



REPUBLIC RANCHES LLC

Our Legacy is in the Land

HAMILTON POOL HILLTOP RANCH

738± Acres | \$14,900,000 | Travis County, Bee Cave, TX

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DESCRIPTION

This property is a one-of-a-kind opportunity to own a sizable, gorgeous tract of land in the Hill Country while enjoying convenient proximity to Bee Cave and Austin. Located on Hamilton Pool Road and encompassing approximately 0.34 miles of road frontage, the property is nearby many breweries, getaway retreats, outdoor activities, Lake Travis ISD Schools, and the planned Auberge Mirasol Springs development. It is one of the largest undeveloped tracts in this part of the Hill Country and similar to several nearby properties, the Hamilton Pool Hilltop Ranch has a common sense conservation easement in place to facilitate long-term conservation while at the same time allowing the owner the flexibility to utilize the property. This combination of offerings is found nowhere else in Texas. The easement allows the potential for commercial use consistent with the conservation values as it provides three significant building envelopes presenting a unique opportunity for a special purpose/boutique-type "hotel" developer, see Conservation Easement paragraph for more details.

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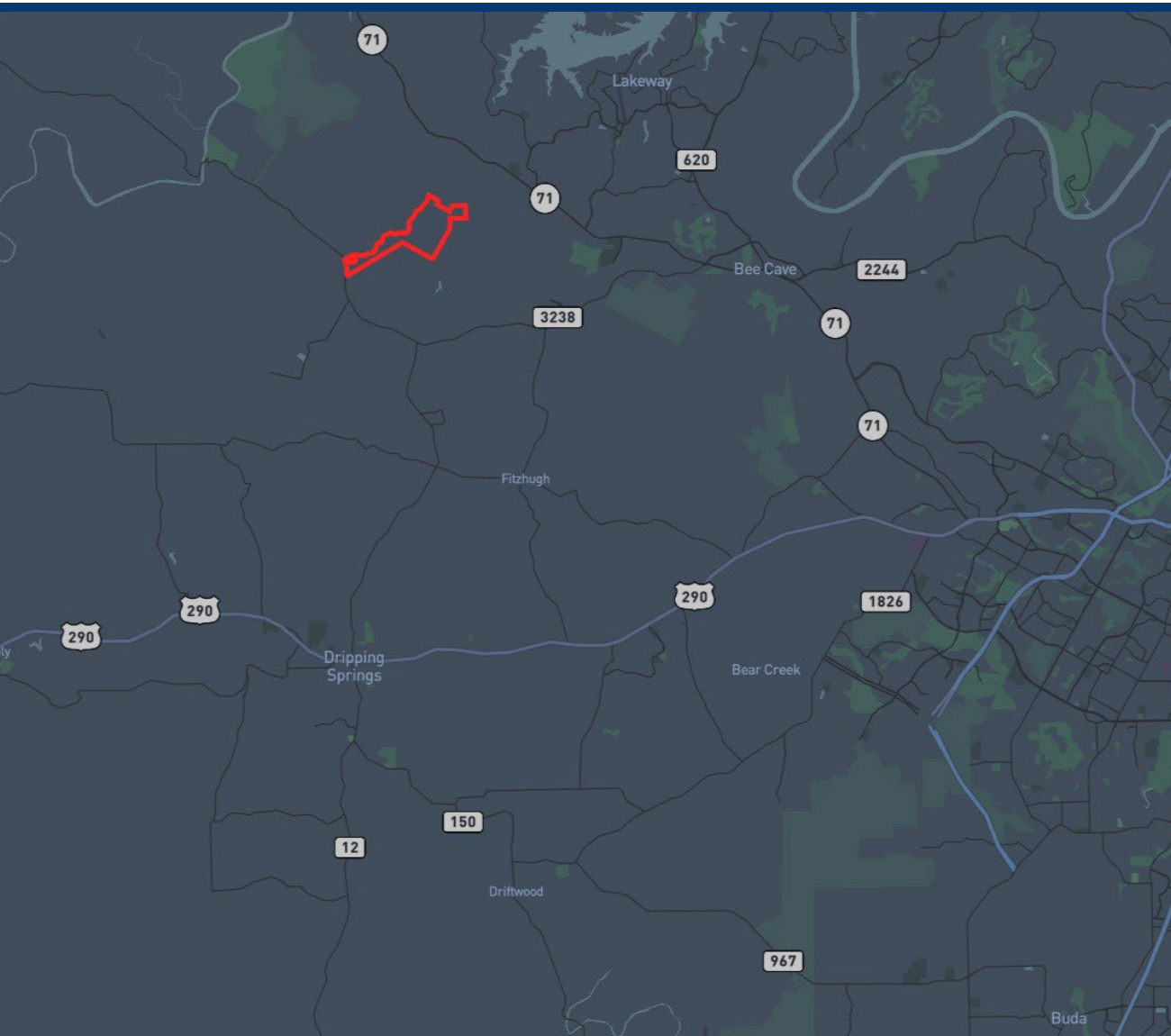
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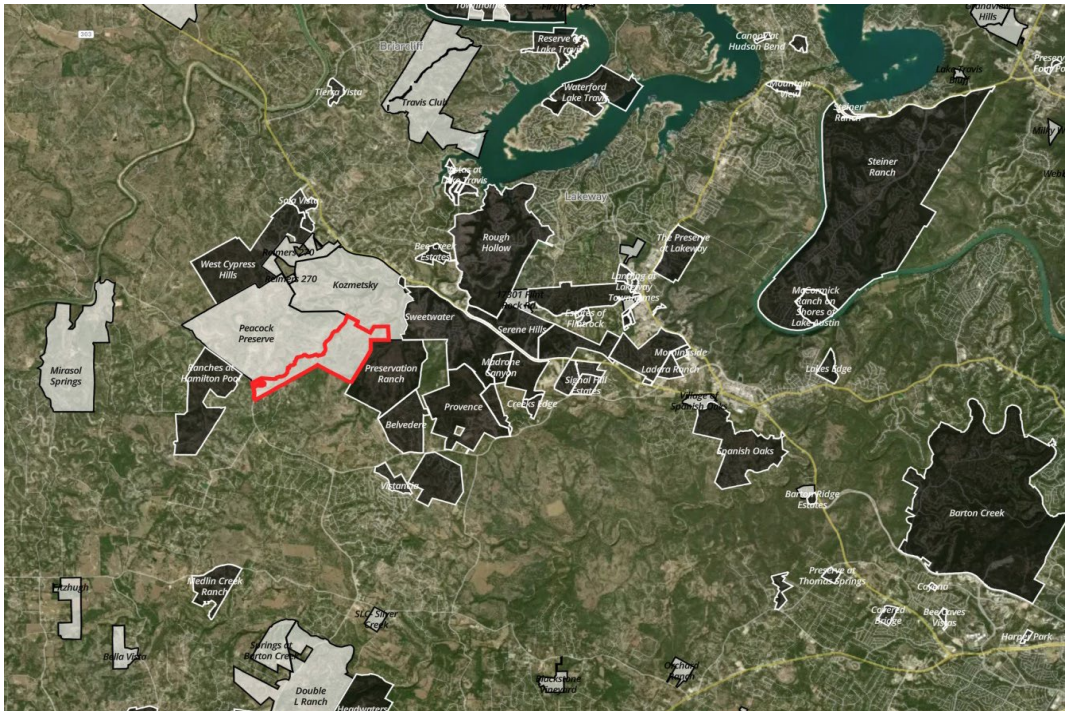
Co-Listed with Republic Commercial Land & Brokerage

LOCATION

This property is located within Lake Travis ISD just minutes away from everyday necessities in Bee Cave and less than 45 minutes from downtown Austin on Hamilton Pool Road, Travis County, Texas. The property is approximately 10 miles from Dripping Springs, 84 miles from San Antonio, and 186 miles from Houston. Situated in the heart of the Hill Country, the property is adjacent to the active project, Preservation Ranch, and the two future projects known as “Peacock Preserve” and “Kozmetsky.” The nearby active developments such as Sweetwater, Belvedere, West Cypress Hills, and Rough Hollow are all actively selling higher-end homes and properties from the mid-six figures to well into seven figures.



PROPERTY MAPS



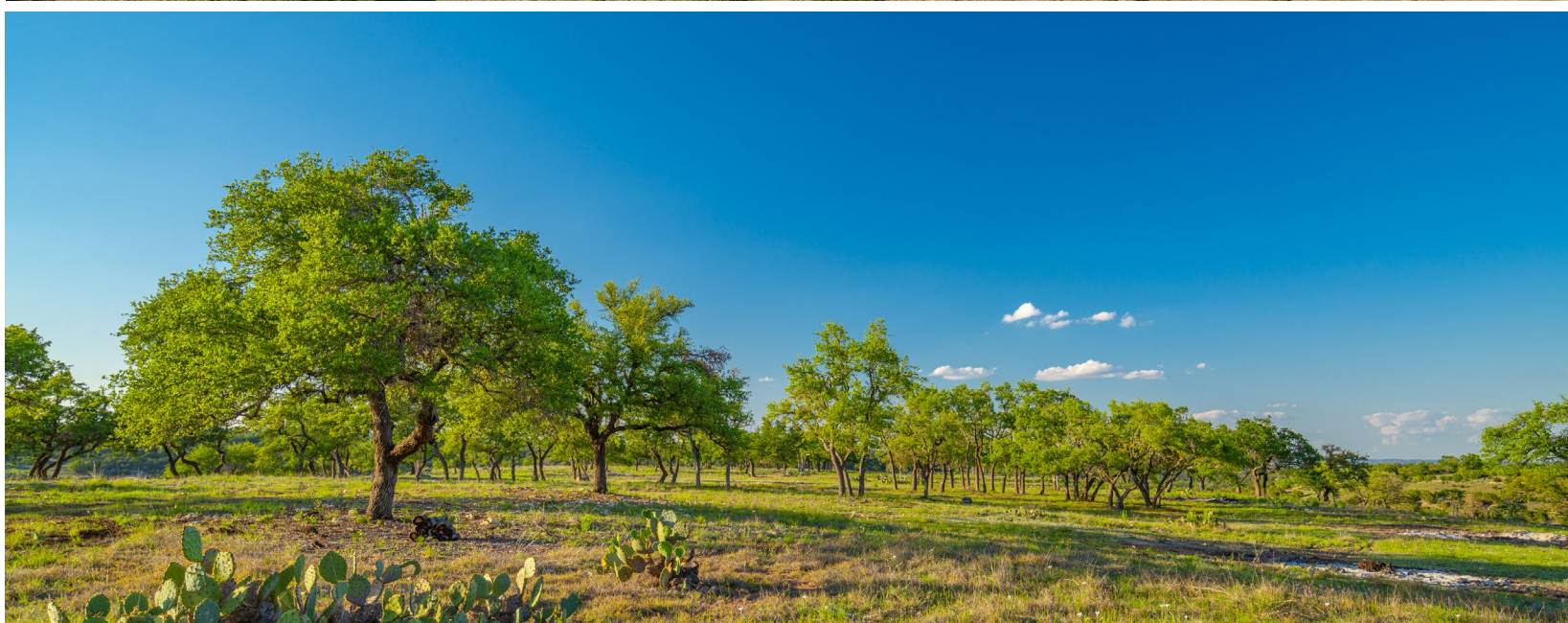
CONSERVATION EASEMENT

A carefully constructed conservation easement managed by The Nature Conservancy exists on Hamilton Pool Hilltop Ranch. The easement conserves the land and water on which all life depends and preserves the current uses, including ranching, wildlife management, residential and recreational activities. There is also allowance for commercial use consistent with the conservation values. Three significant building envelopes present a unique opportunity for a special purpose/boutique-type “hotel/retreat” developer. The easement allows for the right to construct additional structures such as a residence, barns, sheds, studios, and guest quarters, along with related roads, improvements, and utilities within the three building envelopes, two of which may not exceed 10 contiguous acres each and one of which may not exceed 20 contiguous acres OR the building envelopes can be combined into one contiguous 40 acre envelope. These areas shall be limited to primarily residential, light commercial, ranching and/or recreational purposes and must be approved by Holder and Managing Grantee. One building envelope can include facilities for hosting guests and groups that temporarily visit the property such as a lodge, camp, museum, retreat, educational center, or research facility. That being said, the landowner has the right to engage in and permit others to engage in recreational and research uses of the property, whether for personal or commercial use, including, without limitation, recreational activities like hunting, fishing, horseback riding, wildlife observation, hiking, biking, and approved research activities. The easement also allows for the construction of up to 9 active water wells and up to 3 earthen stock tanks or ponds/ impoundments.

Hamilton Pool Hilltop Ranch provides a rare opportunity for a special-purpose developer to operate in the heart of the Hill Country with close proximity to downtown Austin. The only other conservation-scale development in the area that is on its way to fruition is the Mirasol Springs development, located a short distance away. Owners of Hamilton Pool Hilltop Ranch have the extraordinary potential to share in preserving and protecting the land while enjoying all that it has to offer.

TOPOGRAPHY, RANGELAND & HABITAT

This 738 acres consists of dramatic topography allowing panoramic views, hilltops, ravines, unique private spots, and a good mixture of wooded and open areas providing habitat for a variety of hill country wildlife species. As you travel throughout the property, you are able to appreciate the spacious and private feeling it has to offer. Some juniper management has been completed in recent years enhancing a couple of ideal building sites. Live oaks flourish throughout the property. The property exhibits unparalleled topography ranging between 880-1,240 feet with multiple areas consisting of over 15% slope. As a result, the hilltops provide outstanding long-distance views in many directions. The low-elevation spots offer exceptional private locations that would be suitable for the building site of your ideal home.



WATER

A spring-fed creek meanders along the northwestern boundary line, resulting in minimal floodplain, approximately 17.2 acres. The creek holds water in several places regardless of rainfall or season. With creativity in mind, you could dam up a section of the creek to make a wonderful water hole. Bee Cave’s annual rainfall (in inches) is about 35 inches, which is very similar to the Austin annual rainfall.

AREA HISTORY

Bee Cave is a quintessential destination when it comes to enjoyment, relaxation, and entertainment. Bee Cave continues to be a highly sought-after location especially as Austin continues to grow west. The area has grown exponentially in the last decade, resulting in about a 78.2% population change since 2010. The majority of Bee Cave residents are established well-educated, well-traveled married couples. Popular attractions such as Hamilton Pool Preserve, Milton Reimers Ranch Park, Westcave Outdoor Discovery Center, and Pedernales Falls State Park are all a short distance away.

OTHER

The property is currently accessed by an easement through the adjacent neighbor’s property while a new driveway is in progress off Hamilton Pool Road and driveway plans are available. The property has low annual property taxes due to wildlife management tax valuation; 2022 Travis County taxes were \$1,247.49. Hamilton Pool Hilltop Ranch would make a spectacular weekend getaway, primary residence, or retreat-oriented hospitality development that aligns with the conservation easement.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Designated Broker’s Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
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

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer’s agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC’s sole and absolute discretion.



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