

+/- 79.937 ACRES / SHOVEL READY DEVELOPMENT FOR SALE Page | 1

1705 EAST 4TH STREET

LAMPASAS, TEXAS 76550



Presented by:

STEPHEN MORTON

LICENSED TEXAS ASSOCIATE BROKER | REALTOR®

STEPHEN@THEVISTAREALTORS.COM

(254) 780-5539

Vista
REAL ESTATE

VISTA REAL ESTATE | 7446 HONEYSUCKLE, TEMPLE, TX 76502

1705 EAST 4TH STREET, LAMPASAS, TX 76550

EXECUTIVE SUMMARY



OFFERING SUMMARY:

Sale Price: **\$ 4,250,000.00**

Lot Size: **79.937 Acres**

Zoning: **Single Family Residential**

Market: **Central Texas**

Submarket: **Lampasas**

PROPERTY OVERVIEW:

Introducing an unparalleled investment opportunity in Lampasas, Texas: a meticulously crafted 79.937-acre shovel-ready development boasting strategic ingress and egress points for seamless accessibility. Featuring Single Family Residential lots and townhome lots with premium road frontage, this property offers a diverse range of possibilities. Elevate your investment portfolio and shape the future of Lampasas—seize this distinguished opportunity today!

PROPERTY HIGHLIGHTS:

- City Approved Preliminary Plat, Water,/Sewer
- 235 Single Family Lots
- 30 Townhome Lots

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PHOTOS

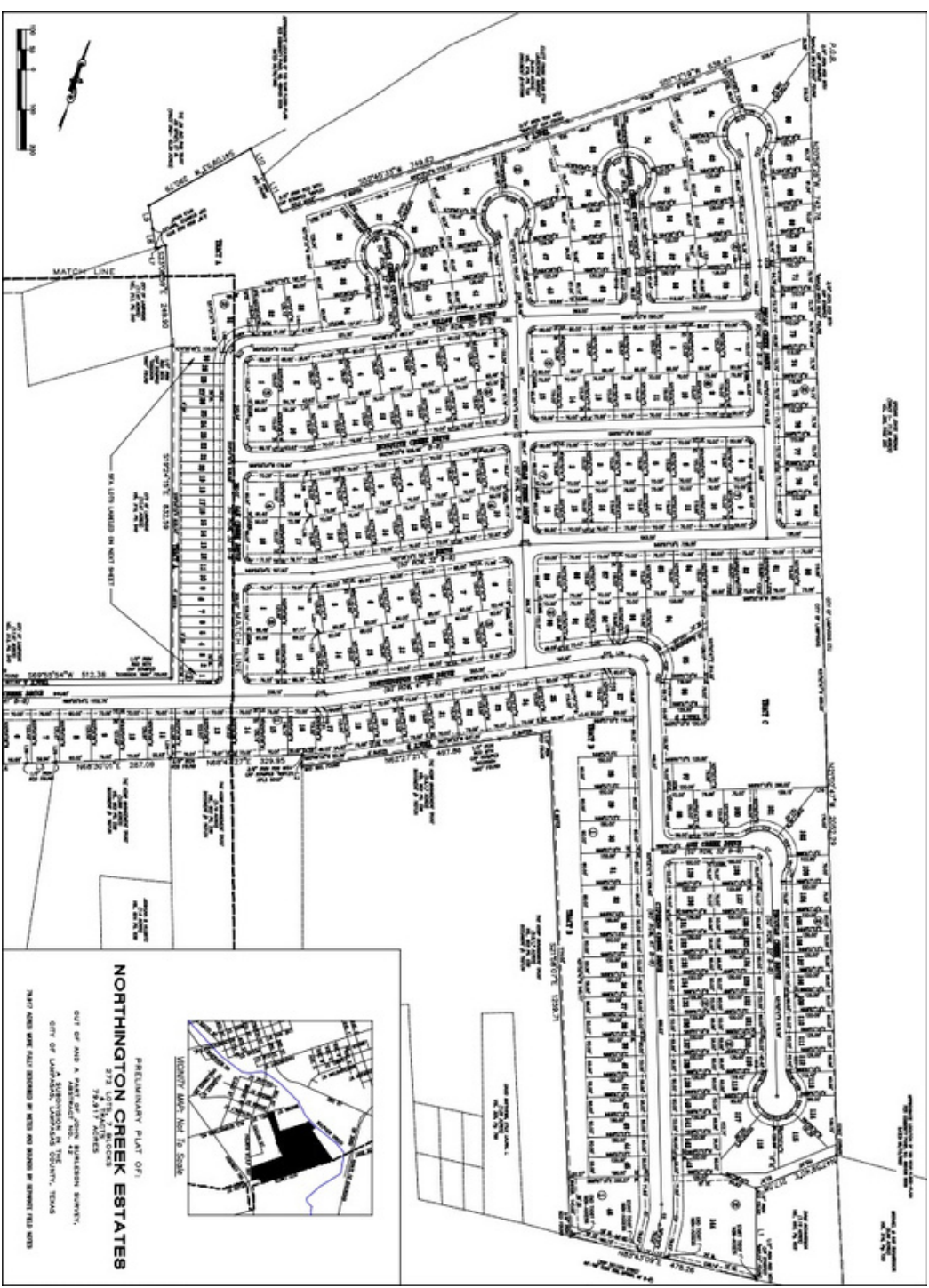


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PRELIMINARY PLAT



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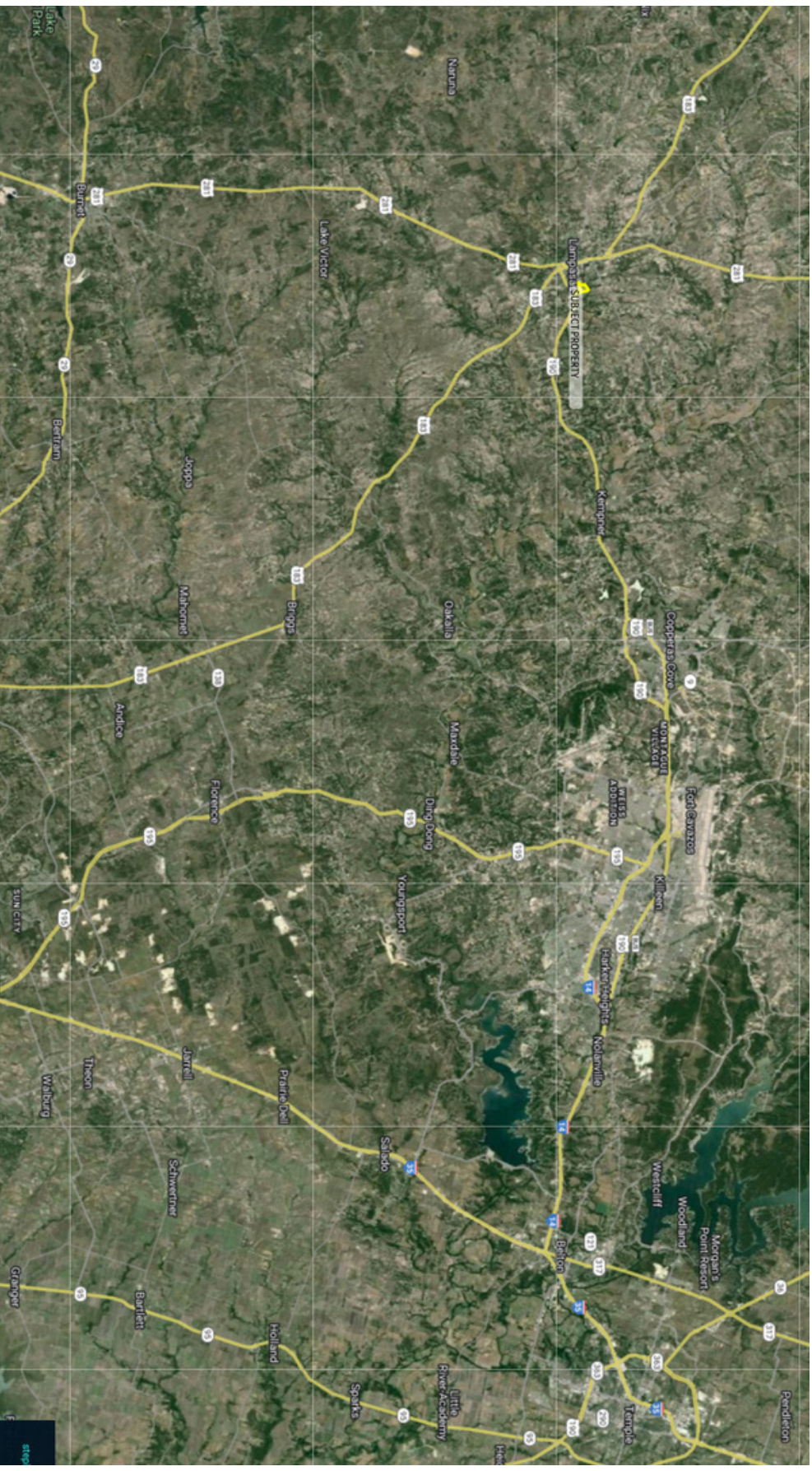
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LOCATION



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LOCAL AMENITIES



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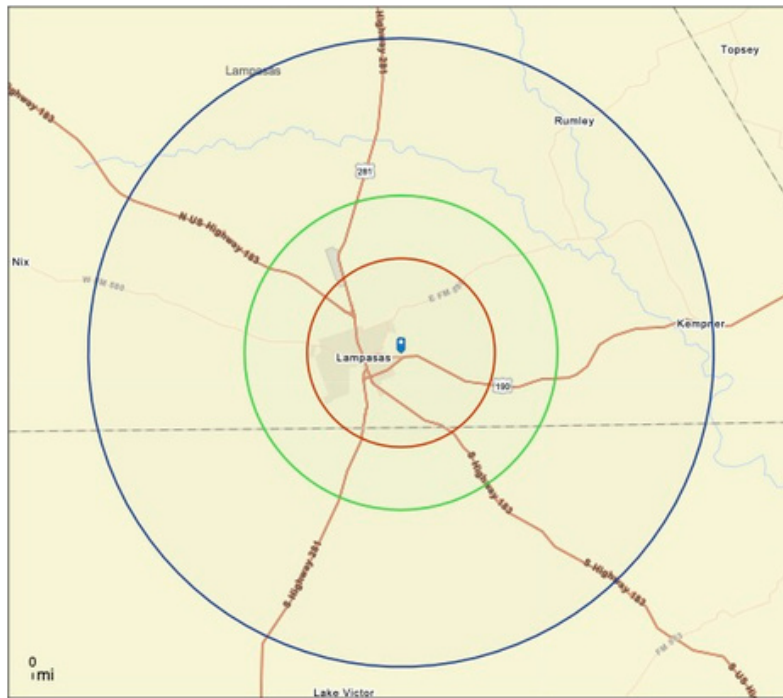
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DEMOGRAPHIC MAP & REPORT



POPULATION:

	3 MILES	5 MILES	10 MILES
Total Population	8,535	9,708	13,785
Median Age	41.3	41.1	42.5
Median Age (Male)	38.5	39.4	41.2
Median Age (Female)	41.9	42.6	43.8

HOUSEHOLDS & INCOME:

	3 MILES	5 MILES	10 MILES
Total Households	3,481	3,931	5,546
AVG # of Persons Per HH	2.4	2.42	2.45
Average HH Income	\$78,491	\$80,548	\$85,803

Data retrieved from U.S. Census Bureau. ESRI

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1705 EAST 4TH STREET, LAMPASAS, TX 76550**INFORMATION ABOUT BROKERAGE SERVICES****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.

Vista Real Estate	9002019	jennifer@thevistarealtors.com	254-231-0209
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Bruns	556372	jennifer@thevistarealtors.com	254-780-7093
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stephen Morton	665072	stephen@thevistarealtors.com	254-780-5539
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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