

OFFERING MEMORANDUM

7.4+/- ACRE COMMERCIAL SITE

5396 S HWY 281 | BURNET, TX 78611

Highway frontage, existing income, infrastructure and approved architectural plans

AERIAL / BOUNDARY IMAGE



890+/- FT

HIGHWAY FRONTAGE

C-3 / C-1

ZONING

\$2,295,000

ASKING PRICE

AVAILABLE

OWNER FINANCING

- Parcel IDs 113184 and 58015
- 50-ft concrete and 20-ft asphalt commercial driveways
- Water, sewer, power, three-phase service and fiber on site
- Approved 2021 architectural plan package included



CONCEPTUAL RENDERING
PROPOSED BUILDING NOT YET CONSTRUCTED

Direct owner: David Jamar | 830-385-2643 | david@patblc.com

Marketing information only. Buyers must independently verify all property information.

EXECUTIVE SUMMARY

High-Exposure Commercial Site with Income and Development Upside

Infrastructure-ready acreage for owner-users, developers and investors.

7.4+/- AC

SITE AREA

Two commercial parcels

890+/- FT

US 281 FRONTAGE

Highway visibility

\$2,295,000

ASKING PRICE

Owner financing available

C-3 / C-1

ZONING

Flexible commercial uses

Property Overview

Offered for sale is a prime +/-7.4-acre commercial property located at 5396 S Hwy 281 in Burnet, Texas, consisting of parcel IDs 113184 and 58015. The site features approximately 890 feet of highway frontage along a major north-south corridor, providing outstanding exposure and access.

The property is improved with commercial-grade access, utilities and infrastructure, making it suitable for immediate investment, owner-user occupancy or future development.

ARCHITECTURAL PLANS INCLUDED

A complete commercial building plan package designed for this site was approved for construction permitting by the City of Burnet in 2021. Construction was placed on hold during COVID-era supply chain instability, and the permit was not completed.

Investment Highlights

- Approximately 890 feet of US Highway 281 frontage
- 50-foot concrete commercial driveway and 20-foot asphalt commercial driveway
- Water, sewer, power, three-phase electrical service and fiber available on site
- Constructed north access easement road
- Current land survey and geotechnical survey available
- Existing building and active income streams support interim use
- Owner financing options available

ACCESS

Multiple commercial access points and a constructed north easement road.

UTILITIES

Water, sewer, power, three-phase service and fiber already available.

INCOME

Two active yard leases plus pool and pavilion revenue.

PLANS

City-approved 2021 commercial architectural plan package included.

OPPORTUNITY AT A GLANCE

A Flexible Platform for Multiple Buyer Profiles

Existing income and infrastructure support both near-term use and long-term redevelopment.

Ideal Buyer Profiles

OWNER-USERS

Flagship location for contractors, medical groups, schools, service providers and regional operators.

DEVELOPERS

Single-user, multi-tenant, mixed-use, retail, office, medical or light-industrial concepts.

INVESTORS

Existing income with lease-up, repositioning, land-banking and phased redevelopment potential.

SPECIALTY TENANTS

Ability to adapt the approved plan package or existing building to a defined operating need.

Development Advantages

- Utilities and commercial access are already in place.
- The property is fully fenced and secured.
- Flexible C-3 and C-1 zoning supports a broad range of uses.
- The included 2021 plan package provides a detailed starting point for construction or modification.
- A replat may be required for certain configurations, allowing the buyer to customize the ultimate layout.

Potential Use Concepts

OFFICE / MEDICAL

Professional office, clinic, therapy, wellness or specialty medical use.

FLEX / LIGHT INDUSTRIAL

Office-shop, service, warehouse or contractor-oriented development.

EDUCATION / TRAINING

School, tutoring, workforce training or institutional occupancy.

SHOWROOM / SERVICE

Customer-facing frontage with service, storage or yard functions.

MULTI-TENANT

Phased commercial, mixed-use or small-bay development concepts.

LAND BANK / VALUE-ADD

Hold current income while advancing lease-up, replat or redevelopment.

Location and Market Position

The property is situated on US Highway 281 with direct connectivity to Burnet, Marble Falls, Lampasas and the greater Highland Lakes region. Surrounding commercial, institutional, residential and service-oriented development creates a stable and growing trade area.

RARE COMBINATION

Large highway frontage, infrastructure, current income, flexible zoning and included architectural plans are rarely available together in a single Burnet offering.

Key Offering Facts

Core details for initial underwriting and site evaluation.

PROPERTY ITEM	DETAIL
Property Name	Burnet Commercial Highway Frontage Site
Location	5396 S Hwy 281, Burnet, TX 78611
Parcel IDs	113184 and 58015
Site Area	Approximately 7.4 acres
Frontage	Approximately 890 feet along US Highway 281
Asking Price	\$2,295,000
Zoning	C-3 and C-1
Existing Building	Approximately 2,223 SF; currently vacant and available for lease or owner-user occupancy
Existing Income	Two active yard leases plus pool and pavilion supplemental income
Access	50-foot commercial concrete driveway, 20-foot commercial asphalt driveway and constructed north access easement road
Utilities	Water, sewer, power, three-phase electrical service and fiber available on site
Security	Entire property fully fenced and secured
Surveys	Current land survey and geotechnical survey available
Plan Package	City-approved 2021 architectural plans, floor plans, elevations and renderings included
Replat	May be required for certain development configurations
Financing	Owner financing options available

Access, Utilities and Development Readiness

Commercial-grade improvements reduce development friction and support immediate operations.



Owner-supplied aerial boundary image. Approximate only and not a survey.

COMMERCIAL ACCESS

A 50-foot-wide concrete driveway and a 20-foot-wide asphalt driveway support passenger, delivery and commercial traffic.

UTILITIES

Water, sewer, power, three-phase electrical service and fiber are available on site.

CIRCULATION

A constructed north access easement road enhances future site layout and internal movement.

SECURITY

The full property is fenced and secured.

SURVEYS

A current land survey and geotechnical survey are available for review.

Approved Architectural Package Included

The building shown below is a concept only and has not been constructed.

Zoning and Development Potential

The site is zoned C-3 and C-1, supporting a broad range of commercial, retail, office, medical, light-industrial, service and mixed-use applications. The zoning framework supports both single-user occupancy and multi-tenant concepts. Buyers should independently verify permitted uses and current requirements with the City of Burnet.



CONCEPTUAL RENDERING PROPOSED BUILDING NOT YET CONSTRUCTED

Approved 2021 plan package included; current code review and permitting required.

PROPERTY ITEM	DETAIL
Plan Status	Complete architectural plan package included in the sale
Approval History	Approved for construction permitting by the City of Burnet in 2021
Why Not Built	Construction was paused during COVID-era supply chain instability; permit was not completed
Included Materials	Floor plans, elevations and renderings; full plan set available upon request
Buyer Flexibility	Plans may be built substantially as designed or modified for a specialty tenant, subject to current review

Current Utility with Long-Term Upside

Existing operations can support income while a buyer advances a larger plan.

Existing Building

The property includes an existing approximately 2,223 SF building previously configured for office and professional use. It is currently vacant and available for lease or owner-user occupancy.

Current Income Streams

2 ACTIVE YARD LEASES Current recurring land income	1 VACANT BUILDING Lease-up or owner-user opportunity	POOL + PAVILION SUPPLEMENTAL INCOME Existing amenity revenue
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Investment and Owner-User Opportunity

- Immediate income while planning lease-up, replatting or redevelopment
- Existing building can support interim occupancy or specialty use
- Large frontage and multiple access points support operational flexibility
- Owner-users can control their real estate and expand over time
- Investors can pursue stabilized, value-add or phased-development strategies

Location and Market Position

US Highway 281 provides direct regional connectivity to Burnet, Marble Falls, Lampasas and the greater Highland Lakes area. Commercial, institutional, residential and service-oriented uses surround the corridor, supporting broad owner-user and tenant demand.

US 281 REGIONAL ROUTE Highway visibility	BURNET COUNTY SEAT Established service base	HIGHLAND LAKES TRADE AREA Regional customer draw	MULTI-SECTOR SURROUNDINGS Commercial and institutional
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OWNER FINANCING AVAILABLE

The seller will consider owner-finance proposals from qualified buyers. Specific terms will depend on price, down payment, creditworthiness, collateral, guarantees and closing structure.

Direct Owner Offering

Supporting materials are available to qualified parties upon request.

Available Materials

- Current land survey
- Geotechnical survey
- Approved 2021 architectural plan package
- Floor plans, elevations and renderings
- Lease and income information through the diligence process
- Title, access and easement information through the transaction process

Direct Owner Contact

DAVID JAMAR

Owner | Pinky and The Brain, LLC

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\$2,295,000**OWNER FINANCING
OPTIONS AVAILABLE**

Offer Process

PROPERTY ITEM	DETAIL
Tours	By appointment with the owner
Pricing	Offered at \$2,295,000
Due Diligence	Buyer should propose a defined review period and document request list
Closing	Negotiable based on financing and diligence requirements
Owner Financing	Terms considered based on down payment, creditworthiness, collateral and structure

Disclaimer

This Offering Memorandum is provided solely for informational and marketing purposes from information supplied by the owner and sources believed reliable. No representation or warranty is made regarding acreage, frontage, zoning, utilities, income, lease status, access, easements, surveys, plans, approvals, code compliance or future use. The building images are conceptual renderings of a proposed improvement that is not currently constructed. The 2021 plan approval and prior permit process do not guarantee current approval. Prospective purchasers must conduct independent inspections and investigations and consult their own legal, engineering, environmental, architectural, land-use, tax and financial advisors. The owner may modify, withdraw or reject any proposal and may sell the property without notice.