



Texas Hill Country Ranch For Sale : Lodging, Vineyard & Spring Fed Pond

Marble Falls (Austin MSA), Texas



EXECUTIVE REAL ESTATE GROUP
Austin | Houston | DFW | San Antonio



Price \$6,995,000

Executive Real Estate Group is pleased to offer this rare opportunity to acquire pristine ranch land in the Texas Hill Country, 80 acres 15 min. to the town of Marble Falls, and Austin, yet serenely secluded. Includes lodging with patio overlooking the 20 acre vineyard, Helicopter Landing Pad on the property, and private airport nearby, various buildings with commercial kitchen, private gym, vineyard equipment and lodging with a relaxing atmosphere. A spring fed pond runs through property & is a perfect place to bring your equestrian friends to hang out & ride. Great for a family compound. Currently income producing through Lodging, Vineyard, Restaurant, Gift Shop and etc. Did I mention the professional 18 Hole Disc Golf Course with the beautiful walking paths between holes designed by John Houck (Houck Design). Property is a short distance walk to a Lake Travis community boat ramp.



Subject Property Photos



Location Overview



Marble Falls, TX



Lake Travis, TX



Austin, TX

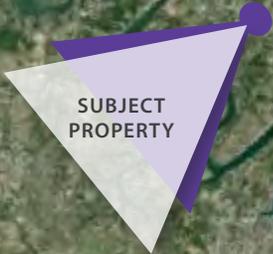
Marble Falls is a city in Burnet County, Texas. As of the 2019 census, the city population was 6,932. It is about 48 miles northwest of downtown Austin and 85 miles north of San Antonio. **Subject Property** is also located near the town of Lago Vista Texas.

Lake **Travis** is part of the Highland Lakes on the Colorado River, the largest chain of lakes in Texas. **Lake Travis** covers 30 square miles of surface area, it has the largest storage capacity of the seven lakes. The **subject property** is located within 1 mile of the closest boat ramp.

Marble Falls, as of December 1, 2019, saw an annual growth increase of 6.53% and is the anchor of the Marble Falls, TX Metropolitan Statistical Area. The census bureau has defined this area as including all of Burnet County and has a total population of 42,896. The metropolitan area, due to close ties to nearby Austin, is a component of the Austin- Round Rock-Marble Falls, TX Consolidated Statistical Area.

Austin is the capital of Texas and the seat of Travis County. It is the 11th-largest city in the U.S. and the fourth largest city in state of Texas. It was the third-fastest-growing large city in the nation from 2000 to 2006. Austin is also the second largest state capital in the United States. Austin has a population of 842,592 (2012 estimate). The city is the cultural and economic center of the five-county Austin- Round Rock metropolitan area, which had an estimated population 1,834,303 (2012 U.S. Census).

A number of Fortune 500 companies have headquarters or regional offices in Austin including Advanced Micro Devices, Apple, EBay, Google, IBM, Intel, Texas Instruments, 3M, and Whole Foods Market. Dell's worldwide headquarters is located in nearby Round Rock, a suburb of Austin. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is currently home to roughly 85. The city was ranked by the Milken Institute as the 12th largest biotech and life science center in the United States. Companies such as Hospira, Pharmaceutical Product Development, and ArthroCare are located in the city.



SUBJECT
PROPERTY

LAGO VISTA
RUSTY ALLEN
PRIVATE AIRPORT

THE OASIS
ON LAKE TRAVIS

DOWNTOWN AUSTIN

AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

THE UNIVERSITY
OF TEXAS



DELL
COMPUTER
CORPORATION



Austin-Bergstrom

CIRCUIT OF THE
AMERICAS -
FORMULA ONE
GRAND PRIX



Demographics

| 24912 SINGLETON BEND E RD, MARBLE FALLS, TX 78654 | 0 - 5 miles | % | 0 - 10 miles | % | 0 - 15 miles | % |
|---|-------------|-------|--------------|-------|--------------|-------|
| Population | | | | | | |
| 2019 Projection | 12,036 | | 55,584 | | 278,115 | |
| 2014 Estimate | 10,625 | | 49,008 | | 244,028 | |
| 2010 Census | 9,408 | | 43,106 | | 212,189 | |
| 2000 Census | 7,057 | | 31,234 | | 121,495 | |
| Growth 2010 - 2014 | 12.93% | | 13.69% | | 15.01% | |
| Households | | | | | | |
| 2019 Projection | 5,139 | | 22,761 | | 102,301 | |
| 2014 Estimate | 4,511 | | 20,036 | | 89,849 | |
| 2010 Census | 3,968 | | 17,607 | | 78,351 | |
| 2000 Census | 2,984 | | 12,385 | | 43,853 | |
| Growth 2010 - 2014 | 13.68% | | 13.79% | | 14.68% | |
| 2014 Est. Population by Single Classification Race | | | | | | |
| White Alone | 9,770 | 91.95 | 44,172 | 90.13 | 202,889 | 83.14 |
| Black or African American Alone | 102 | 0.96 | 484 | 0.99 | 7,533 | 3.09 |
| American Indian and Alaska Native Alone | 70 | 0.66 | 258 | 0.53 | 1,303 | 0.53 |
| Asian Alone | 72 | 0.68 | 819 | 1.67 | 12,815 | 5.25 |
| Native Hawaiian and Other Pacific Islander Alone | 0 | 0.00 | 21 | 0.04 | 157 | 0.06 |
| Some Other Race Alone | 398 | 3.75 | 2,175 | 4.44 | 11,758 | 4.82 |
| Two or More Races | 213 | 2.00 | 1,080 | 2.20 | 7,573 | 3.10 |
| 2014 Est. Average Household Income | | | | | | |
| | \$94,123 | | \$101,777 | | \$103,776 | |
| 2014 Est. Median Household Income | | | | | | |
| | \$67,737 | | \$71,470 | | \$78,646 | |



Confidential Disclaimer

This Confidential Memorandum has been prepared by **Executive Real Estate Group ("EREG")** and is being furnished to you solely for the purpose of your review of the Flat Creek Winery located in Marble Falls, Texas (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Portfolio for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of **Executive Real Estate Group ("Broker")**.

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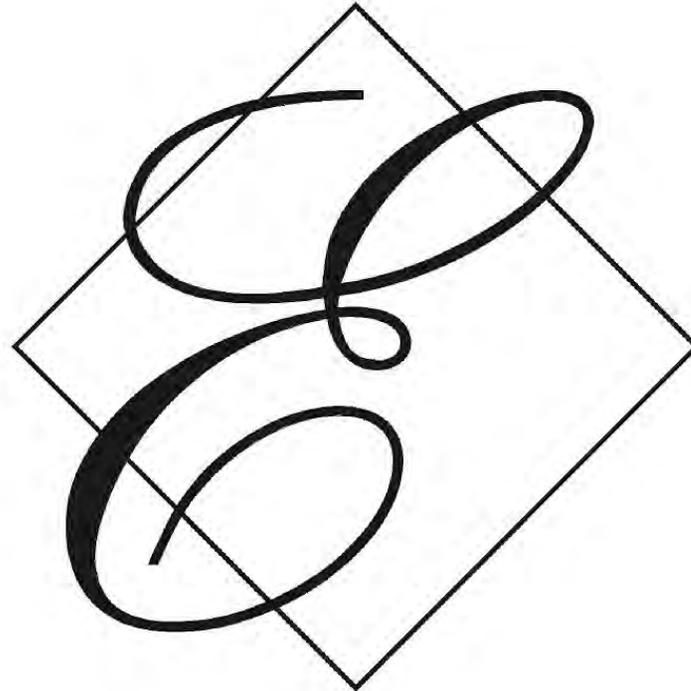
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EXECUTIVE REAL ESTATE GROUP

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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.

| | | | |
|--|----------------|--------------------------|---------------------|
| <i>Executive Real Estate Group</i> | <i>9000645</i> | <i>justen@eregtx.com</i> | <i>512-368-9360</i> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <i>J.E Aranda</i> | <i>584534</i> | <i>justen@eregtx.com</i> | <i>512-750-5690</i> |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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Buyer/Tenant/Seller/Landlord Initials

Date