

— **RURAL** PARCEL DUE-DILIGENCE REPORT

# A 280-acre *tract* in Burnet County, Texas.

*A complete parcel dossier covering ownership, terrain, infrastructure, utilities, and risk exposure.*

FIPS

48053

PROPERTY ID

50445

ACREAGE

279.80

OWNER

Withheld for  
sample

INDIVIDUAL / ENTITY ·  
TAX YR 2025

APPRAISED VALUE

**\$8,428,251**

\$30,122 / ACRE  
LAND \$8,258,914 · IMP  
\$169,337

SOIL SCORE

**15**<sub>/100</sub>

RESTRICTIVE · HYDRO  
GROUP D

HEADLINE RISK

**Moderate**

REVIEW NEARBY

— **TERRAIQS QUALITY SCORE**

STATEWIDE

**67** / 100

Above average for Texas land.

IN-COUNTY

**95** / 100

In the top quarter of this county (95/100).

TerraIQs rates Texas parcels 0–100 based on access to cities, road network, traffic and population trends, infrastructure, and risk exposure. Higher is better.

§ 01 — OVERVIEW

# At a glance.

A meaningful tract on the Burnet County prairie.

### LEGAL DESCRIPTION

**ABS A0304 GUADALUPE FLORES, TRACT & R T  
Burnam Abst 1120, 280.5533 ACRES.**

BURNET CO. · TAX YEAR 2025 · OWNER: Withheld for sample

### PROPERTY LEDGER

OWNER	Withheld for sample
MAIL ADDRESS	[withheld], Marble Falls, TX 78654
SITUS	[address withheld], Marble Falls, TX 78654
TAX CLASS	D2 · Agricultural — Improvements on Ag Land · <b>AG EXEMPT</b>
LAND VALUE	\$8,258,914
IMPROVEMENTS	\$169,337
MARKET VALUE	<b>\$8,428,251</b> · tax yr 2025
\$ / ACRE	\$30,122
NEAREST TOWN	Marble Falls · 0 mi · basic services
REGIONAL HUB	Leander · 20 mi

### COMPOSITE VERDICT

## A constrained parcel — read the soils carefully.

Surface conditions warrant case-by-case engineering review for construction, septic, and agricultural use. No flagged subsurface or contamination concerns — stage diligence accordingly.

### SCORECARD

DRAINAGE		18/100
BUILDABILITY		8/100
SEPTIC		12/100
AGRICULTURAL		26/100
SUBSURFACE RISK		90/100

### AG EXEMPT — DILIGENCE

**D2 · Productivity-valued.** A change of use triggers a **rollback tax** — prior 3 years of saved tax + 5%/yr interest. Verify qualifying use with the county CAD before close.

§ 02 — RISK SURFACE

# What sits on, *under*, and around the land.

A snapshot of the headline hazards. Each band below is independent; review every flagged item before pricing or acquisition.

<p><b>FLOOD RISK</b></p> <p><b>Moderate</b></p> <p>Zone X (minimal) (86%); Zone A (14%) — about 14% in Zone A.</p>	<p><b>CONTAMINATION</b></p> <p><b>Low</b></p> <p>No known contamination sites within 5 mi.</p>	<p><b>ROAD ACCESS</b></p> <p><b>Excellent</b></p> <p>Nearest US highway 0.0 mi; nearest interstate 25.7 mi.</p>	<p><b>CRITICAL HABITAT</b></p> <p><b>Low</b></p> <p>No designated critical habitat within 1 mile of the parcel.</p>
<p><b>OIL &amp; GAS WELLS</b> <span style="float: right;">• LOW</span></p> <p>No mapped wells within 1 mile of the parcel.</p>	<p><b>PIPELINE EASEMENTS</b> <span style="float: right;">• LOW</span></p> <p>No mapped pipelines within 250 ft of the parcel.</p>		

**DILIGENCE NOTE**

One or more risk dimensions are flagged moderate. Standard diligence applies: confirm title, recorded easements, FEMA flood-zone classification, and any deed restrictions. If the parcel is in a flood zone, factor in flood-insurance cost before finalizing price.

§ 03 — SOIL & LAND

# A *well-drained* clay loam soil.

Hydrologic group D. Clay-heavy soil with very slow drainage. Drainage and septic concerns are significant; engineering review required.

### COMPOSITION



■ SAND · 25.1% ■ SILT · 37.9% ■ CLAY · 36.9%

#### WHY HYDRO GROUP D MATTERS

Group D soils drain very slowly — clay-heavy and frequently waterlogged. Conventional septic typically fails; foundations face significant engineering and cost.

### SUB-SCORES

#### DRAINAGE



18/100

#### BUILDABILITY



8/100

#### SEPTIC



12/100

#### AGRICULTURAL



26/100

#### COMPOSITE

15/100

#### RESTRICTIVE

### TERRAIN

Gentle

#### MEAN SLOPE

3.3%

#### MAX SLOPE

10.2%  
99th percentile

#### AREA > 15%

0.0%  
steep

#### ELEVATION

983–1,071 ft  
range 88 ft



■ 0-2% · 21.5% ■ 2-8% · 75.4% ■ 8-15% · 3.1%

<b>DRAINAGE</b> Well drained	<b>HYDROLOGIC GROUP</b> D very slow	<b>TEXTURE</b> Clay loam	<b>LAND COVER</b> Grassland Rangeland
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§ 04 — INFRASTRUCTURE & ACCESS

# Utilities are *fully served*. Roads are excellent.

Coverage by Texas electric retail territories and PUC water Certificate-of-Convenience-and-Necessity areas, plus the road network by FHWA-style functional class.

**UTILITIES**

• FULLY SERVED

**ROAD ACCESS**

• EXCELLENT

**Electric**

• 1 TERRITORY

Electric service is provided by Pedernales Electric Coop, INC, an electric cooperative (member-owned) (serves ~417,944 customers).

**DIRECT FRONTAGE**

*US 281, SH 71*

83 / 90 FT FROM PARCEL

**Water**

• CITY OF MARBLE · CCN 11137

This parcel is inside the Certificate of Convenience and Necessity area for City OF Marble Falls (CCN 11137). Under Texas law, this utility is obligated to provide water service if requested, subject to the utility's tariff and line-extension policies.

**FREEWAY TL 183A**

25.66 mi

**US HWY US 281**

0.02 mi

**STATE HWY SH 71**

0.02 mi

**Groundwater Dist.**

• CENTRAL TEXAS GROUNDWATER

This parcel is within the Central Texas Groundwater Conservation District (established 2005). Any water well on the parcel must be registered with the district and may be subject to spacing rules, production limits, and annual fees. Contact the district before drilling.

**FM RM 2147**

1.67 mi

**FM RM 1431**

4.17 mi

**FM FM 1980**

5.43 mi

**FM RM 962**

6.00 mi

**FM RM 2831**

7.72 mi

**NEAREST TOWN**

**Marble Falls**  
0 mi · basic services

**REGIONAL HUB**

**Leander**  
20 mi

§ 05 — MARKET TRENDS

# Population is *growing*. Traffic is *growing strongly*.

Census ACS 5-year tract estimates (2010, 2015, 2020, 2022) and TxDOT multi-year AADT regressions for roads near the parcel. Together these give a read on whether the area is gaining or losing momentum.

## POPULATION GROWTH

• GROWTH

Tract population grew +0.2% per year over 2010-2022, with a most-recent (2020-2022) rate of +2.2%.

GEOGRAPHY	2010	2015	2020	2022	CAGR 2010-22	CAGR 2020-22
Census Tract 9608.02	2,495	2,516	2,452	2,560	+0.2%/yr	+2.2%/yr
County (FIPS 48053)	42,233	44,163	47,548	49,684	+1.4%/yr	+2.2%/yr

- Recent growth is outpacing the long-term trend — population in-migration may be accelerating in this tract.
- Long-term tract growth (+0.2%/yr) is slower than the surrounding county (+1.4%/yr).

## TRAFFIC GROWTH

• STRONG

Traffic growth on nearby roads ranges from -0.5% to +14.1% per year (median +2.9%).

Across 14 roads near this parcel with multi-year AADT data, annual traffic growth ranges from -0.5% to +14.1% per year (median +2.9%). The strongest growth is on RM 1174 (+14.1% per year), a typical signal of increasing regional throughput. Sustained median growth above 2% per year is unusual for rural Texas and tends to support land appreciation.

ROAD	TIER	LATEST AADT	GROWTH
RM 1174	Farm/Ranch-to-Market	2,607 (2024)	+14.1%/yr
RM 3347	Farm/Ranch-to-Market	321 (2024)	+8.0%/yr
SH 71	State Highway	24,823 (2024)	+5.8%/yr
RM 1431	Farm/Ranch-to-Market	12,166 (2024)	+3.8%/yr
RM 962	Farm/Ranch-to-Market	1,795 (2024)	+3.7%/yr
RM 2147	Farm/Ranch-to-Market	890 (2024)	+3.7%/yr

- High-growth corridors (RM 1174, RM 3347, SH 71 (+3 more)) are growing faster than 3% per year — a top-tier signal of expanding regional activity.

**IMPORTANT — READ BEFORE ACTING.** This dossier is an information product compiled from public datasets. Data is typically 6–18 months stale and may contain mapping errors. It does not reflect unrecorded easements, deed restrictions, mineral / surface estate splits, water rights, HOA covenants, tax delinquency, or pending litigation. TerraiQs is not a real-estate agent, attorney, surveyor, or appraiser. Verify ownership, title, recorded easements, environmental status, boundary lines, and federal- or state-permit requirements independently with qualified professionals before any acquisition or financing decision. TerraiQs assumes no liability for decisions made on the basis of this report.