

TOWNHOME/CONDO PROJECT SITE FOR SALE ±26 ACRES

Mormon Mill Road, Marble Falls, TX 78654



LOCATION On the west side of Mormon Mill; 0.14 miles north of the Mormon Mill and Marble Falls Heights intersection with additional frontage on HWY 281 and Commerce St.

UTILITIES All utilities available

UTILITIES City of Marble Falls

SIZE + 26.073 Total Acres
Tract 1 - + 14.853 Acres
Tract 2 - + 11.22 Acres

ZONING Tract 1 has TR (transitional residential) and NC (Neighborhood Commercial) zoning. Tract 2 has NR (Neighborhood Residential) zoning.

FLOOD HAZARD A portion of Tract 1 lies within the 100-year FEMA floodplain

SCHOOL DISTRICT Marble Falls ISD
•Colt Elementary
•Marble Falls Middle School
•Marble Falls High School

FRONTAGE + 200 feet of frontage on HWY 281
+ 720 feet of frontage on Mormon Mill
+ 50 feet of frontage on Commerce St.

PRICE Tract 1 - \$1,150,000.00
Tract 2 - \$1,375,000.00

COMMENTS
Excellent opportunity for townhome and condo developers to control ±26 acres in the heart of Marble Falls' growth corridor. The Property offers exposure on US 281, substantial frontage on Mormon Mill, access from Commerce Street, available utilities, and zoning already divided among TR, NC, and NR—providing flexibility for a creative residential plan. With Marble Falls adding new housing units and continuing to process additional projects, this site is well positioned for attached for-sale product targeting workforce, move-down, second-home, and lock-and-leave buyers. Sites of this scale and visibility are increasingly difficult to assemble in-town.

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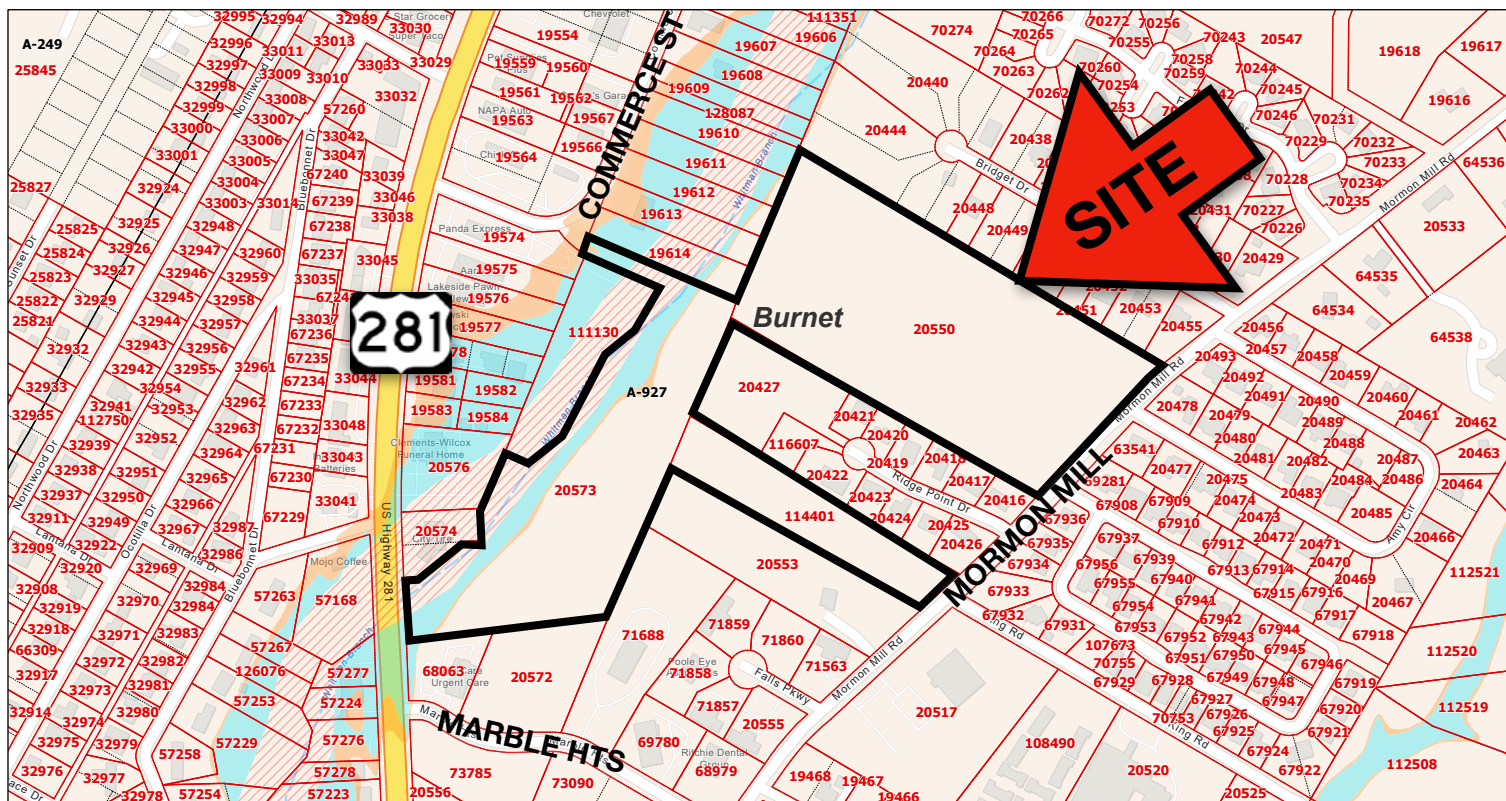
McALLISTER & ASSOCIATES

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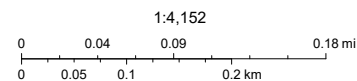
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Burnet CAD Map with FEMA



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- Parcels
- Burnet County Boundary
- Abstracts
- FEMA Flood Hazard Zones
- Lot Lines
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard

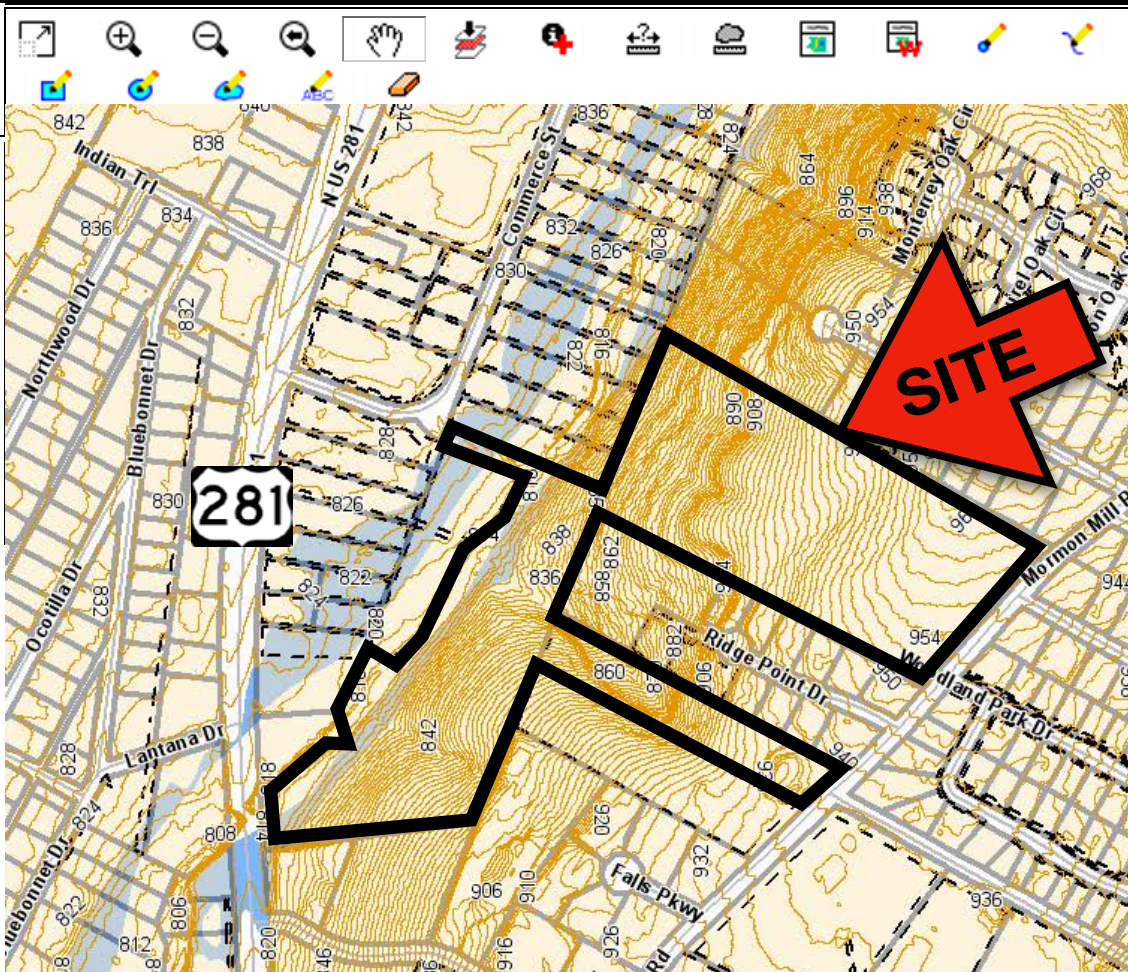


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

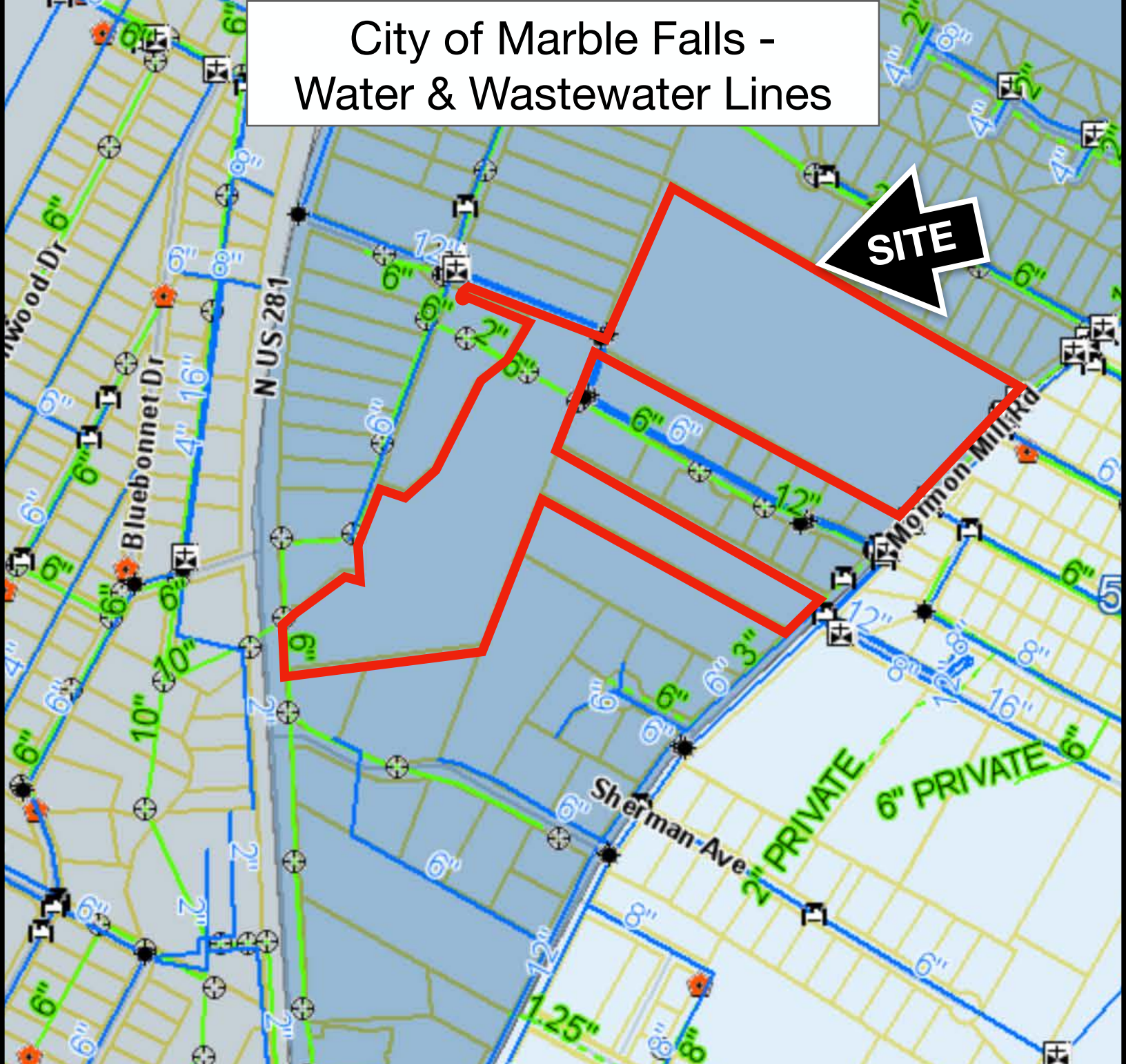
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- ### Map Legend
- 2 Ft Contour Lines
 - Marble Falls City Limit
 - Marble Falls ETJ
 - A City Street Labels
 - City Streets
 - Railroad
 - Easements
 - BCAD Ownership Parcels
 - 100 Yr Floodplain
 - Highland Lakes System



City of Marble Falls - Water & Wastewater Lines



SITE

Map Legend

- | | | |
|-------------------|------------------------|---------------------------|
| Pump Stations | Gate Valve | Water Service Lines |
| Air Release Valve | PRV | Water Main |
| Bend | Plug | Manhole |
| Blow Off Valve | Reducer | Clean-Out |
| Cap | Tapping Sleeve & Valve | Lift Station |
| Corp Stop | Tee | Single Wastewater Service |
| Cross | Valve | Double Wastewater Service |
| Elbow | Wye | Wastewater Service Lines |
| Flush Valve | Single Water Service | Wastewater Gravity Main |
| | Double Water Service | Wastewater Force Main |



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.

2-10-2025



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' 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.

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Buyer/Tenant/Seller/Landlord Initials

Date