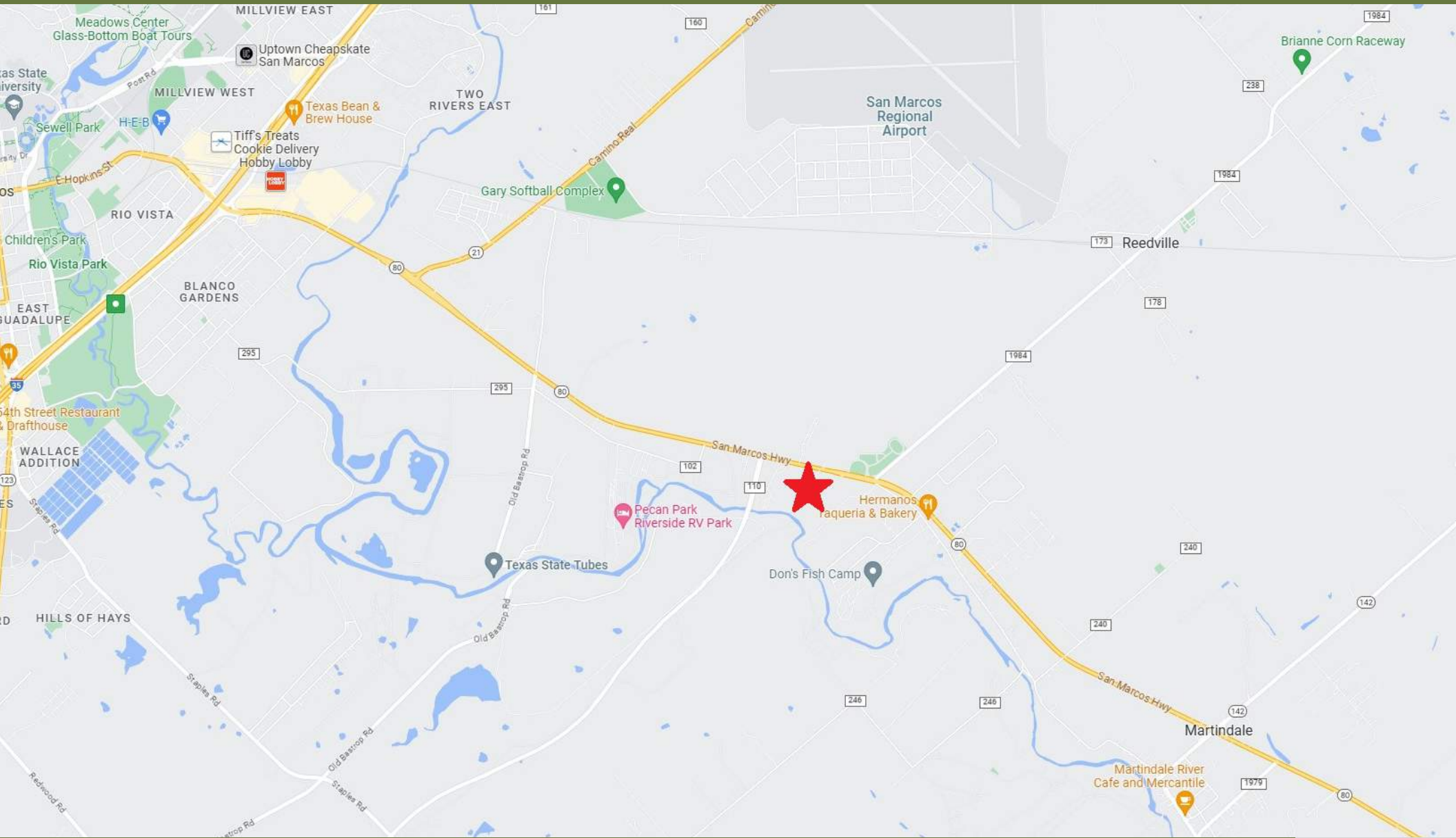


35 ACRES ON HWY 80 WITH RIVER FRONTAGE

133 Abernathy Avenue, Martindale, Texas



PETER SAMPSON

O: 512-458-8153 ext 208

C: (651)353-9140

peter@swsg.com

MARTINDALE ETJ

SOUTHWEST
STRATEGIES
GROUP

133 ABERNATHY AVENUE, MARTINDALE, TEXAS

All property tours must be
scheduled with Peter Sampson

Access will not be granted
without coordinating with broker

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GROUP

The logo for Southwest Strategies Group, featuring the company name in white text on a dark green background with a white geometric shape.

AERIAL



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San Marcos Hwy (Hwy 80) Martindale, TX, 78655

PROPERTY DATA

Price:	\$1,995,000
Price per acre:	\$56,870
Address:	133 Abernathy Avenue Martindale, Texas 78655
Property:	35.08 acres + improvements
Utilities:	Electric, 4" water line
Topography:	Flat and sloping to river
Access:	Direct from Hwy 80 (4-lane + center turn lane)
Frontage:	1,335 ft Hwy 80 frontage
Jurisdiction:	Martindale ETJ
Improvements:	2,026 sqft single family home (3 bed 2 bath) 1,976 sqft duplex Four ADU buildings
Flood Plain:	Zone AE (1% Annual Chance of Flood Hazard) Regulatory Floodway at river frontage

PROPERTY DESCRIPTION

Excellent opportunity to develop this 35-acre tract with Highway 80 frontage. Ideally located along the newly widened Hwy 80 corridor connecting San Marcos to Martindale. Immediate access to the new Loop 110 expansion. Minutes to San Marcos, Interstate 35, and the Axis Logistics industrial park. There is a 4" water line and electricity serving the property. There is no zoning for the property allowing for many use cases and is currently within Martindale ETJ. New survey completed and available. Martindale Water Supply Company has indicated that an additional 100 LUEs can be provided to the property.

PROXIMITIES

Subject to Axis Logistics Industrial Park: 1 mile

Subject to I-35 & San Marcos: 3.5 miles

Subject to Lockhart: 11 miles

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AERIAL

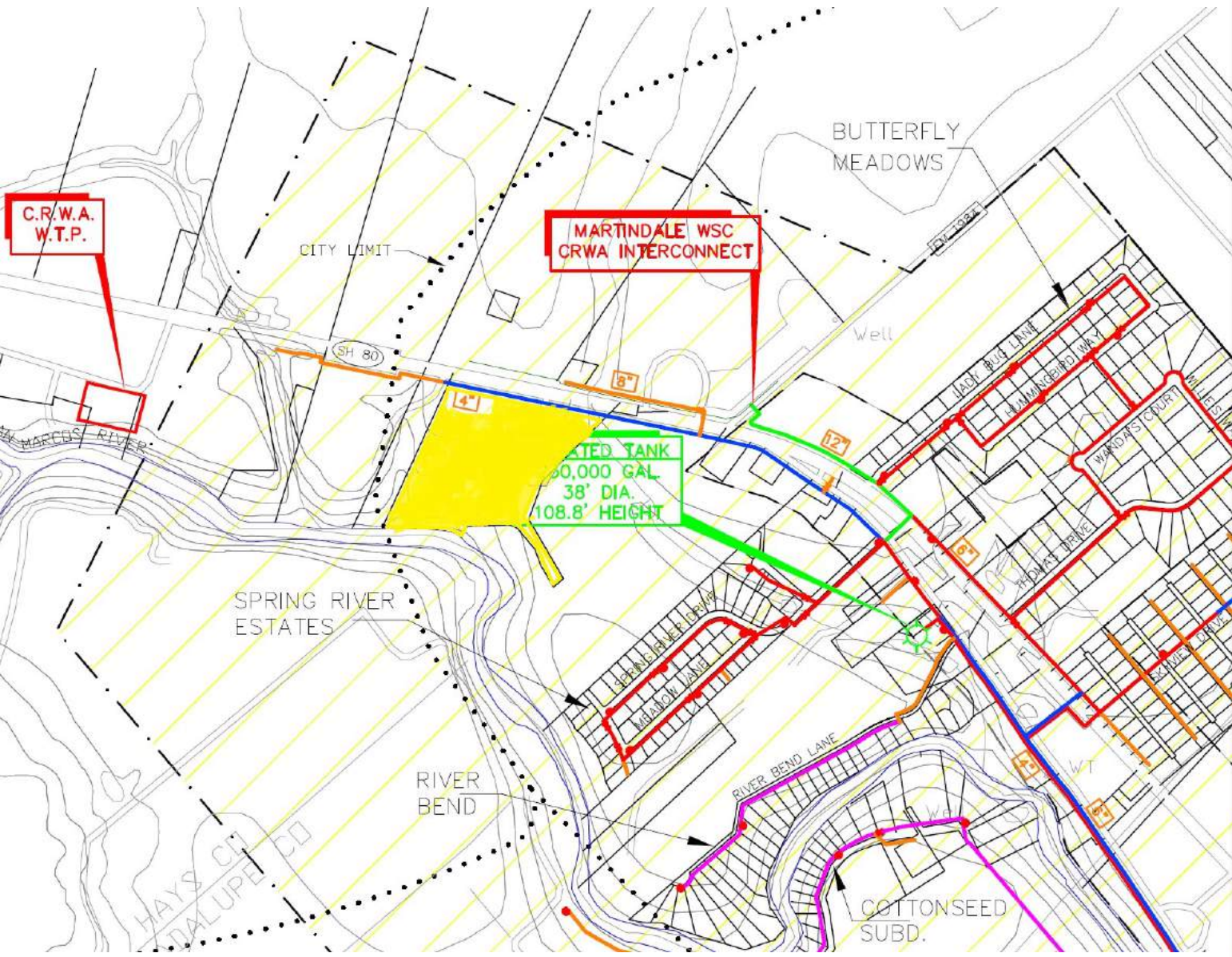


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WATER SUPPLY MAP



All information furnished regarding this property is from sources deemed reliable; however Southwest Strategies Group, Inc. (SWSG) has not made an independent investigation of these sources and no warranty or representation is made by SWSG as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. SWSG has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property. This report is for your use as long as you have need of it, but at all times is the property of Southwest Strategies Group, Inc. Under no circumstances is this report to be reproduced, copied or in any way duplicated without the express written consent of SWSG.

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INFORMATION ABOUT BROKERAGE SERVICES



PETER SAMPSON

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Southwest Strategies Group	619464	linda@swsg.com	512-458-8153/205
Broker Firm Name	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Designated Broker of Firm	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
Peter Sampson	718972	peter@swsg.com	512-458-8153/208
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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