#### LAND FOR SALE

## 17 AC SFR OR SFR DEVELOPMENT SITE



NEAR 150 TRINCHERAS PASS, DRIPPING SPRINGS, TX 78620



#### LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100 Austin, TX 78746



Each Office Independently Owned and Operated

#### PRESENTED BY:

#### JOAQUIN LOPEZ, REALTOR

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## **EXECUTIVE SUMMARY**

#### 150 TRINCHERAS PASS





#### **OFFERING SUMMARY**

PRICE: \$3,000,000

LOT SIZE: 17.07 AC

**PRICE / ACRE:** \$175,747

ACCESS: Founders Park and Trincheras Pass

**ZONING:** Dripping Springs ETJ

PERMITTED USES: SFR Lots (1/2-1 AC)

**UTILITIES:** Water and Electricity

**APN**: R85794

#### **PROPERTY OVERVIEW**

An Exceptional 17 AC tract with several possibilities from owner operators to SFR Lot developments. The tract is located adjacent to Founders Park on the North end and is surrounded by single family homes on the 3 other sides. The offering is located in Dripping Springs ETJ.

Planning has stated an interest in supporting 1/2-1AC lots depending on the sewer capacity. Also, an interest for additional fields for sports leagues are a variety of other low impervious cover uses and operators.



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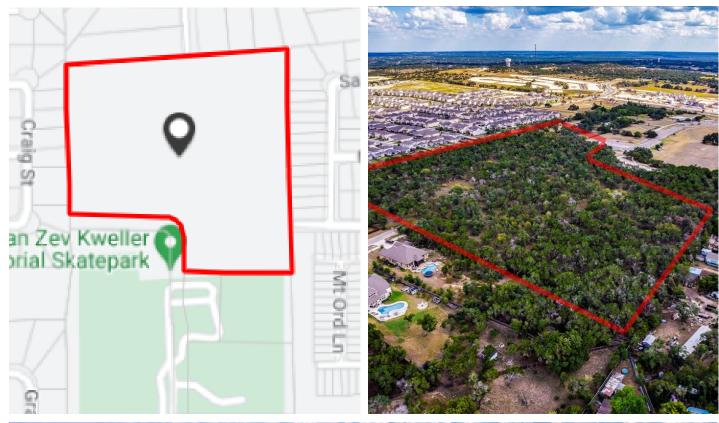
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## **PROPERTY PHOTOS**

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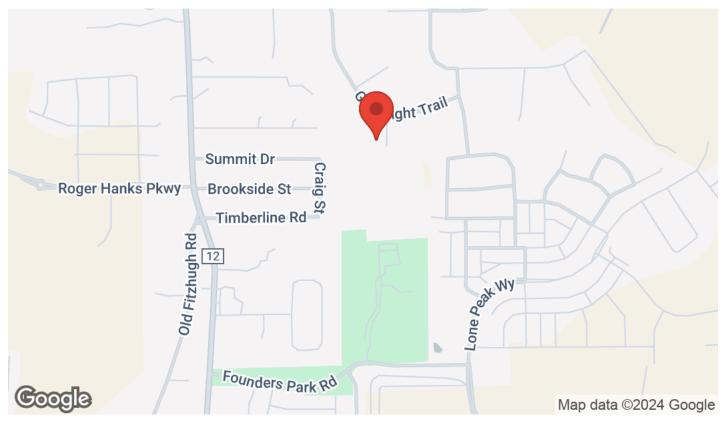
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## **LOCATION MAPS**

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**LOCAL** 

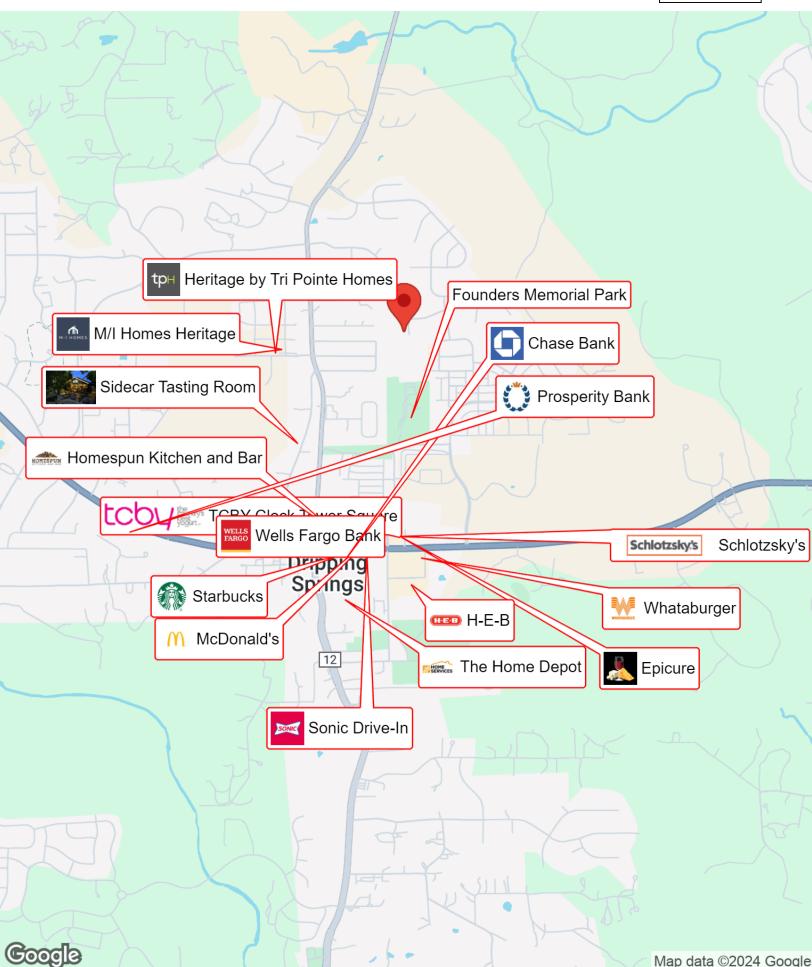
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## **BUSINESS MAP**

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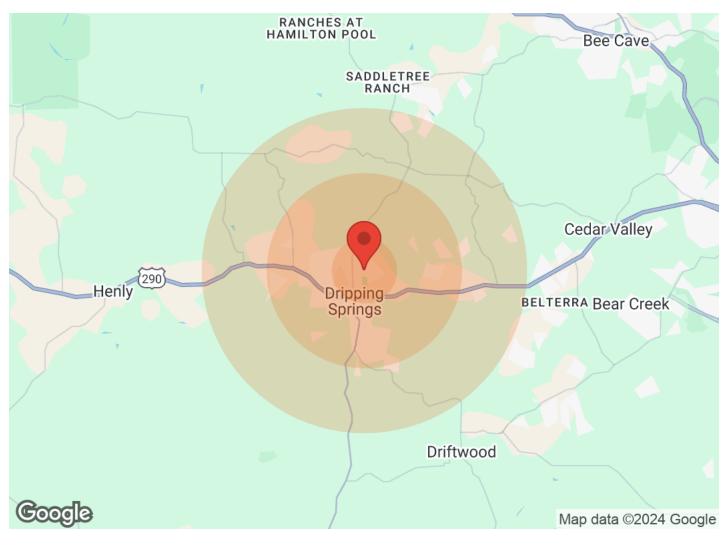
Map data ©2024 Google



## **DEMOGRAPHICS**

#### 150 TRINCHERAS PASS





Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,073	6,028
Female	N/A	2,951	5,514
Total Population	N/A	6,024	11,542
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,184	2,162
Ages 15-24	N/A	963	1,843
Ages 25-54	N/A	2,147	4,164
Ages 55-64	N/A	852	1,702
Ages 65+	N/A	878	1,671
Race	1 Mile	3 Miles	5 Miles
White	N/A	5,533	10,806
Black	N/A	12	23
Am In/AK Nat	N/A	16	25
Hawaiian	N/A	10	14
Hispanic	N/A	900	1,359
Multi-Racial	N/A	892	1,278

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$94,269	\$100,300
< \$15,000	N/A	50	110
\$15,000-\$24,999	N/A	117	162
\$25,000-\$34,999	N/A	107	156
\$35,000-\$49,999	N/A	164	233
\$50,000-\$74,999	N/A	323	736
\$75,000-\$99,999	N/A	386	672
\$100,000-\$149,999	N/A	490	961
\$150,000-\$199,999	N/A	310	622
> \$200,000	N/A	187	397
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,348	4,370
Occupied	N/A	2,204	4,143

N/A

N/A

N/A

1,869

335

144

3,641

502

227

Owner Occupied

Renter Occupied

Vacant

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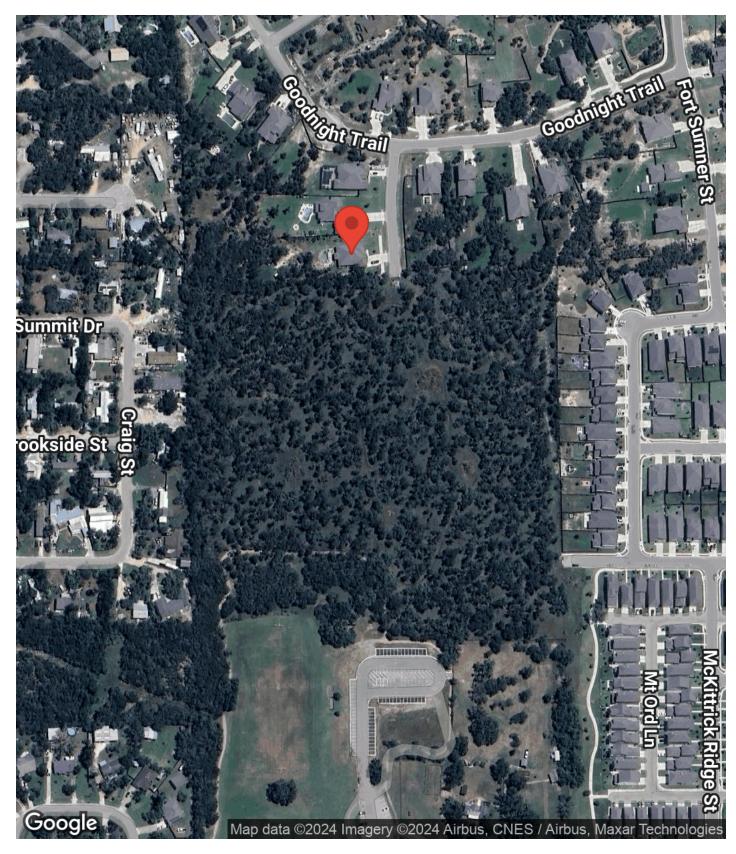


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## **AERIAL MAP**

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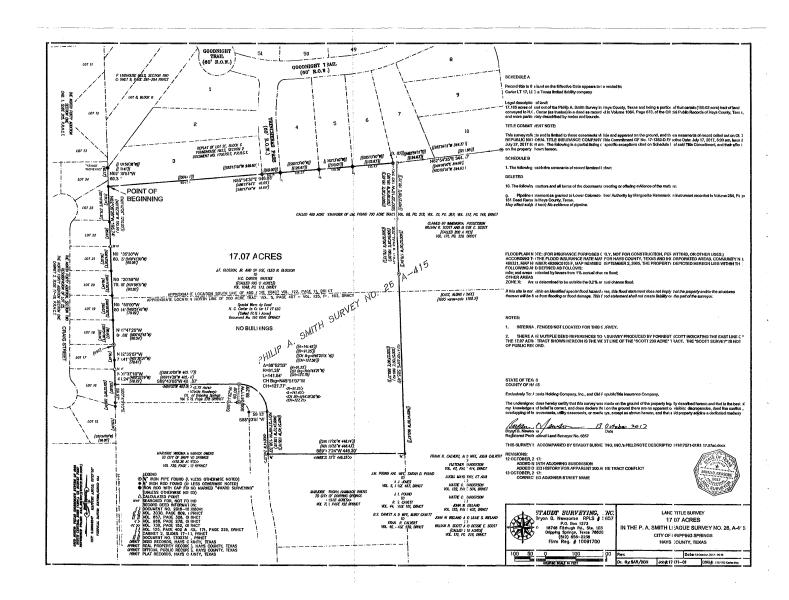


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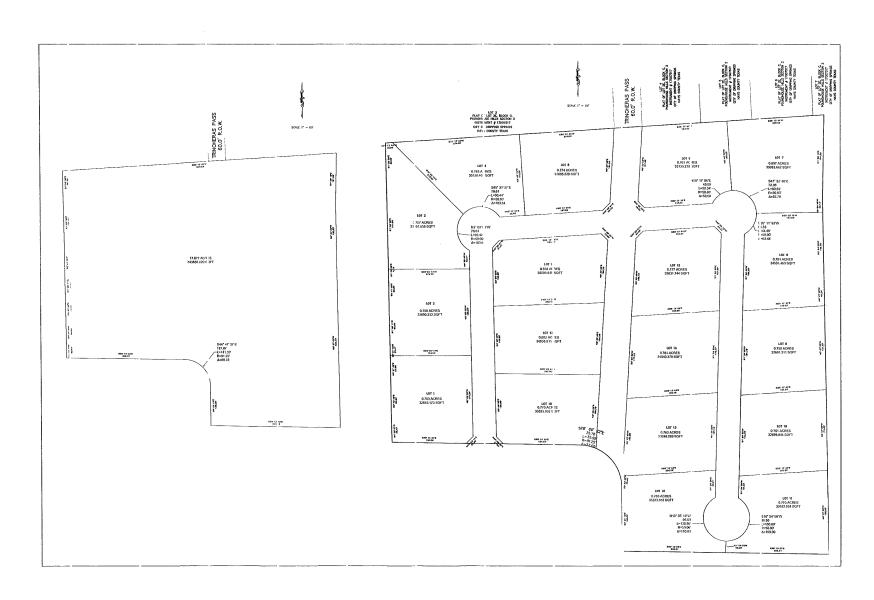
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#### **Information About Brokerage Services**

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 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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Joaquin Lopez Sales Agent/Associate's Name	657845 License No.	joaquin@localreg.com Email	(512) 368-2229 Phone
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