



Smithville is centrally located between Austin, Houston and San Antonio.

Located approximately 25 miles north of Interstate Highway 10 and approximately 40 miles southeast of Interstate Highway 35.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

The Smithville Industrial Business Park site is an approximate 69 acre tract located at the intersections of State Highway 71 and State Highway 95.

The site is in a New Market Tax Credit (NMTC) zone, a tax incentive designed to increase the flow of capital to businesses. Over the last ten years, the NMTC has proven to be an effective, targeted and cost-efficient financing tool valued by businesses, communities and investors across the country.

Additionally, the site possesses a Double Freeport Tax Exemption with the City of Smithville and Bastrop County. The Freeport

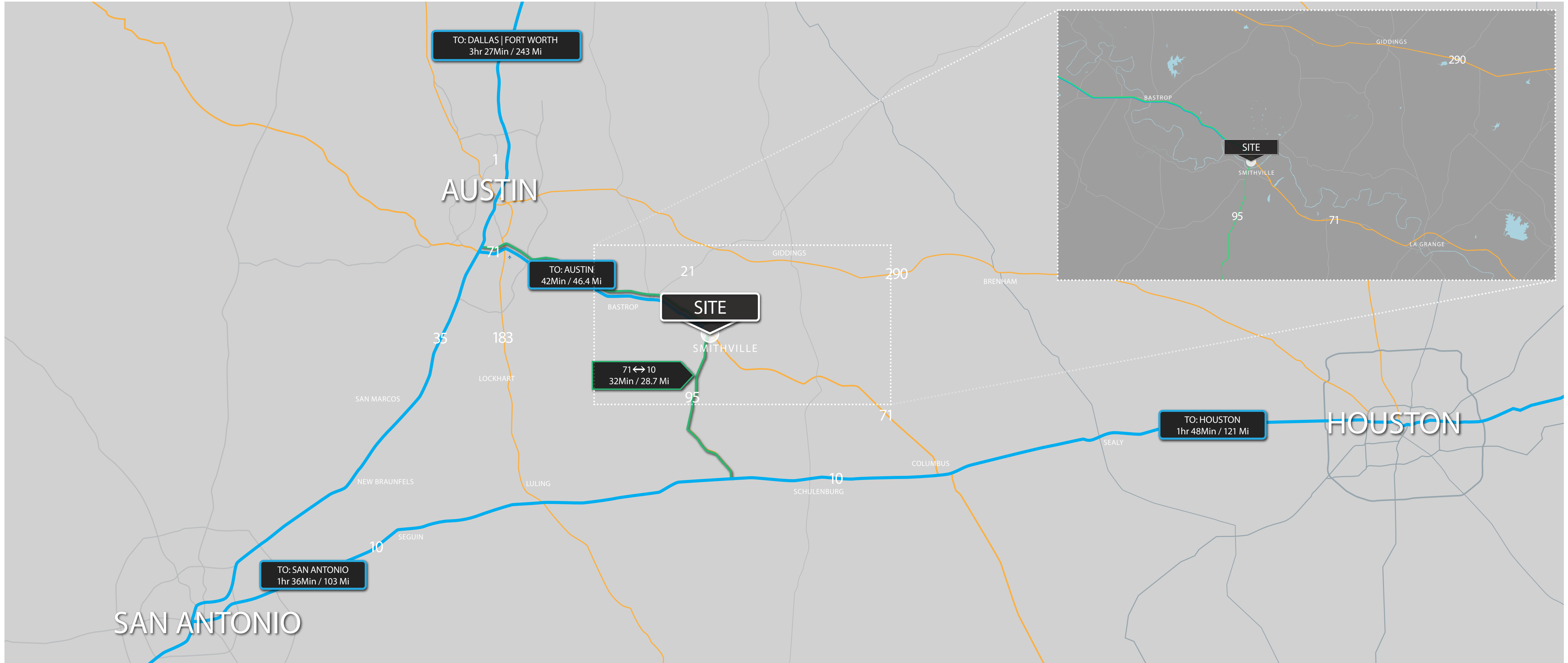
Exemption grants property tax exemptions on inventory that is detained in Texas for 175 days or less.

The City of Smithville has annexed the site extending its services, laws, and voting privileges to meet the needs of the site. Smithville has completed a wastewater line and a water line to the property.

The Smithville Multi-Use Development Site is a perfect place for Industrial, Commercial, or Retail Development.

**CONTACT Spence Collins**  
Office: (512) 472-2100  
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## TRAVEL TIMES | DISTANCE

AUSTIN	SAN ANTONIO	HOUSTON	DALLAS   FT WORTH
42min 46.4mi	1hr 36min 103mi	1hr 48min 121mi	3hr 27min 243mi

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# AMENITIES

- A** VERNON RICHARDS RIVERBEND PARK RECREATION
- B** BROOKSHIRE BROTHERS GROCERY
- B** ZIMMERHANZEL'S BAR B QUE RESTAURANT
- C** INDEPENDENCE PARK RECREATION
- D** POCKETS GRILLE RESTAURANT
- D** SMITHVILLE INDOOR RECREATION CENTER RECREATION
- E** THE KATY HOUSE HOTEL
- E** HUEBELS DRINKS
- F** COMFORT CAFE COFFEE
- F** RAILROAD PARK RECREATION
- G** BACKDOOR CAFE COFFEE
- G** HONEY'S PIZZA RESTAURANT
- G** THE OLDE WORLD BAKERY & CAFE COFFEE RESTAURANT
- G** THE FRONT ROOM WINE BAR DRINKS
- H** COACH Q'S SOCIAL CLUB DRINKS
- I** PUBLIC LIBRARY EDUCATION
- J** AUZELL'S KITCHEN RESTAURANT
- K** DAIRY QUEEN RESTAURANT
- L** CHARLIE'S DRINKS
- M** APPLE LUMBER RETAIL
- N** EL MEXICANO GRILL RESTAURANT
- N** SUPER DONUTS RESTAURANT
- O** SUBWAY RESTAURANT
- P** SETON SMITHVILLE REGIONAL HOSPITAL MEDICAL
- Q** TAQUERIA PICANTE RESTAURANT
- R** TIGER BASEBALL FIELDS RECREATION
- S** SMITHVILLE LITTLE LEAGUE FIELDS RECREATION

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# MASTER UTILITY PLAN

All driveways and proposed median opening subject to TxDot review and approval.

An on-site detention pond is required.

Topography slopes to southeast with average grade of 1% per county lidar data.

Topography shown based on Bastrop county lidar information.

No wetlands, endangered species, or any easements that would prohibit development.

COMPLETED WATER LINE

EXISTING WATER LINE

COMPLETED WASTEWATER LINE

PROPOSED GAS LINE

EXISTING 3-PHASE OVERHEAD ELECTRIC LINE (OHE)

PROPOSED 3-PHASE OVERHEAD ELECTRIC LINE (OHE)

EXISTING TELEPHONE LINE

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## SITE OVERVIEW

<b>PRICE</b>	\$35,000 / ACRE
<b>SIZE</b>	69 ACRES
<b>PROPERTY TYPE</b>	LAND
<b>PROPERTY SUB-TYPE</b>	COMMERCIAL
<b>ZONING</b>	GENERAL INDUSTRIAL

## FEATURES

### ACCESS

Immediate access to state highways and can connect to major interstate highways in 30 - 45 minutes.

### AIRPORT

4000 ft. x 75 ft. runway.

### ELECTRICITY

Existing three-phase power line located east of site. Electric service extensions by end user. Bluebonnet Electric available.

### FIRE DEMAND

Fire demand to be addressed based on end user requirements.

### GAS

Proposed gas line will connect 3,300 feet south of site. Gas service extensions by end user.

### WASTEWATER

12-inch wastewater line.

### WATER

16-inch water line.

## ZONING

Under City of Smithville's zoning ordinance, the property's General Industrial Zoning permits the following additional uses:

### INDUSTRIAL DISTRICTS

I GENERAL INDUSTRIAL DISTRICT

### COMMERCIAL DISTRICTS

C-3 HIGHWAY COMMERCIAL DISTRICT

C-2 GENERAL COMMERCIAL DISTRICT

C-1 NEIGHBORHOOD SHOPPING DISTRICT

### RESIDENTIAL DISTRICTS

MF MULTIPLE FAMILY DISTRICT

TH TOWNHOUSE DISTRICT

SF-2 SINGLE FAMILY & DUPLEX DISTRICT

SF-1 SINGLE FAMILY DISTRICT

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## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spencer Everett Collins</b>	<b>345335</b>	<b>spence@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_