



THE FALLS WAREHOUSE – MARBLE FALLS, TEXAS

OFFERING MEMORANDUM

CORE LOCATION ADVISORS, LLC

972.213.0094

3838 Oak Lawn, Suite 1230, Dallas, Texas 75219

The information contained herein was obtained from sources deemed reliable; however, Core Location Advisors, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or Core Location Advisors, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Core Location Advisors, LLC.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Core Location Advisors, LLC or the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXCLUSIVELY MARKETING BY:

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LOCATION:

**1730 E Farm to Market 1431,
Marble Falls, Texas 78654**

BUILDING SIZE: 10,000 SF

LOT SIZE: 1.005 AC

LAND SF: 43,977 SF

YEAR BUILT: 2024

PARCEL ID: 50134

2019 ASSESSMENT: \$2.59M

EST COUNTY TAXES: \$5,178.04

SALE PRICE: **CONTACT
BROKER**



INVESTMENT HIGHLIGHTS:

- Buildings: Two versatile industrial/flex buildings totaling +/-10,000 square feet.
- Land Area: Sits on +/-1.005 acres of land with ample parking and grade-level loading.
- There is also the option for a third, +/-5,000sf building on the site.
- Zoning: Burnet County ETJ
- Utilities: Water, electricity and septic are all in place.
- Tenant Occupancy: The property is 100% occupied.



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	64	6,638	9,951
2020 Total Population	75	7,460	11,247
2020 Group Quarters	3	142	144
2024 Total Population	75	7,864	11,998
2024 Group Quarters	3	149	151
2029 Total Population	78	9,007	13,732
2024-2029 Annual Rate	0.79%	2.75%	2.74%
2024 Total Daytime Population	64	13,470	16,881
Workers	23	9,255	10,381
Residents	41	4,215	6,500
Household Summary	1 mile	3 miles	5 miles
2010 Households	21	2,783	4,119
2010 Average Household Size	3.00	2.36	2.40
2020 Total Households	23	3,174	4,708
2020 Average Household Size	3.13	2.31	2.36
2024 Households	23	3,360	5,053
2024 Average Household Size	3.13	2.30	2.34
2029 Households	24	3,976	5,899
2029 Average Household Size	3.12	2.23	2.30
2024-2029 Annual Rate	0.85%	3.42%	3.14%
Housing Unit Summary	1 mile	3 miles	5 miles
2010 Housing Units	31	3,170	4,647
Owner Occupied Housing Units	29.0%	46.8%	54.9%
Renter Occupied Housing Units	38.7%	41.0%	33.7%
Vacant Housing Units	32.3%	12.2%	11.4%
2020 Housing Units	34	3,557	5,245

Housing Unit Summary	1 mile	3 miles	5 miles
Owner Occupied Housing Units	29.4%	45.6%	54.1%
Renter Occupied Housing Units	38.2%	43.7%	35.7%
Vacant Housing Units	11.8%	10.3%	11.1%
2024 Housing Units	34	3,762	5,652
Owner Occupied Housing Units	29.4%	46.7%	55.4%
Renter Occupied Housing Units	38.2%	42.7%	34.0%
Vacant Housing Units	32.4%	10.7%	10.6%
2029 Housing Units	37	4,610	6,786
Owner Occupied Housing Units	27.0%	50.8%	57.8%
Renter Occupied Housing Units	37.8%	35.5%	29.1%
Vacant Housing Units	35.1%	13.8%	13.1%
2024 Households by Income	1 mile	3 miles	5 miles
Household Income Base	23	3,360	5,053
<\$15,000	8.7%	5.3%	5.0%
\$15,000 - \$24,999	8.7%	6.7%	6.1%
\$25,000 - \$34,999	8.7%	8.4%	7.4%
\$35,000 - \$49,999	21.7%	17.4%	17.4%
\$50,000 - \$74,999	21.7%	21.0%	19.4%
\$75,000 - \$99,999	8.7%	13.1%	13.7%
\$100,000 - \$149,999	4.3%	12.4%	13.7%
\$150,000 - \$199,999	4.3%	7.6%	8.7%
\$200,000+	8.7%	8.0%	8.6%
Average Household Income	\$87,385	\$93,758	\$99,258



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov