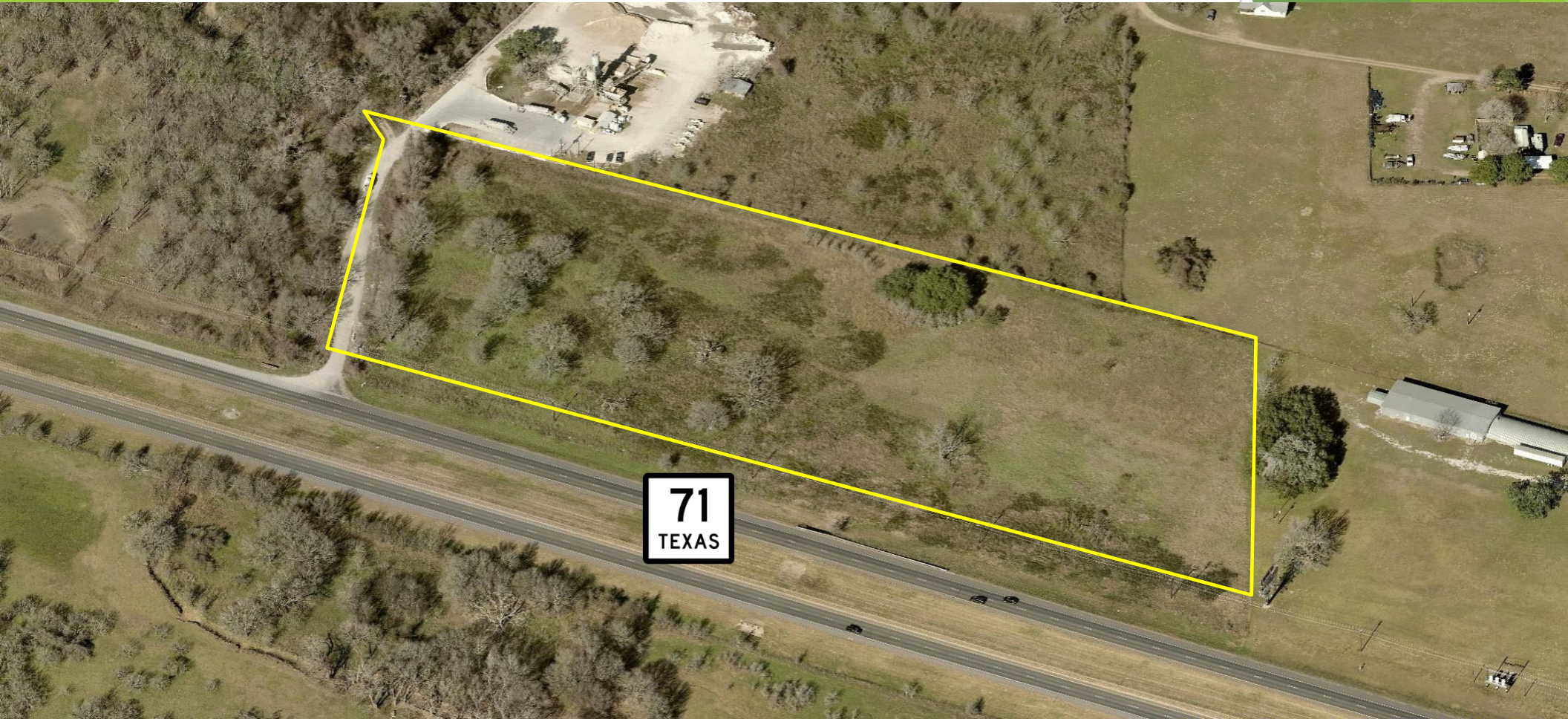


LAND FOR SALE +/- 11.729 Acres

846 State Highway 71, Smithville, TX 78957



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

LAND FOR SALE +/- 11.729 Acres

846 State Highway 71, Smithville, TX 78957

- PRICE: \$1,500,000 @ \$2.94/SF
- Approx. 1,108 ft of Frontage on HWY 71
- Approx. 40 miles from Austin
- Less than 2 hours from Houston
- Less than 3 mi. to the only airport in Bastrop County
- Approx. 5 mi. the only full-service Hospital in Bastrop County
- Approx. 21 mi to the Hyatt Lost Pines, a 405 AC Resort
- Smithville has the only recycling center in Bastrop County



The closest match to 846 State Highway 71, Smithville TX 78957 is 846 TX-71 SMITHVILLE, TX 78957-1730

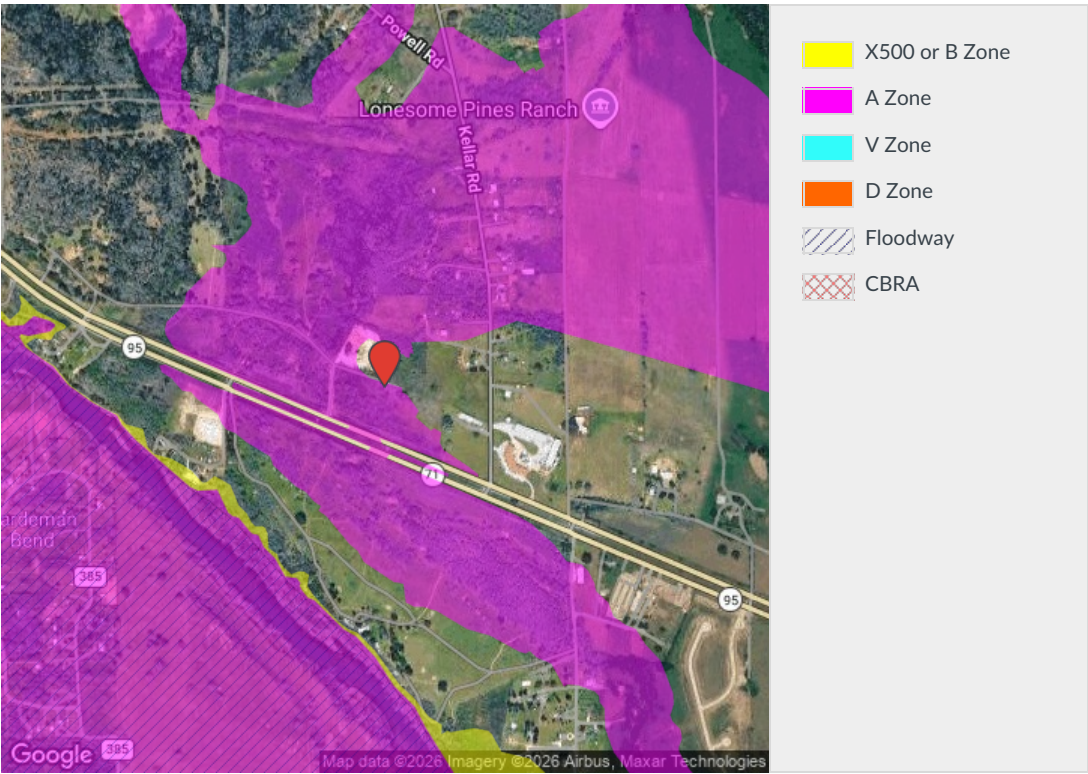
846 TX-71 SMITHVILLE, TX 78957-1730

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	481193	PANEL	0400E
PANEL DATE	January 19, 2006	MAP NUMBER	48021C0400E





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

78957, Smithville, Texas



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	372	744	5,713
2020 Population	455	932	6,472
2025 Population	520	1,073	6,804
2030 Population	578	1,203	7,874
2010-2020 Annual Rate	2.03%	2.28%	1.26%
2020-2025 Annual Rate	2.58%	2.72%	0.96%
2025-2030 Annual Rate	2.14%	2.31%	2.96%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	46.4	45.1	44.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	75.8%	74.3%	69.9%
Black Alone	1.9%	2.1%	8.0%
American Indian Alone	0.4%	0.8%	0.6%
Asian Alone	0.2%	0.5%	1.2%
Pacific Islander Alone	0.0%	0.4%	0.3%
Some Other Race Alone	7.1%	7.7%	6.9%
Two or More Races	14.6%	14.1%	13.1%
Hispanic Origin	25.2%	26.4%	24.2%
Diversity Index	62.6	64.6	67.2

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	178	349	2,262
2020 Total Households	210	424	2,563
2025 Total Households	242	474	2,746
2030 Total Households	272	533	3,221
2010-2020 Annual Rate	1.67%	1.97%	1.26%
2020-2025 Annual Rate	2.74%	2.15%	1.32%
2025-2030 Annual Rate	2.36%	2.37%	3.24%
2025 Average Household Size	2.15	2.26	2.44
Wealth Index	73	69	74

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	30.6%	30.4%	26.5%
Median Household Income			
2025 Median Household Income	\$70,545	\$69,138	\$71,504
2030 Median Household Income	\$77,783	\$73,464	\$79,327
2025-2030 Annual Rate	1.97%	1.22%	2.10%
Average Household Income			
2025 Average Household Income	\$93,868	\$89,732	\$93,424
2030 Average Household Income	\$100,675	\$96,627	\$101,739
Per Capita Income			
2025 Per Capita Income	\$38,650	\$36,750	\$37,999
2030 Per Capita Income	\$41,864	\$40,000	\$41,709
2025-2030 Annual Rate	1.61%	1.71%	1.88%
Income Equality			
2025 Gini Index	37.9	37.0	39.1
Socioeconomic Status			
2025 Socioeconomic Status Index	62.7	55.4	46.4
Housing Unit Summary			
Housing Affordability Index	70	71	83
2010 Total Housing Units	210	424	2,658
2010 Owner Occupied Hus (%)	83.2%	83.4%	72.7%
2010 Renter Occupied Hus (%)	17.4%	16.6%	27.3%
2010 Vacant Housing Units (%)	15.2%	17.7%	14.9%
2020 Housing Units	230	478	2,950
2020 Owner Occupied HUs (%)	80.5%	78.8%	70.8%
2020 Renter Occupied HUs (%)	19.5%	21.2%	29.1%
Vacant Housing Units	12.9%	11.5%	12.3%
2025 Housing Units	268	529	3,153
Owner Occupied Housing Units	80.6%	79.3%	71.6%
Renter Occupied Housing Units	19.4%	20.7%	28.4%
Vacant Housing Units	9.7%	10.4%	12.9%
2030 Total Housing Units	298	587	3,664
2030 Owner Occupied Housing Units	224	433	2,448
2030 Renter Occupied Housing Units	48	100	773
2030 Vacant Housing Units	26	54	443

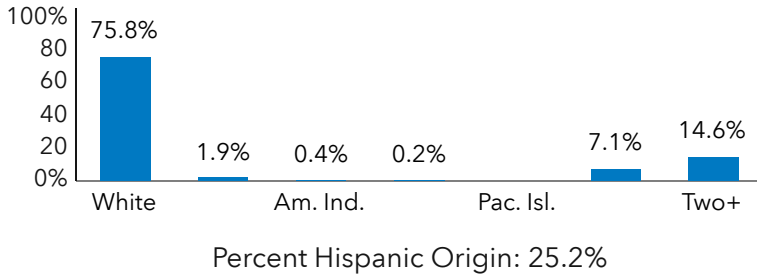
Graphic Profile

78957, Smithville, Texas

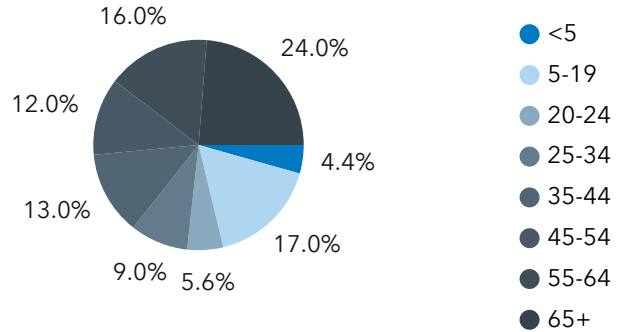


Ring band: 0 - 1 mile radius

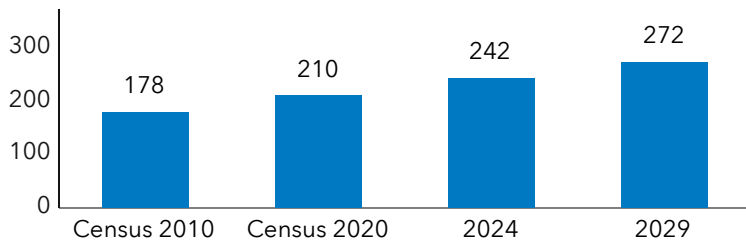
Population by Race



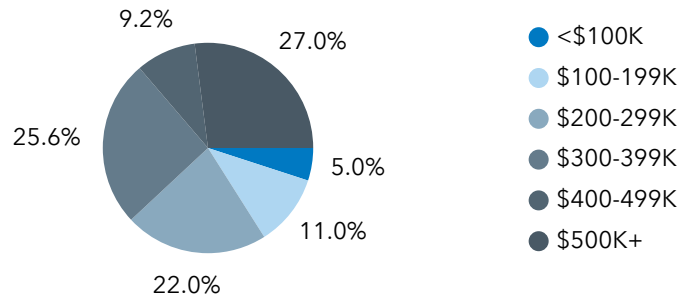
Population by Age



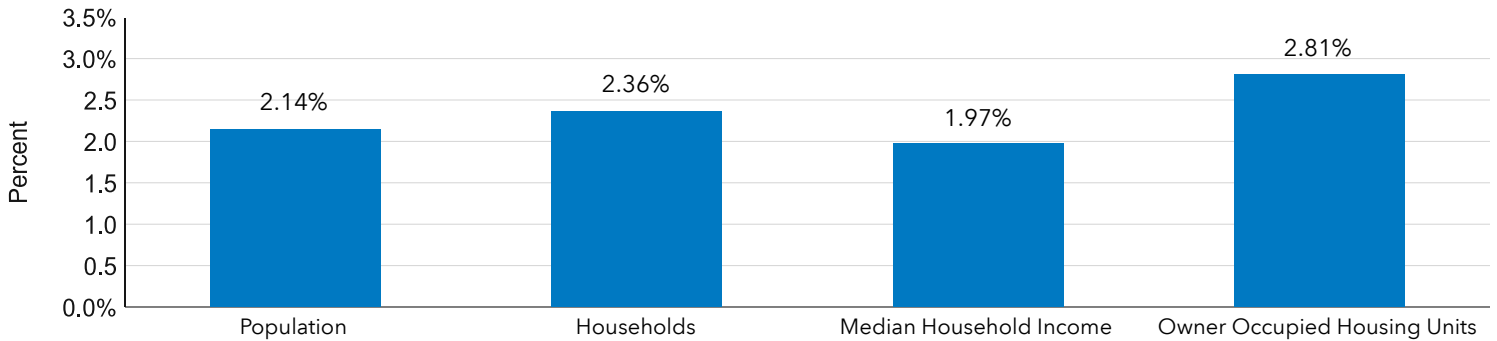
Households



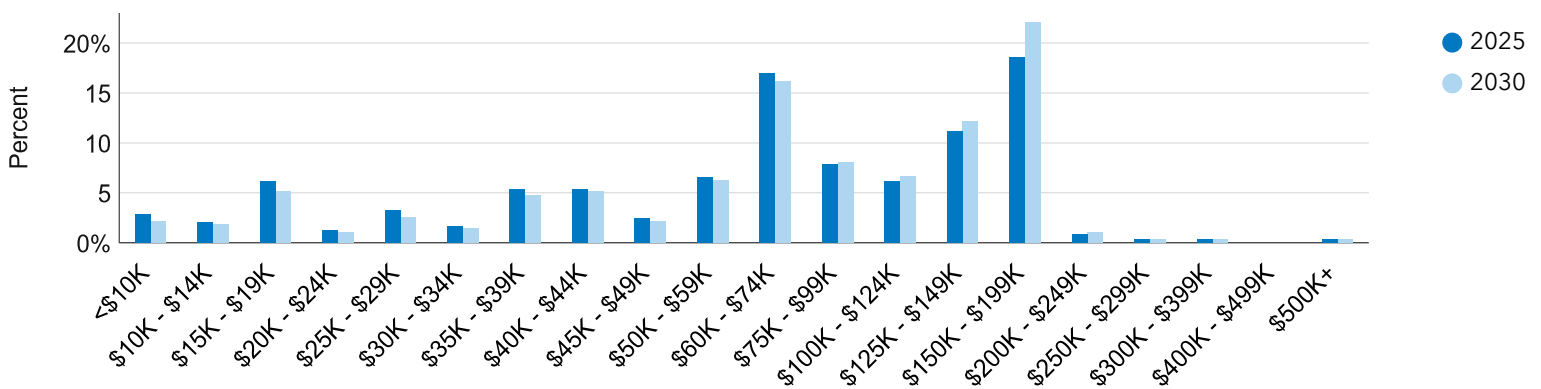
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

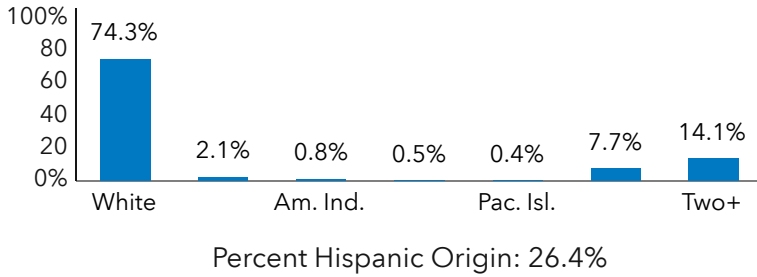
Graphic Profile

78957, Smithville, Texas

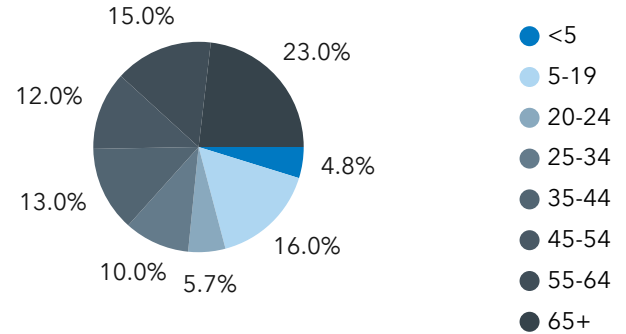


Ring band: 1 - 3 mile radius

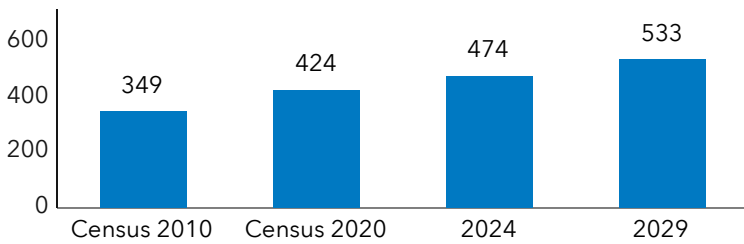
Population by Race



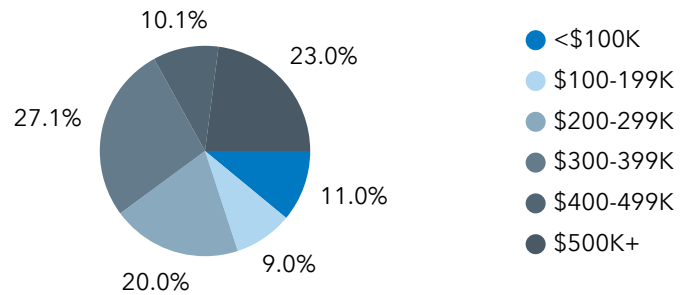
Population by Age



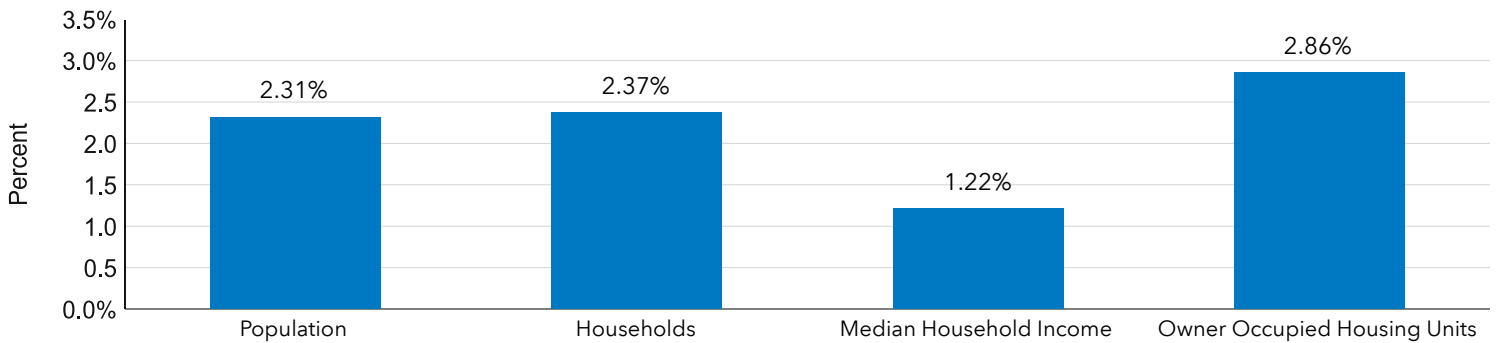
Households



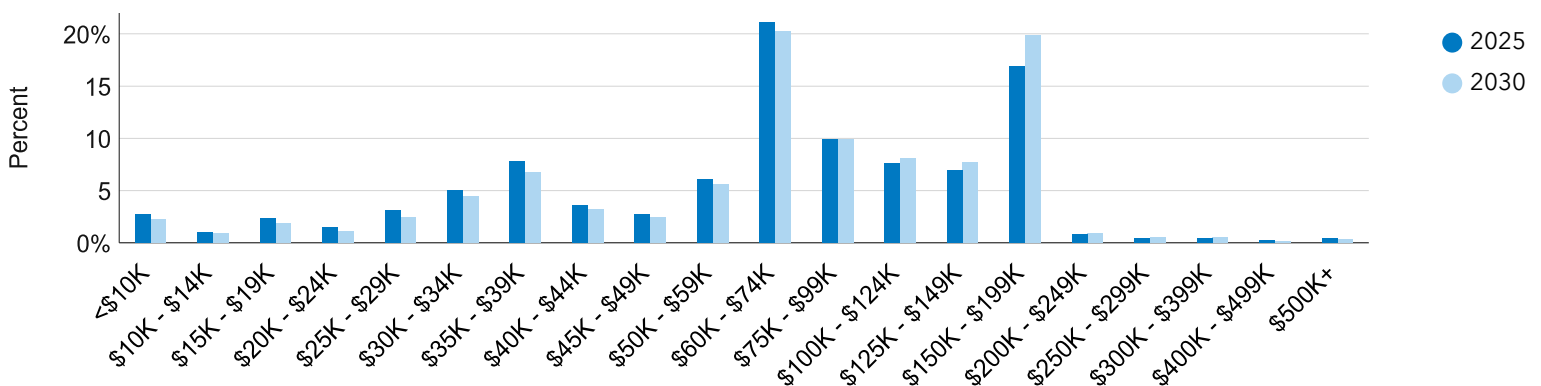
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

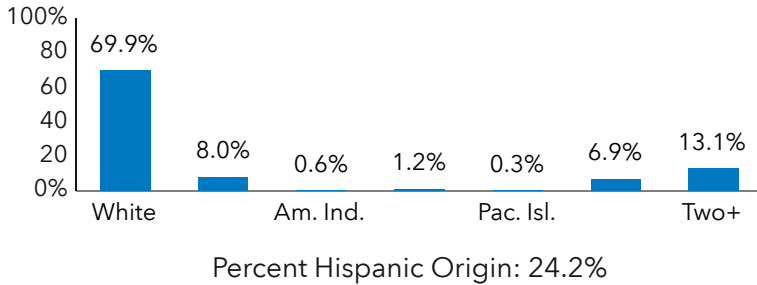
Graphic Profile

78957, Smithville, Texas

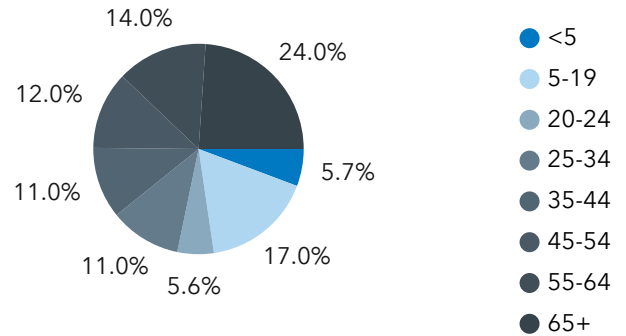


Ring band: 3 - 5 mile radius

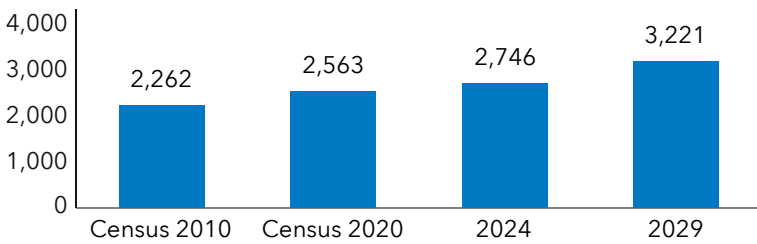
Population by Race



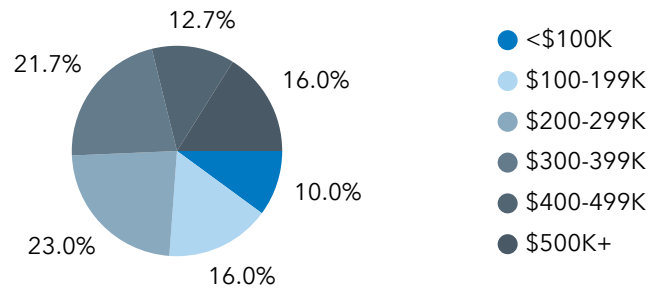
Population by Age



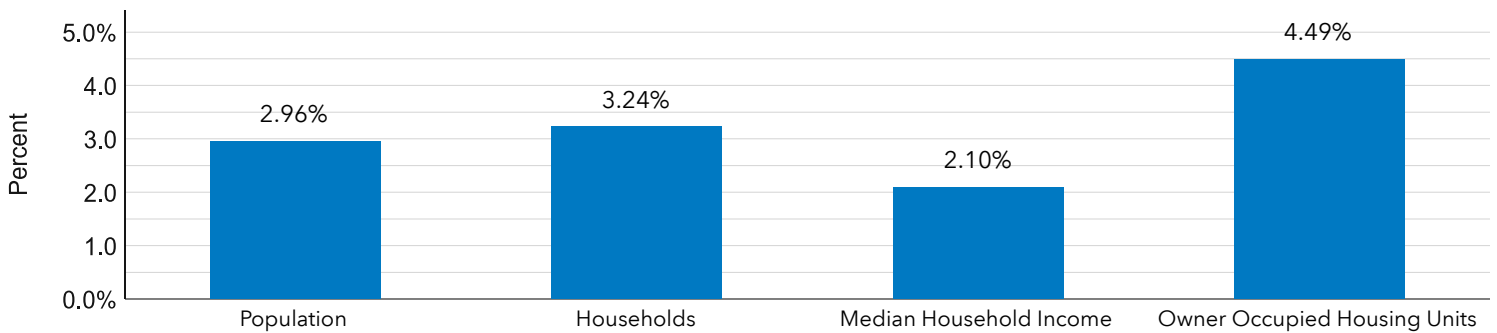
Households



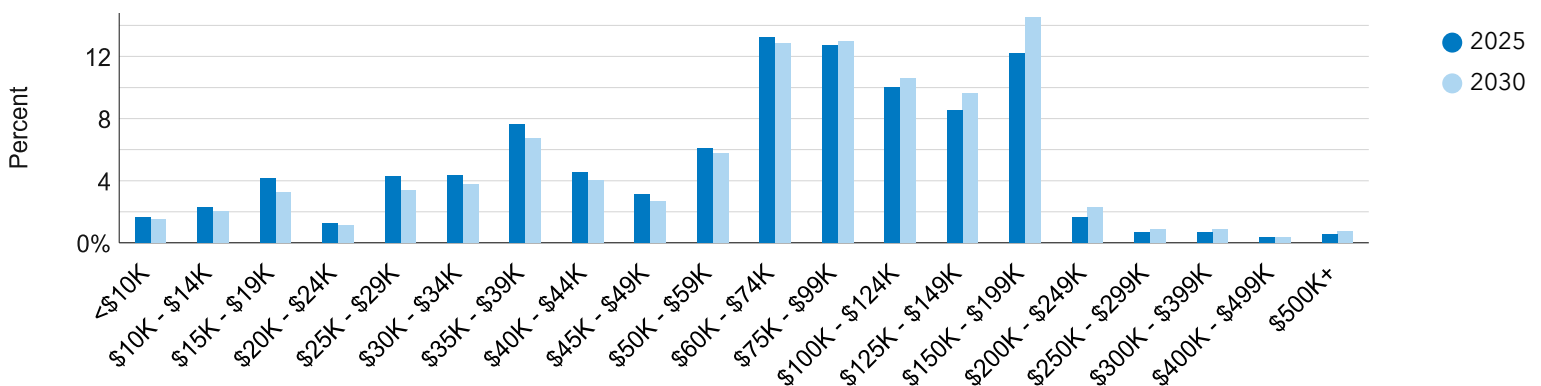
Home Value



2024-2029 Annual Growth Rate



Household Income



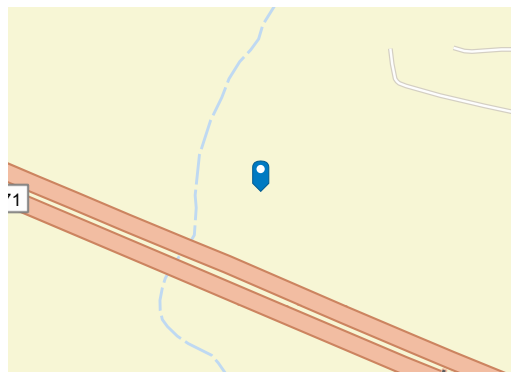
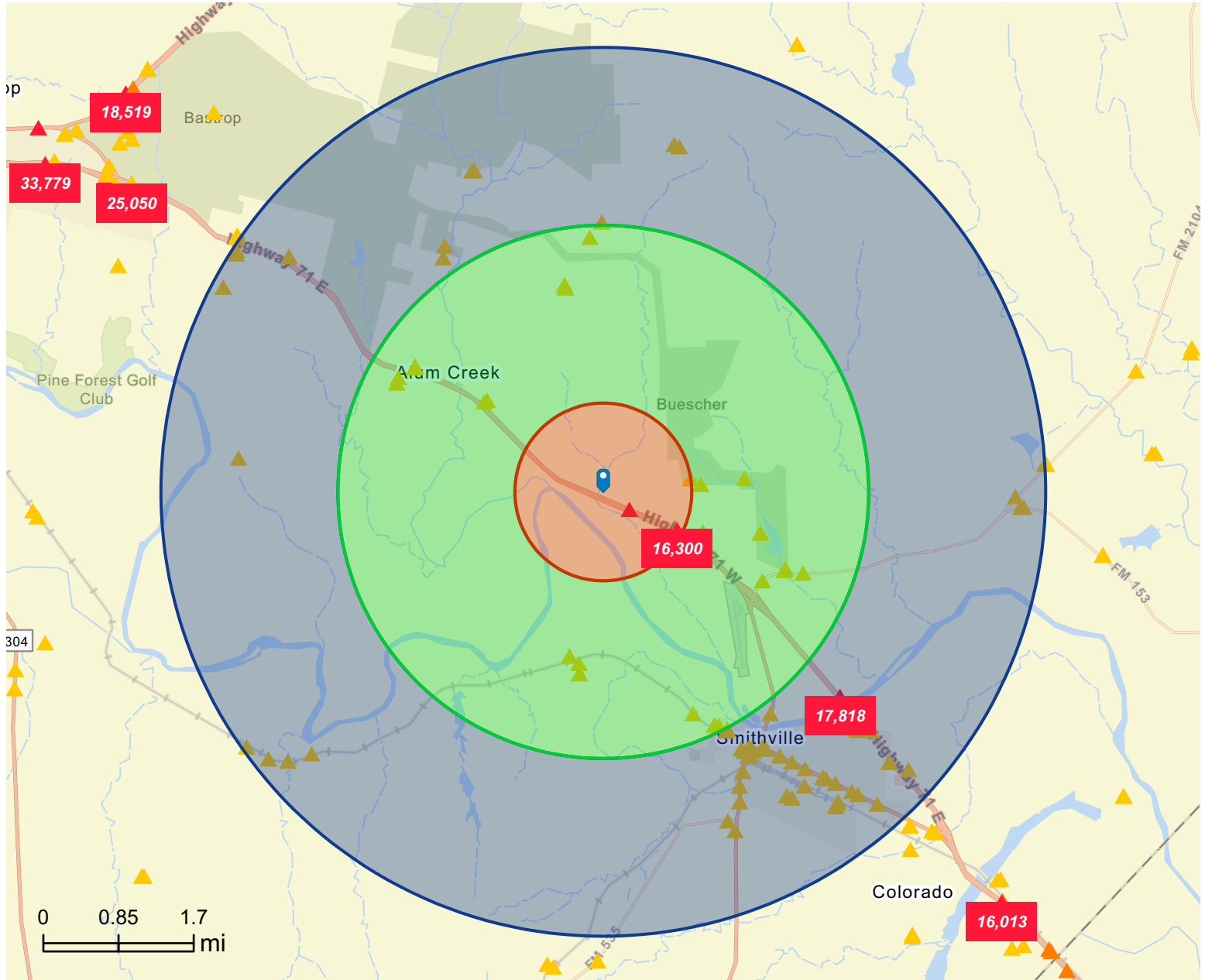
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

78957, Smithville, Texas

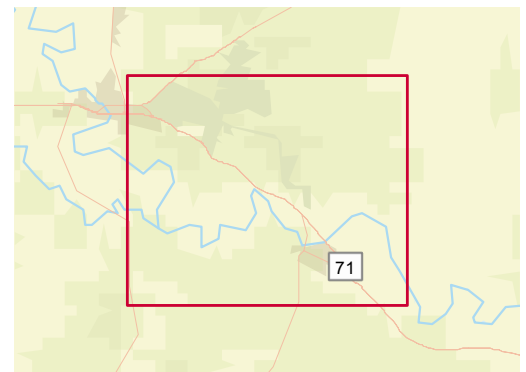


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



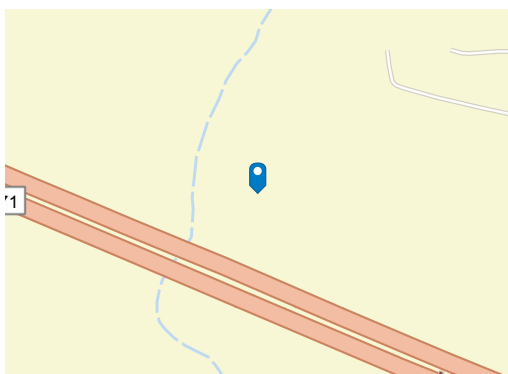
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

78957, Smithville, Texas



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

Traffic Count Profile

78957, Smithville, Texas



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.40		Hwy 71	2022	23,780
0.90	State Hwy 71	Zetka Ln	2010	16,300
1.00	Park Road 1C	Ann Powell Rd	2022	369
1.10	Park Road 1C	Ann Powell Rd	2022	231
1.20	Ann Powell Road	Klbj Rd	2015	688
1.20	Ann Powell Rd	Klbj Rd	2010	830
1.60	Park Rd 1-C	PkRd1e	2010	30
1.70	Cottle Town Rd	Hwy 71	2010	930
1.70	Cottle Town Road	Hwy 71	2015	636
1.80	Park Road 1C	Park Road 1e	2022	97
1.90	Hidden Shores Road	FM 2571 Farm-To-Market Rd	2015	88
2.00	Copeland Hill Dr	FM 2571 Farm-To-Market Rd	2010	130
2.10	FM 153	Klbj Rd	2022	3,670
2.10	Copeland Hill Drive	FM 2571 Farm-To-Market Rd	2015	65
2.20	Park Road 1e	PkRd 1-C	2010	80
2.20	Park Road 1	Park Road 1e	2022	228
2.30	Cottle Town Road	Hudson Dr	2015	374
2.40	Cottle Town Rd	Hudson Dr	2010	430
2.40	FM 153	2-Mile Ln	2022	3,418
2.50	Alum Creek Rd	Wild Bird Loop	2010	430
2.60	Alum Creek Road	Wild Bird Loop	2015	303
2.60	Ponderosa Road	Lone Oak Cir	2015	311
2.60	Ponderosa Rd	Lone Oak Cir	2010	480
2.70	Farm-to-Market Road 2571	Upton-Smithville Rd	2022	963
2.90	Cottle Town Rd	Lonesome Dove Rd	2010	280
2.90	FM 2571 Farm-To-Market Rd	Upton-Smithville Rd	2010	1,220
2.90	Farm-to-Market Road 2571	Upton-Smithville Rd	2015	931
3.00	Live Oak St	FM 2571 Farm-To-Market Rd	2010	140

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.00	Live Oak Street	FM 2571 Farm-To-Market Rd	2015	145
3.00	Cottle Town Road	Lonesome Dove Rd	2015	281
3.10	Gazley Street	NW 5th St	2022	6,664
3.20	Alum Creek Road	PkRd 1-C	2015	117
3.30	4th Avenue	Gazley St	2015	671
3.30	Alum Creek Rd	PkRd 1-C	2010	150
3.30	FM 2571	FM 2571 Farm-To-Market Rd	2022	1,271
3.30	4th Ave	Gazley St	2010	1,010
3.30	Uptown Road	FM 2571 Farm-To-Market Rd	2019	1,403
3.40	Gazley St	Loop 230 W	2013	7,218
3.40	Loop 230 W	Fawcett St	2013	5,604
3.40	State Highway 95	NW 1st St	2022	5,212
3.40	Gazley St	4th Ave	2015	6,140
3.40	3rd Street	Cleveland St	2022	5,186
3.50	Martin Luther King Drive	Gazley St	2015	1,390
3.50		Charleston Blvd	2022	17,818
3.60	Loop 230 W	Main St	2013	5,802
3.70	Gazley St	SW 5th St	2005	3,940
3.70	3rd Street	Burleson St	2022	5,450
3.70	State Hwy 71	Charleston Blvd	2013	13,809
3.80	State Highway 95	Gazley St	2022	4,090
3.90	Loop 230 W	Short St	2013	4,754



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 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com