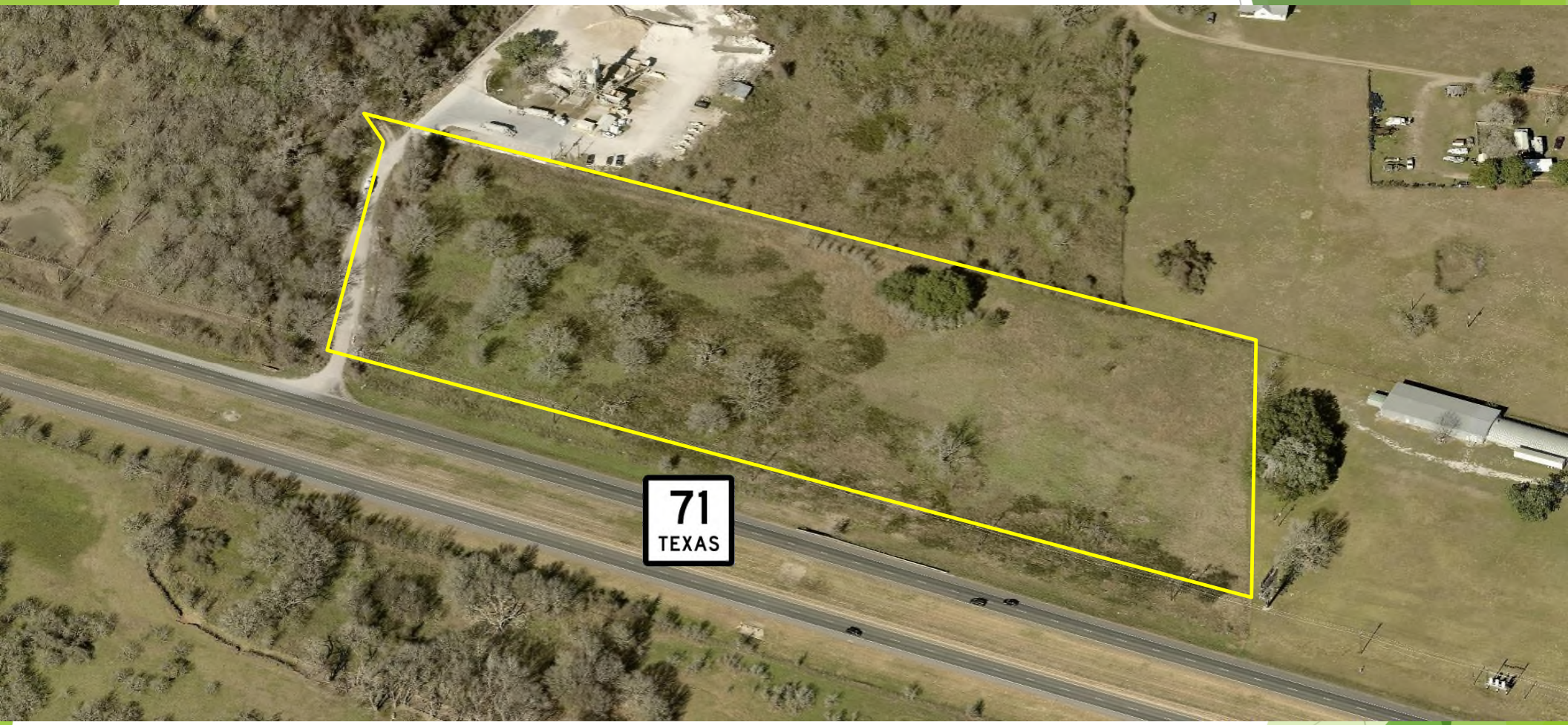
LAND FOR SALE +/- 11.729 Acres

846 State Highway 71, Smithville, TX 78957



Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

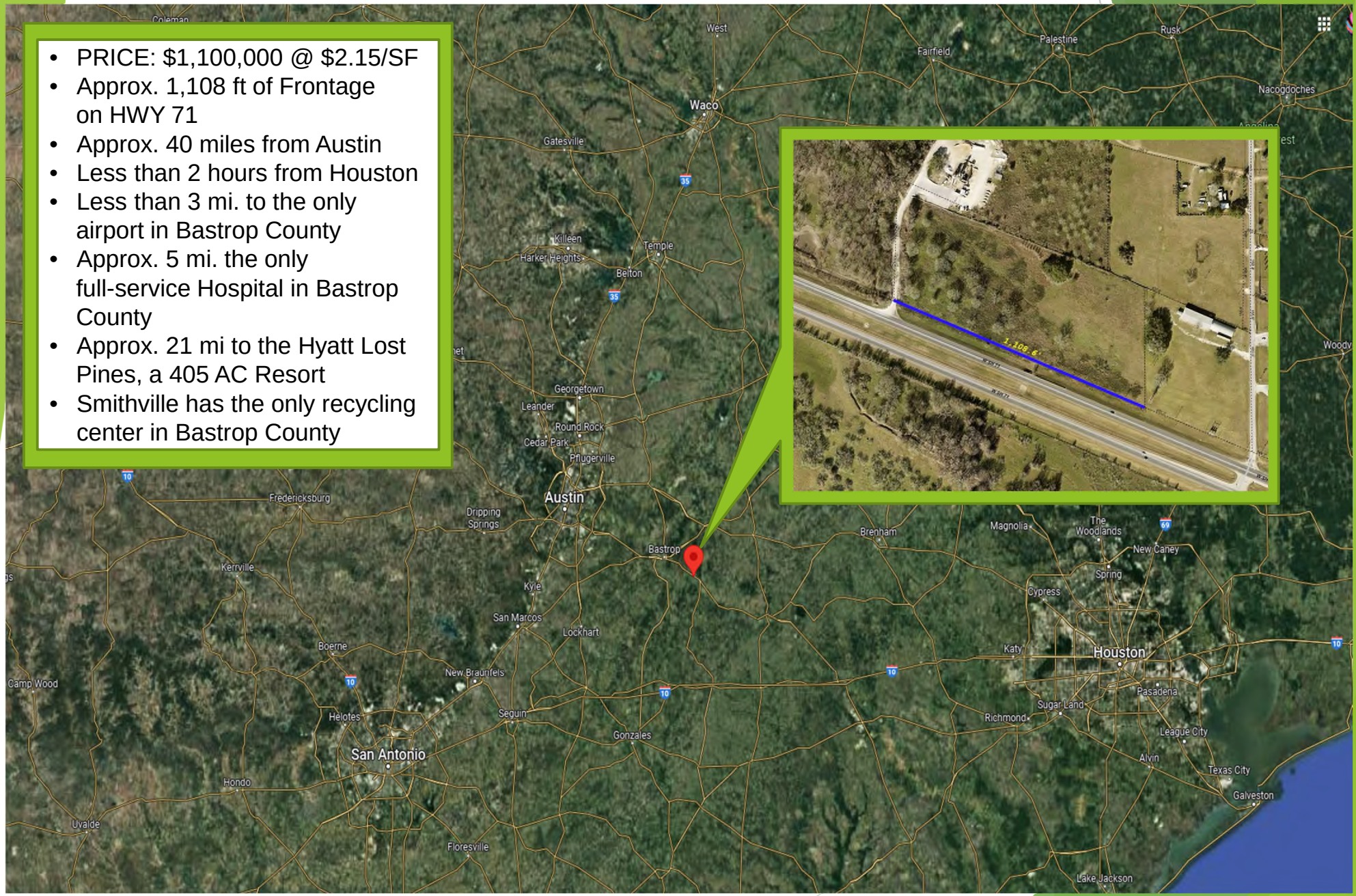


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change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

LAND FOR SALE +/- 11.729 Acres

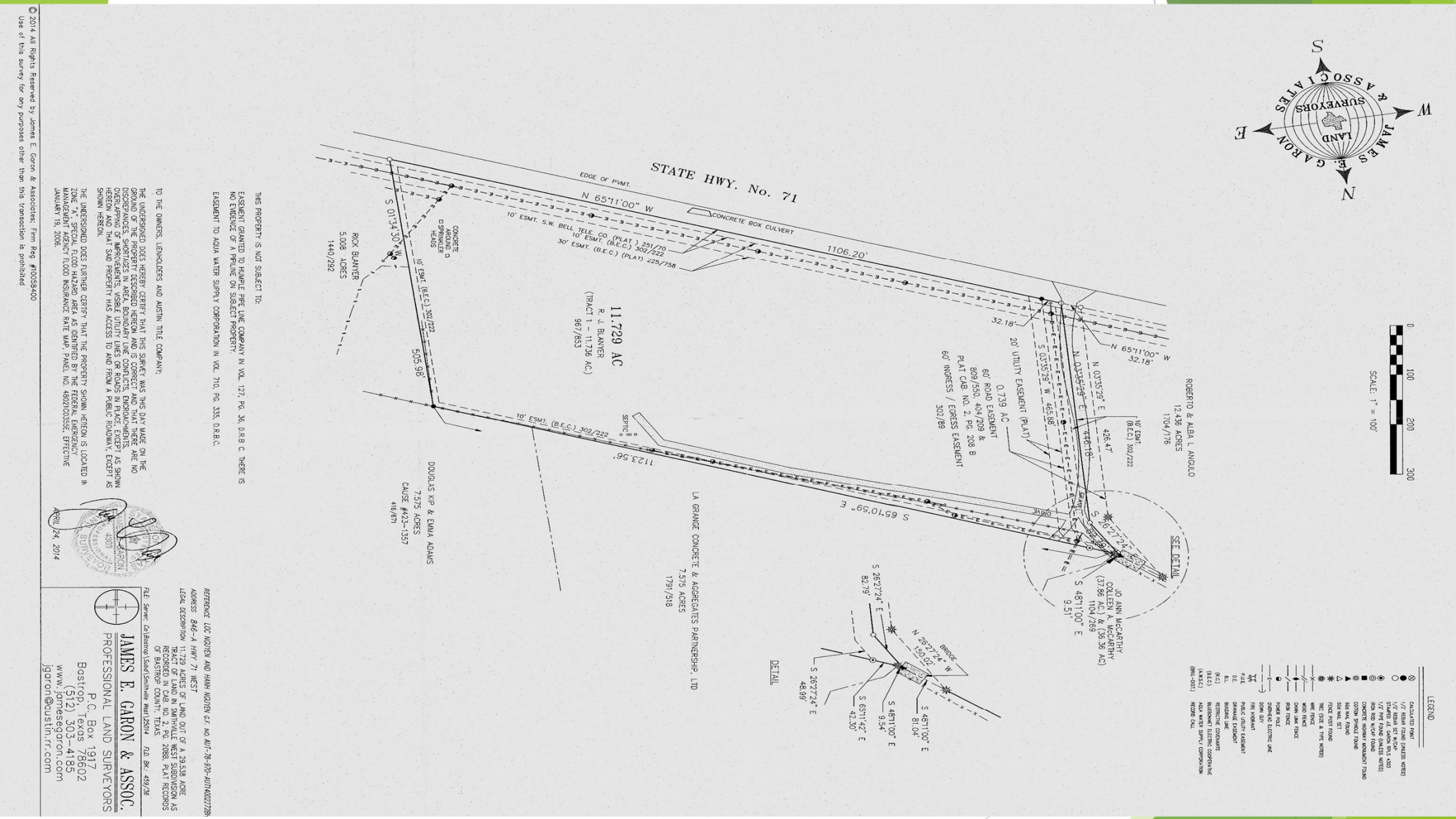
846 State Highway 71, Smithville, TX 78957

- PRICE: $1,100,000 @ $2.15/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



LAND FOR SALE +/- 11.729 Acres

846 State Highway 71, Smithville, TX 78957



THIS PROPERTY IS NOT SUBJECT TO:

EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY IN VOL. 127, PG. 36, D.R.B.C. THERE IS NO EVIDENCE OF A PIPELINE ON SUBJECT PROPERTY.

EASEMENT TO AQUA WATER SUPPLY CORPORATION IN VOL. 710, PG. 335, D.R.B.C.

TO THE OWNERS, LIENHOLDERS AND AUSTIN TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON, AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND ANY APPARENT OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "A", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 480210005SE, EFFECTIVE JANUARY 19, 2006.

APRIL 24, 2014

REFERENCE LOC NGUYEN AND HANH NGUYEN G.F. NO. AUT-78-970-AUTH4022728

ADDRESS 846-A HWY. 71 WEST

LEGAL DESCRIPTION 11.729 ACRES OF LAND OUT OF A 29.539 ACRE TRACT OF LAND IN SMITHVILLE WEST SUBDIVISION AS RECORDED IN CAB. NO. 2, PG. 208B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

F.I.E. Server: G:\Bastrop\Subd\Smithville West\125014 F.I.D. Bk: 459/58

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 1917
Bastrop, Texas 78602
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PROPERTY INFORMATION

846 TX-71
Smithville, TX 78957

DEMOGRAPHICS (2025 Estimates)

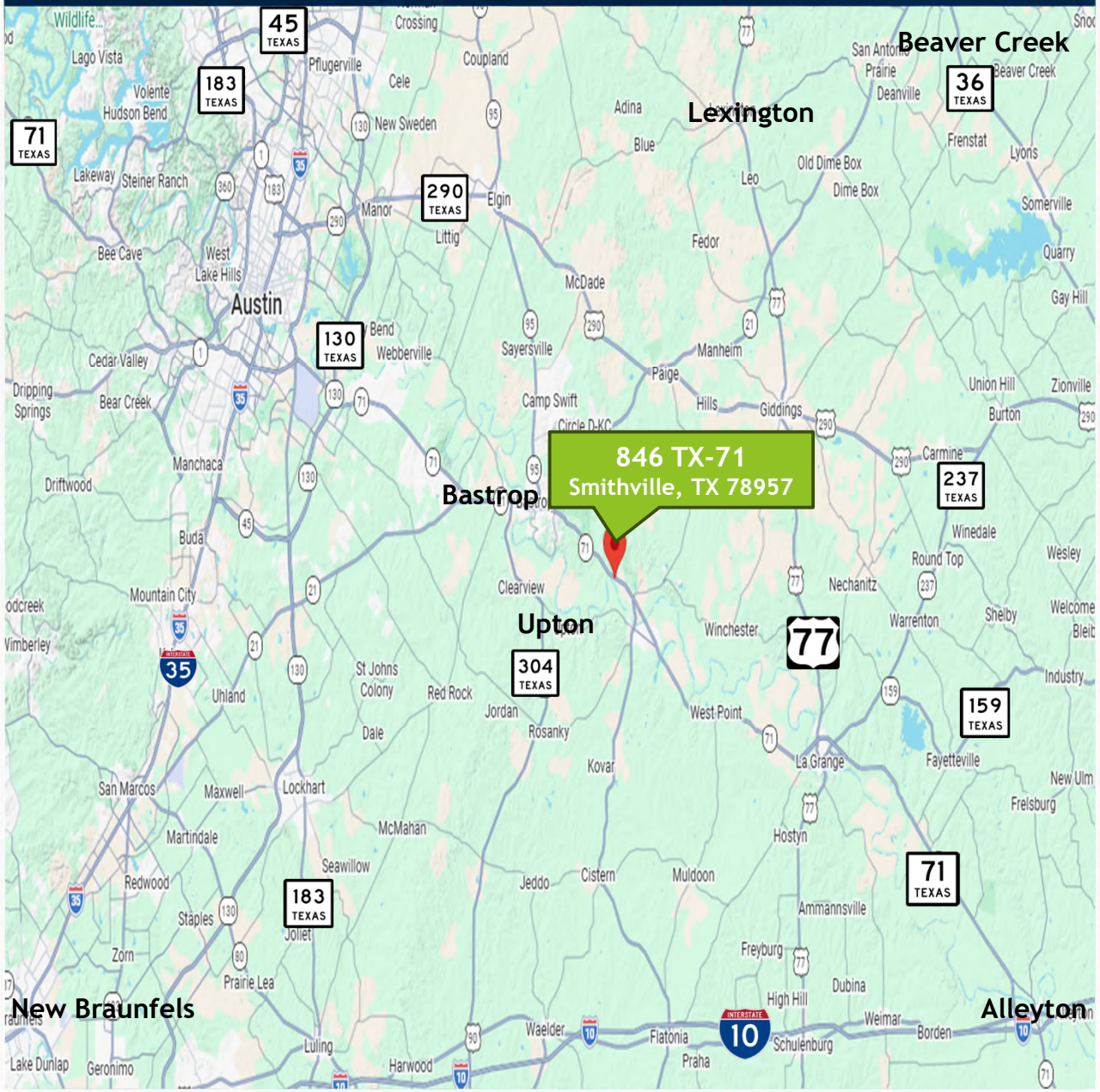
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	520	1,073	6,804
Households	242	474	2,746
Median Household Income	$70,545	$69,138	$71,504
Average Household Income	$93,868	$89,732	$93,424
Median Age	46.4	45.1	44.8

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
State Hwy 71 (at subject property)	0.40 mi	23,780
State Hwy 71 (east of site)	0.90 mi	16,300
FM 153 (at Klbj Rd)	2.10 mi	3,670
FM 153 (at 2-Mile Ln)	2.40 mi	3,418
Loop 230 W (at Fawcett St)	3.40 mi	5,604
State Highway 95 (at NW 1st St)	3.40 mi	5,212
Loop 230 W (at Main St)	3.60 mi	5,802
State Hwy 71 (at Charleston Blvd)	3.70 mi	13,809

LOCATION MAP & TRAFFIC COUNTS



STEADY GROWTH
1.41% annual population growth (2026–2031) within 1 mile

DIVERSE COMMUNITY
25.2% Hispanic Origin (within 1 mile)

KEY TRAFFIC CORRIDOR
23,780 VPD on State Hwy 71
16,300 VPD east of site
3,670 VPD on FM 153

FLOOD ZONE
Flood Zone: IN
(per FEMA Map)

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____