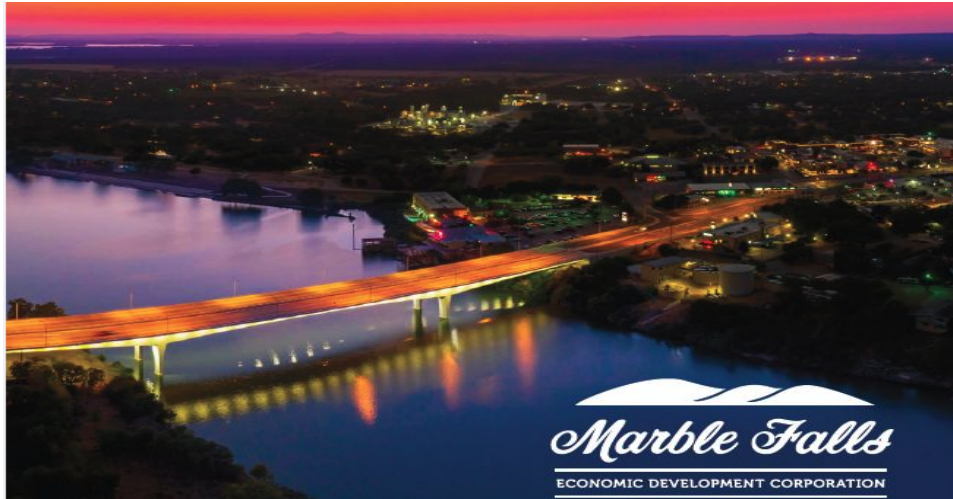


## RETAIL FOR SALE

# LEGACY CROSSING

SE Corner US 281 At SH 71, Marble Falls, TX 78654



### PROPERTY DESCRIPTION

The Gateway to the Hill Country is what the growing Hill Country City of Marble Falls is often called. The go-to 'city' for the Highland Lakes, Horseshoe Bay Resort, and the Texas Wine Country, Marble Falls is on the precipice of a development explosion with development happening at every corner of the US281 and SH71 intersection. Legacy Crossing is fully permitted, platted and ready for development. Fifty minutes from Austin International airport, and one hour from San Antonio Airport, both provide international travel options. The private airport at Horseshoe Bay is just 15 minutes from the site. The Baylor Scott & White Hospital and Clinic are across the intersection and provide a full range of medical care.



### PROPERTY HIGHLIGHTS

- 2022 Estimated Retail Trade Area Population 112,250
- Tremendous Demand for Retail and Restaurants
- 4000 New Single Family Lots Under Development and Planned at Intersection
- 30K +/- VPD at Intersection and growing
- Major Corridor to Highland Lakes and Texas Wine Country.
- All Utilities (W/WW, Natural Gas, High-Speed Internet, Three Phase Electrical)
- One mile of Commercial Frontage on SE Corner of US281 and SH71

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**RICHARD GARY**  
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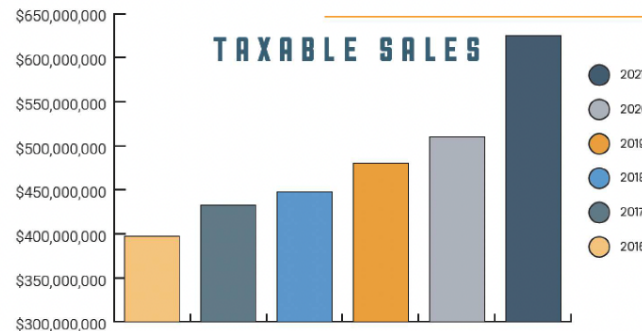
## DEMAND IN MARBLE FALLS

- Clothing & Accessory Stores**  
Consumer Demand = \$32,999,579
- Sporting Goods Stores**  
Consumer Demand = \$6,642,767
- Food Service & Drinking Places**  
Consumer Demand = \$166,674,882

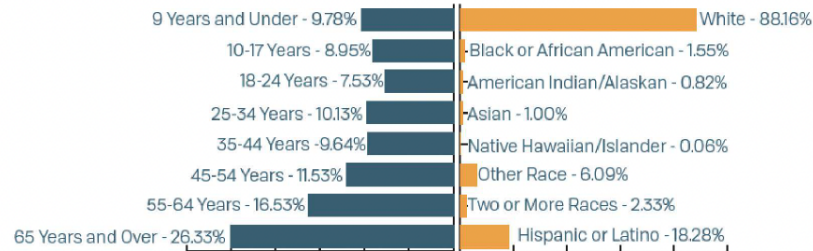
2022 Demand	\$1,118,202,100
2027 Demand	\$1,319,329,864
Growth	\$201,127,764

**POPULATION**  
**112,250**

2022 Estimated Retail Trade Area Population



## AGE DISTRIBUTION AND RACE



## HOUSEHOLD INCOME

**AVERAGE HOUSEHOLD INCOME**  
**\$ 1 0 9 , 3 1 1**

**MEDIAN HOUSEHOLD INCOME**  
**\$ 7 6 , 9 7 3**

**PER CAPITA INCOME**  
**\$ 4 5 , 4 3 5**

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**RETAIL FOR SALE**

# LEGACY CROSSING INTERCHANGE DETAIL

SE Corner US281 At SH71, Marble Falls, TX 78654



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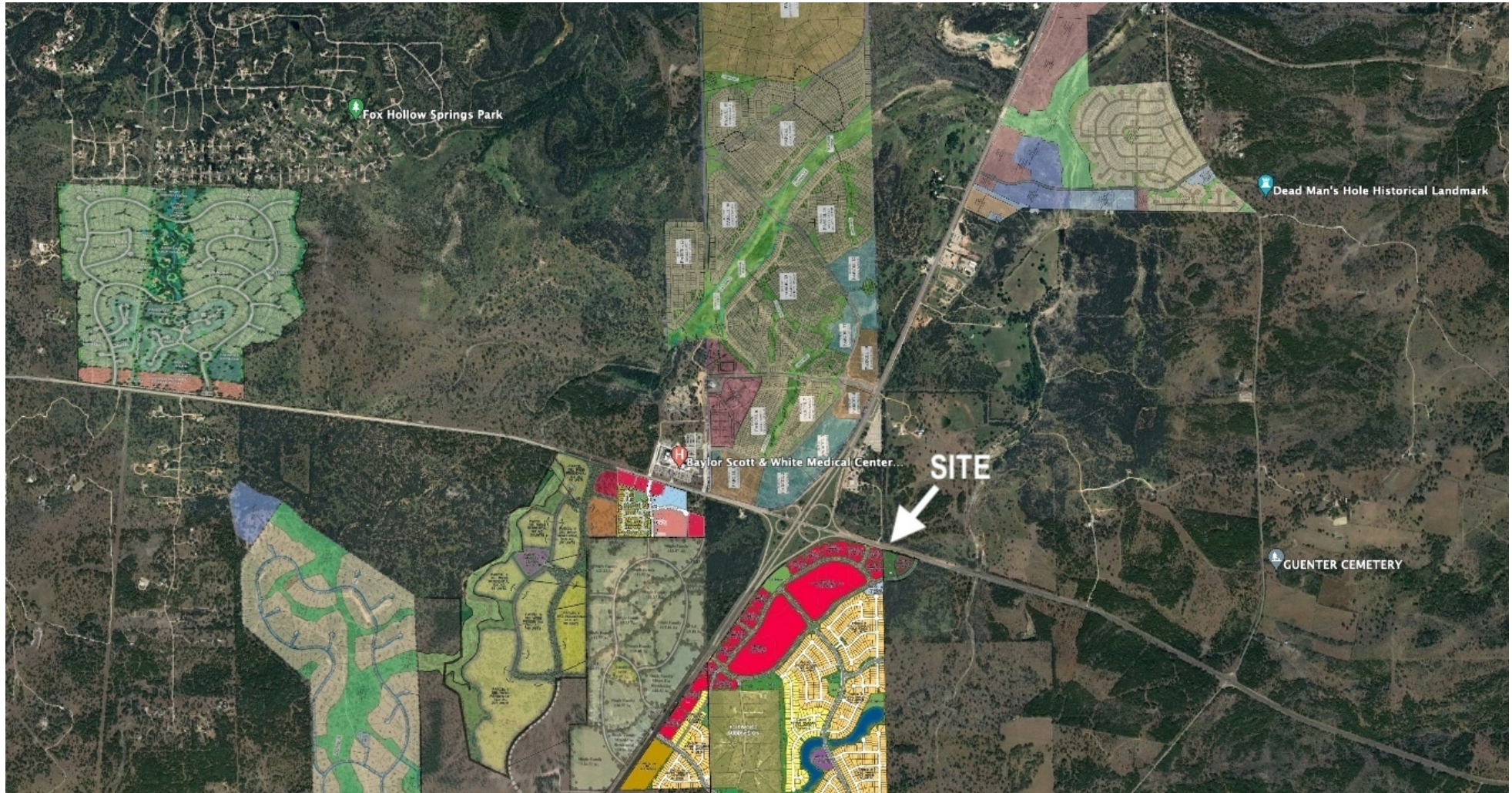
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# AREA SINGLE FAMILY DEVELOPS, WITHIN 5 MILES

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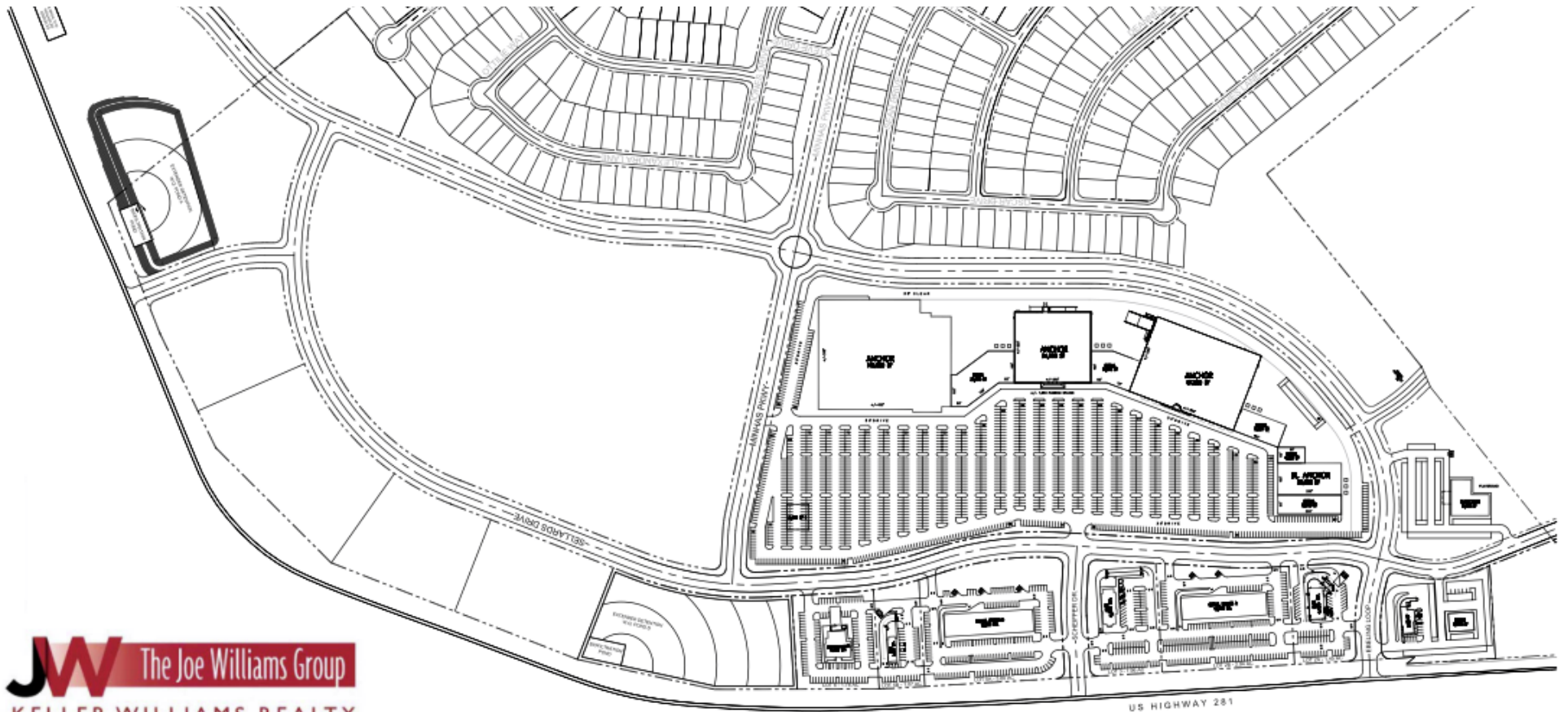
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**RETAIL FOR SALE**

# LEGACY CROSSING

SE Corner US 281 At SH 71, Marble Falls, TX 78654



**JW** The Joe Williams Group  
KELLER WILLIAMS REALTY

Darrell Sargent 512 970-5000  
darrell@jwdevelopmentinc.com



GE\_View-2mile

Marble Falls-OA-SP1-051923

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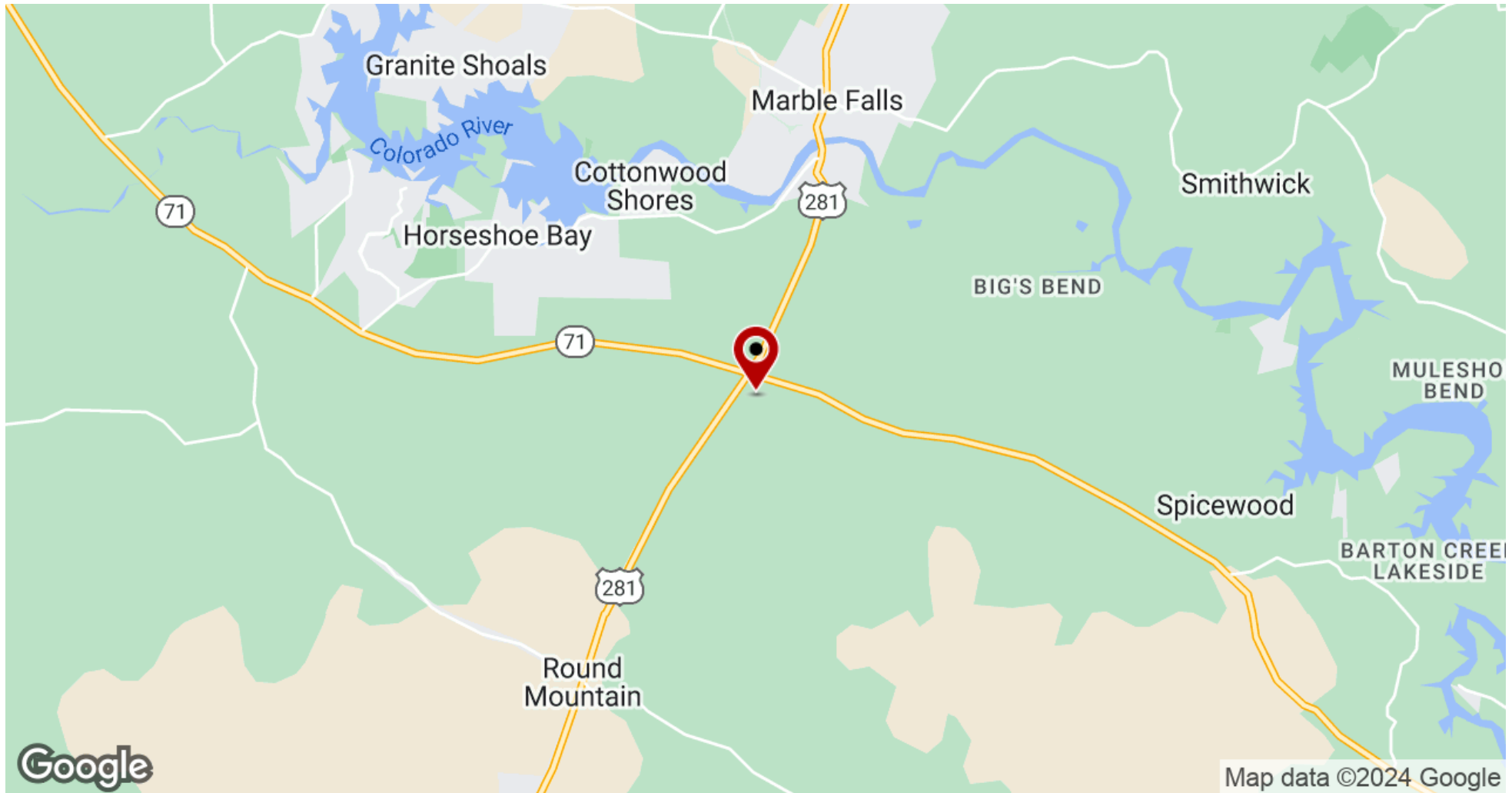
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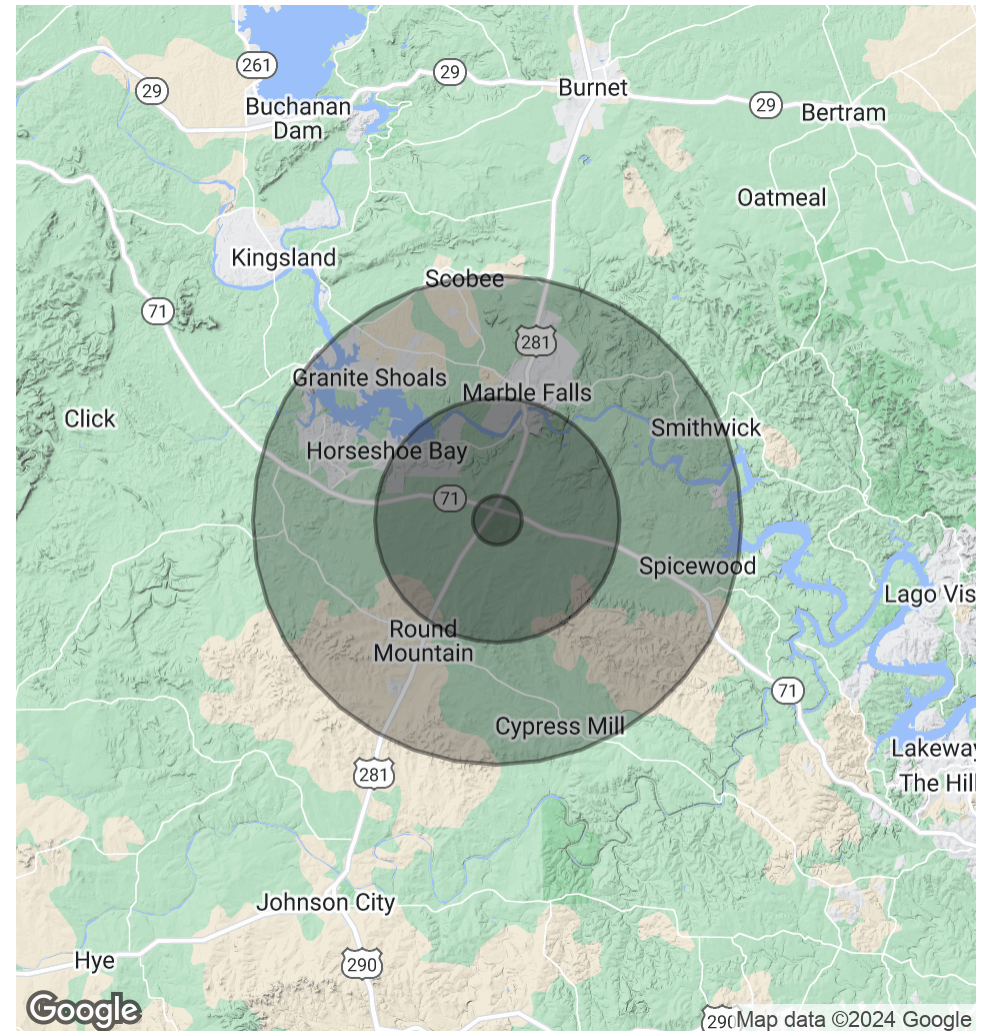
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,583	13,899	28,926
Average Age	43.6	44.6	50.5
Average Age (Male)	41.1	43.0	49.3
Average Age (Female)	45.1	44.7	49.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	824	6,809	17,238
# of Persons per HH	1.9	2.0	1.7
Average HH Income	\$52,566	\$59,058	\$59,307
Average House Value	\$168,432	\$247,868	\$329,988

2020 American Community Survey (ACS)



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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.*

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:
  - 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.

**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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Designated Broker of Firm	License No.	Email	Phone
Michelle Bippus	557629	michelle@kwaustinnw.com	512.346.3550
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Darrell Sargent	375829	darrell@jwdevelopmentinc.com	512.970.5000
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date