

17.5± ACRE COMMERCIAL TRACT
US Hwy 281 & SH-71 | Marble Falls, TX

FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Jerry Heare, SIOR
jerry@cipaustin.com

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

Available: 17.5± ACRE COMMERCIAL TRACT

US Hwy 281 & SH-71 | Marble Falls, TX

Location: These two highways link the Highland Lakes area of Texas with the Texas Hill Country. The site is on the northeast corner of the intersection and in the city limits of Marble Falls. The intersection has four lanes and is divided with an overpass. Two corners of this intersection have master planned communities in the works. On the northwest corner, Baylor Scott and White has a hospital and clinic.

US Hwy 281 stretches from the Mexican border in McAllen, Texas to the Canadian border in Pembina, North Dakota. The tract is 40± miles to IH-35 in Austin and 56± miles to Interstate 10 in San Antonio.

Nearby, the Highland Lakes of Texas include Lake Granite Shoals, Lake LBJ and Lake Marble Falls. The Horseshoe Bay Resort offers year-round boat and ski access on a constant-level lake all within 10 minutes.

With the location and construction of the Scott & White clinic and adjacent hospital, this intersection draws a hub of activity for a 30 mile radius of communities and residential developments. The hospital serves the cities of Llano, Johnson City, Spicewood, parts of west Austin, Burnet, Marble Falls and smaller neighborhoods along the Colorado River and along the shores of the Highland Lakes. The estimated 2022 population of the 30 mile area is 456,259, a 15% growth increase from 2017.

Size: 17.5± acres

Utilities: The property is in the City Limits and eligible for water and wastewater when extended.

Water: Well Possible
Wastewater: Septic Possible
Electrical: Pedernales Electric
Telephone: Verizon

Zoning: GC - General Commercial



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Future Utilities:

The City of Marble Falls built a new water storage tower on the northwest corner of the intersection. A 16" water line extends along U.S. Hwy. 281's east side about one half mile north of this site. There is currently a city wastewater line about one mile north of this tract on the same side (east) of US 281 (these utilities can be extended to the subject tracts). The easement for extending utilities is already in place along the east boundary of the properties.

Activities at the Intersection:

The northeast corner of this intersection was developed in 2000 with a veterinary clinic, self-storage units and a farm and ranch implement dealer.

The northwest corner of the intersection has a master planned mixed-use development for single family and multi-family residential as well as a commercial development named Flat Rock Springs. Across Highway 71 South and just off the corner is Gregg Ranch, a planned single family home development of about 700 homes. On the east side of US 281 and south side of Highway 71, Gateway Crossing is planned, which will include commercial and home developments and an area set aside for public schools.

For More Information Contact:

Jerry Heare, SIOR

Senior Vice President

jerry@cipaustin.com | 512 682 1013

Bob Springer, CCIM

Principal

bob@cipaustin.com | 512 682 1001

main 512 682 1000 | fax 512 682 1031

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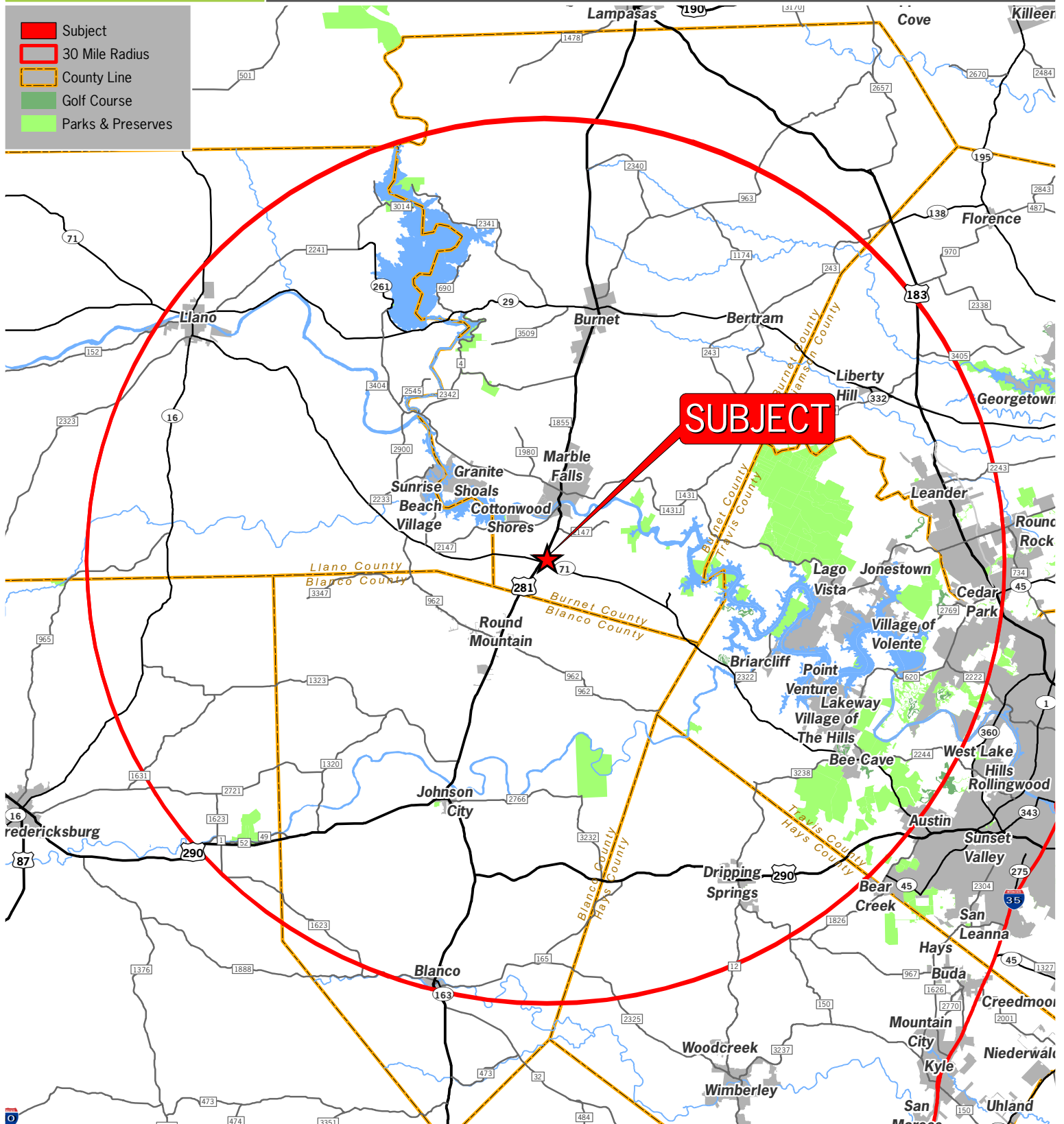
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METRO MAP

Available: 17.5± ACRE COMMERCIAL TRACT

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- Subject
- 30 Mile Radius
- County Line
- Golf Course
- Parks & Preserves



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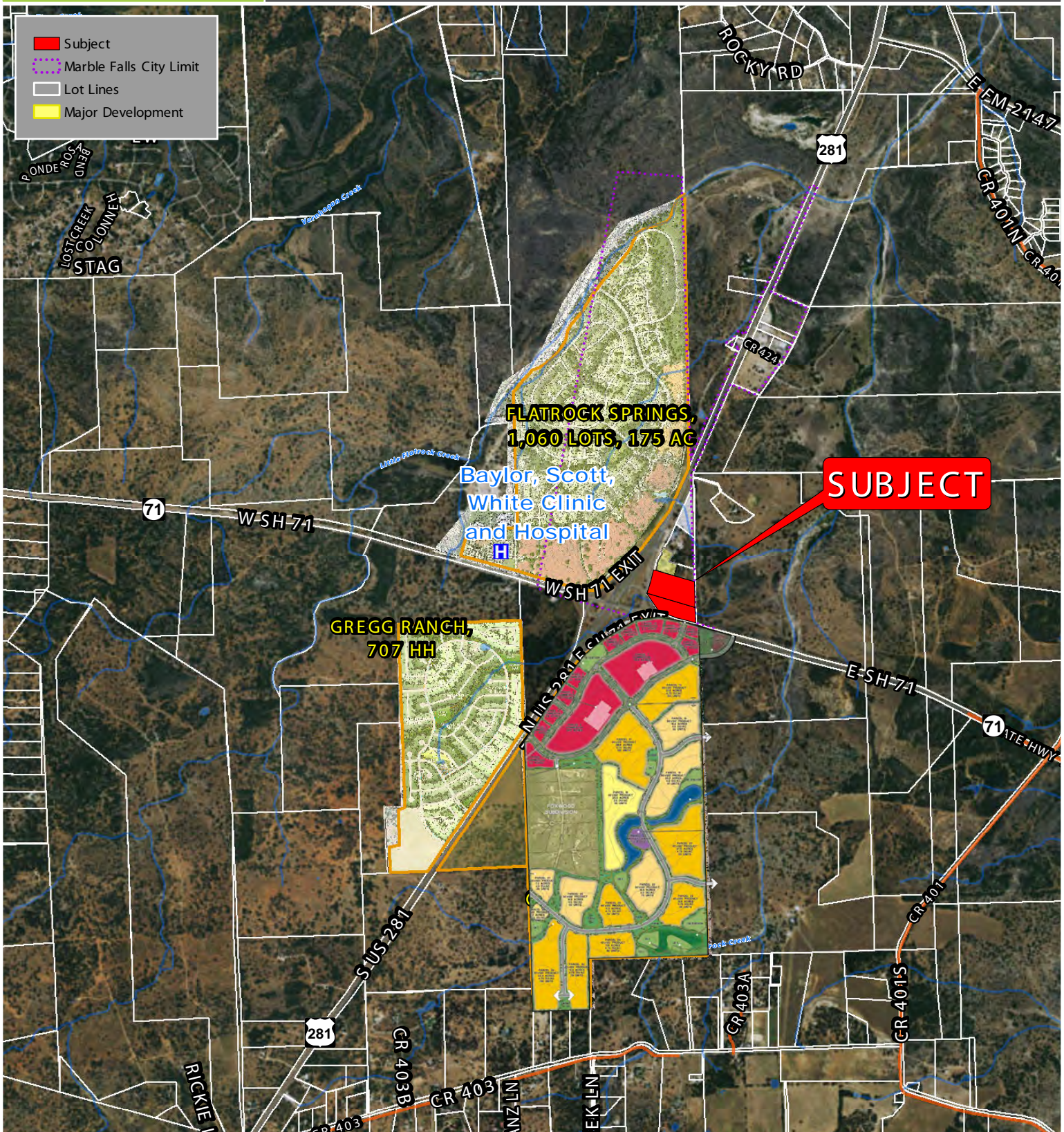
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REGIONAL MAP

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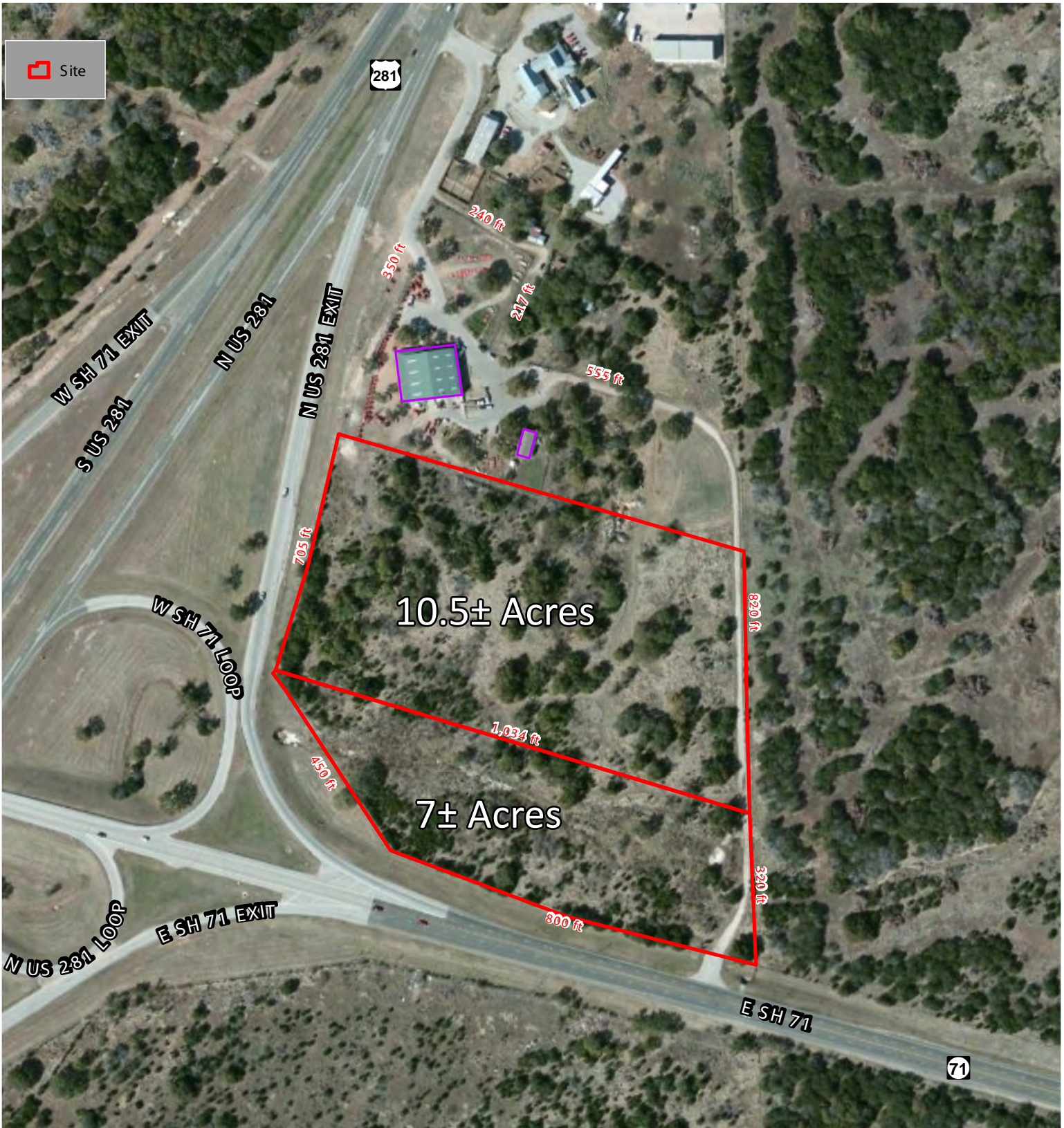


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AERIAL MAP

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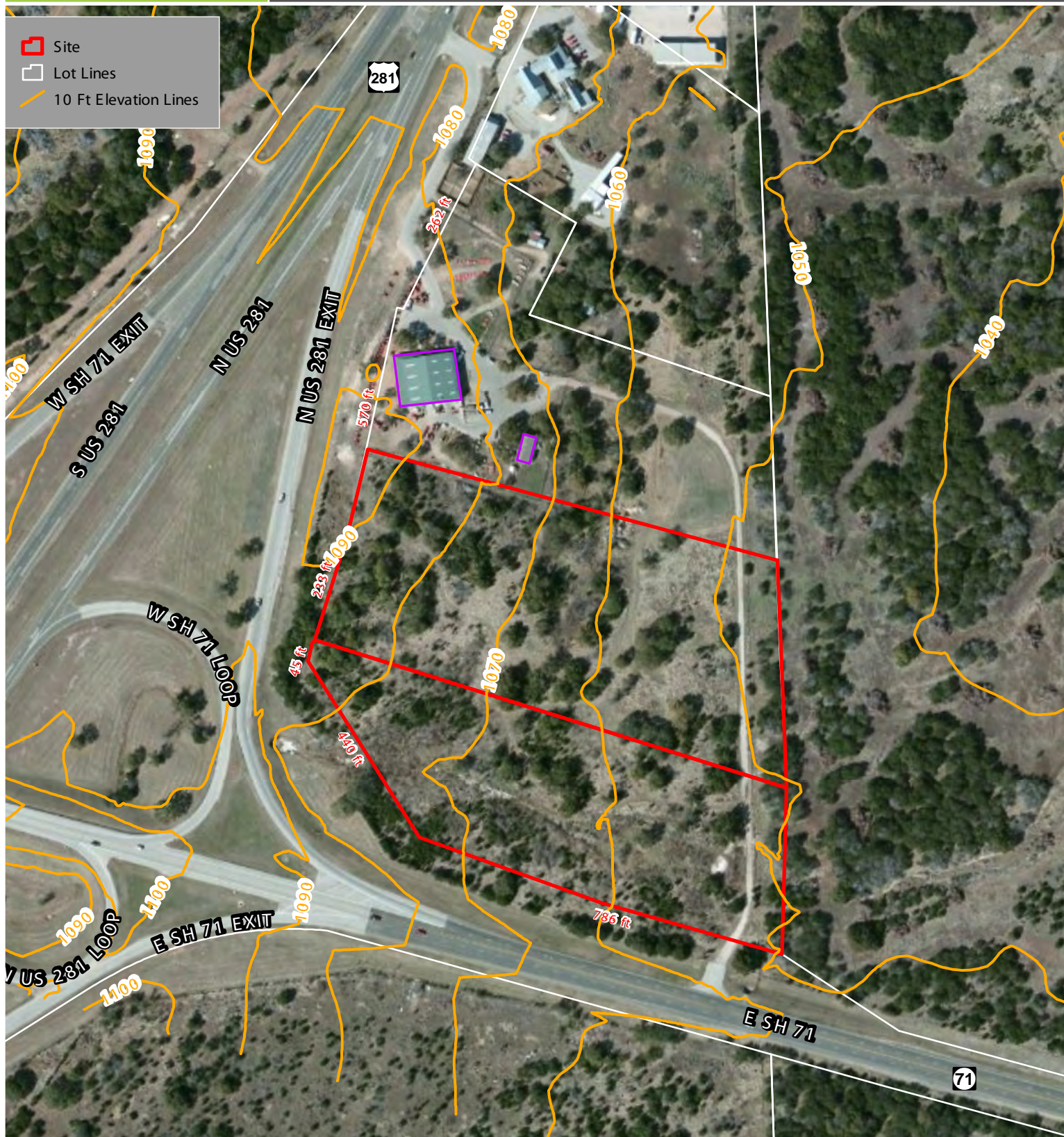
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FEMA MAP

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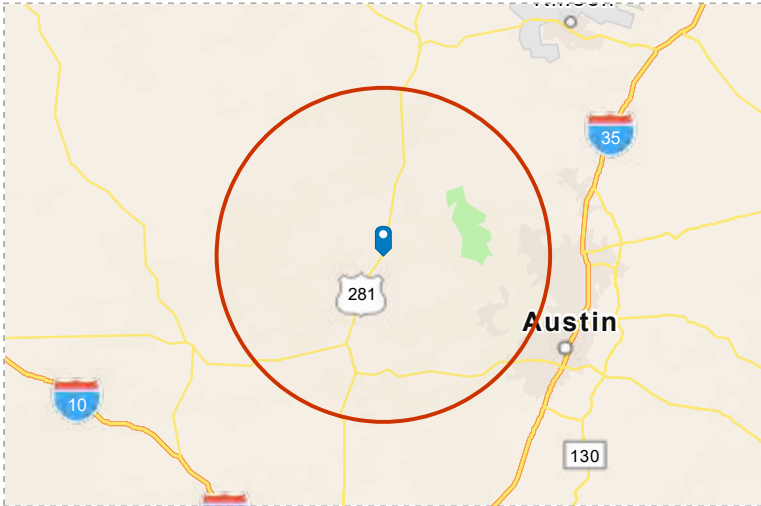
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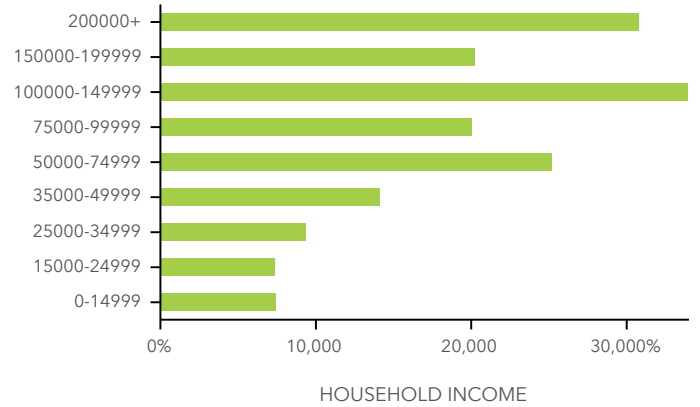
DEMOGRAPHICS

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Household Income



KEY FACTS

449,624

Population



168,474

Households

39.8

Median Age

\$80,400

Median Disposable Income

INCOME



\$100,726

Median Household Income



\$49,988

Per Capita Income



\$267,821

Median Net Worth

EDUCATION

6%

No High School Diploma



17%

High School Graduate



29%

Some College



48%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

76%



White Collar

13%



Blue Collar

11%



Services

7.8%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.



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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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Wayne Heare / Bob Springer	296974/627720	jerry@cipaustin.com / bob@cipaustin.com	(512)682-1013/512-682-100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date