

1498 E. HWY 90

MARFA, TX

295 FT OF PRIME
E. HWY 90
FRONTAGE

4.16± ACRES
MULTI-USE
PROPERTY

\$1.5 MILLION

FOR SALE



RICHMOND FRASIER

BROKER, PARTNER

830.308.7131

RICHMOND@LEGACYBROKERGROUP.COM

ABOUT

Featuring 295 feet of frontage on E. Highway 90 for excellent visibility and access. The site includes a 5,000 sq. ft. main building, two adobe brick buildings (one with a full bathroom), and a large metal shop for storage. Water is supplied by a private well, with city water available. The main building boasts stained concrete floors, a performance space with a stage, commercial bathrooms, and a kitchen with Saltillo tile countertops. An adobe chapel completes this remarkable property. A must see!



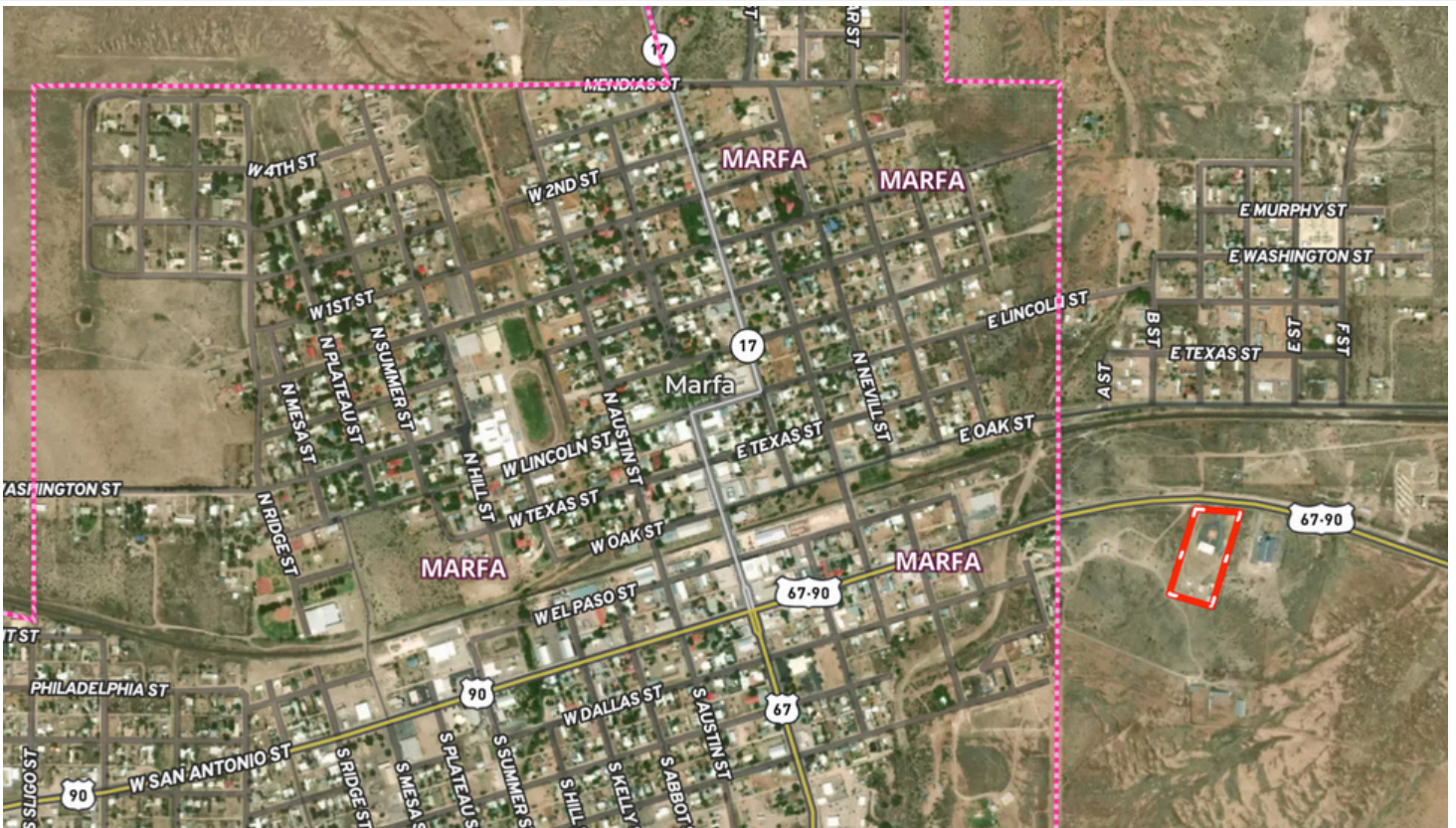
AERIALS



AERIALS



AERIALS



LISTING DETAILS



COUNTY

PRESIDIO
COUNTY

POPULATION + MEDIAN AGE

MARFA, TX
POP: ~2,000
AGE: 54 yrs

SUBTYPE

COMMERCIAL
MULTI-USE

SQFT/ACRES

4.16± ACRES

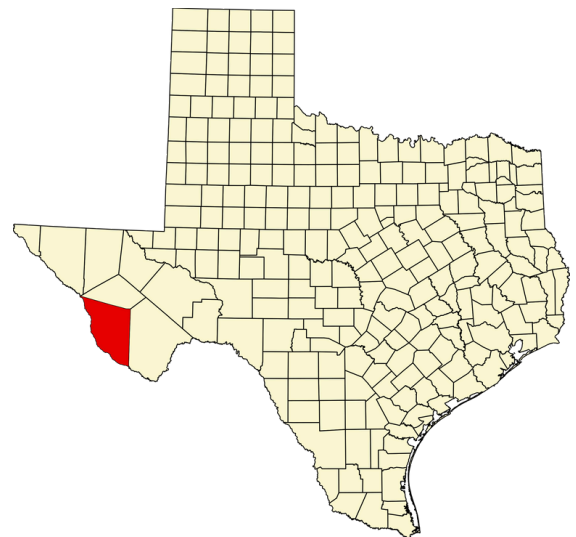
MARKETING FACTORS + AREA RESEARCH

MARFA, TX

Marfa pairs wide-open West Texas landscapes with an internationally known arts scene, creating a community shaped by creativity, history, and striking desert beauty.

Located along U.S. Highway 90 between Alpine and Presidio, Marfa offers a walkable downtown filled with galleries, boutiques, restaurants, and restored historic buildings that attract visitors year-round.

Home to the Chinati Foundation and the famed Marfa Lights, the town delivers a rare mix of quiet living and cultural draw—making it a compelling place to live, work, and invest in Far West Texas.



LOCATION DETAILS

MARFA, TEXAS

Marfa is situated in the heart of Far West Texas on U.S. Highway 90, surrounded by the breathtaking desert expanse that defines the Trans-Pecos region. This iconic town combines remote allure with cultural significance, making it a unique crossroads between rugged landscape and creative destination.

Marfa's central location places it within easy reach of key regional hubs and attractions:

- ~26 mi to Alpine, TX – approximately 30 min drive
- ~60 mi to Presidio, TX – approximately 1 hr drive
- ~21 mi to Fort Davis, TX – approximately 25–30 min drive
- ~130 mi to Big Bend National Park – approximately 2.5 hr drive
- ~180 mi to El Paso, TX – approximately 3 hr drive

Marfa's location offers both true West Texas solitude and convenient access to larger cultural, natural, and transportation destinations, making it an exceptional place to live, work, and grow.



Credit: ROBBIE CAPONETTO

MEET YOUR AGENT

RICHMOND FRASIER

BROKER, PARTNER

- 📞 830.308.7131
- ✉️ richmond@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



As a fourth generation Texas hill country rancher with roots that trace back to 1885 in the Double Horn community of Burnet county; Legacy Broker Group's Partner and Broker, and Marble Falls native; Richmond Frasier, understands the connection between land and legacy.

Licensed in Texas, Colorado, New Mexico, and Oklahoma; Richmond's energy, enthusiasm for problem solving, and entrepreneurial insight enables Richmond to empower his clients to forge their own unique paths to land ownership.

From land selection, pricing recommendations and negotiations, to navigating closing logistics; Richmond relishes his role in guiding clients along the paths of their legacy building journeys.

Richmond has held his real estate license since 2006. In 2016, he and his wife and fellow broker, Traci, established what was to become Legacy Broker Group.

Along with his Legacy Broker Group partners, Richmond continues to grow Legacy Broker Group into a cohesive group of expert, service oriented real estate professionals that cover the entire state of Texas with plans to create the same professional communities in Colorado, New Mexico, and Oklahoma.

Richmond is passionate about serving, growing, and leading a statewide family of outstanding service-oriented and client-centered, brokers, agents, and support professionals and brings this same level of energy to serve his clients in helping them to build and transition their own land legacies.

LEGACY BROKER GROUP

- 📞 O: 830.446.3378
- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 www.legacybrokergroup.com



LEGACY

BROKER GROUP



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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.

11-03-2025



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.

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:
 - 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.

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.

TXDT, LLC dba Legacy Broker Group Name of Sponsoring Broker (Licensed Individual or Business Entity)	9005445 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Richmond Frasier Name of Designated Broker of Licensed Business Entity, if applicable	559072 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Richmond Frasier Name of Sales Agent/Associate	559072 License No.	richmond@legacybrokergroup.com Email	830-377-0901 Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	