5.2 Acres - McDade, Texas

290 Richmond St
Mc Dade TX 78650 Bastrop County TX
5.2+/- Ac $500,000



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

512-756-7718
www.txranchbrokers.com

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5.2 ACRES MC DADE TEXAS

5.2 Acres – McDade, Texas

Enjoy room to spread out on this unrestricted 5.2+/-acre property in the peaceful community of McDade, Texas. Conveniently located approximately 10 minutes from Elgin, 20 minutes from Bastrop and Giddings, less than two hours from Houston, and 40 minutes from Austin-Bergstrom International Airport, the property offers country living with access to shopping, groceries, and medical facilities in nearby communities.

Frontage on both Richmond Street and Brenham Street provides convenient access and adds to the property's versatility.

Built in 2006, the 1,949± square-foot metal home features three bedrooms, two bathrooms, central heat and air, and stained concrete floors. Ready for a new owner's personal touch, the home offers an opportunity to update and make it your own. Water is supplied through Bastrop County Water Control.

A substantial 40' × 120' concrete slab with metal framing already in place offers additional potential. One end is plumbed for living quarters, reflecting the owner's original plan for a family apartment, workshop, and garage. This unfinished structure provides a starting point for those envisioning additional living space, a shop, storage, or a combination of uses.

With unrestricted acreage, an existing home, and room for future improvements, this property offers the flexibility to create a place that fits your needs.

Need more elbow room? An adjoining 7-acre tract is also available.

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

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Directions:
From Elgin drive south on North Main St/Loop 109, Bear right onto Harris Street/Loop 109. Turn left onto US 290/TX 95/ West US Hwy 290 then continue on Hwy 290. Turn left onto Columbus Street/Loop 223. Turn right onto Richmond St., then left, bear left and property will bon on the left.

Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611

Call: Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800

Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's 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 desecration of Lising Broker.

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SATILLITE MAP



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5.2 ACRES MC DADE TEXAS

TOPO MAP



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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:

ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
Informtheclientofanymaterialinformationabouttheproperty ortransactionreceivedbythebroker;
Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentbythebuyerorbuyer'sagent.Anowner'sagentfeesarenotsetbylawandarefullynegotiable.

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 underlinedprint,setforththebroker'sobligationsasanintermediary.Abrokerwhoactsasanintermediary:

Musttreatallpartiestothetransactionimpartiallyandfairly;
May,withtheparties'writtenconsent,appointadifferentlicenseholderassociatedwiththebrokertoeachparty(ownerand buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.
Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:

- thattheownerwillacceptapricelessthanthewrittenaskingprice;
- thatthebuyer/tenantwillpayapricegreaterthanthepricesubmittedinawrittenoffer;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:

Thebrokerhasnotagreedwiththebuyer/tenant,eitherorallyorinwriting,torepresentthebuyer/tenant;
Thebrokerisnototherwiseactingasthebuyer/tenant'sagentatthetimeofshowingtheproperty;
Thebrokerdoesnotprovidethebuyer/tenantopinionsoradviceregardingtheproperty orrealestatetransactionsgenerally; and
Thebrokerdoesnotperformanyotheractofrealestatebrokerageforthebuyer/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 youtousethebroker'sservices.Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyourrecords.

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NameofLicensedSupervisorofSales Agent/Associate, if applicable	LicenseNo.	Email	Phone
Drew Colvin	**202616-SA**	**drew@txranchbrokers.com**	**(512)755-2078**
NameofSalesAgent/Associate	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

LISTING AGENTS:



Drew Colvin: 512-755-2078



Mike Bacon : 512-940-8800

Info@TXRanchBrokers.com

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PUT US TO WORK FOR YOU

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