



LAND-STAR

LIFESTYLE RANCH

CR 200, TEXAS 78611

County Rd 200, Bertram Tx, 78611 | 246.79 Acres.

VENKAT(VICTOR) GOTTIPATI | VENKAT@LAND-STAR.US

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LAND-STAR

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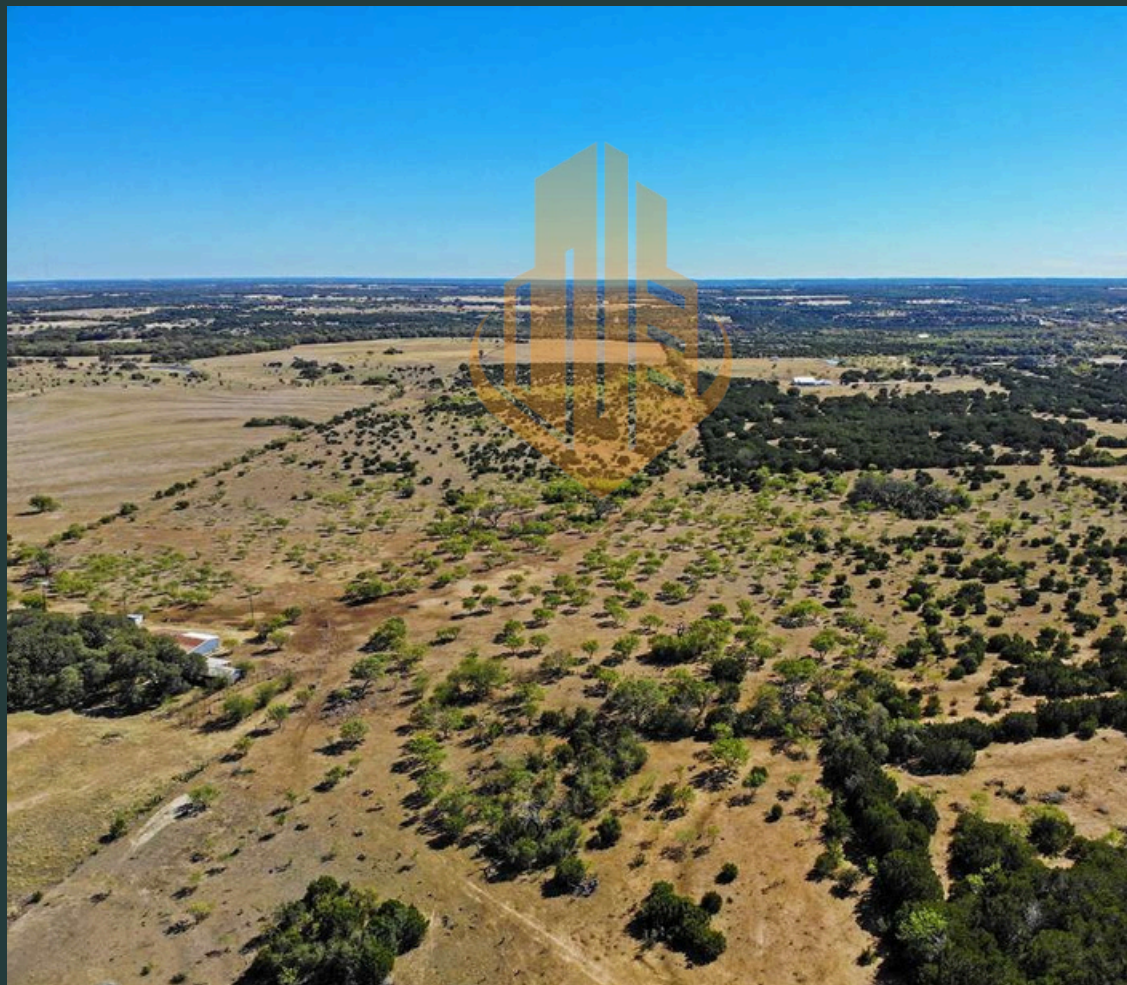
CONTACT US

Phone / Address / Mailing

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SUMMARY:

Own a piece of UNRESTRICTED Burnet County 246.79 acres like new barn dominium ever popular Burnet County. This property is Located just 13 minutes from Burnet and 45 minutes to Georgetown and Austin areas, this property makes a great home or weekend retreat for anyone wanting a piece of the Hill Country. places like this in the country side, with this location do not come available every day. Take advantage of this opportunity to purchase your piece of the Hill Country while maintaining a close proximity to the city. The property is located just near to highway 29, is mostly cleared, and would make the perfect horse ranch or anything your heart desires. Spend your days watching the livestock and wildlife and your nights stargazing all while being close the the amenities of town. Did I mention this could make a great investment based on its location as well.



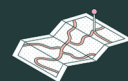
ADDRESS

County Road 200 Bertram, TX 78611



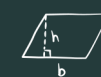
INTERSECTION

County Road 200



SCHOOL DISTRICT

Burnet Consolidated Independent School



SITE AREA ACREAGE

246.79 Acres



SITE AREA SFT

10,750,172 SFT



COUNTY / CITY /STATE

Burnet / Burnet / Texas



CURRENT ZONING

BURNET, TEXAS



CURRENT USE

RAW LAND



POTENTIAL USES

Residential/ Commercial



LEGAL DESCRIPTION

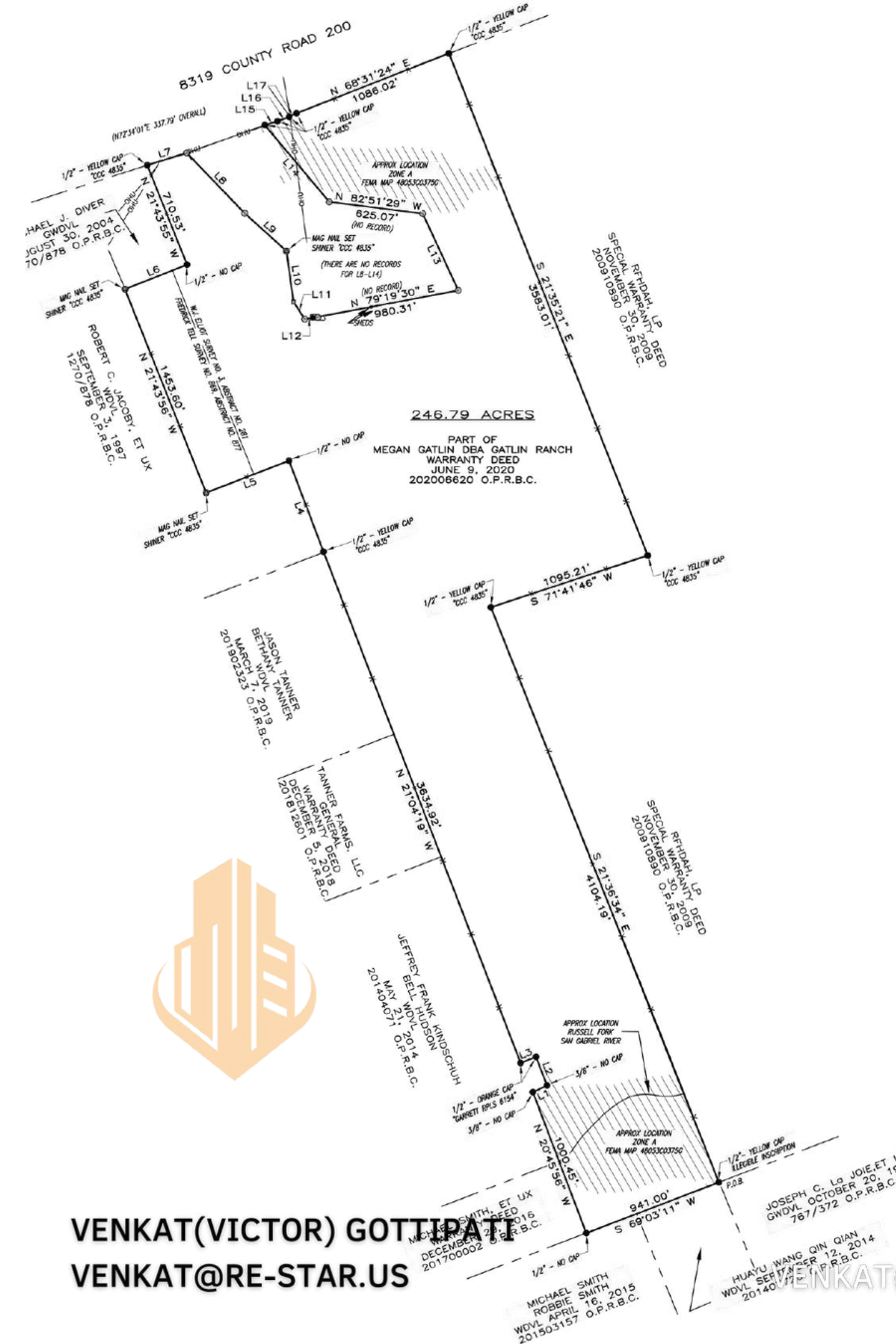
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Price Comps

Distance of the Compared property to the Subjected property

3516 N FM 1174, BERTRAM TX 78605 24ACRES	\$925,680 LISTING PRICE \$38,577.50 PRICE PER ACRE	DATE OF SOLD: 11 JULY 2023 DISTANCE : 4.5MILES
CR 252 BURNET TX 78605 227.49ACRES	\$4,809,280 LISTING PRICE \$21,140.62 PRICE PER ACRE	DATE OF SOLD: 31 MAR 2022 DISTANCE : 4.4MILES
5100 GREER LN, BURNET TX 78611 272.653ACRES	\$ 7,560,000 LISTING PRICE \$ 27,727.55 PRICE PER ACRE	DATE OF SOLD: 3 JAN 2022 DISTANCE : 12.5MILES



SURVEY / ANALYSIS OF PROPERTY AND BURNET COUNTY



LAND-STAR

Economy

Major employers in Burnet include the Burnet Consolidated Independent School District (285 employees), Entegris [manufacturer of materials for semiconductor and flat panel industry] (180), Burnet County government (140), Seton Highland Lakes Hospital (120), Texas Dept. of Criminal Justice substance abuse facility (120), City of Burnet government (120), H.E.B. grocery store (100), Sure Cast (92), Hoover Companies (90), Southwestern Graphite Co. (45), Whataburger (40), Bilbrough Marble Co. (25), Lone Star Industries (25), and Dash Covers, Inc. (25)

Education

Burnet is served by Burnet Consolidated Independent School District and home to the Burnet High School Bulldogs. Located outside of Burnet is a summer camp called Camp Longhorn that has three branches (Inks Lake, Indian Springs, and C3).

Property Summery

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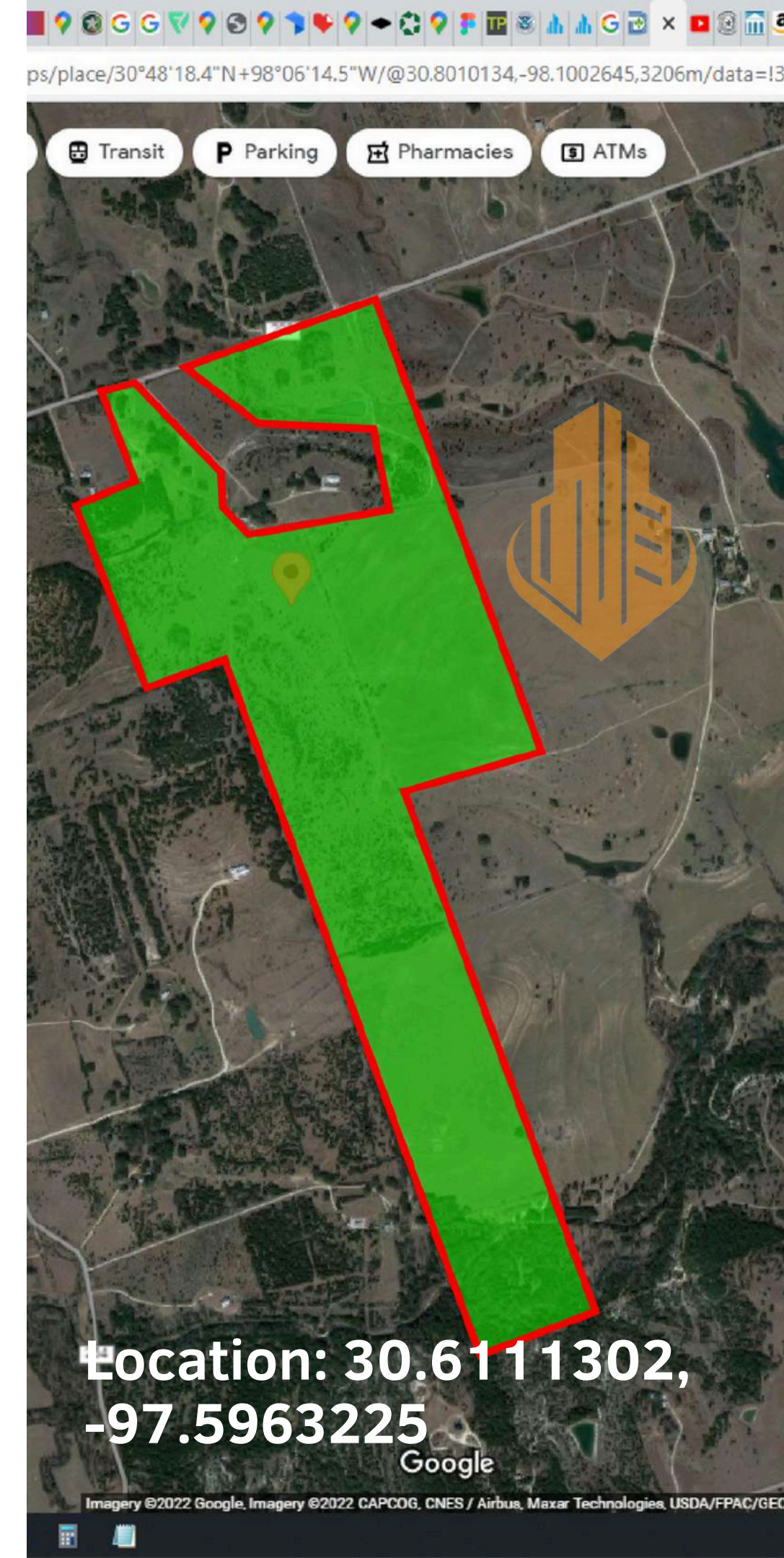
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BURNET EARNINGS BY EDUCATION ATTAINMENT

Name Average	Male	Female
overall \$ 36,545	\$47,115	\$ 33,308
Highschool Graduate\$ 34,547	\$ 59,141	\$ 26,510
Bachelors \$43,011	\$ 45,278	\$ 42,784
Graduate Degree\$52,896	\$	\$ 53,018

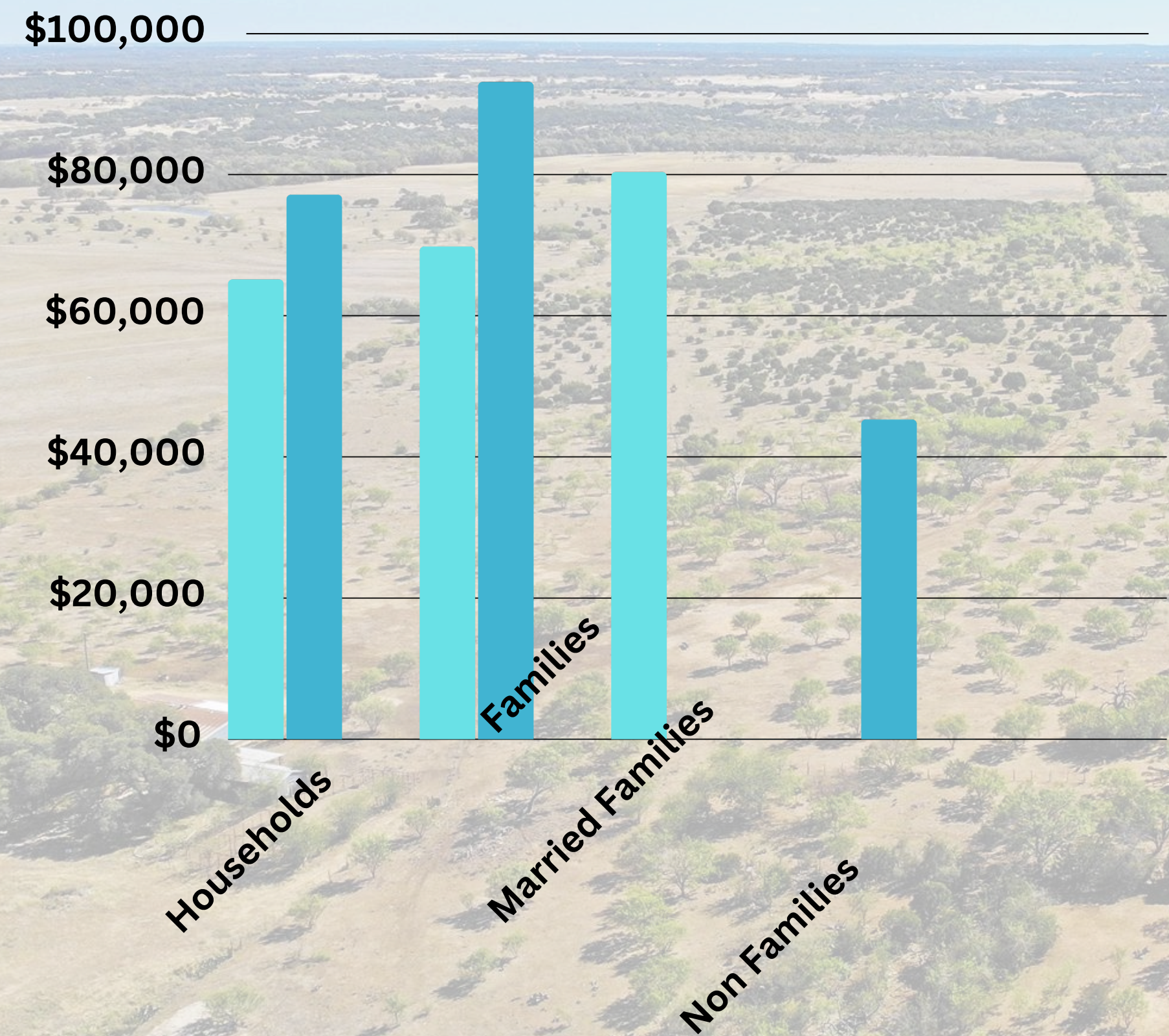
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INCOME BY HOUSE HOLD TYPE



LAND-STAR



Name	Median	Mean
HouseHolds\$	65,146	\$ 77,143
Families\$	69,799	Married \$ 96,124
Families\$	80,357	Non \$
Families\$		\$ 45,293

HIGHLIGHTS & OTHER DETAILS:



Adjacent counties

- Bell County (north)
- Milam County (east)
- Lee County (southeast)
- Bastrop County (southeast)
- Travis County (south)
- Burnet County (west)

Economy.

Agriculture:

Williamson County was an agrarian community for most of the 19th and early 20th centuries. Cotton was the dominant crop in the area between the 1880s and the 1920s, and Williamson County was the top producer of cotton in Texas.

Business:

Williamson County's largest employer was once Dell Computer in Round Rock, employing roughly 16,000 employees. Retail and health care, including St. David's Hospital, Scott & White, Seton Medical Center Williamson hospital (a level II certified trauma center), and the A&M Health Science Center are among the area's largest employers.

HISTORICAL POPULATION OF WILLIAMSON

Census	Population	% Growth
2000	249,967	79.1%
2010	422,679	69.1%
2020	609,017	44.1%

Major highways

- Interstate 35 U.S.
- Highway 79 U.S.
- Highway 183 State
- Highway 29 State
- Highway 45 State
- Highway 95 State
- Highway 130 State
- Highway Loop 1 183A
- Toll Road State
- Highway 195

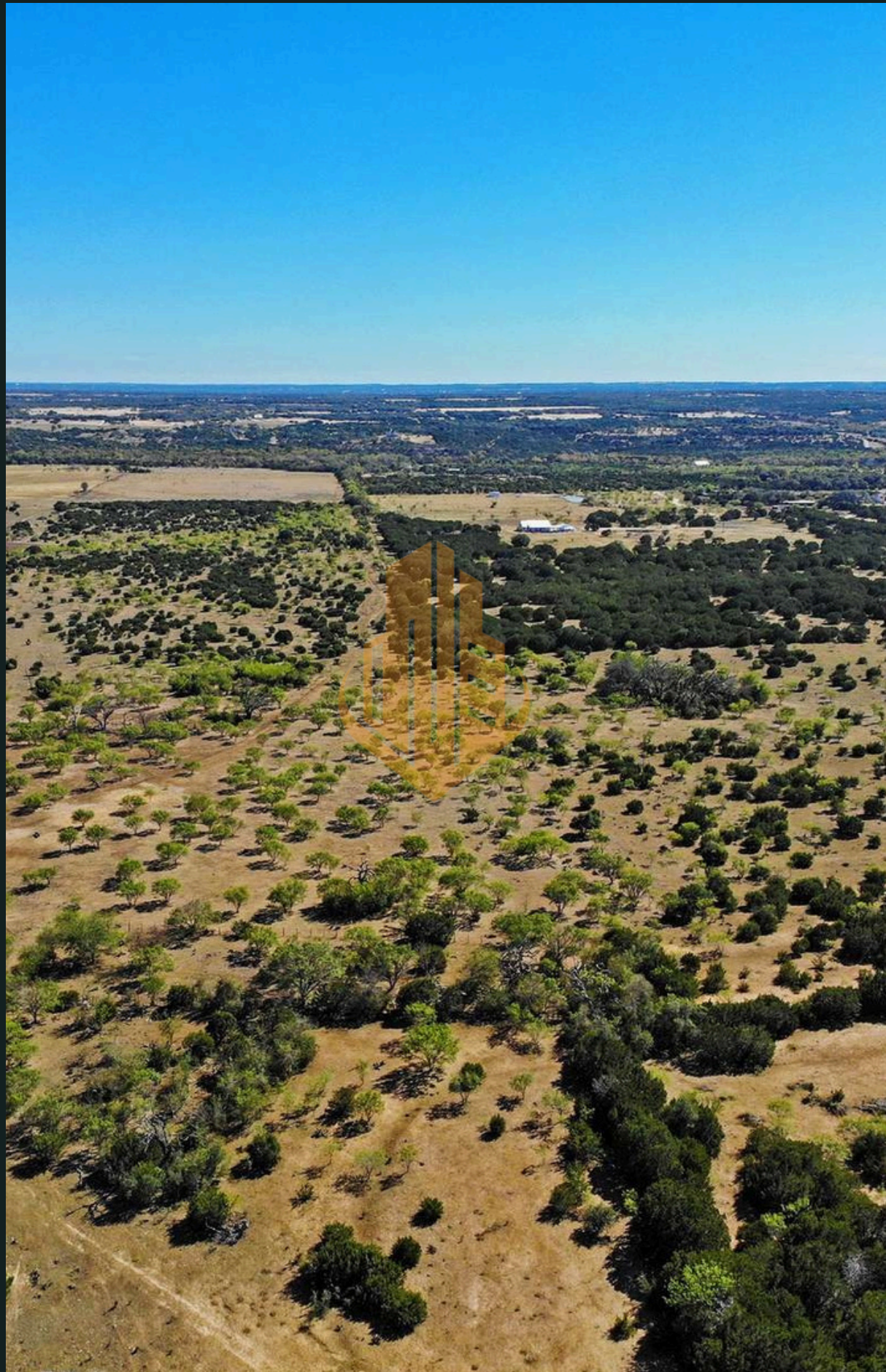
Roads

- RM 620
- FM 970
- FM 971
- FM 972
- FM 973
- FM 1325
- RM 1431
- RM 2243
- RM 2338
- FM 3405

Flood : Minimum Flood



LAND-STAR



Drive Time

8321 County Road, Bertram, Tx 78611



BURNET	8.9 Miles	13 Min
BERTRAM	7.5 Miles	9 Min
GEORGETOWN	32.3 Miles	50 Min
HWY 29	8.4Miles	13 Min
HWY 281	8.2Miles	12 Min
LIBERTY HILL	17.4Miles	20 Min



Contact Us

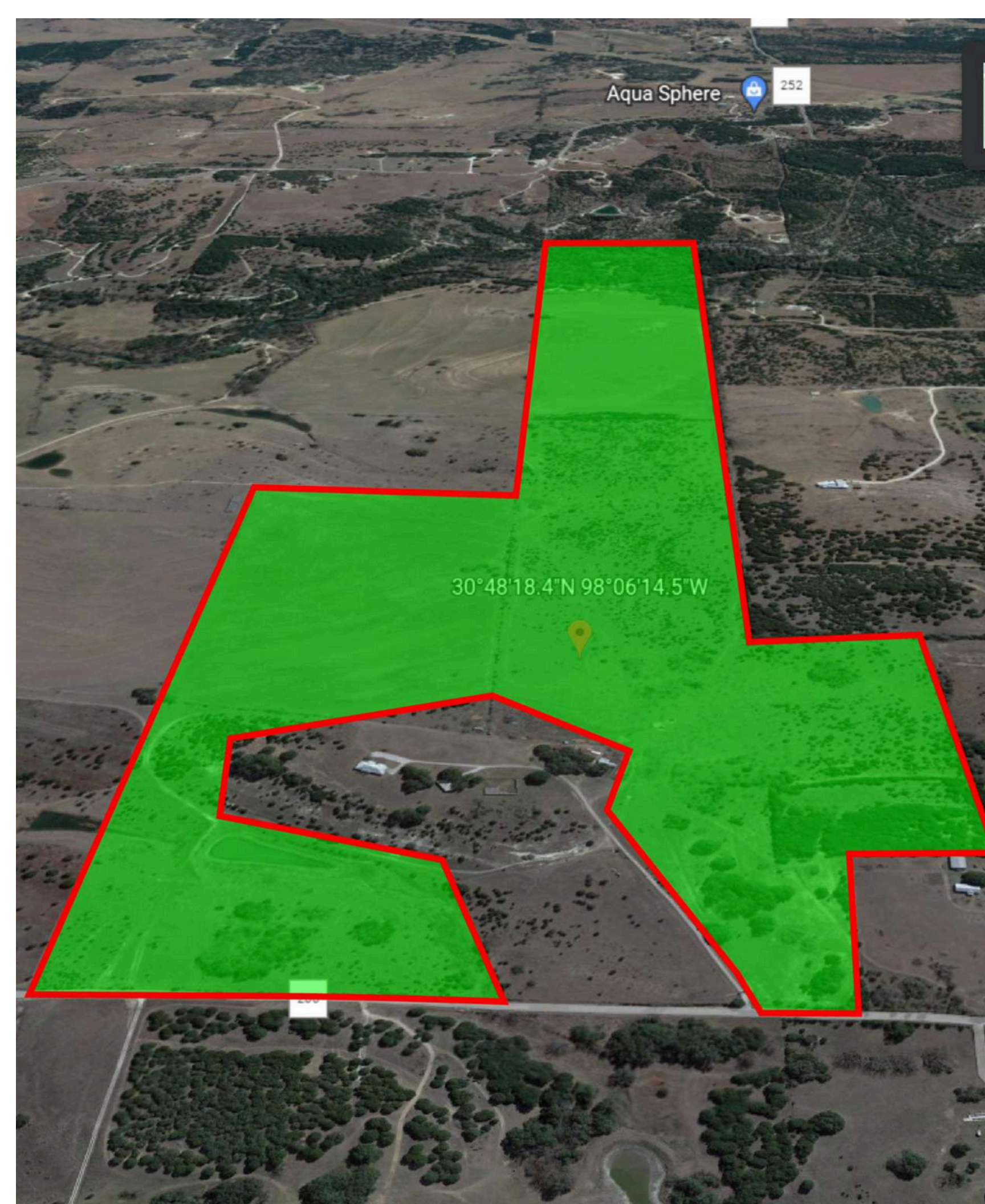
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Mailing Address: 5 Cowboys Way, Ste #300,

Frisco, TX 75034





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.

11-2-2015



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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
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