



FALLS 281: For Lease or Sale

Hwy 281 & Northridge Rd 397
Northridge Rd., Marble Falls, TX 78654

Retail Features

- 1,500- 4,500 SF Available
- High Frontage and Visibility on HWY 281
- Ready for Occupancy
- Serving Marble Falls and Burnet Markets



MIKE SHUTT

512-965-7298

Mike@capellatx.com

Capellatx.com



Capella Commercial, LLC

FALLS 281: For Lease or Sale

Hwy 281 & Northridge Rd
397 Northridge Rd., Marble Falls, TX 78654

Availability

Suite 101	1,500 SF
Suite 102	1,500 SF
Suite 103	1,500 SF
Suite 104	1,500 SF

Suite 203	1,500 SF
-----------	----------

Base Rent
\$18-\$20 SF +
\$6.50 NNN



5 Mile Population:
11,395



Traffic Count 2020:
24,298 VPD



MIKE SHUTT
512-965-7298
Mike@capellatx.com
Capellatx.com



Capella Commercial, LLC

FALLS 281: For Lease or Sale

Hwy 281 & Northridge Rd 397
Northridge Rd., Marble Falls, TX 78654

Property



MIKE SHUTT

512-965-7298

Mike@capellatx.com

Capellatx.com

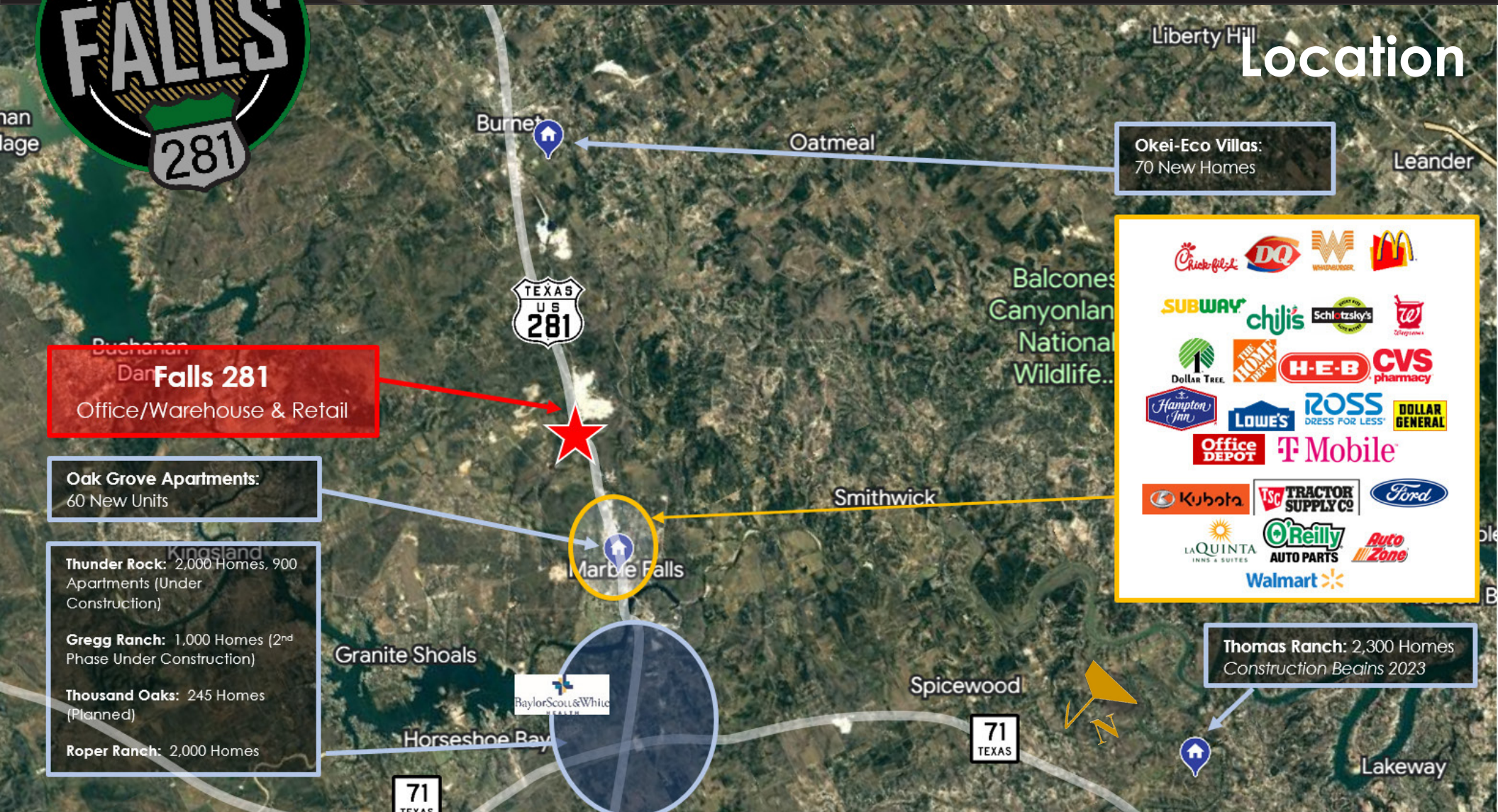
 Capella Commercial, LLC

FALLS 281: For Lease or Sale

Hwy 281 & Northridge Rd
397 Northridge Rd., Marble Falls, TX 78654



Location



MIKE SHUTT

512-965-7298

Mike@capellatx.com

Capellatx.com



Capella Commercial, LLC

FALLS 281: For Lease or Sale

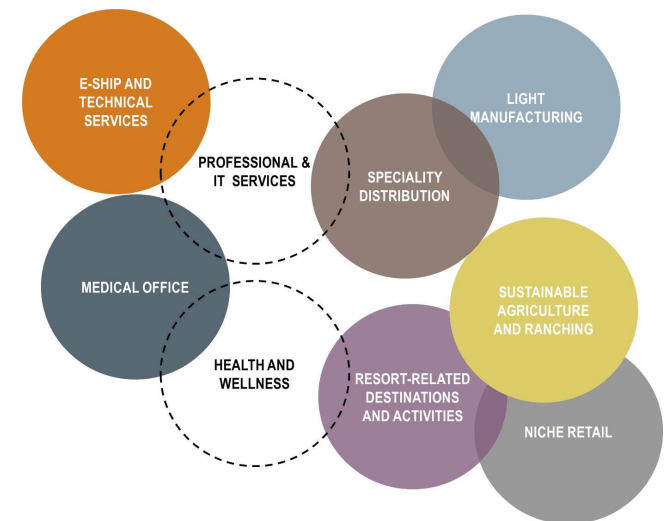
Hwy 281 & Northridge Rd 397
Northridge Rd., Marble Falls, TX 78654



Marble Falls is the gateway to the Highland Lakes area of the Texas Hill Country, and is the regional retail, wholesale, trade and service center for a primary trade area of 75,109 people and a secondary trade area population of 108,000. The Highland Lakes are a series of lakes located on the Colorado and Llano Rivers and include Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls and Lake Travis.

The natural beauty of the Texas Hill Country and these lakes combine to make the area ideal for visitors and tourism, second homes, and retirement homes. The economy depends on tourism and natural resources including granite mining, limestone mining, and business services. Marble Falls is approximately one hour's driving distance to downtown Austin and one hour and fifteen minutes to downtown San Antonio.

Marble Falls has a primary trade area population of approximately 75,109 people and a secondary trade area of nearly 108,000. Those who live within 20 miles of Marble Falls have an average household income of more than \$94,674.



MIKE SHUTT
512-965-7298
Mike@capellatx.com
Capellatx.com



Capella Commercial, LLC



Information About Brokerage Services

Texas law requires all real estate licensees 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 a.c.ts 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 over to or counter-oter 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 over; 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>	<u>info@capellatx.com</u>	<u>512-617-6363</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Beaman</u>	<u>39209</u>	<u>randy@capellatx.com</u>	<u>512-461-0851</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Mike Shutt</u>	<u>667527</u>	<u>mike@capellatx.com</u>	<u>512-965-7298</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		