

FLEX OFFICE SPACE AVAILABLE

## 1,360 SF Total Available for Lease

2000 N U.S. Hwy 281, Suites 100 and 110, Marble Falls, TX 78654



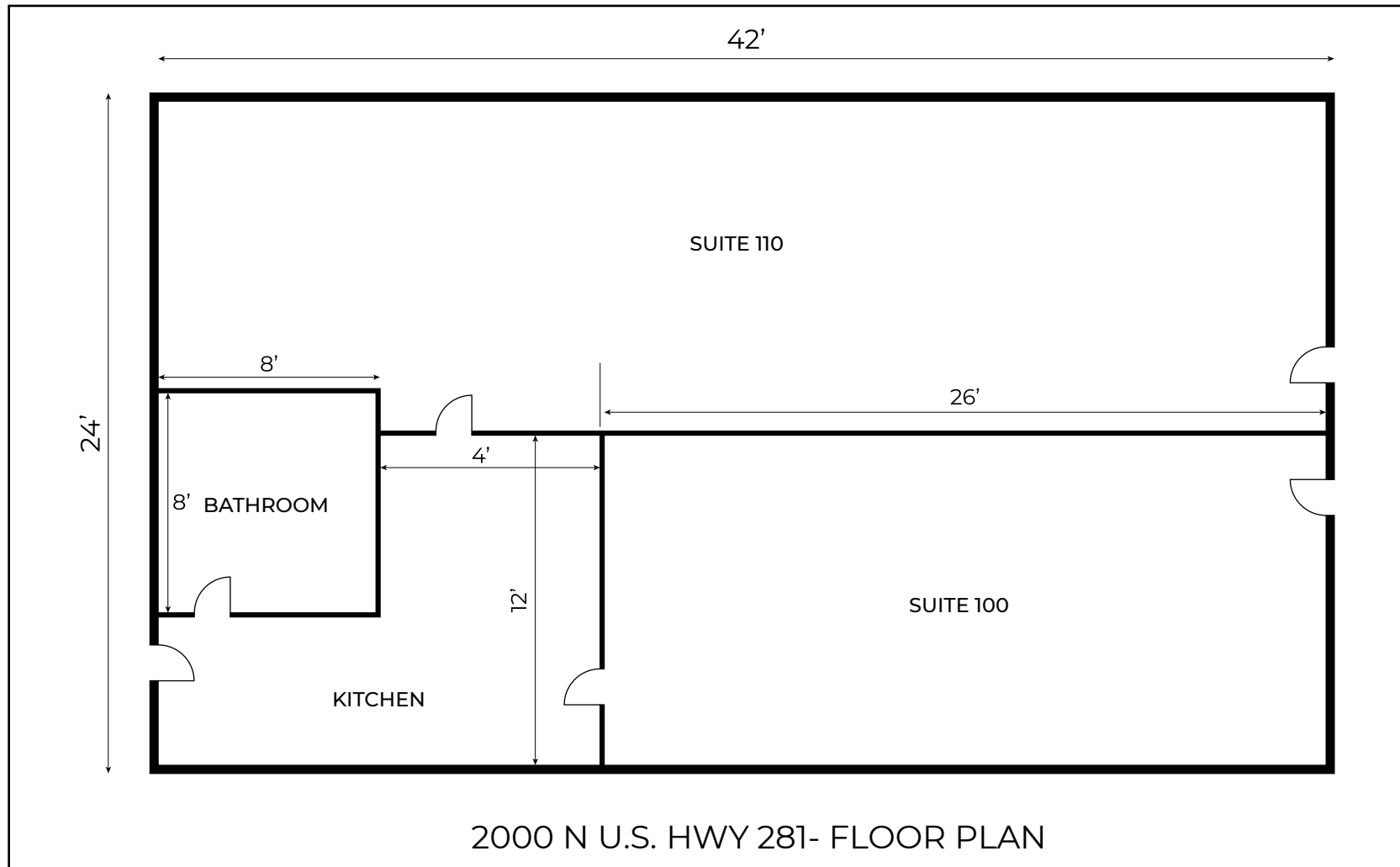
**1,144 SF**  
Building Space

**216 SF**  
Detached Storage Building

**10**  
Parking Spaces

**Available**  
Immediately

# Floor Plan





2000 N U.S. HWY 281, SUITES 100 AND 110

## Interior Photos



Morgan McMahan  
+1 318 655 7748  
[morgan.mcmahan@kbcadvisors.com](mailto:morgan.mcmahan@kbcadvisors.com)

KBC Advisors | Austin  
5000 Plaza on the Lake, Suite 225  
Austin, TX 78746



2000 N U.S. HWY 281, SUITES 100 AND 110

## Building Photos



Morgan McMahan  
+1 318 655 7748  
morgan.mcmahan@kbcadvisors.com

KBC Advisors | Austin  
5000 Plaza on the Lake, Suite 225  
Austin, TX 78746



2000 N U.S. HWY 281, SUITES 100 AND 110

# Property Overview & Local Neighbors



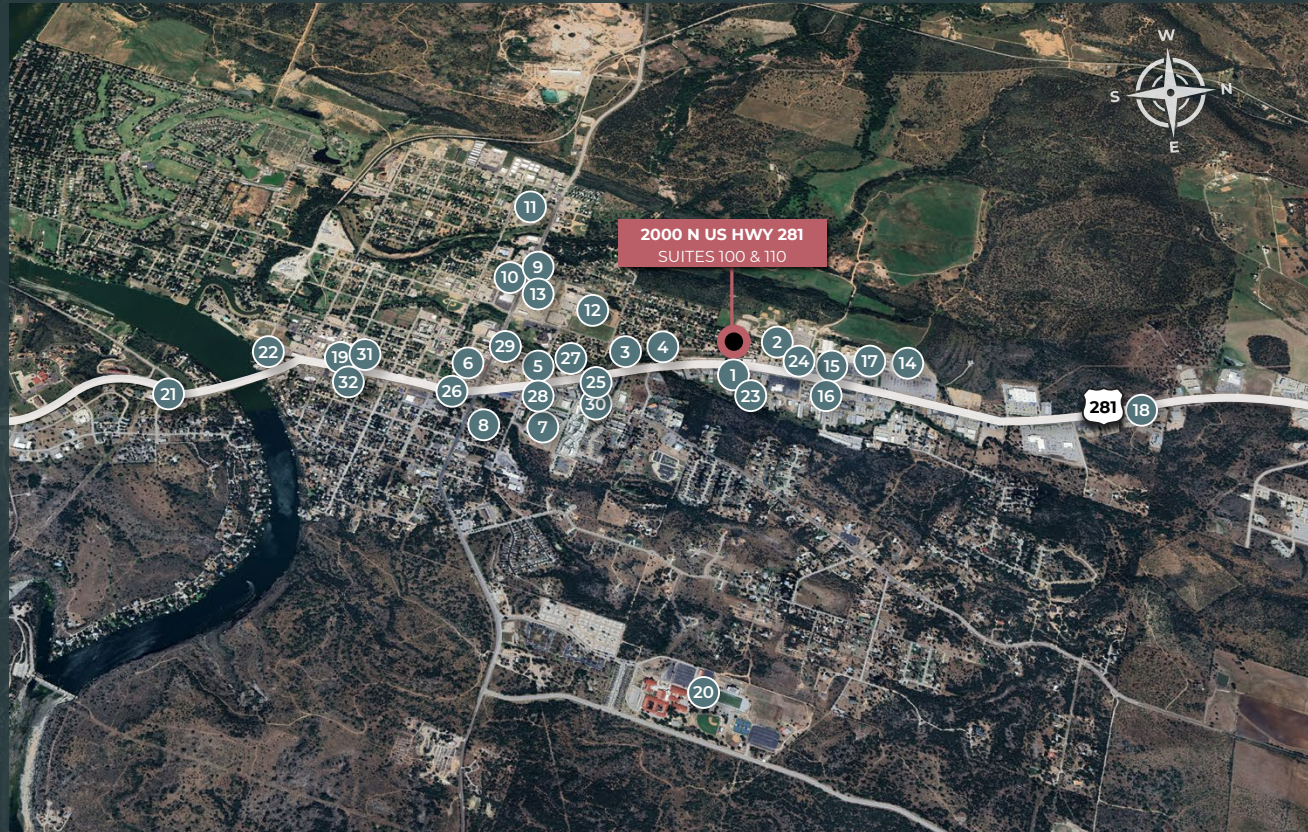
Located Along Highly Visible Hwy 281  
Corridor in the Heart of Marble Falls

Exceptional Visibility &  
Highway Frontage

Close to Retail, Dining,  
and Professional Services

Ideal for Small Office  
or Professional Use

- |                            |   |                            |
|----------------------------|---|----------------------------|
| ① Chick-Fil-A              | ⑫ Marble Falls Middle School            | ⑳ Panda Express            |
| ② Super Taco               | ⑬ H-E-B                                 | ㉑ Chicken Express          |
| ③ Smokehouse 44            | ⑭ Walmart                               | ㉒ Sonic                    |
| ④ Mojo Coffee Marble Falls | ⑮ Schlotzsky's                          | ㉓ Burger King              |
| ⑤ Whataburger              | ⑯ The Real New Orleans Style Restaurant | ㉔ Fuji Sushi & Asian Grill |
| ⑥ Doc's Fish Camp & Grill  | ⑰ Cinergy Cinemas                       | ㉕ FedEx                    |
| ⑦ Home Depot               | ⑱ KFC                                   | ㉖ The UPS Store            |
| ⑧ Numinous Coffee Roaster  | ㉒ Subway                                | ㉗ Cadence Bank             |
| ⑨ McDonald's               | ㉓ Marble Falls High School              | ㉘ First United Bank        |
| ⑩ Taco Bell                | ㉔ Starbucks                             | ㉙ PNC Bank                 |
| ⑪ Marble Falls Elementary  | ㉕ River City Grille                     |                            |



**Morgan McMahan**

+1 318 655 7748

morgan.mcmahan@kbcadvisors.com

**KBC Advisors | Austin**

5000 Plaza on the Lake, Suite 225

Austin, TX 78746

© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

**KBCADVISORS.COM**