

Martindale Land

Over 175 AC of Development Opportunity



8065 & FM 1979

PROPERTY SUMMARY

\$1,500,000
Target Price

\$2.25
Price/SF

No
Flood Plain

15.92
Land Size (AC)

None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility



GUIDE



SUBJECT PROPERTY



ALSO AVAILABLE FOR SALE

DORYREIS.COM

The property outlines and depictions shown are for illustrative purposes only and may not be exact or to scale. All measurements, boundaries, and layouts should be independently verified. No guarantee, warranty, or representation is made as to the accuracy of these illustrations.

8241 & 8251 FM 1979

PROPERTY SUMMARY

\$3,785,364
Target Price

\$1.58
Price/SF

No
Flood Plain

55
Land Size (AC)

None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility



GUIDE



SUBJECT PROPERTY



ALSO AVAILABLE FOR SALE

DORYREIS.COM

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402 LARKFIELD LN

PROPERTY SUMMARY

\$2,386,179
Target Price

\$1.75
Price/SF

No
Flood Plain

31.32
Land Size (AC)

None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility



GUIDE



SUBJECT PROPERTY



ALSO AVAILABLE FOR SALE

DORYREIS.COM

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8315 FM 1979

PROPERTY SUMMARY

\$900,000
Target Price

\$3.99
Price/SF

No
Flood Plain

5.75
Land Size (AC)

None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility



FM 1979

PROPERTY SUMMARY

\$2,340,000
Target Price

\$1.59
Price/SF

No
Flood Plain

33.802
Land Size (AC)

None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility



GUIDE



SUBJECT PROPERTY



ALSO AVAILABLE FOR SALE

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FM 1979

PROPERTY SUMMARY



\$2,340,000
Target Price

\$1.59
Price/SF

No
Flood Plain

33.802
Land Size (AC)


None
Zoning

Crystal Clear
Water Utility

Bluebonnet
Electric Utility

GUIDE

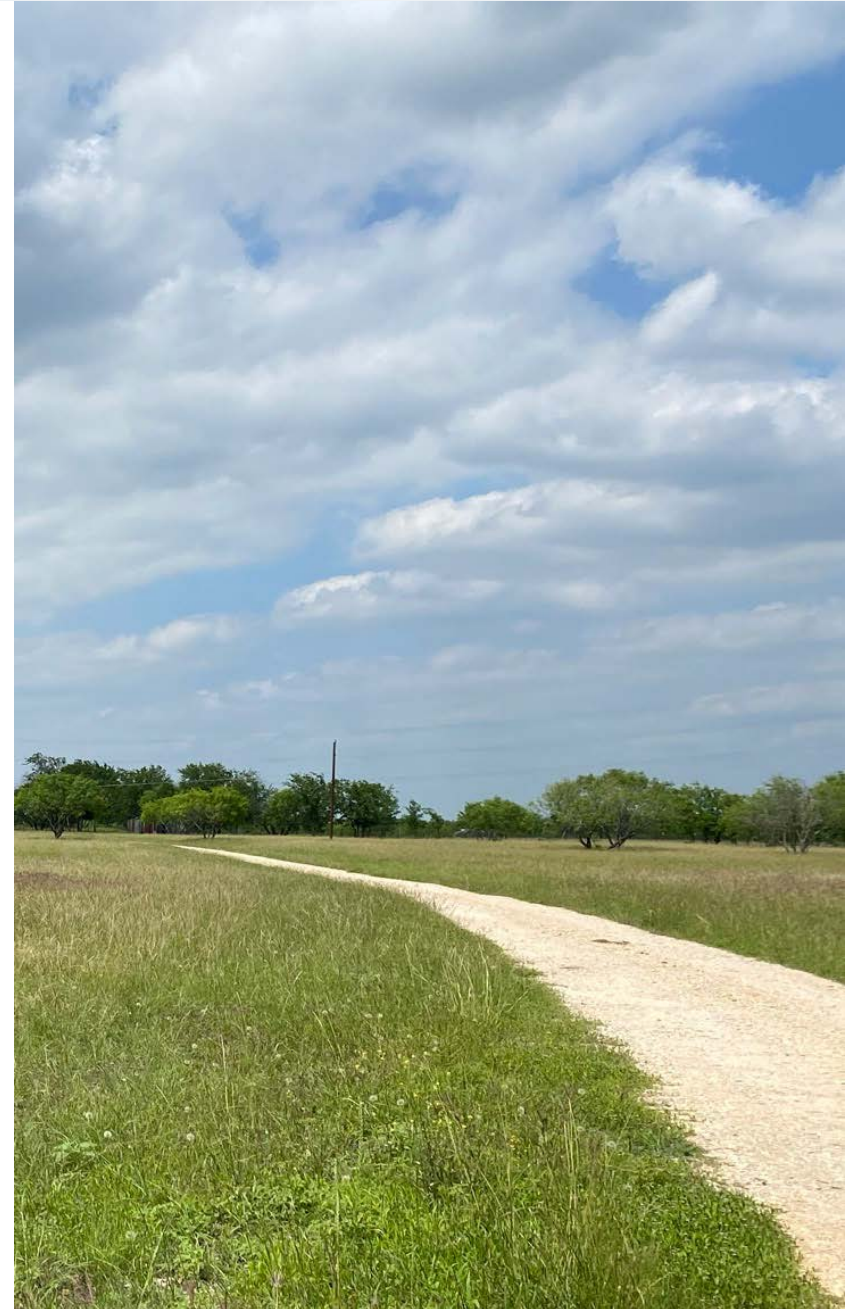
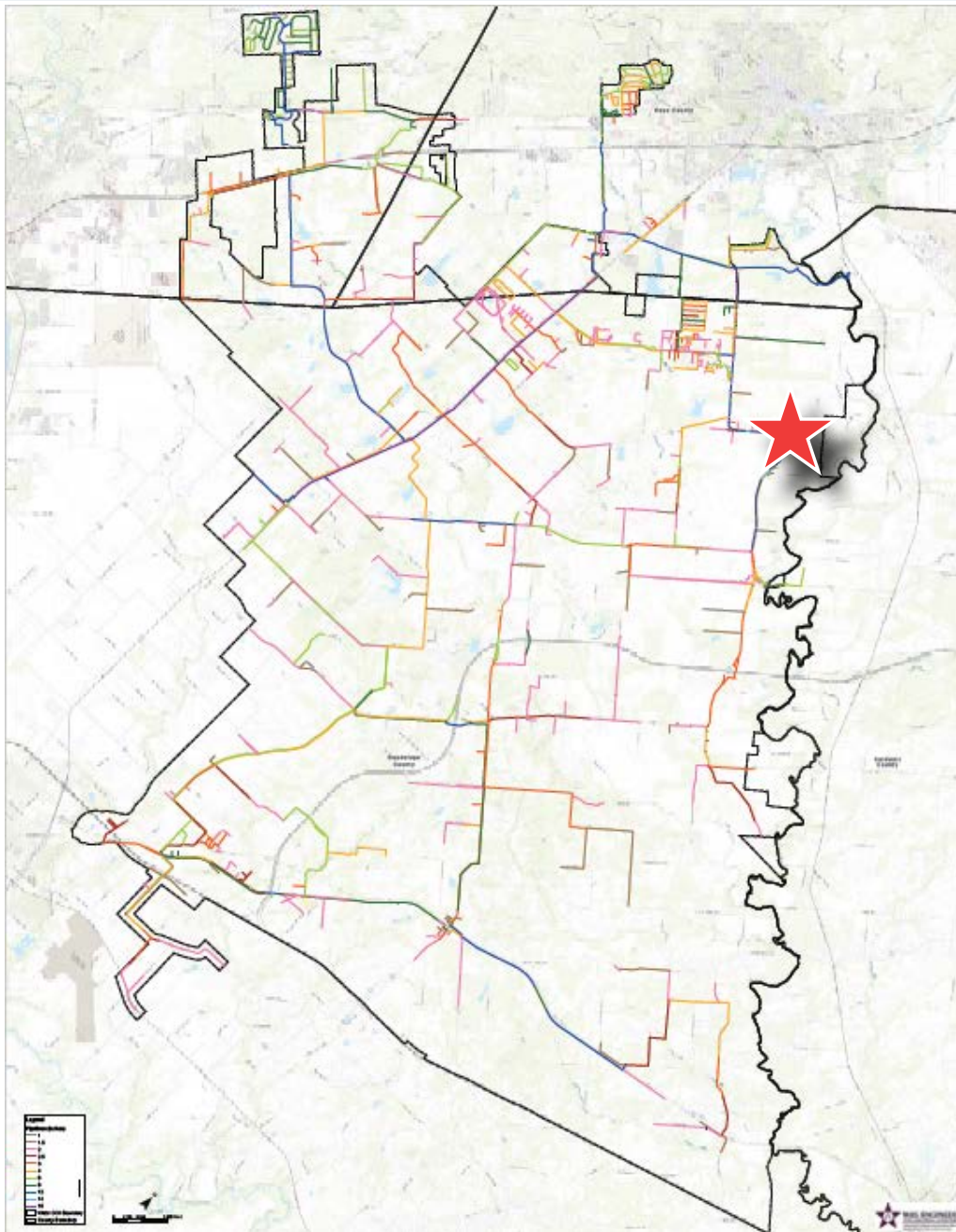
 **SUBJECT PROPERTY**

 **ALSO AVAILABLE FOR SALE**

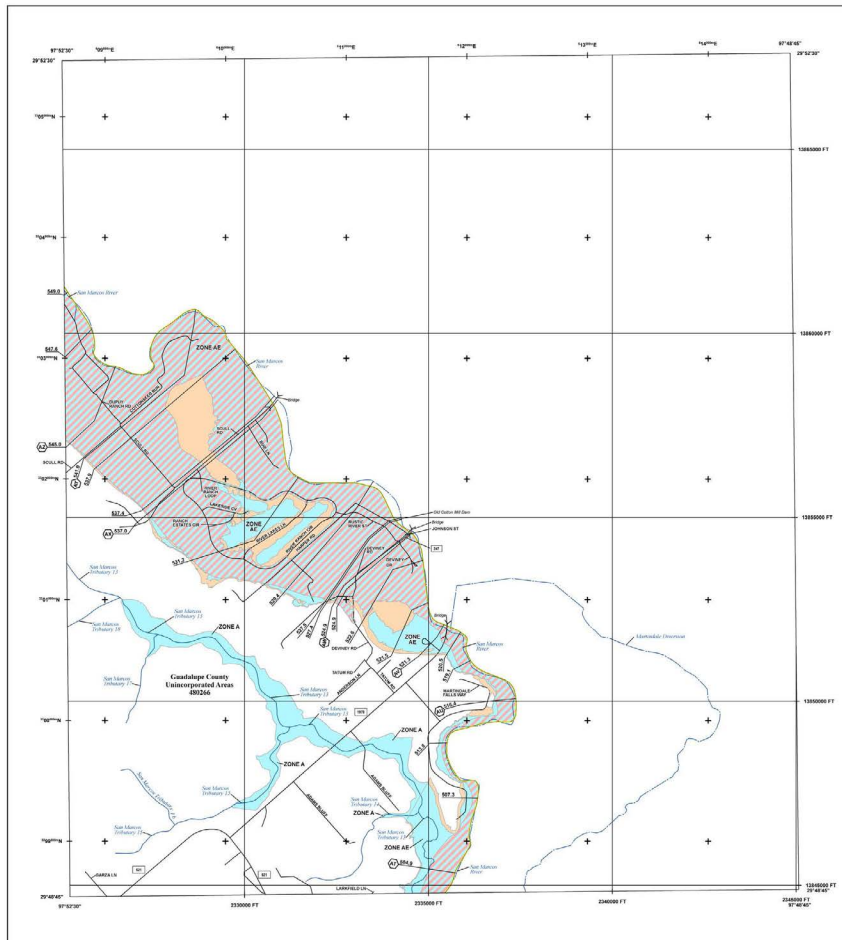
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WATERLINE MAP



FLOOD PLAIN MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard; Areas of 1% annual chance flood with drainage less than one square mile Zone X
		Areas of 1% annual chance flood with average depth less than one foot Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

OUR SERVICES



EXCLUSIVELY LISTED BY



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DISCLAIMER

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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.

2-10-2025



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. **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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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