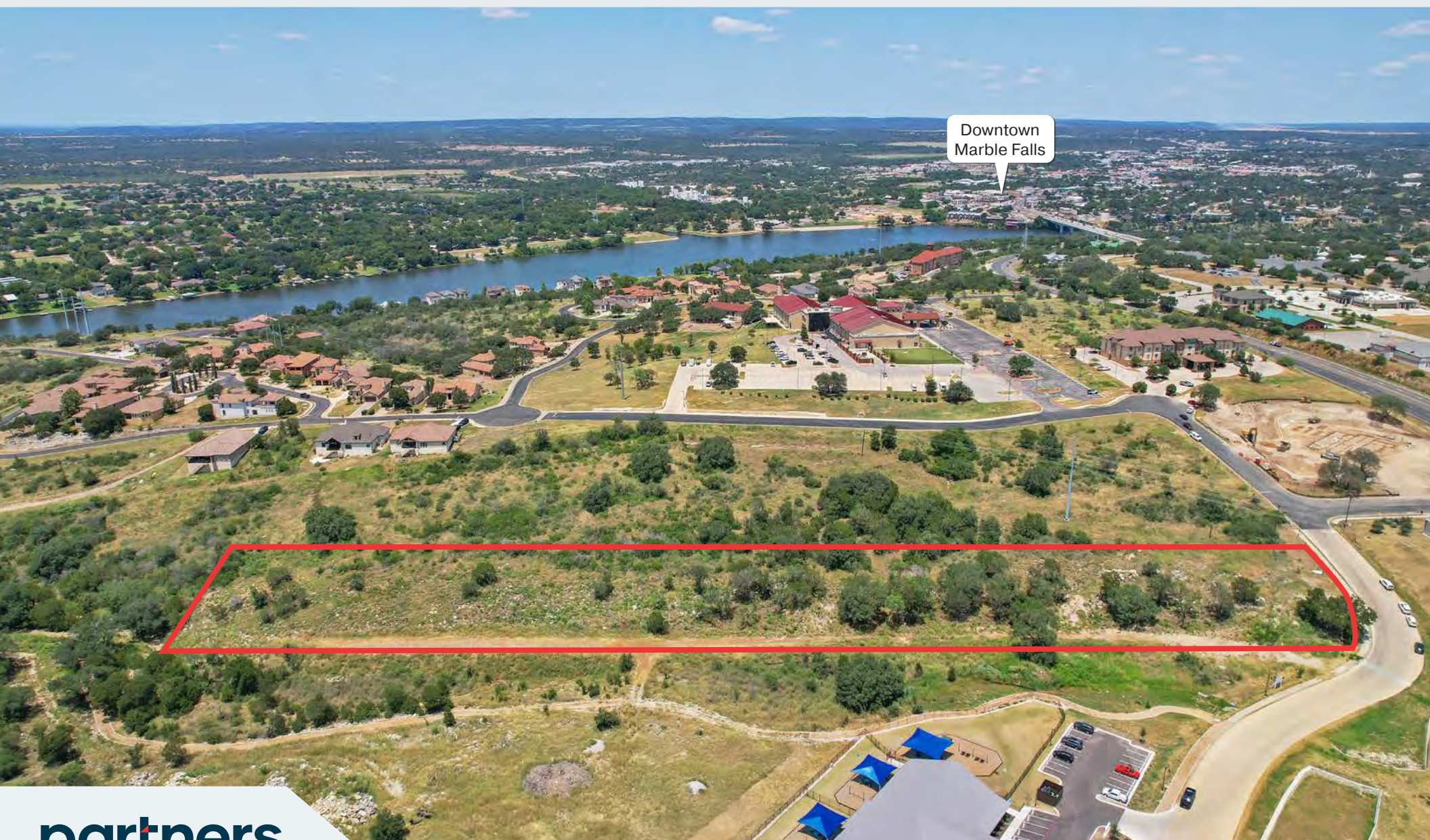


FOR SALE | SELLER FINANCING AVAILABLE

Panther Creek Land | 3.5 AC Commercial Development Site

801 Corazon Drive, Marble Falls, TX 78654




PRIMARY CONTACT




Ryan McCullough 
Partner & Managing Director


 **512.580.6224**

 ryan.mccullough@partnersrealestate.com



Nicholas Moss
Associate

 **512.601.8127**

 nicholas.moss@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS

801 CORAZON DRIVE

CITY, STATE, ZIPCODE

MARBLE FALLS, TEXAS 78654

LAND ACRES

3.498 AC

PARCEL NUMBER

126077

ZONING, COUNTY

GENERAL COMMERCIAL, BURNET



PROPERTY DETAILS



SALE PRICE
\$1,500,000



LOT SIZE
3.498 AC



UTILITIES
All To Site
Water
Sewer
Storm



ALLOWED USES
Medical Office
Restaurant
Retail
Professional Office
Shopping Center
Animal Clinics
Self Storage
Carwash



CIVIL PLANS
Full Set of Civil Plans for Medical Office Condos with the Land Included

SELLER FINANCING

Down Payment	30%
Term	36 Months
Amortization	Interest Only
Rate	5.00%
Prepayment	No Penalty

PROPERTY HIGHLIGHTS

■ SELLER FINANCING

Short-term seller financing available with interest-only payments and no prepayment penalty—ideal for buyers seeking lower initial debt service and time to secure long-term financing or reposition the asset.

■ STRATEGIC HIGHWAY LOCATION

Positioned just off Highway 281 in Marble Falls, the 3.5-acre site sits adjacent to the newly developed Residences at Panther Hollow luxury multifamily project, offering prime visibility and access in a high-growth corridor.

■ PROXIMITY TO DOWNTOWN MARBLE FALLS

Located only minutes from the heart of Marble Falls, the site provides quick access to local shopping, dining, and services—making it highly desirable for businesses and users seeking a central and convenient location.

■ PRIME DEVELOPMENT OPPORTUNITY

With strong infrastructure investment and ongoing population growth, Marble Falls is primed for long-term expansion. This tract offers a unique opportunity for development or investment in a dynamic and rapidly evolving market.

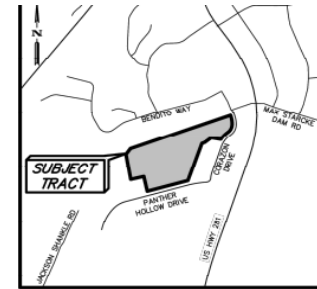
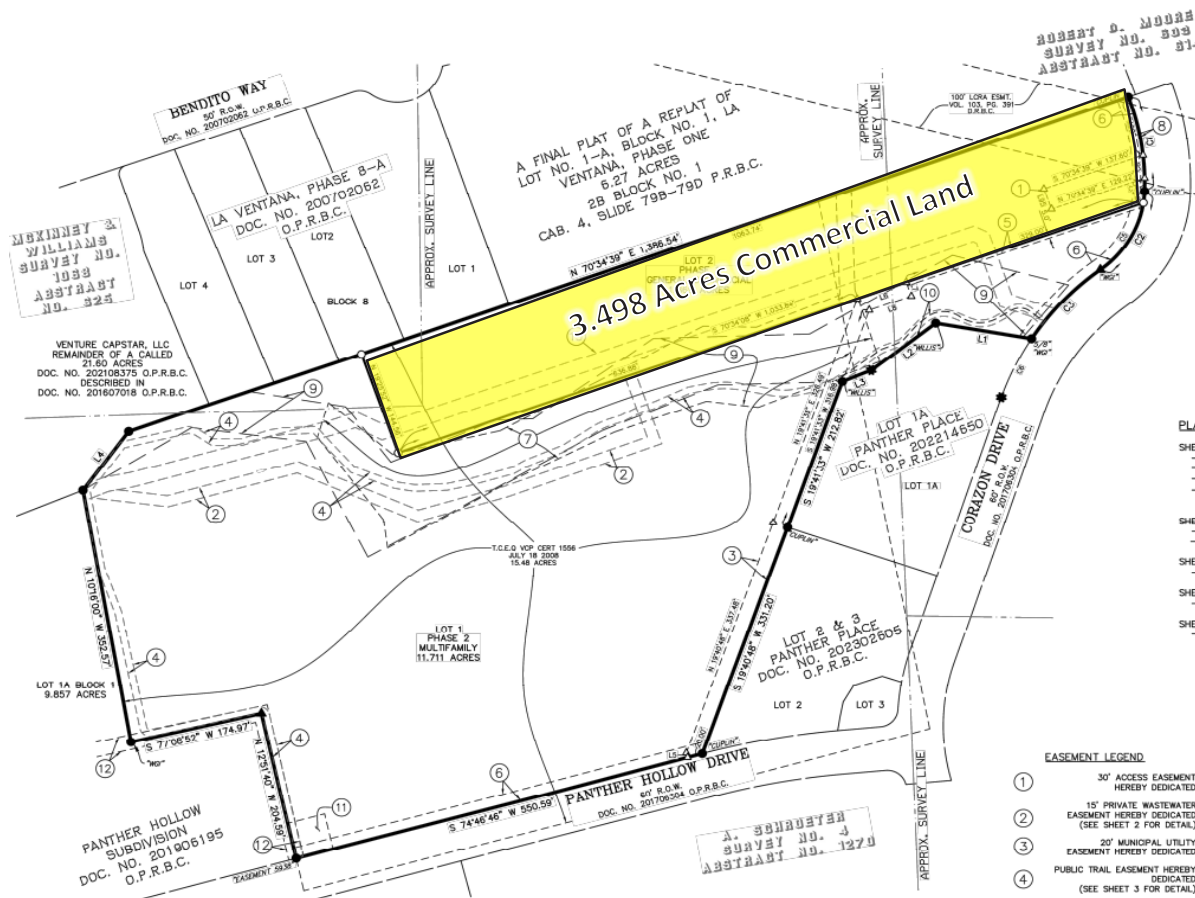
■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

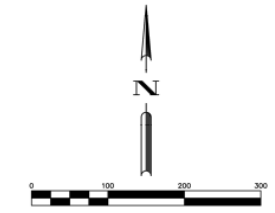


POTENTIAL SITE RENDERINGS





VICINITY MAP
SCALE = 1"=2000'



BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

PLAT CONTENTS

- SHEET 1:
- PLAT BOUNDARY & LOT ANNOTATIONS
- OVERALL VIEW OF EASEMENTS
- DETAIL OF 20' MUNICIPAL UTILITY EASEMENT
- DETAIL OF 30' ACCESS EASEMENT
- SHEET 2:
- DETAIL OF PRIVATE WASTEWATER EASEMENT
- DETAIL OF PUBLIC WASTEWATER EASEMENT
- SHEET 3:
- DETAIL OF 9' TRAIL EASEMENT
- SHEET 4:
- LINE AND CURVE TABLES
- SHEET 5:
- DEDICATION, NOTES & SIGNATURE BLOCKS

EASEMENT LEGEND

- 1 30' ACCESS EASEMENT HEREBY DEDICATED.
- 2 15' PRIVATE WASTEWATER EASEMENT HEREBY DEDICATED (SEE SHEET 2 FOR DETAIL).
- 3 20' MUNICIPAL UTILITY EASEMENT HEREBY DEDICATED.
- 4 PUBLIC TRAIL EASEMENT HEREBY DEDICATED (SEE SHEET 3 FOR DETAIL).
- 5 0' TEMPORARY CONSTRUCTION EASEMENT HEREBY DEDICATED (SEE NOTE 12, SHEET 5).
- 6 15' PUBLIC UTILITY EASEMENT HEREBY DEDICATED.
- 7 DRAINAGE EASEMENT HEREBY DEDICATED (SEE SHEET 2 FOR DETAIL).
- 8 REMAINDER OF UTILITY, ACCESS & TEMPORARY CONSTRUCTION EASEMENT (TRACT NO. 7) DOC. NO. 20200591 O.P.R.B.C.
- 9 RECIPROCAL DRAINAGE AND WATER QUALITY EASEMENT DOC. NO. 20201548 O.P.R.B.C.
- 10 EASEMENT AGREEMENT DOC. NO. 202201537 O.P.R.B.C.
- 11 SIGN EASEMENT DOC. NO. 20181034 O.P.R.B.C.
- 12 APPROXIMATE LOCATION OF 30' WATERLINE EASEMENT AS SHOWN ON THE PLAT RECORDED IN DOC. NO. 2017106304 O.P.R.B.C.
- 13 20' PUBLIC WASTEWATER EASEMENT HEREBY DEDICATED (SEE SHEET 2 FOR DETAIL).

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
GENERAL COMMERCIAL	1	3.498 AC.
MULTIFAMILY	1	11.711 AC.
TOTAL	2	15.209 AC.

OWNERS: SAVANNAH LEWIS PANTHER HOLLOW DEVELOPMENT, LLC
PO BOX 8833
HORSESHOE BAY, TEXAS 78657
PHONE: (214) 707-8488

ACREAGE: 15.209 ACRES

SURVEY: ROBERT D. MOORE SURVEY A-614
A. SCHROETER SURVEY A-1270
MCKINNEY & WILLIAMS SURVEY A-625

PLAT PREPARED: 02/14/2023

SURVEYOR: BGE, INC. (DAMIAN G. FISHER, RPLS)
PHONE: (512) 879-0400

ENGINEER: BGE, INC. (JONATHAN A. JONES, PE)
PHONE: (512) 879-0400



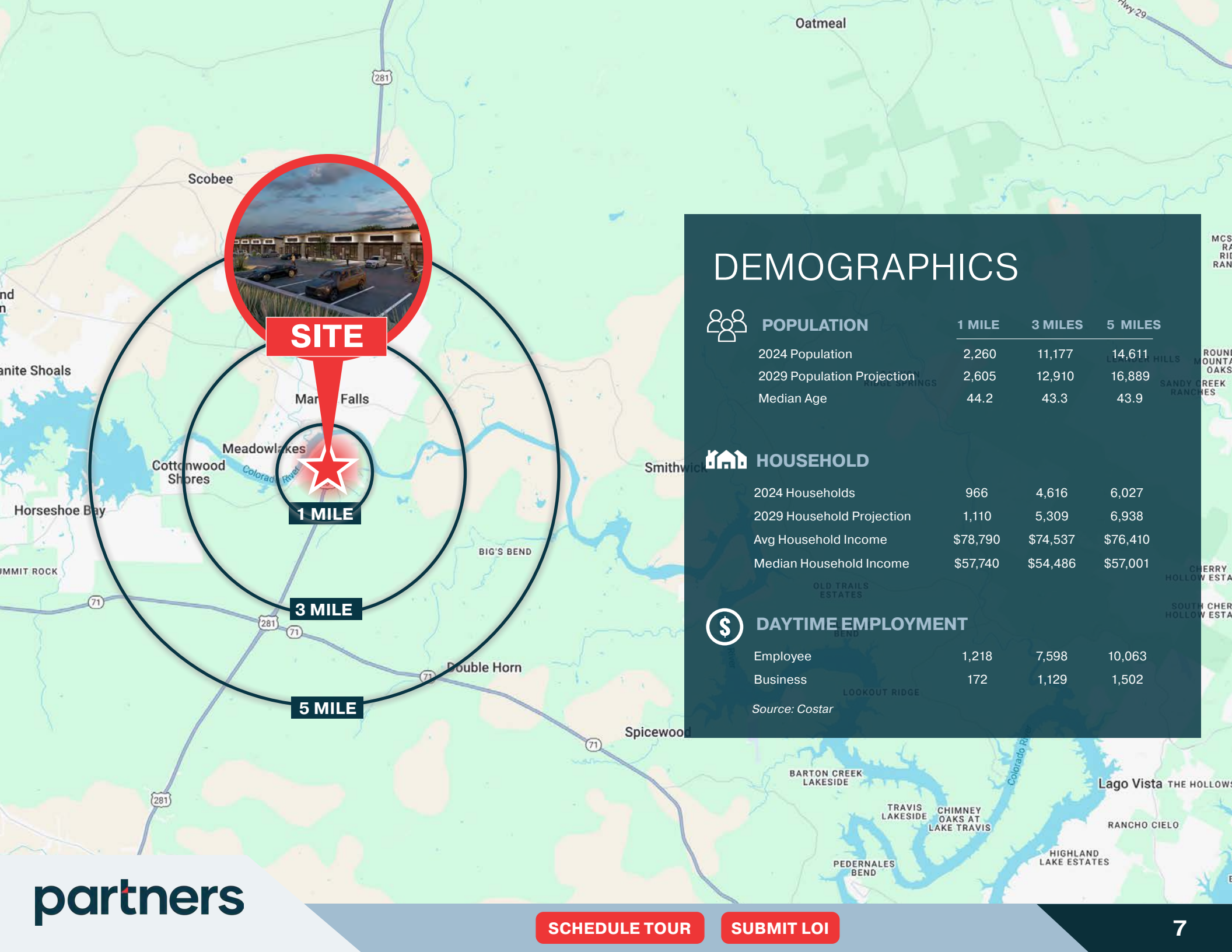
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 5

FINAL PLAT PANTHER CREEK VILLAGE

A SUBDIVISION OF 15.209 ACRES OF LAND LOCATED IN THE ROBERT D. MOORE ABSTRACT NO. 614 THE A. SCHROETER ABSTRACT NO. 1270 AND THE MCKINNEY & WILLIAMS ABSTRACT NO. 625 BURNET COUNTY, TEXAS

- LEGEND
- D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - ELEC. ELECTRIC
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.S. OPEN SPACE
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY
 - P.R.B.C. PLAT RECORDS OF BURNET COUNTY
 - PC. PAGE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ "BGE, INC." CAP
 - CALCULATED POINT
 - FOUND COTTON GIN SPINDLE
 - FOUND 600 NAIL



SITE

Meadowlakes



1 MILE

3 MILE

5 MILE

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	2,260	11,177	14,611
2029 Population Projection	2,605	12,910	16,889
Median Age	44.2	43.3	43.9



HOUSEHOLD

2024 Households	966	4,616	6,027
2029 Household Projection	1,110	5,309	6,938
Avg Household Income	\$78,790	\$74,537	\$76,410
Median Household Income	\$57,740	\$54,486	\$57,001

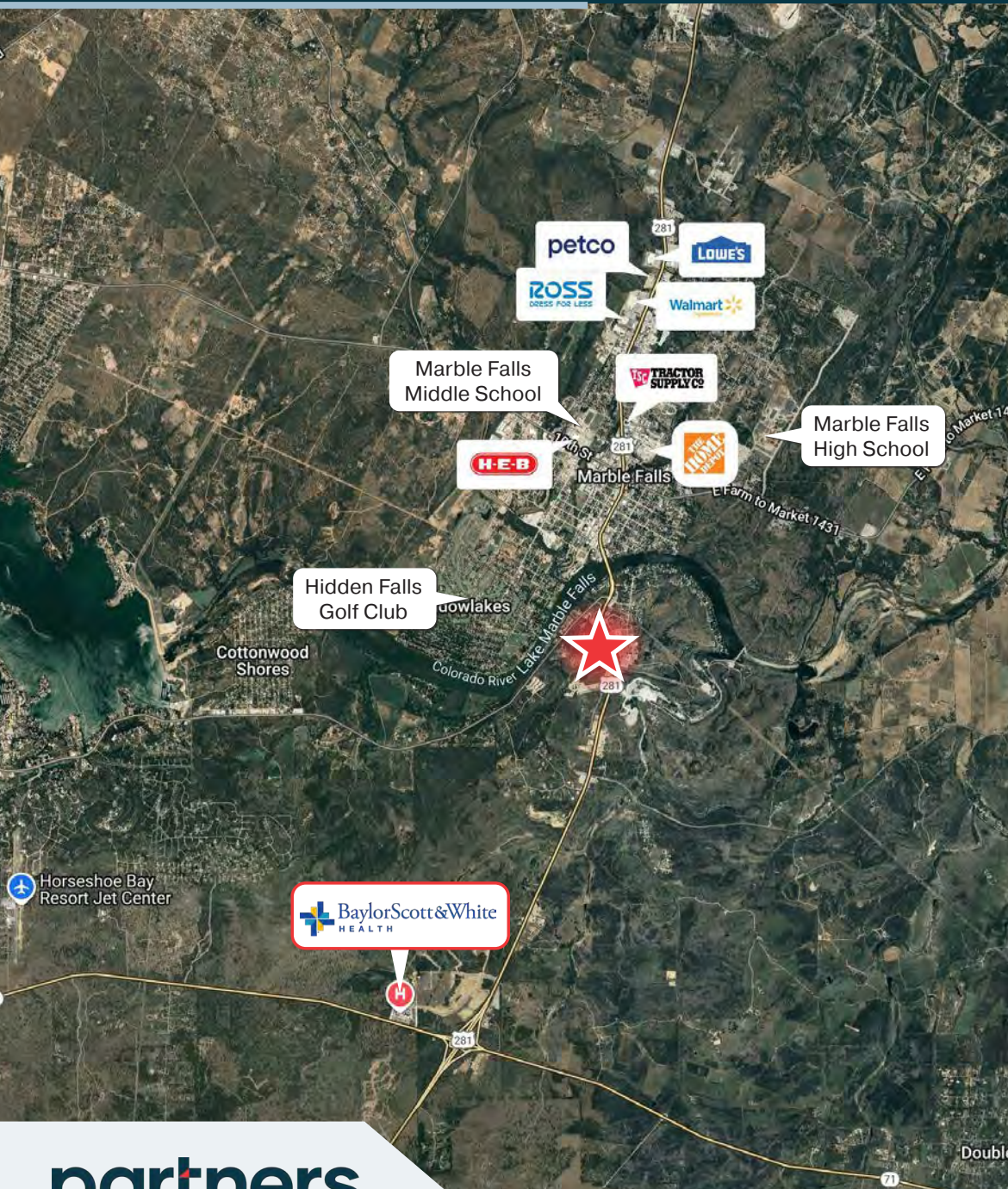


DAYTIME EMPLOYMENT

Employee	1,218	7,598	10,063
Business	172	1,129	1,502

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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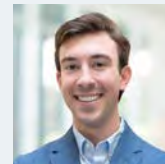
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