

REPUBLIC RANCHES LLC

Our Legacy is in the Land



SPICEWOOD POINT

97± Acres | \$1,350,000 - \$6,000,000 | Travis County, Spicewood, TX

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DESCRIPTION

Spicewood Point is ideally situated on Paleface Ranch Road, just 2 miles north of Highway 71. This region is expected to experience exponential growth in the coming years, featuring upcoming master-planned communities under active development such as Thomas Ranch and Travis Club. Additionally, the area has planned luxury wellness resorts such as the Canyon Ranch Resort, and several existing and planned golf courses including Austin Golf Club, Lakecliff and Barton Creek Lakeside.

The property is available for purchase in its entirety (97.2± acres) or as platted residential lots, each approximately 5 acres for a total of 13 lots, with the remaining portion consisting of an unrestricted parcel with dual County Road frontage and existing utilities.

**See detail map for pricing and purchase options*

Spicewood Point represents a prime investment opportunity in an actively evolving and highly sought after region of Central Texas. Its strategic location and diverse purchasing options position it as a unique offering for the discerning buyer.

ASSOCIATE CONTACT

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Co-Listed with Republic Commercial Land & Brokerage



LOCATION

Spicewood Point is strategically positioned approximately 2 miles north of Highway 71 on Paleface Ranch Road. This convenient location places it just 30 miles from Downtown Austin, and offers easy access within a 20-minute drive to Bee Cave/Lakeway and the Hill Country Galleria to the east or Horseshoe Bay Resort and Marble Falls to the West.

The property has approximately 1,575 feet of frontage on Paleface Ranch Rd, 2,000 feet of frontage on Paleface Shore Dr., and 525 feet of frontage on Paleface Point Dr. Spicewood Point is located in the Marble Falls Independent School District and is zoned to Spicewood Elementary, Marble Falls Middle School, and Marble Falls High School.

PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property consists of generally level terrain that gently slopes southeast from elevations of approximately 820 feet to 780 feet. This gentle gradient provides nice views of the surrounding Hill Country and Pedernales River Valley from virtually every portion of the property.

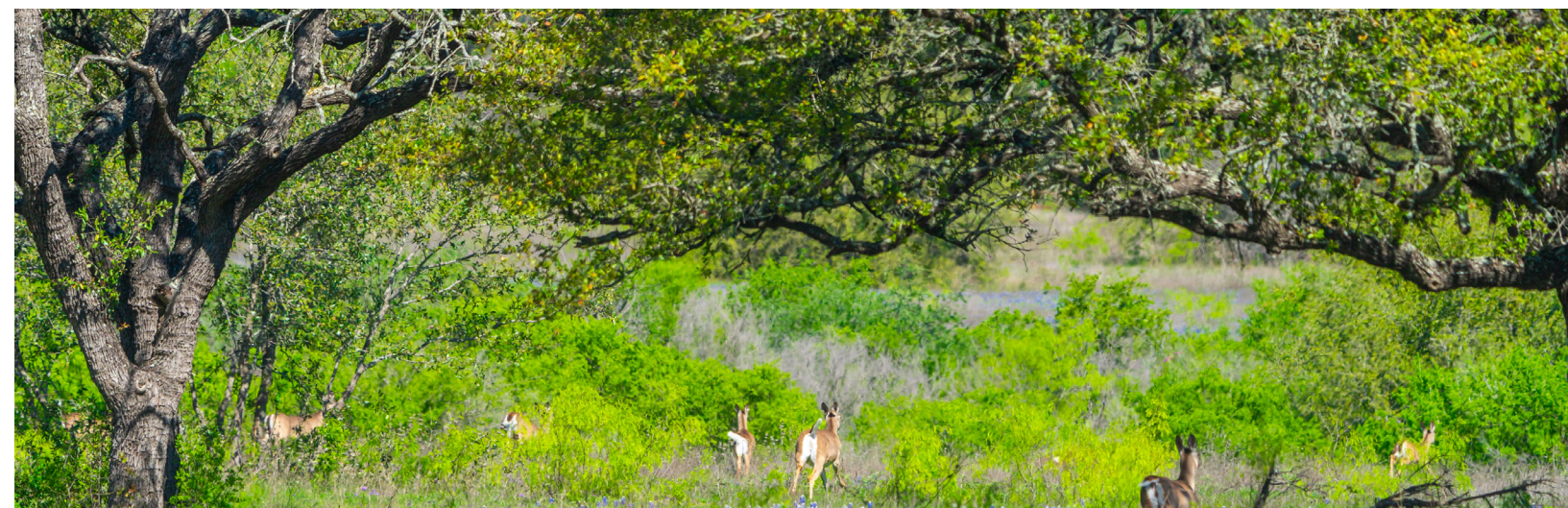
The land has mostly open pastures with mature hardwoods scattered throughout the landscape. The southern boundary is marked by Wilson Hollow, a tributary inlet of the Pedernales River. This wet-weather feature not only adds to the property's privacy but also serves as a unique natural characteristic along the southwestern boundary dividing the property from the neighboring parcel with a scenic overlook.

AREA HISTORY

Straddling the western Travis County and southeastern Burnet County line, Spicewood is home to Krause Springs, Lake Travis, Willie Nelson's famed Luck Ranch, multiple vineyards and wineries, extensive public park and recreation land, and several golf courses.

In recent years, there has been a surge in activity in Spicewood, prompted by a shortage of available inventory in the nearby Lakeway and Bee Cave areas, thereby propelling development further west into Spicewood. Additionally, Marble Falls, just 20 minutes west of Spicewood, serves as the retail, wholesale, trade and service center for a region of over 75,000 people. This area has also seen a surge in activity with the opening of the Baylor Scott & White Medical Facility in Marble Falls, and other recent employment gains attracting new full-time residents to an area historically known to be a weekend vacation destination. Additionally, with an increasing number of professionals capable of remote work and drawn to areas combining essential amenities and access to nature - such as the Hill Country surrounding the Highland Lakes west of Austin - Spicewood stands as a focal point for future land ventures for savvy investors.

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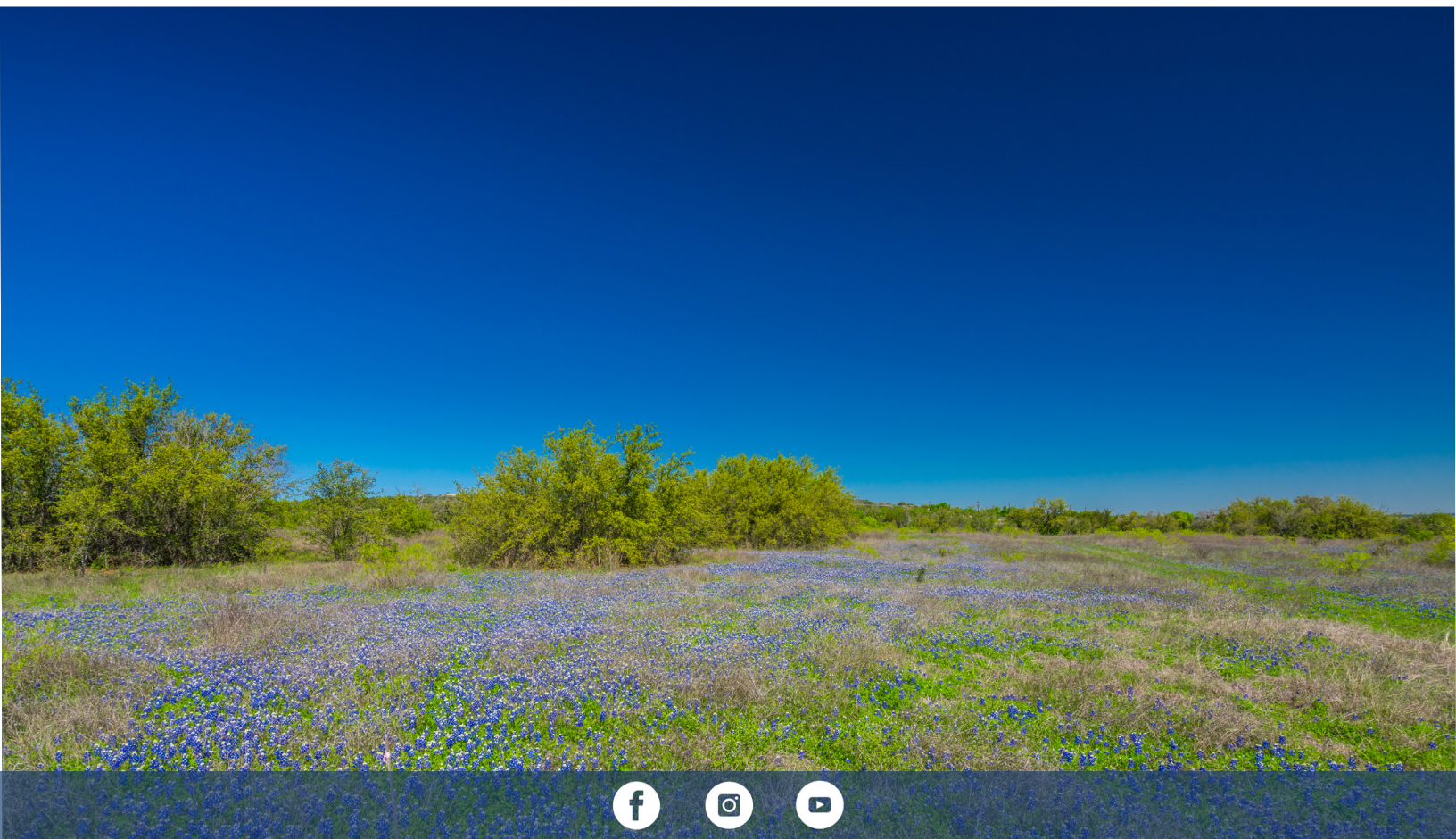
IMPROVEMENTS

The property is fully fenced along the perimeter boundary lines, including a newly constructed wooden equestrian-style fence along the county road frontage which makes up a majority of the perimeter boundaries. The primary access point is through a gated entrance at 314 Paleface Point Drive and there is an old pad site where a residence once stood. Beyond this, the property is unimproved.

UTILITIES

An existing water well, overhead electric lines, and an interior gravel road lead to the center of the property where a residence once stood. The concrete foundation of the previous residence remains, along with a small sports-court and various underground electric lines for the former arena and landscape lighting. Pedernales Electric Coop lines run along the county road frontage, ensuring easy access to electric service from any portion of the property.





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:
 - 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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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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