

# 4,863 SF Industrial | Marble Falls, TX

1602 FM 1431, Marble Falls, TX 78654

FOR LEASE



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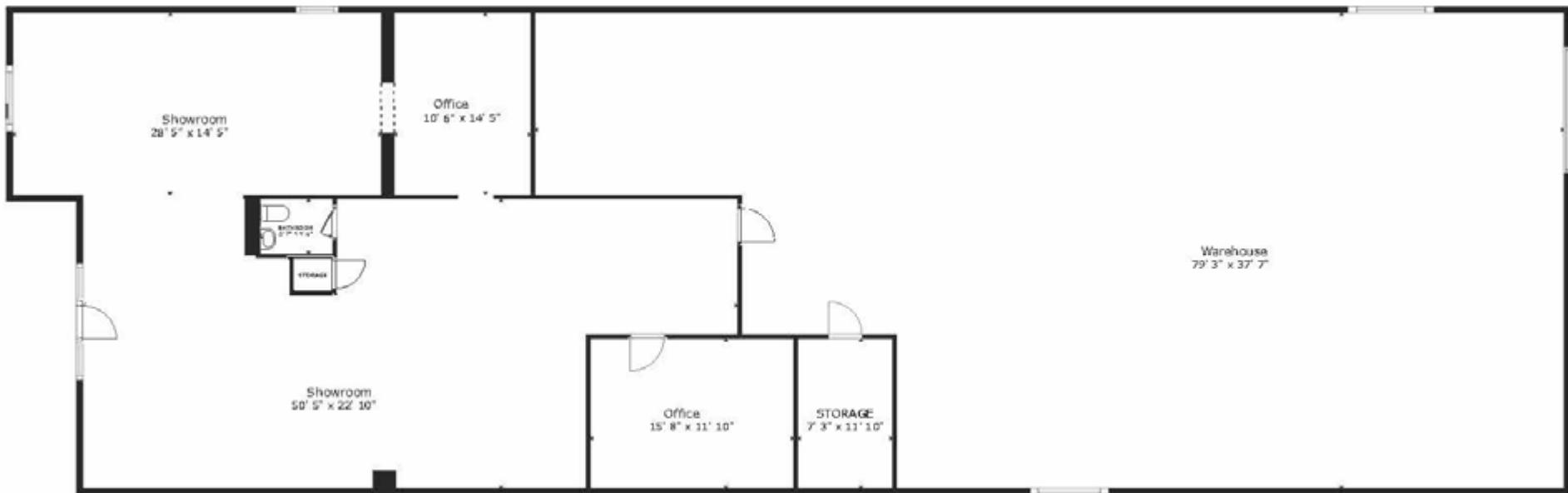
# Property Highlights

- Size: 4,863 SF Industrial Building
- Lot Size: ±0.28 Acres
- Roll-Up Doors: (2) 10' x 10' Roll-Up Doors
- Clear Height: 12 ft
- Showroom Space: Approx. 2,391 SF
- Warehouse Space: Approx. 2,472 SF
- Location: Excellent visibility and access in Marble Falls, TX
- Nearby Amenities: Surrounded by restaurants, retail, and service businesses

# Listing Details

Lease Rate:	\$8.90/SF
NNN:	\$3.50/SF
Property Type:	Industrial
Total Building SF:	4,863 SF
Available SF:	Now
Zoning:	Commercial
Lease Term:	Negotiable
City:	Marble Falls

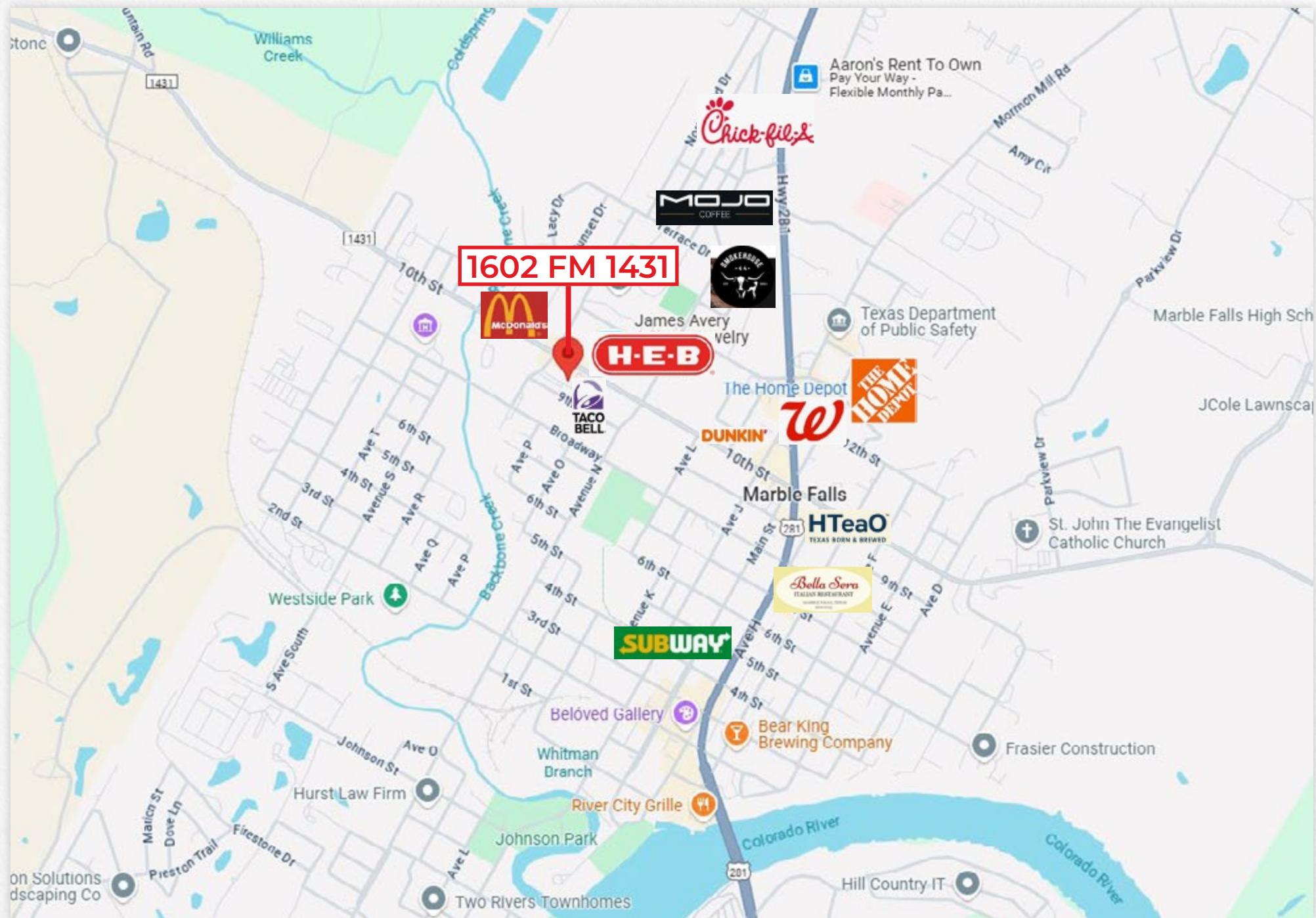




FLOOR PLAN

**2,391 SF Showroom**  
**2,472 SF Warehouse**

[Click To View Virtual Tour](#) 



# Market Overview

# Marble Falls

Marble Falls, located in the heart of the Texas Hill Country just west of Austin, is a dynamic and picturesque community that blends small-town charm with big opportunities. Known for its stunning lakes, rolling hills, and outdoor recreation, Marble Falls has evolved into one of Central Texas' most desirable places to live, work, and invest. With a steadily growing population and a reputation for quality schools, a vibrant cultural scene, and welcoming neighborhoods, the city continues to attract families, professionals, and retirees alike. Its central location offers convenient access to major cities while maintaining the relaxed pace and scenic beauty that define the region.

## **Economy**

The local economy is both stable and diverse, driven by key sectors such as tourism, healthcare, construction, education, retail, and light manufacturing. The area benefits from year-round tourism thanks to attractions like Lake Marble Falls, nearby state parks, and a strong calendar of festivals and community events. Healthcare continues to be a pillar of the local economy, anchored by Baylor Scott & White Medical Center and supported by a growing network of clinics and specialists. The pro-business environment, combined with a robust infrastructure and highly engaged local leadership, has fostered entrepreneurial growth and supported an influx of new businesses, particularly in the service and trades sectors. With an expanding labor force and continued investment in public services and infrastructure, Marble Falls is well-positioned for sustained economic health and long-term prosperity.

## **Real Estate**

Real estate in Marble Falls is experiencing healthy, broad-based growth across all asset classes. The residential market remains strong, with new subdivisions, custom homes, and multi-family developments meeting the steady demand from newcomers drawn by the area's affordability, lifestyle, and safety. Commercial real estate is on the upswing as well, with retail and office developments flourishing, especially along US Highway 281 and FM 1431—key commercial corridors that offer high visibility and traffic counts. The industrial sector is also seeing increased activity, with businesses capitalizing on the city's strategic location, availability of developable land, and supportive zoning policies. From modern warehouses and flex spaces to distribution hubs and showrooms, Marble Falls presents a compelling opportunity for industrial users seeking access to Central Texas markets in a cost-effective and welcoming environment.

# Contact



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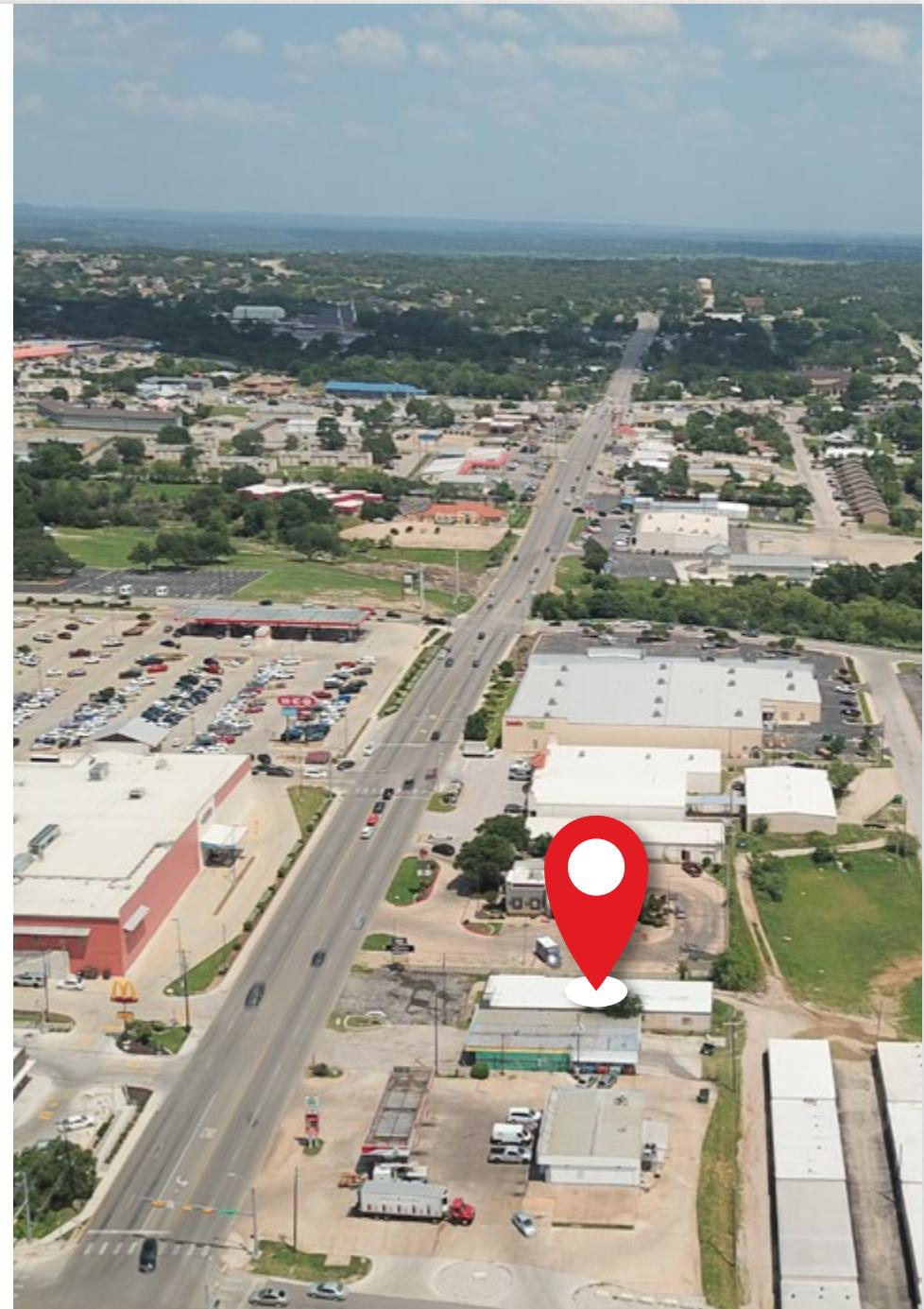
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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

### **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. **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' 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.

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