

MARBLE FALLS VALERO

NWC OF FM 1431 & NORTHWOOD
1703 FM 1431 | MARBLE FALLS, TEXAS 78654

FOR SALE

SIZE

Building: 1,812 SF

Canopy: 2,560 SF

Lighted Parking: 12,000 SF

Land: 0.43 AC/18,750 SF

PROPERTY HIGHLIGHTS

- High traffic corner with Junior & High School just 1 block north
- Appraised @ \$801K IN JANUARY THIS YEAR
- Station consistently sells over 45K gallons per month, with a high of 90K+ gallons.
- Inside sales approximately \$100K per month
- PERFECT STOP ON THE WAY TO THE LAKE

TRAFFIC COUNTS

FM 1431: 16,621
(TXDOT 2015)

AREA RETAILERS



CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	3 miles	5 miles	10 miles
Population	9,454	14,813	27,464
Daytime Population	14,841	18,960	30,478
Average HH Income	\$62,015	\$63,325	\$72,537

Jerel Choate
jerel@retailsolutions.us
512.474.5557



solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

MARBLE FALLS VALERO

NWC OF FM 1431 & NORTHWOOD
1703 FM 1431 | MARBLE FALLS, TEXAS 78654



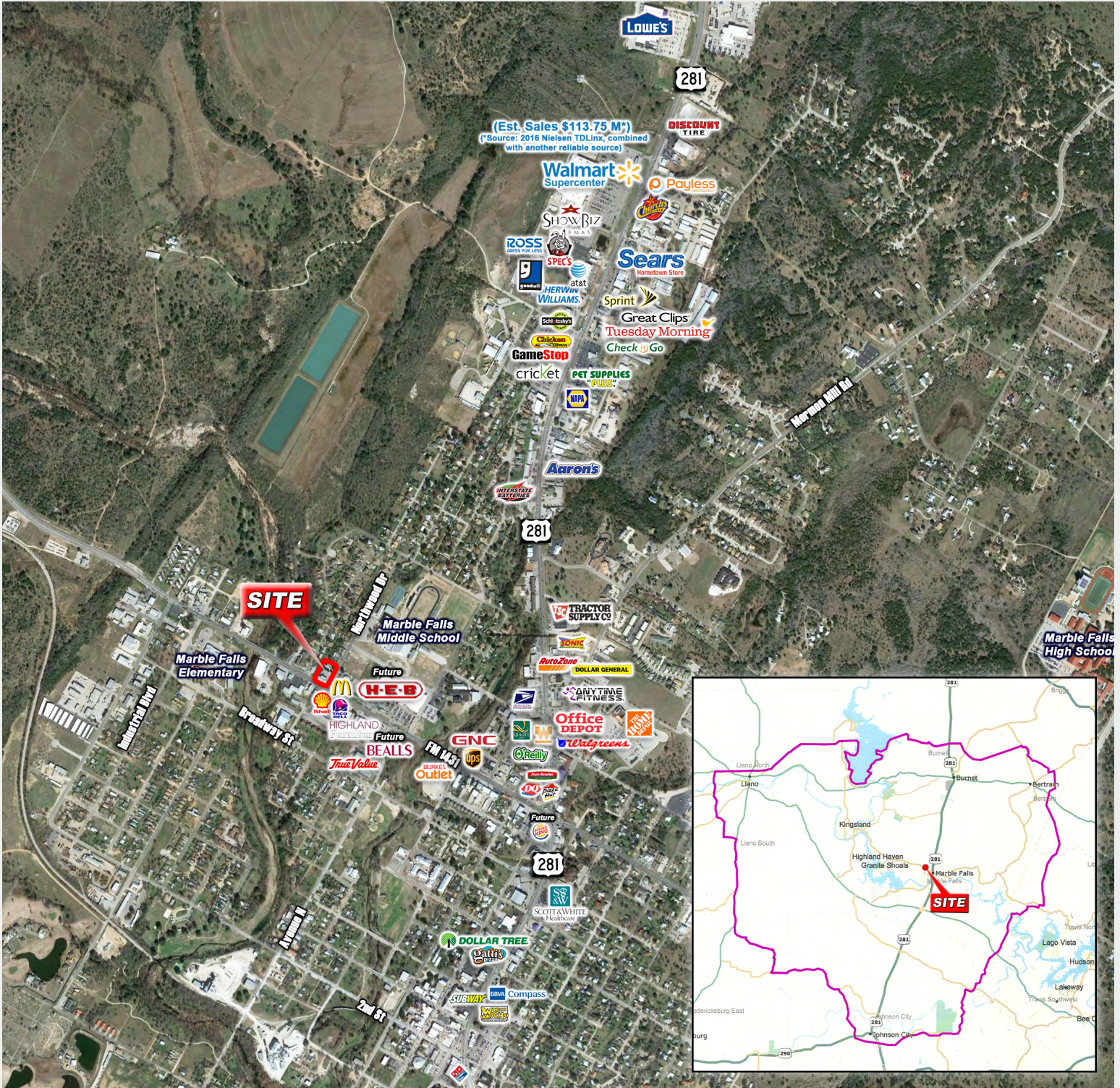
Jerel Choate
jerel@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

MARBLE FALLS VALERO

NWC OF FM 1431 & NORTHWOOD
1703 FM 1431 | MARBLE FALLS, TEXAS 78654



Jerel Choate
jerel@retailsolutions.us
512.474.5557

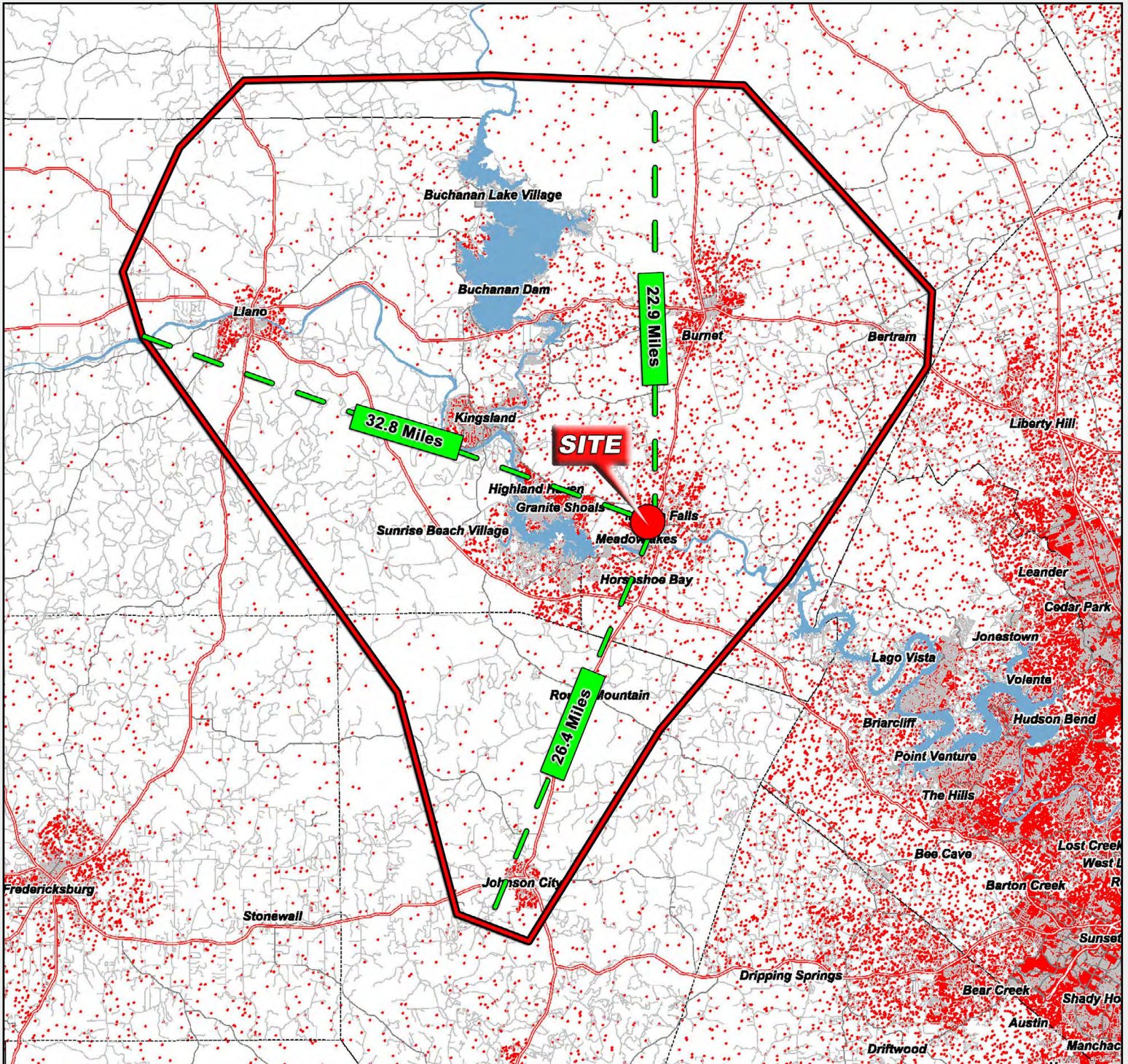


solutions

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

MARBLE FALLS VALERO

NWC OF FM 1431 & NORTHWOOD
1703 FM 1431 | MARBLE FALLS, TEXAS 78654



Jerel Choate
jerel@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

New stores and growth boost sales tax collection in Marble Falls

MARBLE FALLS — When 23-year-old Becca McCrocklin arrived home from college, she resettled into quite a different town with more retail outlets and eateries than when she first left.

“We have more options. It definitely shows that we’re growing,” McCrocklin said. “It’s not considered a small town anymore.”

One of her favorite additions to the community in 2016 is Ross Dress For Less, which has changed the way she shops.

“It’s exciting that Marble Falls is growing and adding a new clothing store,” she said. “It definitely comes in handy when I need an outfit fast and do not have enough time to go all the way into Austin.”

The latest sales tax figures are reflecting what the young Marble Falls resident has experienced in her hometown.

Officials report that the amount of sales tax collections has increased by 6.19 percent in 2016 over last year’s increase of 5.06 percent.

Of \$394 million in taxable sales, the city of Marble Falls, with its 2 percent sales tax, collected \$8 million.

The city and the Marble Falls Economic Development Corp. divide those funds between their budgets at 75 percent to 25 percent, respectively.

“The region is growing — southern Burnet County, Llano County. We’re picking up new residents. There are jobs that are available for these people, also retirees, so there’s more people coming into the Hill Country. So we see added spending there,” EDC Executive Director Christian Fletcher said. “As we get new things in Marble Falls that allow people to shop local and not have to go into Austin or Bee Cave or Georgetown to buy certain things, that helps with the growth as well.”

An even broader snapshot of the numbers reveals a positive trend.

“Our economy has expanded by \$100 million in the last five years,” Fletcher said.

More purchasing power has attracted more business and retail development.

“... Look at the new retail development in the old Sutherland’s space where you now have Ross, Goodwill and Spec’s and a whole center in front of that,” Fletcher said. “There have been replacements of businesses along 281. There are also new businesses in the downtown area that are contributing to that.”

During this time of economic expansion, 2013 proved to be an exceptional year with as much as a 15 percent spike in sales tax collections over 2012 due to the height of construction of the regional hospital at the U.S. 281/Texas 71 intersection.

Considered an anomaly, however, officials prefer single-digit growth figures from year to year instead.

“We’re growing, and it’s at a reasonable pace. ... It’s a good healthy number, and it’s not so explosive that it’s hard to keep up with what’s going on,” he said. “Communities along the I-35 corridor (Austin and San Antonio area) have struggled to keep their identity because of the rate of growth of their economies.

“We’re in what we feel like is a nice position with the steady, more measured growth,” he added.



Source: <http://www.dailytrib.com/2016/12/08/new-stores-growth-boost-sales-tax-collection-marble-falls/>



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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutions.us	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
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