GOLD TIER




# MARBLE FALLS MARKETPLACE

1101-1123 1431 MARBLE FALLS, TEXAS

## FOR LEASE

**AVAILABLESPACES: 480SF | 1,172 SF**

469.585.9956 | www.goldtier.net | samara@goldtier.net



## PROPERTY HIGHLIGHTS:

- **Frontage:** 312 FT on FM 1431
- **Access:** Hard Corner
- **Traffic Count:** 15,422 VPD (TXDOT 2019)
- A Quarter mile to HEB
- UPS is neighboring tenant for convenient shipping services
- Located on a major thoroughfare




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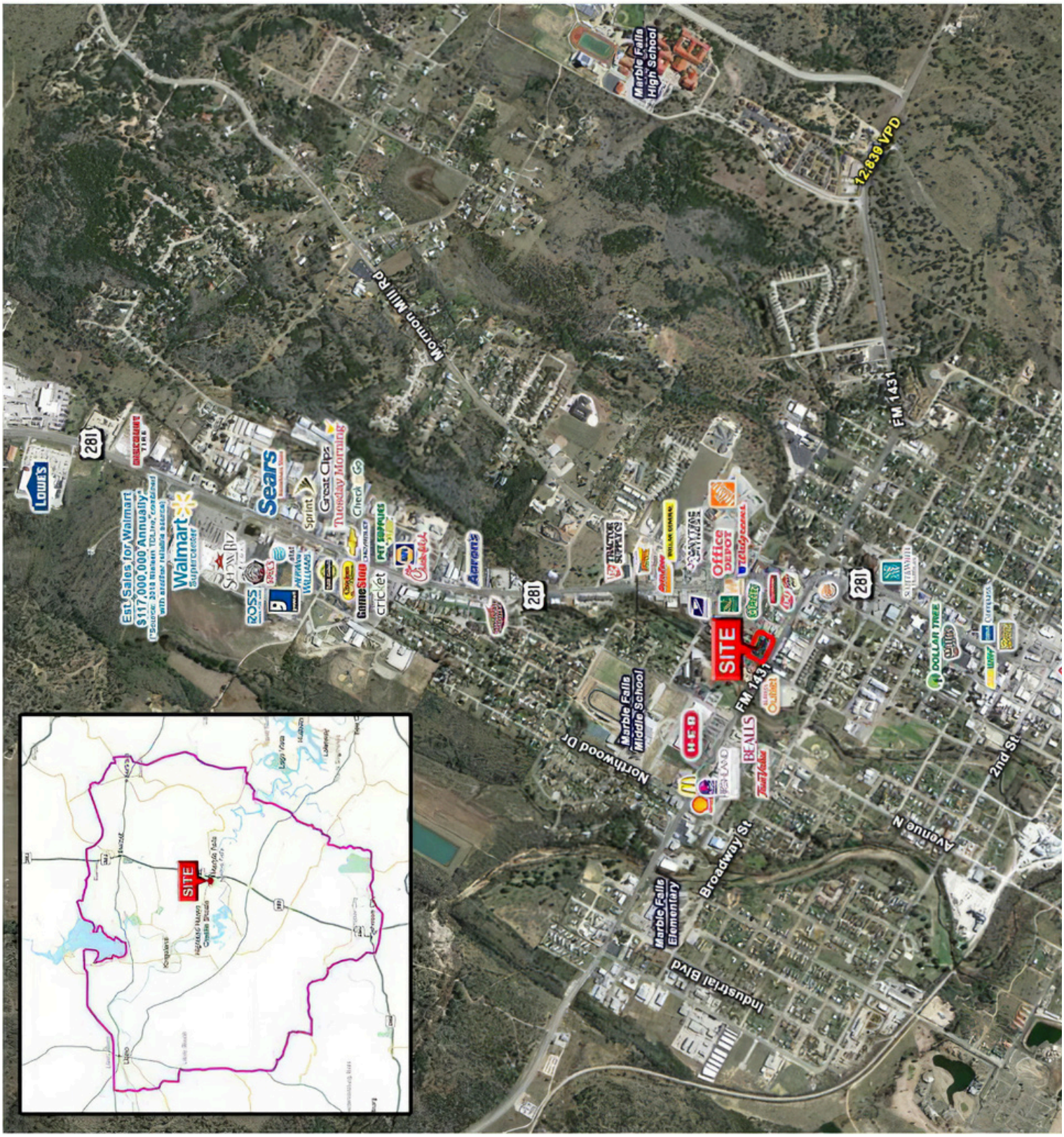
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## UPS

**www.ups.com**

UPS is customer first, people led, innovation driven. It's powered by more than 495,000 employees connecting more than 220 nations and territories across roads, rails, air, and ocean. Tomorrow, UPS will continue to lead the industry and connect the world, with a commitment to quality service and environmental sustainability.

## GNC

**www.gnc.com**

GNC's mission is simple to motivate and support the desire to live well. That's just what they achieve in Marble Falls, Texas. They are just one of the many stores across the nation that are providing people with a wide variety of health products. They use only the highest standards of quality, safety and efficiency.

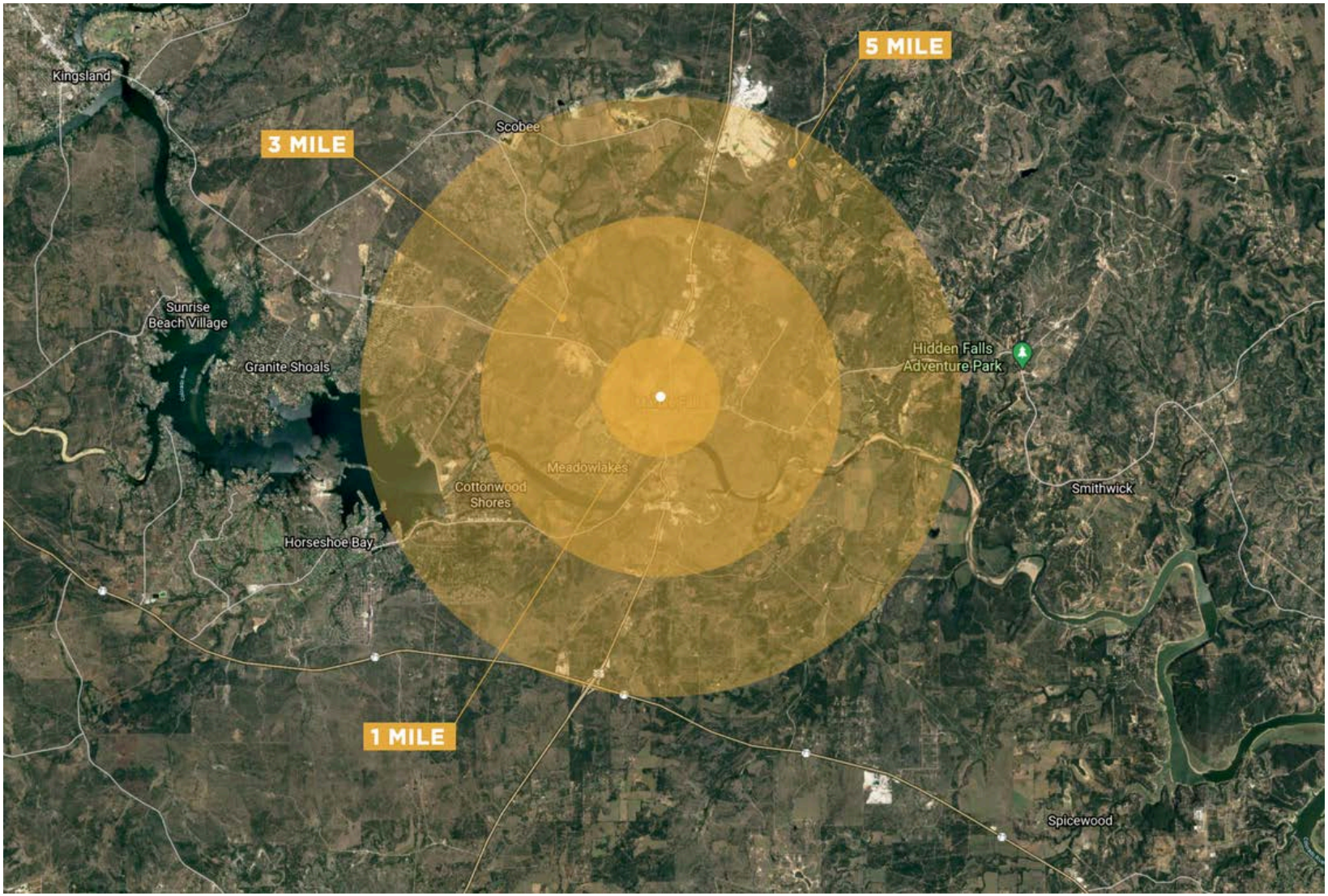
## AREA DEMOGRAPHICS:

| POPULATION: | |
|---|---|
| 1 MILE | 3,327 |
| 3 MILE | 9,227 |
| 5 MILE | 13,397 |

| ROOFTOPS: | |
|---|---|
| 1 MILE | 1,581 |
| 3 MILE | 3,779 |
| 5 MILE | 5,119 |

| AVG. HOUSEHOLD INCOME: | |
|---|---|
| 1 MILE | $53,402 |
| 3 MILE | $65,090 |
| 5 MILE | $69,334 |

| AVG. HOME VALUE: | |
|---|---|
| 1 MILE | $209,964 |
| 3 MILE | $232,065 |
| 5 MILE | $238,503 |




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## CITY OF MARBLE FALLS

The city of Marble Falls resides in Burnet County, Texas and is about 38mi Northwest of Austin. It is home to Lake LBJ and hosts one of the biggest Drag boat races in the United States each August. It is a quaint town that is seeing tremendous growth. The expansion in the Marble Falls School district and famous restaurants like Blue Bonnet cafe are to definitely help spur this growth.






# MARBLE FALLS MARKETPLACE

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# Information About Brokerage Services

## Texas law requires allreal estatelicenseholdersto givethe 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 th e 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.

| | | | |
|---|---|---|---|
| Gold Tier Real Estate, LLC | 9009518 | colin@goldtier.net | (512)674-5727 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Melodie Henington Rougeau | 499769 | melodie@melodierealtyanddesign.com | (512)810-0700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512)674-5727 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Taylor Grant Golden | 725215 | taylor@goldtier.net | (512)626-4424 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____