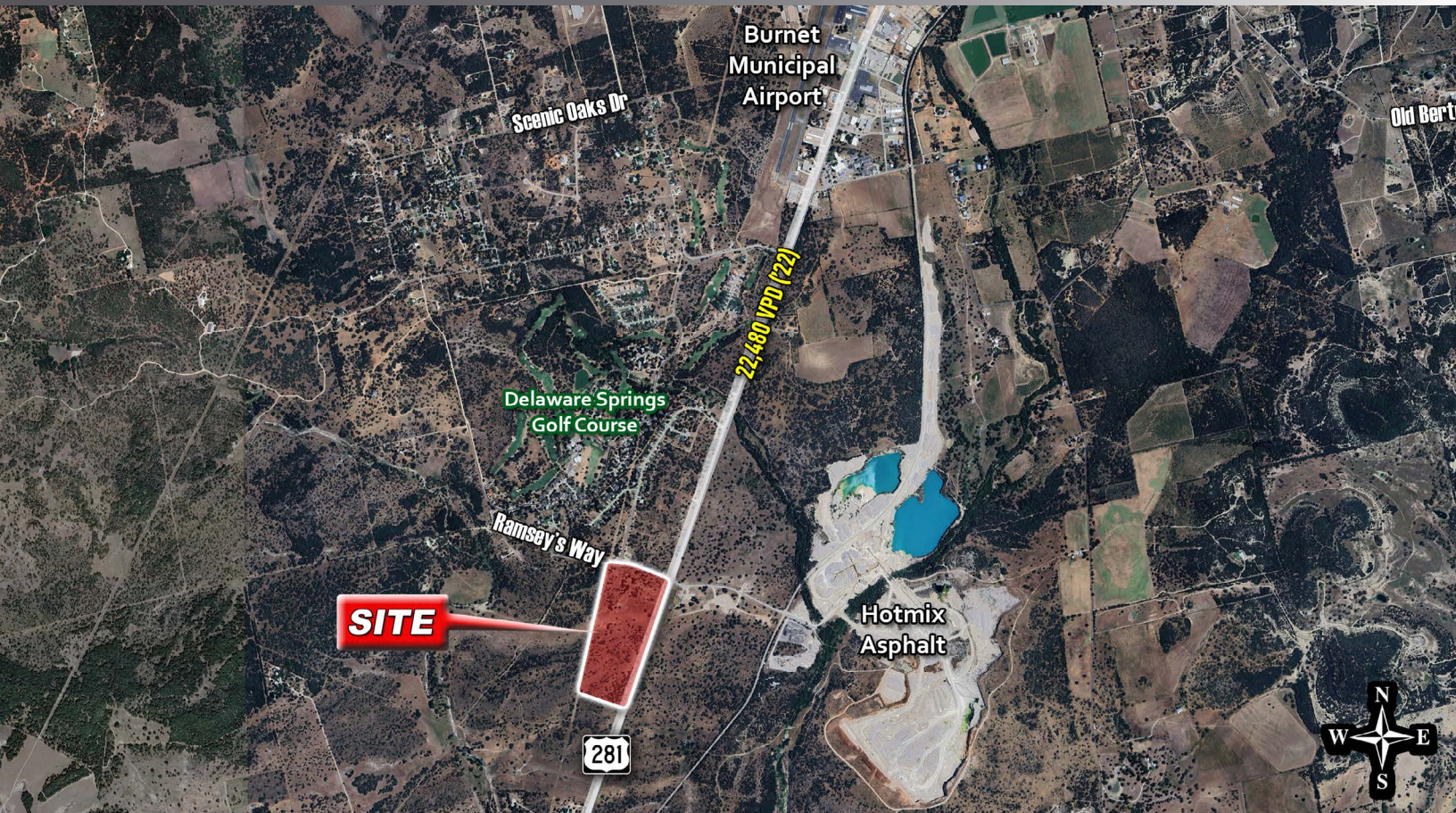


±59.62 AC

**U.S. Hwy 281 & Ramsey Way  
Burnet, Texas, 78611**

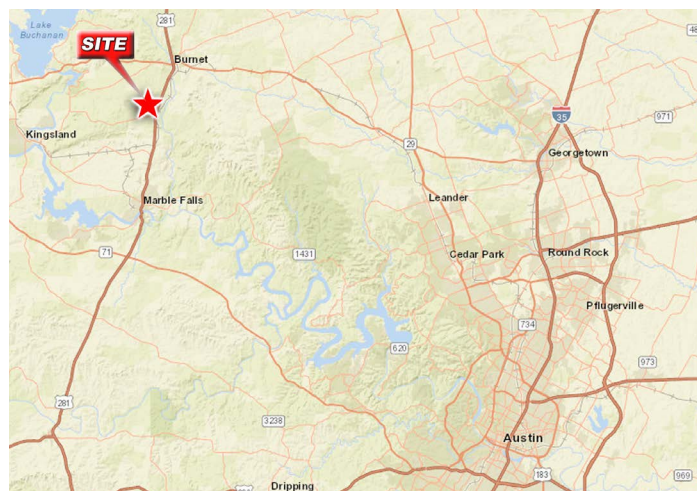


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**HIGHLIGHTS**

- **SIZE:** ±59.62
- **LOCATION:** Subject Property is located on the Southbound frontage of U.S. Hwy 281 at the hard corner of Ramsey Way, just South of the Delaware Springs Golf Course, and the City of Burnet. Water is provided through the City of Burnet. On-site septic required. May be sold as a whole or part.
- **UTILITIES:** Water & Electricity to the site, on-site septic required. Contact Broker for additional information regarding municipal wastewater availability
- **JURISDICTION:** City of Burnet, Burnet County
- **FRONTAGE:** Approximately 2,500 FT
- **ZONING:** C-3 Heavy Commercial
- **FLOODPLAIN:** No portion of the property lies within the FEMA floodplain
- **PRICE:** \$7,000,000



DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
2024 TOTAL POP	2,489	10,144	12,825
DAYTIME POP	2,877	11,233	14,112
AVG HH INCOME	\$150,115	\$118,554	\$117,475

Contact For More Information:  
**Jordan Johnson** | (512) 775-8042 | jordan@rclb.com

**Republic Commercial Land & Brokerage**  
505 Walsh St. Austin, TX 78703  
[www.rclb.com](http://www.rclb.com)

**U.S. Hwy 281 & Ramsey Way  
Burnet, Texas, 78611**

**±59.62 AC  
FOR SALE**



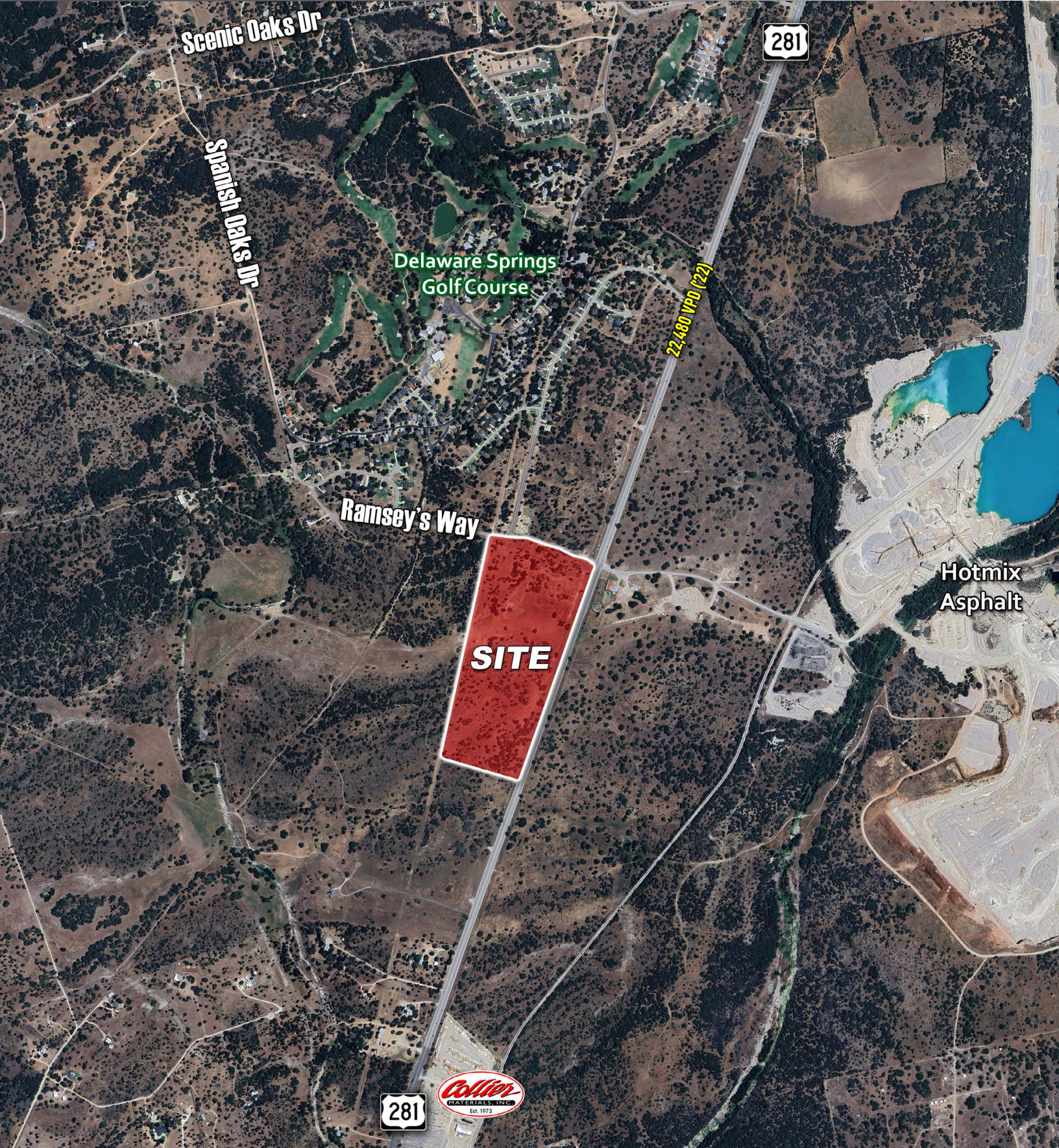
**U.S. Hwy 281 & Ramsey Way  
Burnet, Texas, 78611**

**±59.62 AC  
FOR SALE**



U.S. Hwy 281 & Ramsey Way  
Burnet, Texas, 78611

±59.62 AC  
FOR SALE



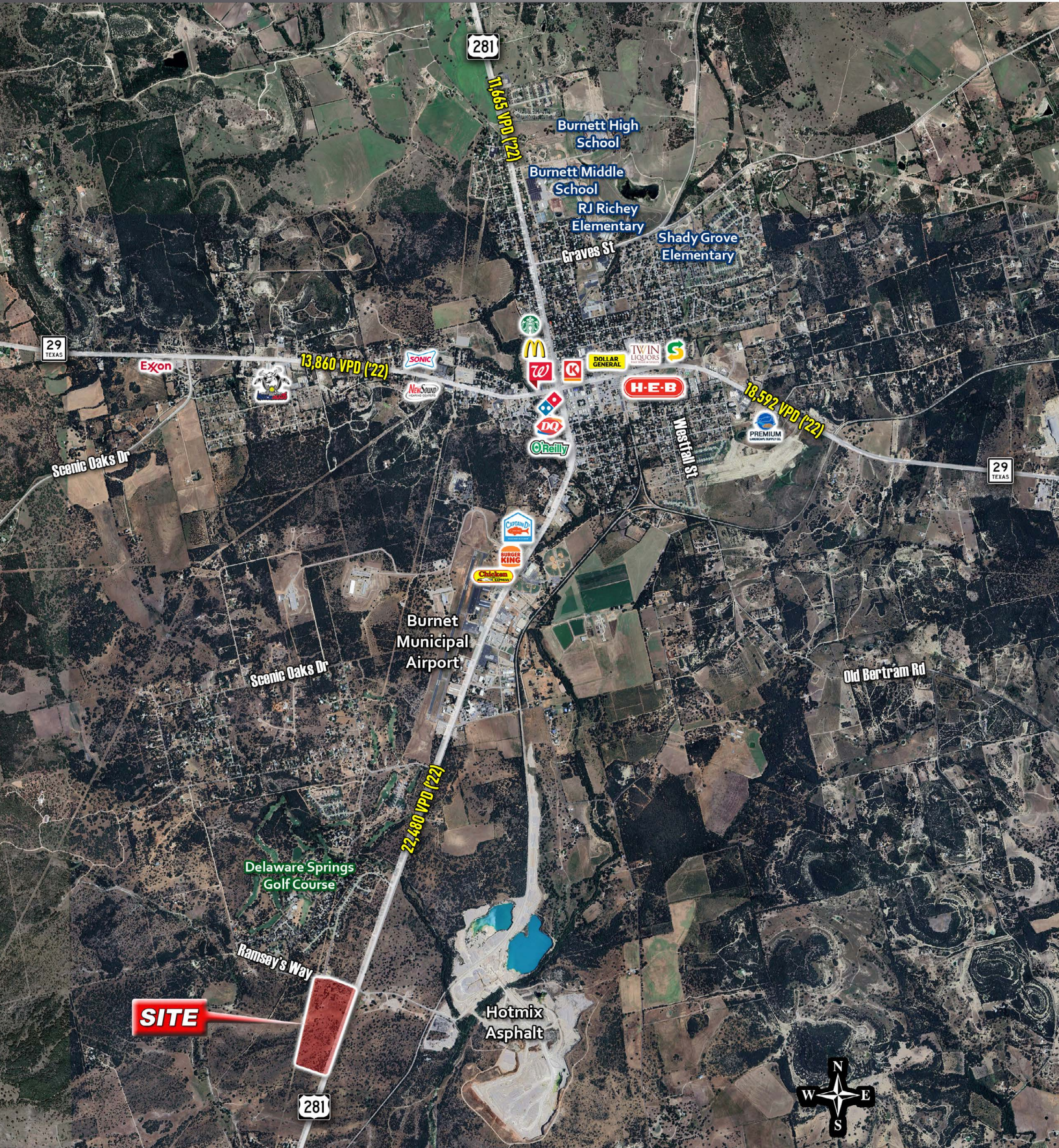
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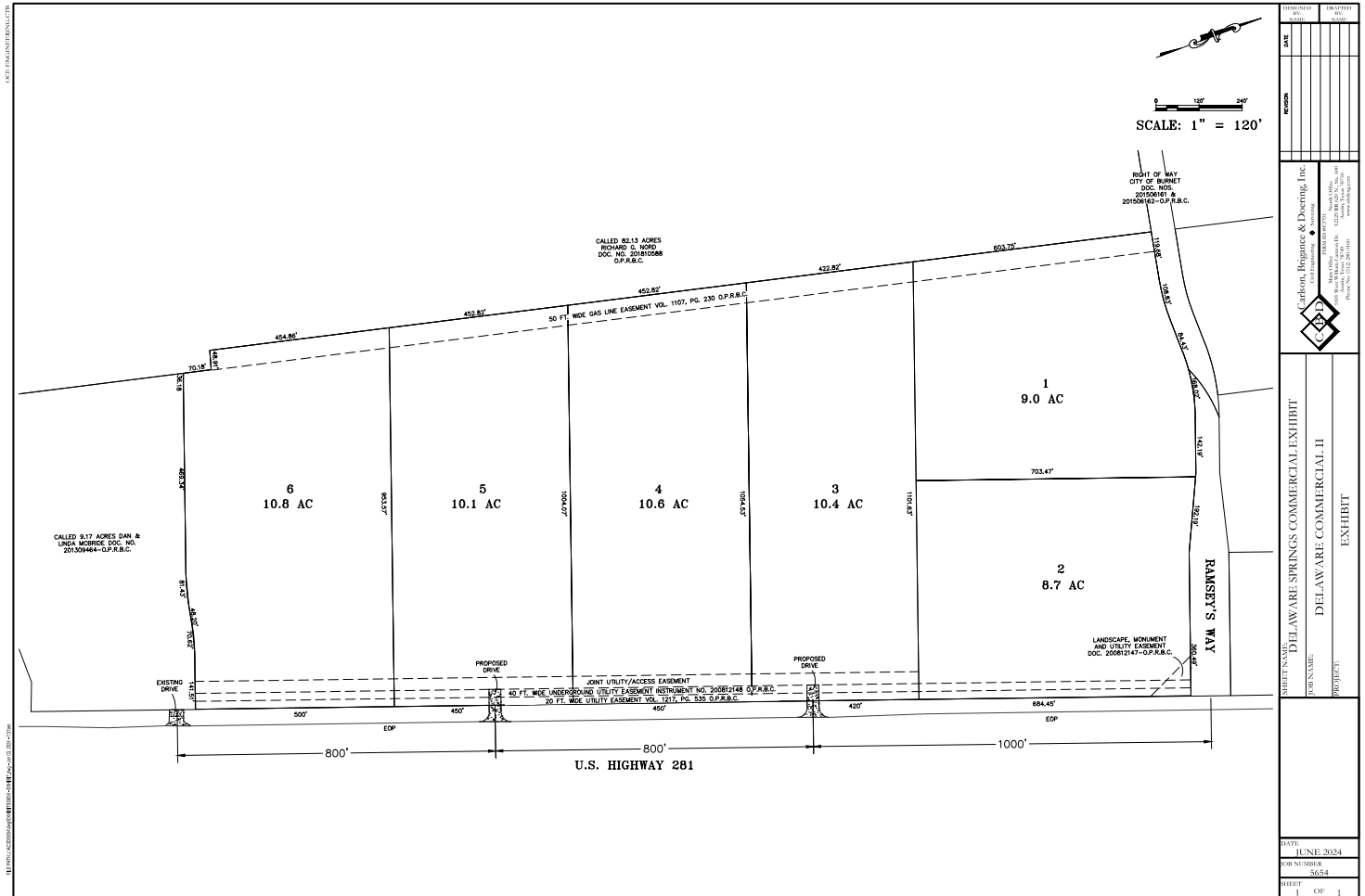
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www.rclb.com

# U.S. Hwy 281 & Ramsey Way Burnet, Texas, 78611

±59.62 AC  
FOR SALE





**DELAWARE CENTER MASTER PLAN "B"**  
BURNET, TEXAS

**LAND USE ANALYSIS**

Lot	USE	Size	Height	Yield	PKG
1	COMM	33.93 ac	1 story	150,000 sf	750 tp
2	HOTEL	2.10 ac	4 story	100 rms	150 tp
3	HOTEL	1.75 ac	4 story	100 rms	150 tp
4	REST/SP	3.81 ac	1 story	59,200 sf	221 tp
5	CONF CENTER	2.00 ac	1 story	20,000 sf	100 tp
6	OFF W/HS	4.95 ac	1 story	30,000 sf	128 tp
7	OFF W/HS	4.98 ac	1 story	48,000 sf	140 tp
8	INDUS/W/HS	9.76 ac	1 story	137,000 sf	190 tp
9	INDUS/W/HS	3.93 ac	1 story	37,000 sf	90 tp
	Road Usage	13.01 ac			
<b>TOTAL</b>		<b>59.62 acres</b>			

Plan is Conceptual in nature. Acreages subject to survey verification.



*Delaware Center*  
Burnet, Texas

LONGHORN OPPORTUNITY FUND

SUNRhea  
DESIGN  
400 W Bouds Way  
Leander TX 78641

For Representation Purposes Only



## 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 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.

<u>Republic Commercial Land &amp; Brokerage</u>	<u>9013147</u>	<u>info@rclb.com</u>	<u>(512) 960-4676</u>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John Wallace</u>	<u>378278</u>	<u>john@republicranches.com</u>	<u>(361) 442-1001</u>
Designated Broker’s Name	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Agent’s Supervisor’s Name	License No.	Email	Phone
<u>Jordan Johnson</u>	<u>617193</u>	<u>jordan@rclb.com</u>	<u>(512) 775-8042</u>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date