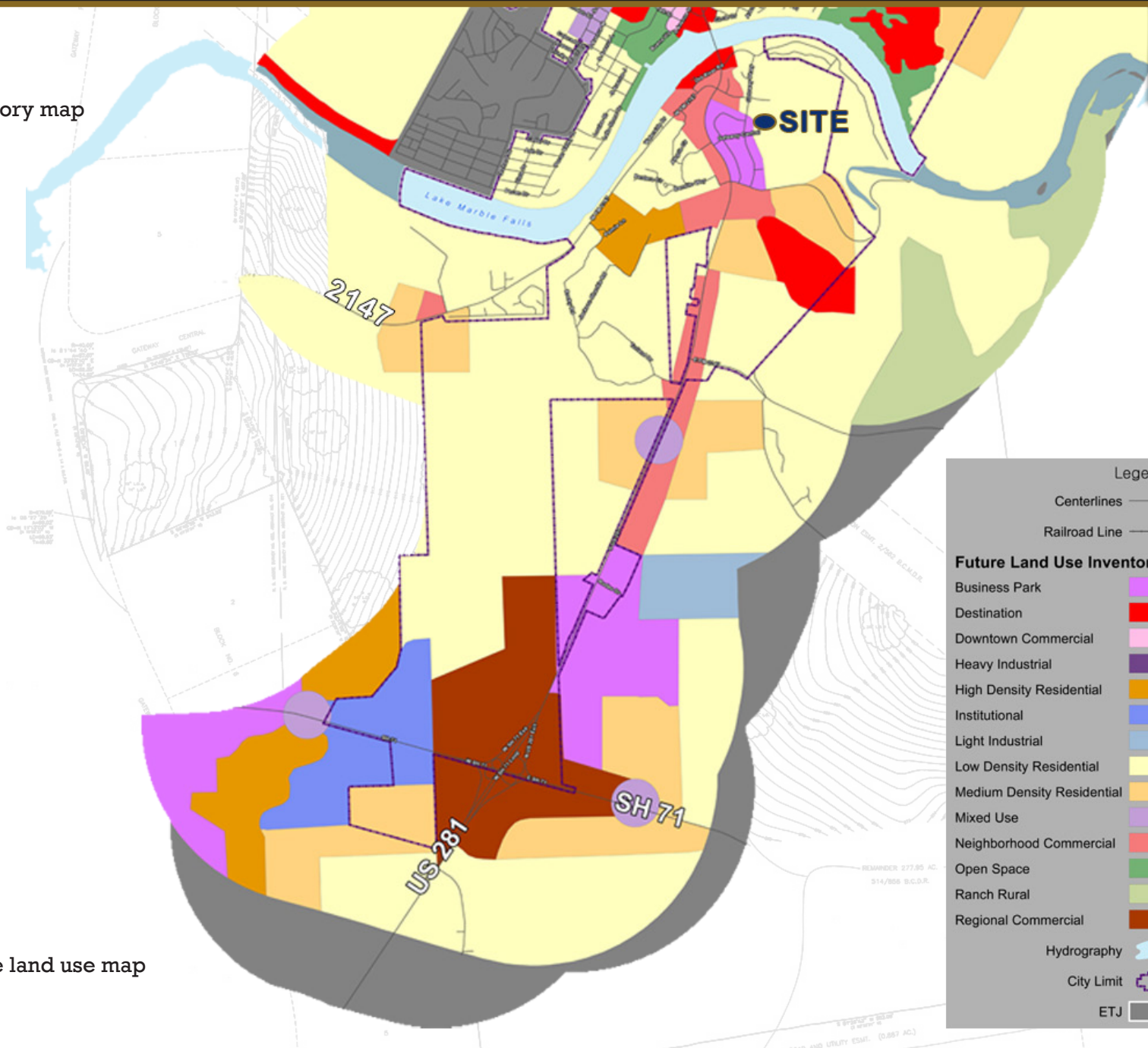
The City of Marble Falls is embarking on an update of the adopted 2009 City Comprehensive Plan in order to refine the community's vision and plan for future growth based upon public participation.



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Land Use Map
City of Marble Falls
Future land use inventory map



Legend	
Centerlines	—
Railroad Line	—
Future Land Use Inventory	
Business Park	
Destination	
Downtown Commercial	
Heavy Industrial	
High Density Residential	
Institutional	
Light Industrial	
Low Density Residential	
Medium Density Residential	
Mixed Use	
Neighborhood Commercial	
Open Space	
Ranch Rural	
Regional Commercial	
Hydrography	
City Limit	
ETJ	

PDF Download
View/Download future land use map



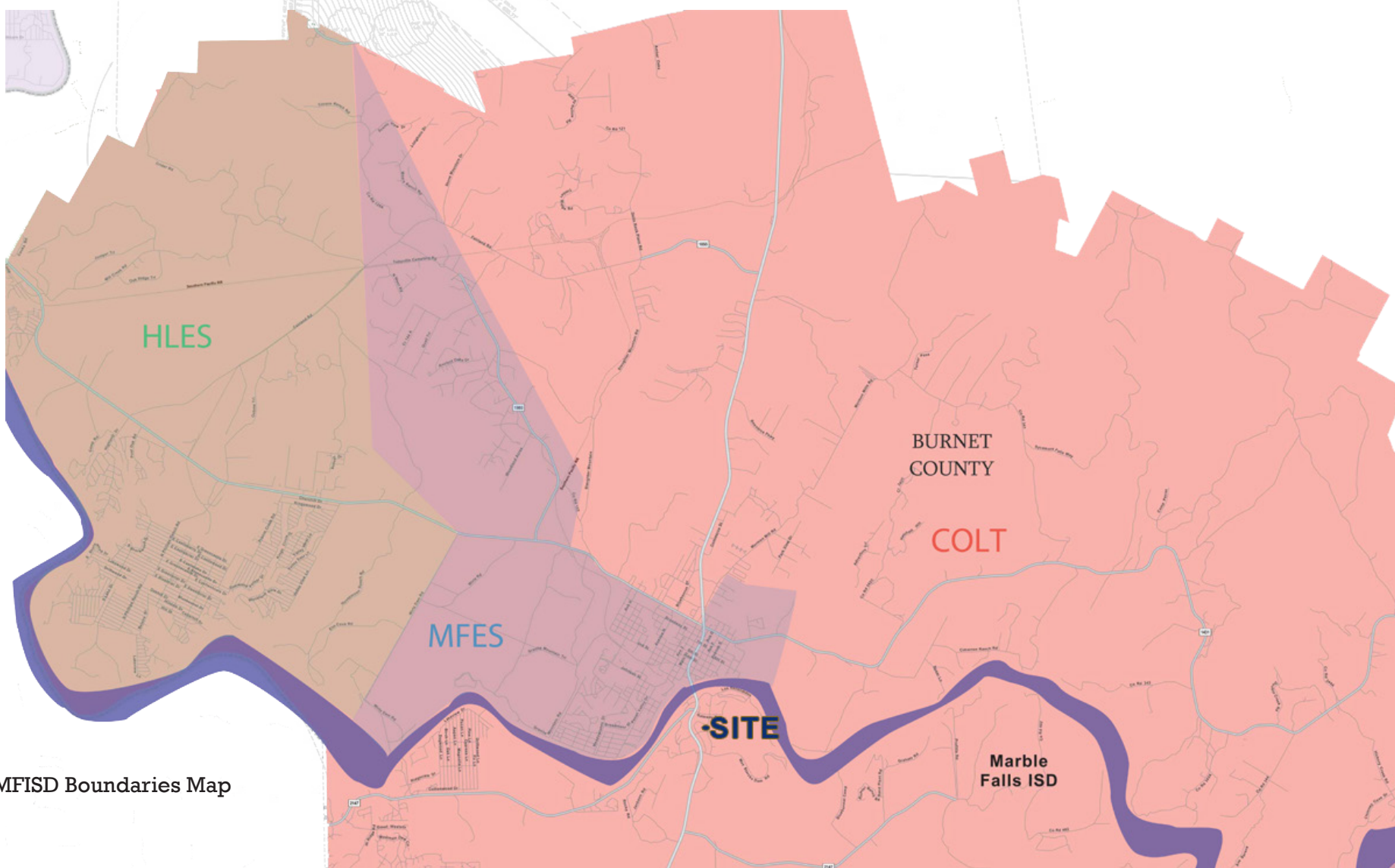


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MFISD Boundaries Map
Burnet County | Marble Falls Independent School District



Marble Falls Independent School District
Love and Inspire



PDF Download
Download/View MFISD Boundaries Map



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date