TIMBER VALLEY LANE LOT 254

TBD Timber Valley Lane Lot#254
Granite Shoals, TX 78654

$22,000 Burnet County



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

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TIMBER VALLEY LANE LOT 254

Timber Valley Lane – Lot 254 | Granite Shoals, TX
0.23 Acres | Burnet County | Sherwood Shores III

Discover the perfect spot to build your dream home in the heart of the Highland Lakes area! This 0.23-acre lot in the desirable Sherwood Shores III subdivision offers a fantastic opportunity to create your custom retreat surrounded by mature trees and natural beauty.

Located in Granite Shoals, this property provides convenient access to Lake LBJ through nearby waterfront city parks, including Bluebriar Park, featuring a concrete boat ramp—ideal for boating, fishing, and enjoying lake life.

Enjoy the benefits of a growing community while still having a peaceful setting. The property is within the Marble Falls Independent School District and offers a great building site with endless potential.

- Utilities & Features:
- City water available
- Electricity at the street
- Septic system required
- Mature trees throughout the property
- Community Park and lake access nearby

Whether you're looking to build now or invest for the future, this property is a great opportunity in one of the fastest-growing areas in the region.

Don’t miss your chance to own a piece of Granite Shoals and the Highland Lakes lifestyle!

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

TIMBER VALLEY LANE LOT 254

Contact:

Amy Knox 830-371-9441
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611
Office Phone 512-756-7718

Broker & Commission Disclosure:

Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyers Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC. All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

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COUNCIL CREEK LOTS



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TIMBER VALLEY LANE LOT 254





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MAPS



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DISCLOSURE

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7188
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Amy Knox	774951	amy@txranchbrokers.com	(737)285-5117
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Listing Agent: Amy Knox



830-371-9441 amy@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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