

REPUBLIC RANCHES L.L.C.

Our Legacy is in the Land



HAMILTON POOL HILLTOP RANCH

738± Acres | \$16,974,000 | Travis County, Bee Cave, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

This property is a one-of-a-kind opportunity to own a sizable tract of land in the Hill Country while enjoying convenient proximity to Bee Cave and Austin. Located on Hamilton Pool Road with approximately 0.34 miles of road frontage, the property is nearby many breweries, getaway retreats, outdoor activities, and Lake Travis ISD Schools. It is one of the largest undeveloped tracts in this part of the Hill Country and similar to several nearby properties, the Hamilton Pool Hilltop Ranch has a common sense conservation easement in place to facilitate long term conservation while at the same time allowing the owner the flexibility to utilize the property.

ASSOCIATE CONTACT

CHARLES DAVIDSON
Partner/Managing Broker
(210) 415-5570
cmd@republicranches.com
Republic Ranches

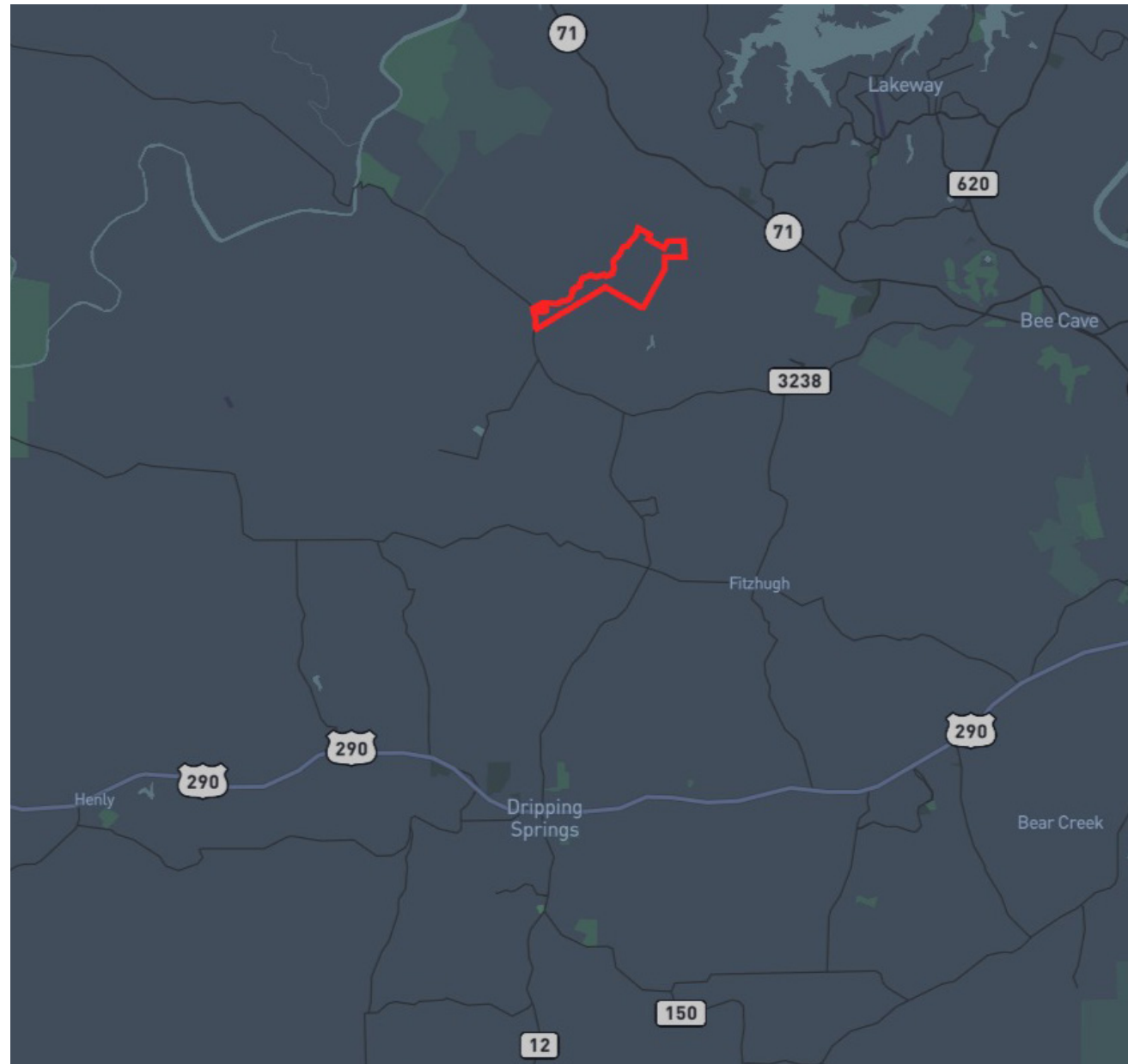
LINDSEY HOLUBEC
Sales Associate
(512) 629-5525
lindsey@rclb.com
Republic Commercial Land & Brokerage



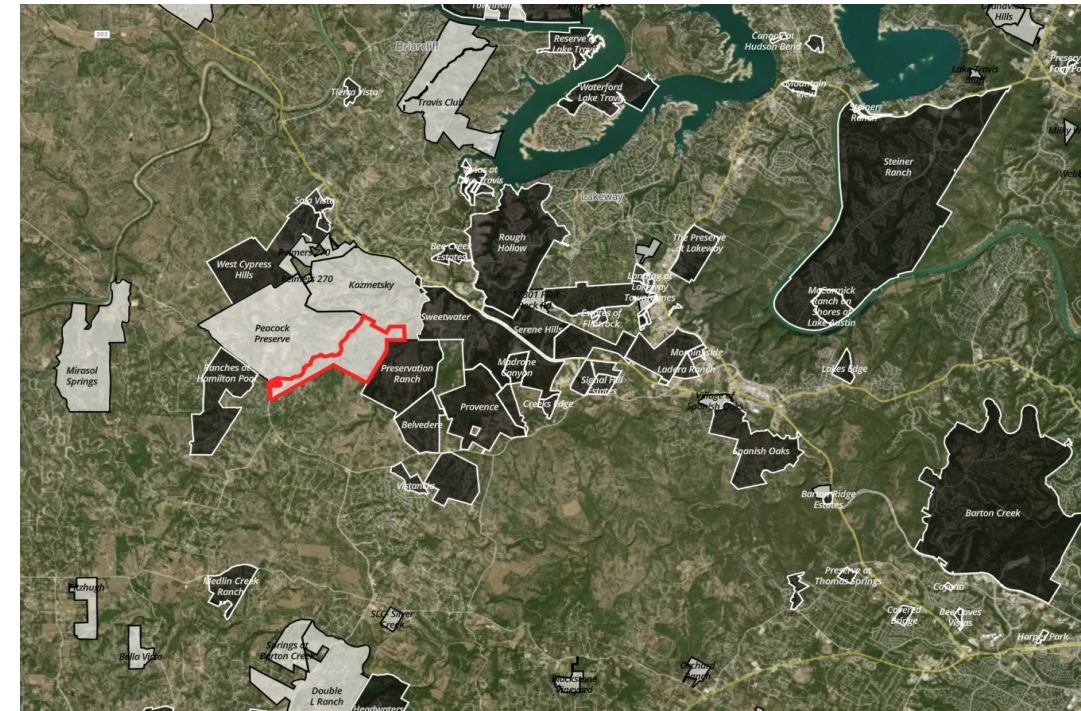
Co-Listed with Republic Commercial Land & Brokerage

LOCATION

This property is located within Lake Travis ISD just minutes away from everyday necessities in Bee Cave and less than 45 minutes from downtown Austin on Hamilton Pool Road, Travis County, Texas. The property is approximately 10 miles from Dripping Springs, 84 miles from San Antonio, and 186 miles from Houston.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

This 738 acres consists of dramatic topography allowing panoramic views, hilltops, ravines, unique private spots, and a good mixture of wooded and open areas providing habitat for a variety of hill country wildlife species. Some juniper management has been completed in recent years enhancing a couple of ideal building sites. Live oaks flourish throughout the property. The property exhibits dramatic topography ranging between 880-1,240 feet with multiple areas consisting of over 15% slope. As a result, the hilltops provide long-distance views in many directions. The low-elevation spots offer exceptional private locations that would be suitable for a building site.

WATER

There is a spring-fed creek that meanders along the northwestern boundary line resulting in minimal floodplain, approximately 17.2 acres. The creek holds water in several places regardless of rainfall or season. Bee Cave's annual rainfall (in inches) is about 35 inches.

AREA HISTORY

Bee Cave is an ideal destination when it comes to enjoyment, relaxation, and entertainment. The area has grown exponentially in the last decade, resulting in about a 78.2% population change since 2010. The majority of Bee Cave residents are established well-educated, well-traveled married couples. Popular attractions such as Hamilton Pool Preserve, Milton Reimers Ranch Park, Westcave Outdoor Discovery Center, and Pedernales Falls State Park are all a short distance away.



OTHER

The property is currently accessed by an easement through the adjacent neighbor's property. A new driveway is in progress off Hamilton Pool Road and driveway plans are available. The property has low annual property taxes due to wildlife management tax valuation; 2022 Travis County taxes were \$1,247,49. The nearby active developments such as Sweetwater, Belvedere, West Cypress Hills, and Rough Hollow are all actively selling higher-end homes and properties from the mid-six figures to well into seven figures. Hamilton Pool Hilltop Ranch would make a spectacular weekend getaway, primary residence, or retreat-oriented hospitality development that aligns with the conservation easement.

CONSERVATION EASEMENT

The conservation easement on this property includes one subdivision and three building envelopes for primarily residential, ranching and recreational purposes. Common recreational/agricultural uses are allowed so long as they align with the conservation easement. Conservation easement does allow for certain commercial uses that are consistent with the easement and may include things such as: lodges, camps, retreats, education/research center. Please contact broker for more details.



Information About Brokerage Services

11-2-2015

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



info@republicranches.com | 888-726-2481 | www.republicranches.com

