

For Sale: Spicewood Office/Warehouse

22400 STATE HWY 71, SPICEWOOD, TEXAS 78669





GOLD TIER

EXCLUSIVELY LISTED BY

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SUBJECT SITE
6,500 SQFT
1.55 ACRES

71
TEXAS

BEE CAVE
10 MINS

STATE HWY 71: 45,421 VPD (TX DOT)

71
TEXAS

MARBLE FALLS
25 MINS



MARBLE FALLS
25 MINS



STATE HWY 71: 45.421 VPD (TX DOT)

BEE CAVE
10 MINS



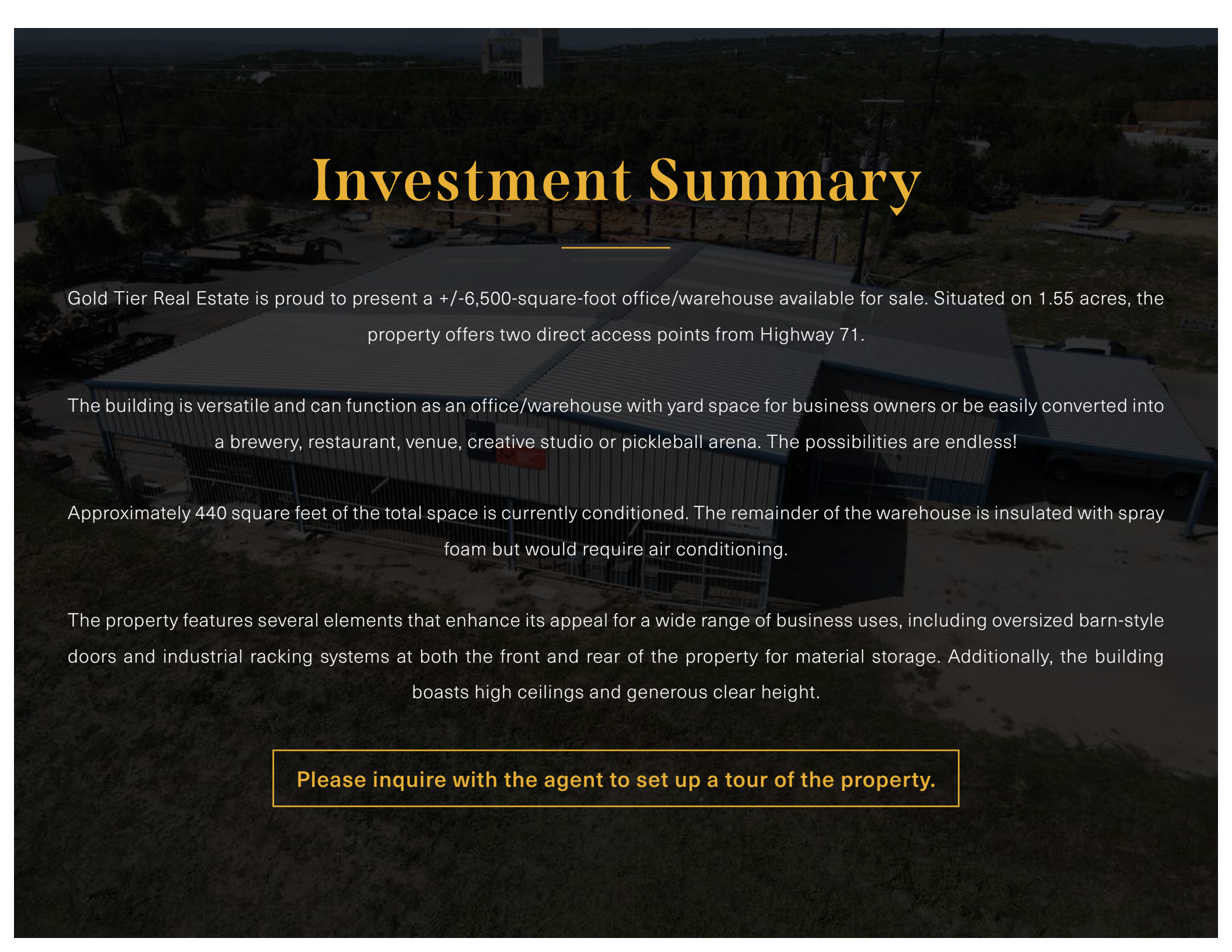
SUBJECT SITE

6,500 SQFT

1.55 ACRES



2000
Chase Highway



Investment Summary

Gold Tier Real Estate is proud to present a +/-6,500-square-foot office/warehouse available for sale. Situated on 1.55 acres, the property offers two direct access points from Highway 71.

The building is versatile and can function as an office/warehouse with yard space for business owners or be easily converted into a brewery, restaurant, venue, creative studio or pickleball arena. The possibilities are endless!

Approximately 440 square feet of the total space is currently conditioned. The remainder of the warehouse is insulated with spray foam but would require air conditioning.

The property features several elements that enhance its appeal for a wide range of business uses, including oversized barn-style doors and industrial racking systems at both the front and rear of the property for material storage. Additionally, the building boasts high ceilings and generous clear height.

Please inquire with the agent to set up a tour of the property.

PROPERTY HIGHLIGHTS

ADDRESS: 22400 State Hwy 71, Spicewood, Texas 78669

SQUARE FOOTAGE: 6,500

- » 440 SF office w/ AC
- » 6,060 SF spray foamed w/o AC

ACREAGE: 1.556 Acres

PRICING:

- » For Sale: \$1,930,000

RENOVATED: 2021

UTILITIES:

- » Hazy Hills WSC water service
- » 3-phase electric
- » Property is on septic

FRONTAGE:

- » 340' State Hwy 71 frontage
- » Two access points to Hwy 71

SCHOOL DISTRICT: Lake Travis ISD

REMARKS:

- » Six very large sliding doors & one roll up door

CEILING HEIGHT:

- » 17' 6" at peak
- » 16' 9" near office
- » 13' 9" at west entrance of building



**Buyer to do all independent research on development potential.*

MAX PARKING LAYOUT
96 SPACES




 The seal of the State of Tennessee is located in the top left corner. It features a circular design with the words "THE GREAT SEAL OF THE STATE OF TENNESSEE" around the perimeter. In the center, there is a shield with a plow, a sheaf of wheat, and a cotton plant, symbolizing agriculture. Above the shield is a banner with the word "AGRICULTURE".

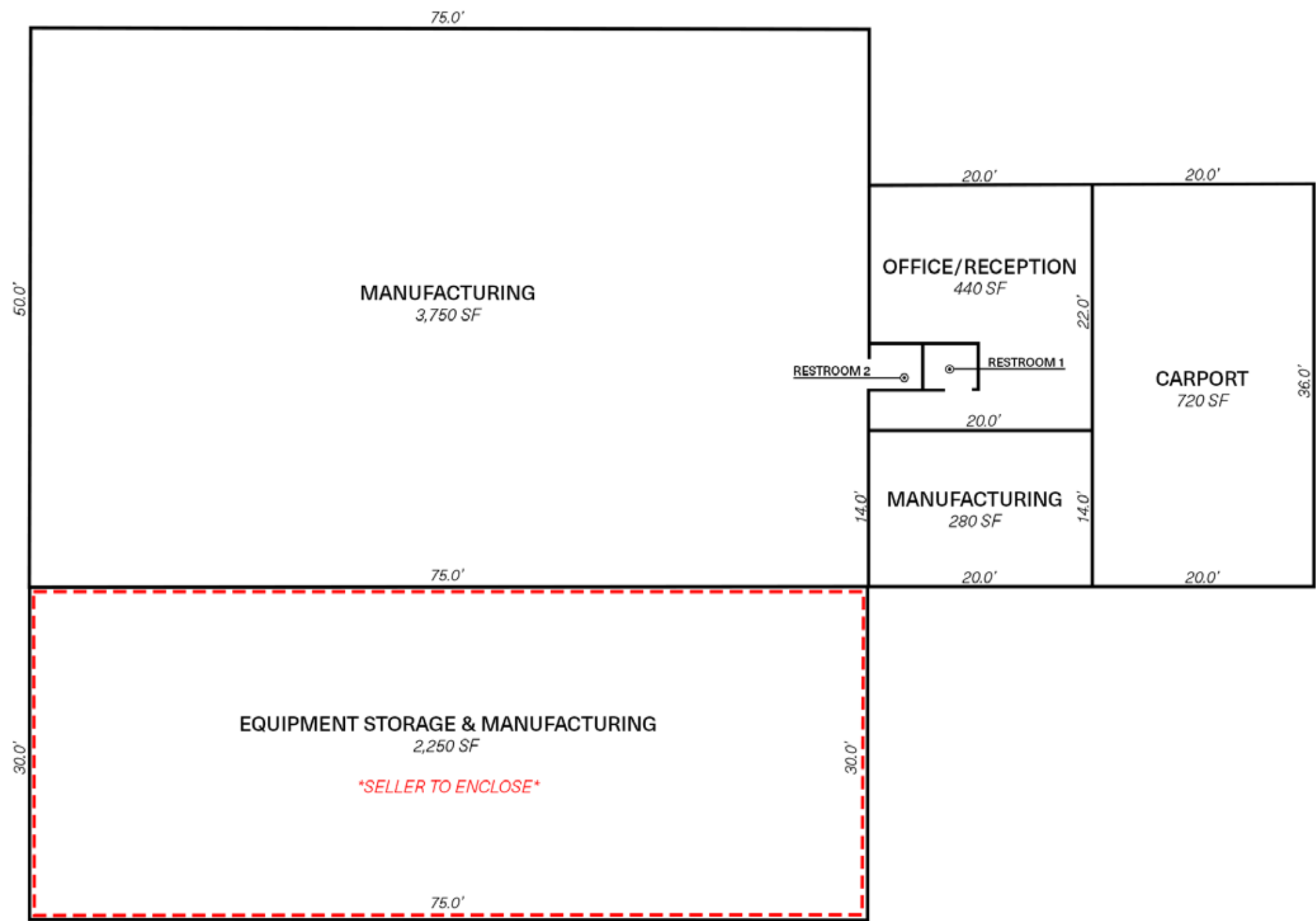
This survey, made on the ground
 together with the current land book
 survey

John S. Smith
 Registered Professional
 Surveyor, No. 1234
 1234 Main Street, Suite 100
 Nashville, TN 37203

RAMSEY LAND SURVEYING
 TBPCL'S FIRM LICENSE NO. 10033500
 6207 BEE CAVES RD., STE. 160
 AUSTIN, TEXAS 78746
 PHONE (512) 301-9398
 ramsay@tulsurveys.com

DATE	NAME	REVISIONS	OK

DIMENSIONS & FLOOR PLAN





SUBJECT SITE
6,500 SQFT
1.55 ACRES

TRAVIS CLUB
1,500 ACRES

ROUGH HOLLOW LAKEWAY
936 LOTS
1,800 ACRES

WEST CYPRUS HILLS
427 LOTS
1,000 ACRES

FUTURE LTISD
HIGH SCHOOL

ROUGH HOLLOW
ELEMENTARY

BEE CREEK
SPORTS COMPLEX

LAKE TRAVIS
MIDDLE SCHOOL

LAKE TRAVIS

SECURITY STATE
BANK & TRUST
McCOY'S

market

POODIE'S

IT'S ALL
GOOD
BBQ

Angels

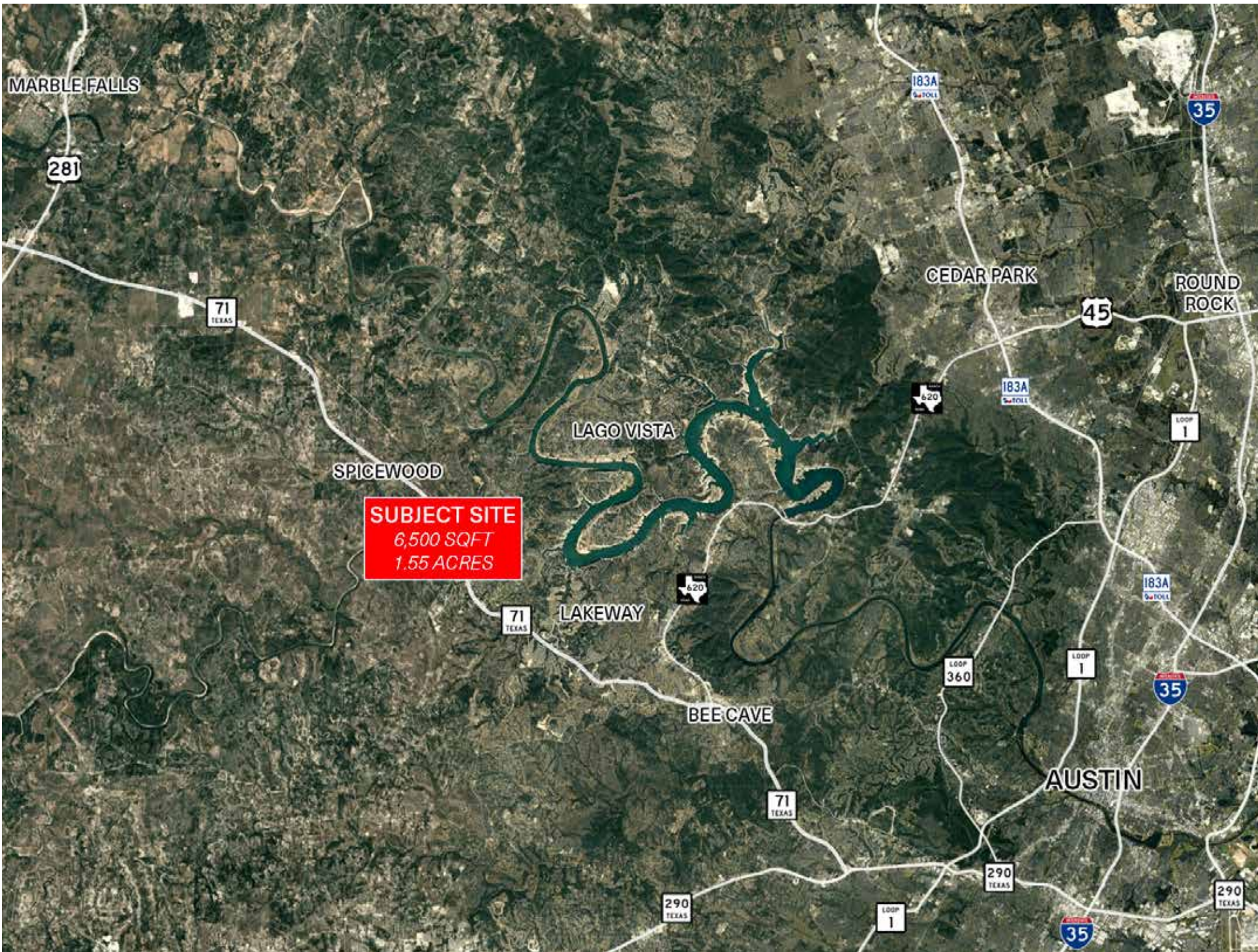
Frontyard

71
TEXAS

71
TEXAS

71
TEXAS





MARBLE FALLS

281

71
TEXAS

183A
TOLL

35

CEDAR PARK

45

ROUND
ROCK

LAKE VISTA

SPICEWOOD

SUBJECT SITE
6,500 SQFT
1.55 ACRES

71
TEXAS

LAKEWAY

620
TEXAS

183A
TOLL

LOOP
1

183A
TOLL

LOOP
360

LOOP
1

35

BEE CAVE

71
TEXAS

AUSTIN

290
TEXAS

LOOP
1

290
TEXAS

35

290
TEXAS



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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date