



MIKESKA RANCH

**8 miles from the proposed Samsung Taylor
Sale Price - \$4,152,000**

OFFERING SUMMARY

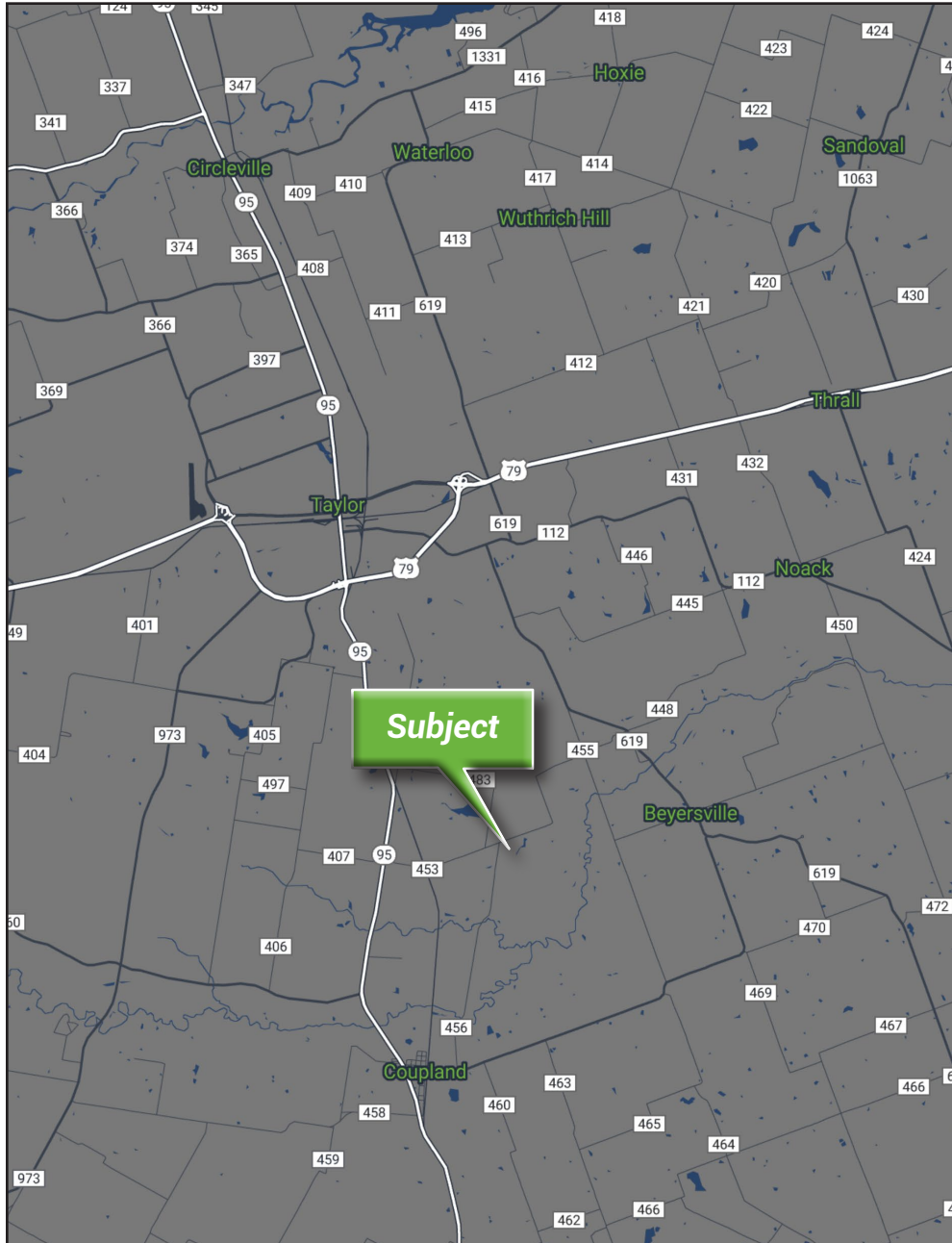
Sales Price \$4,152,000

Price/AC \$40K/AC

Property Highlights

- Fast growing area east of Austin in Williamson County
- 2,000 linear feet of frontage on both County Road 453 and 456
- Easily developable and Manville Water Supply Corporation serves the property
- Great mix of woods and cropland.
- 8 miles from the proposed Samsung Taylor location.





PROPERTY INFORMATION

Size 103.80 AC

Location

Southeast corner of County Roads 453 and 456, between Coupland and Taylor near State Highway 95

Improvements

None

Frontage/Access

Access to property is off of CR 453

Topography/ Water Features

25' of elevation change, wet weather creek and large pond

Wildlife

Whitetail Deer, hogs, duck, upland bird hunting

Flood Plain

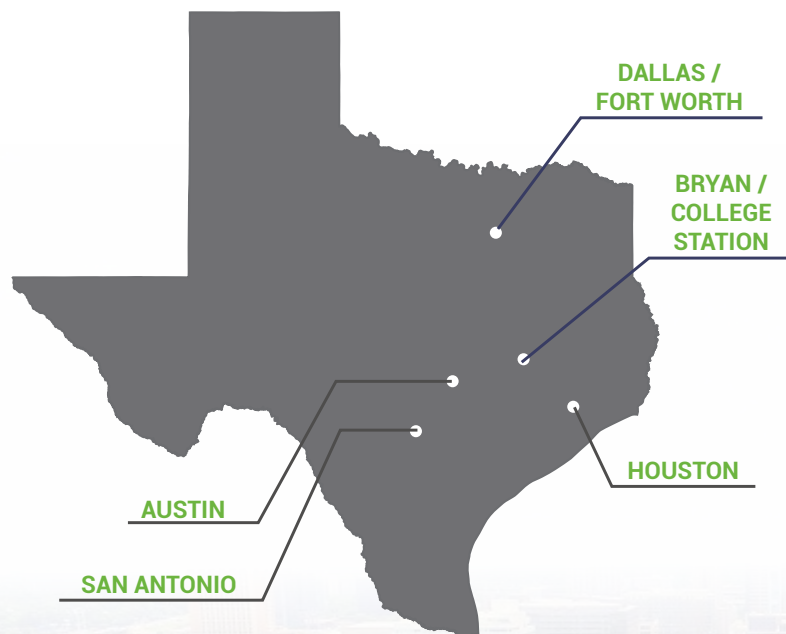
None

Minerals

Negotiable







Austin is the capital of Texas and the seat of Travis County. Located within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio, Austin is one of the fastest growing economies and job markets in the United States. As of 2017, Austin has a population of 950,715, while the Austin-Round Rock

Metropolitan Statistical Area (MSA) has a population of 2,115,827. The city of Austin's growth is fueled by a strong competitive advantages: a highly skilled and talented workforce, modern infrastructure, and international connectivity. Austin is served by a dense network of highways and an interstate system, including Interstate 10 (running east-west on the southern edge), Interstate 35 (running north-south through the center of the metro), and is also served by four federal highways, U.S. 79, U.S. 90, U.S. 183, and U.S. 290. The area is located 81 miles from San Antonio, 162 miles from Houston and 196 miles from Dallas.

Sources: <https://www.austinchamber.com/economic-development/austin-profile/population>, <https://www.austinchamber.com/economic-development/business-climate/austin-in-the-news>

AUSTIN, TEXAS



**TOP 10 FASTEST GROWING
JOB MARKET**

**BEST PLACE IN AMERICA
TO START A BUSINESS**

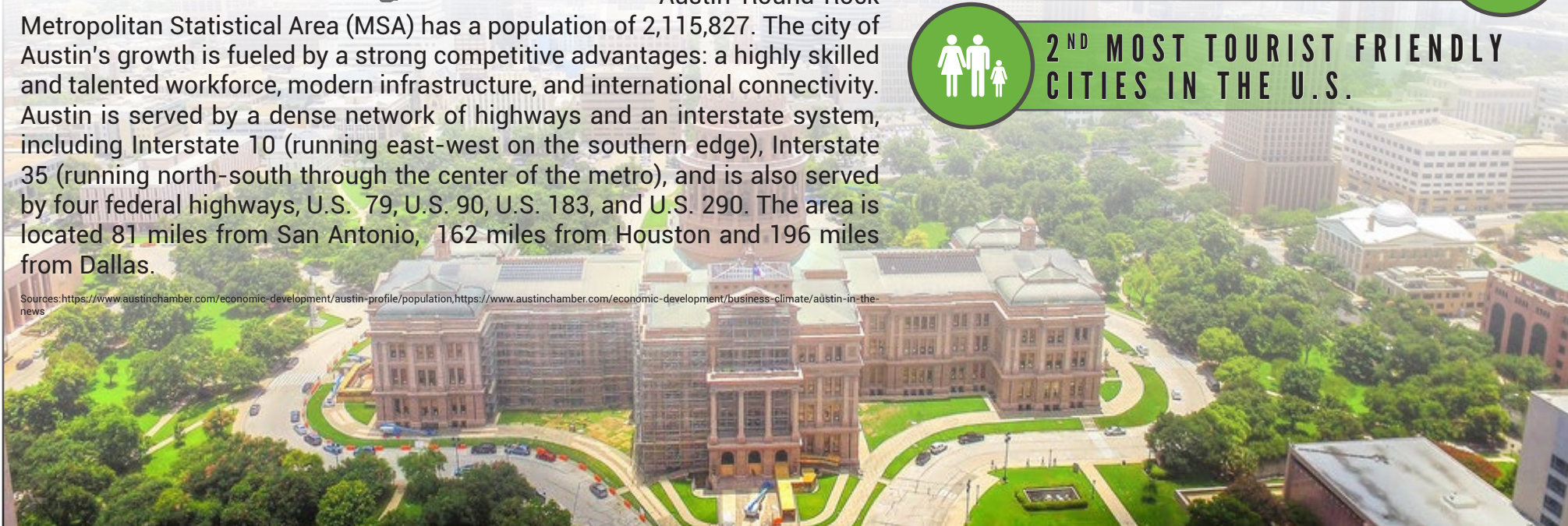


**27.4 MILLION ANNUAL
VISITORS**

**7TH FASTEST HIGH
TECH JOB GROWTH**



**2ND MOST TOURIST FRIENDLY
CITIES IN THE U.S.**



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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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
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