



Briarcliff

Lakewood Estates



# 631.75 ACRES – LAKE TRAVIS

BEE CREEK RD OFF SH 71 | LAKE TRAVIS, TEXAS

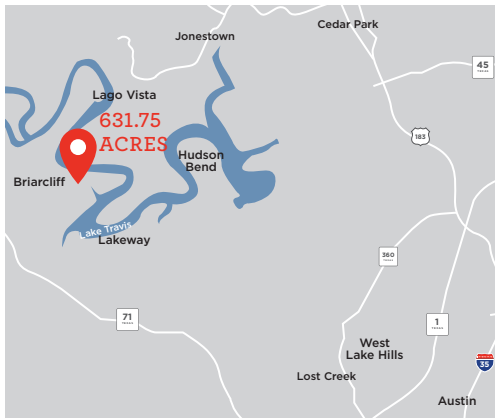
631.75 ACRES AVAILABLE FOR SALE

DAVE RAMSEY | BRAD ELMORE | 281.477.4300

# PROPERTY INSIGHTS

## 631.75 ACRES AVAILABLE FOR SALE IN LAKE TRAVIS

- Scenic Hill Country landscape with rolling hills, mature trees, cliffs and a private cove
- Over 3,300 feet of lake frontage
- Road access via Bee Creek Road off SH 71
- Approximately 30 minute drive from Austin CBD
- Suitable for single-family housing or resort development, or as a private retreat for high net worth investor
- One of the largest land tracts on the south side of Lake Travis
- Lake Travis ISD



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Lakewood Estates

Briarcliff

±3,300 FT OF LAKE FRONTAGE

AERIALS + ACREAGE



Lago Vista

Lakewood Estates

Thurman Bend Estates

Reserve at Lake Travis

Briarcliff

THURMAN BEND DR.

Covert Ranch

BEE CREEK RD

# ABOUT AUSTIN

- Nation-leading growth - 19.8% population and 24.1% employment from 2010 to 2016
- Record demand for housing - The median price for single-family homes in Austin increased 3.7% year-over-year to a record \$389,000 in May. While home sales rose 5.9% to 1,037 sales, housing inventory decreased from 2.1 months last year to 2.0 months during the same time frame
- Tourist Destination - \$9 billion annual economic impact from over 24.1 million annual visitors
- Tech Nexus - Many prominent technology companies have large presences in Silicon Hills causing Austin to emerge as a destination for successful tech start-ups



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 03/19

## POSTAL COUNTS

	3 MILES	5 MILES	10 MILES
Current Households	3,665	10,955	41,552
Current Population	9,133	26,570	109,071
2010 Census Average Persons per Household	2.49	2.43	2.63
2010 Census Population	6,392	19,596	68,569
Population Growth 2010 to 2019	42.93%	35.69%	59.26%

## POSTAL COUNTS

1 Person Household	22.50%	21.79%	20.50%
2 Person Households	45.98%	44.94%	38.26%
3+ Person Households	31.52%	33.27%	41.24%
Owner-Occupied Housing Units	85.74%	83.69%	81.27%
Renter-Occupied Housing Units	14.26%	16.31%	18.73%

## POSTAL COUNTS

2019 Estimated White	92.90%	92.23%	86.24%
2019 Estimated Black or African American	1.22%	1.22%	1.69%
2019 Estimated Asian or Pacific Islander	1.46%	1.89%	5.84%
2019 Estimated Other Races	4.06%	4.27%	5.80%
2019 Estimated Hispanic	9.82%	10.12%	13.21%

## POSTAL COUNTS

2019 Estimated Average Household Income	\$110,638	\$138,062	\$147,655
2019 Estimated Median Household Income	\$90,044	\$108,661	\$116,141
2019 Estimated Per Capita Income	\$48,541	\$59,530	\$58,799

## POSTAL COUNTS

2019 Estimated High School Graduate	18.15%	15.65%	13.28%
2019 Estimated Bachelors Degree	31.49%	35.12%	37.07%
2019 Estimated Graduate Degree	15.04%	17.89%	20.63%

## POSTAL COUNTS

2019 Median Age	49.8	49.3	43.4
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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:
  - 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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