

FOR SALE

2904 NATURE HEIGHTS DR, MARBLE FALLS, TX 78654



3.17-Acres of Raw Land

ABOUT THE PROPERTY:

2904 Nature Heights Dr is a 3.17-acre development-ready commercial land site located in the growing Marble Falls submarket of Central Texas. Zoned General Commercial (GC), this site boasts flat topography, full utility access (including water, sewer, and electric), and excellent access to US-281, near established and expanding commercial developments.

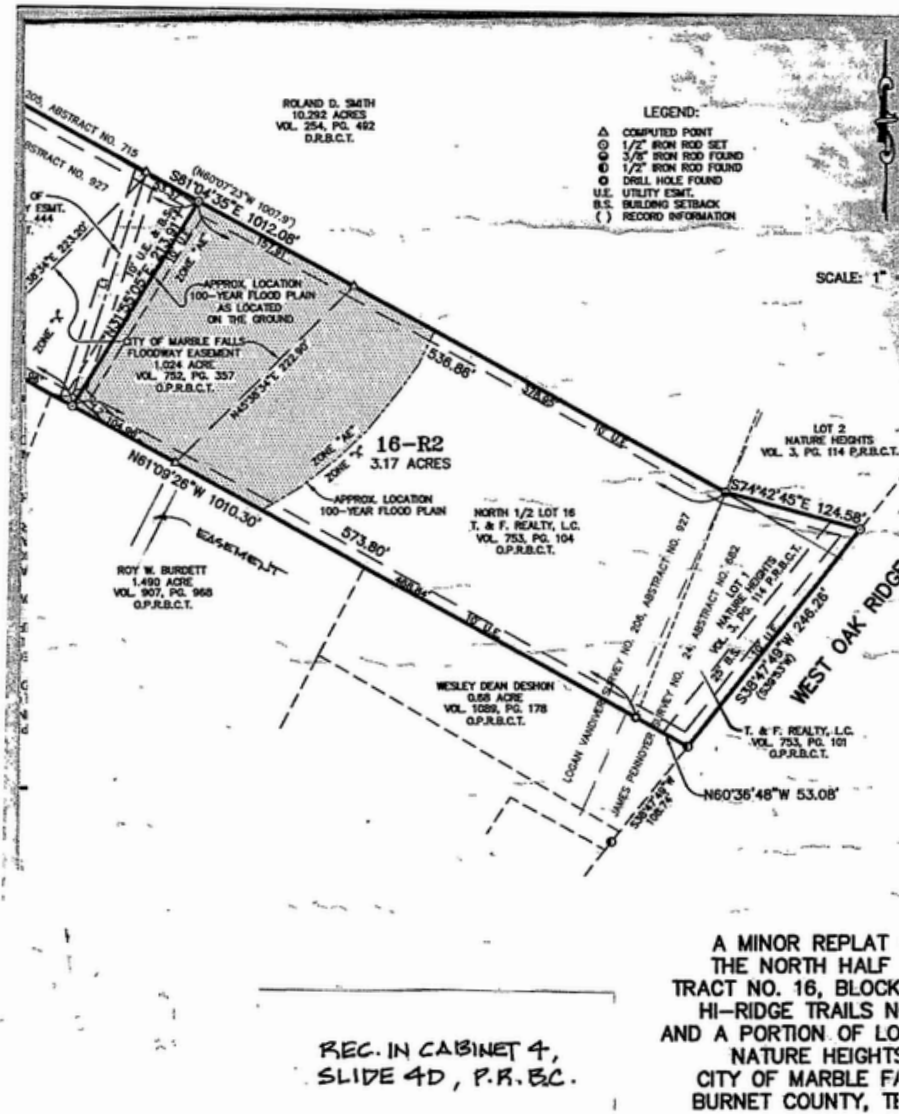
FEATURES:

- 3.17-acre raw land site
- Flat topography
- GC zoning
- Nearby commercial developments
- Utilities available to the site
- Quick access to U.S.-281

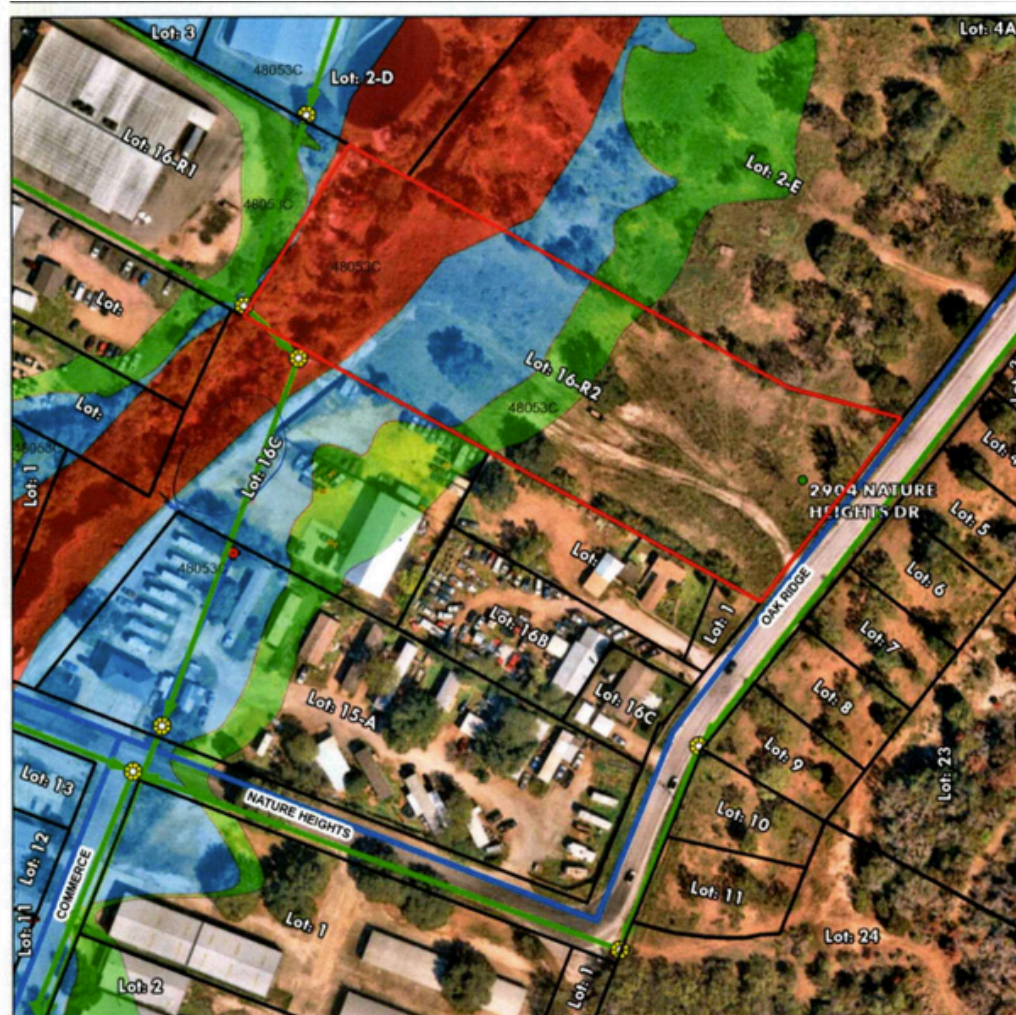
PROPERTY HIGHLIGHTS



LAND SURVEY



FLOOD PLAIN MAP



Legend

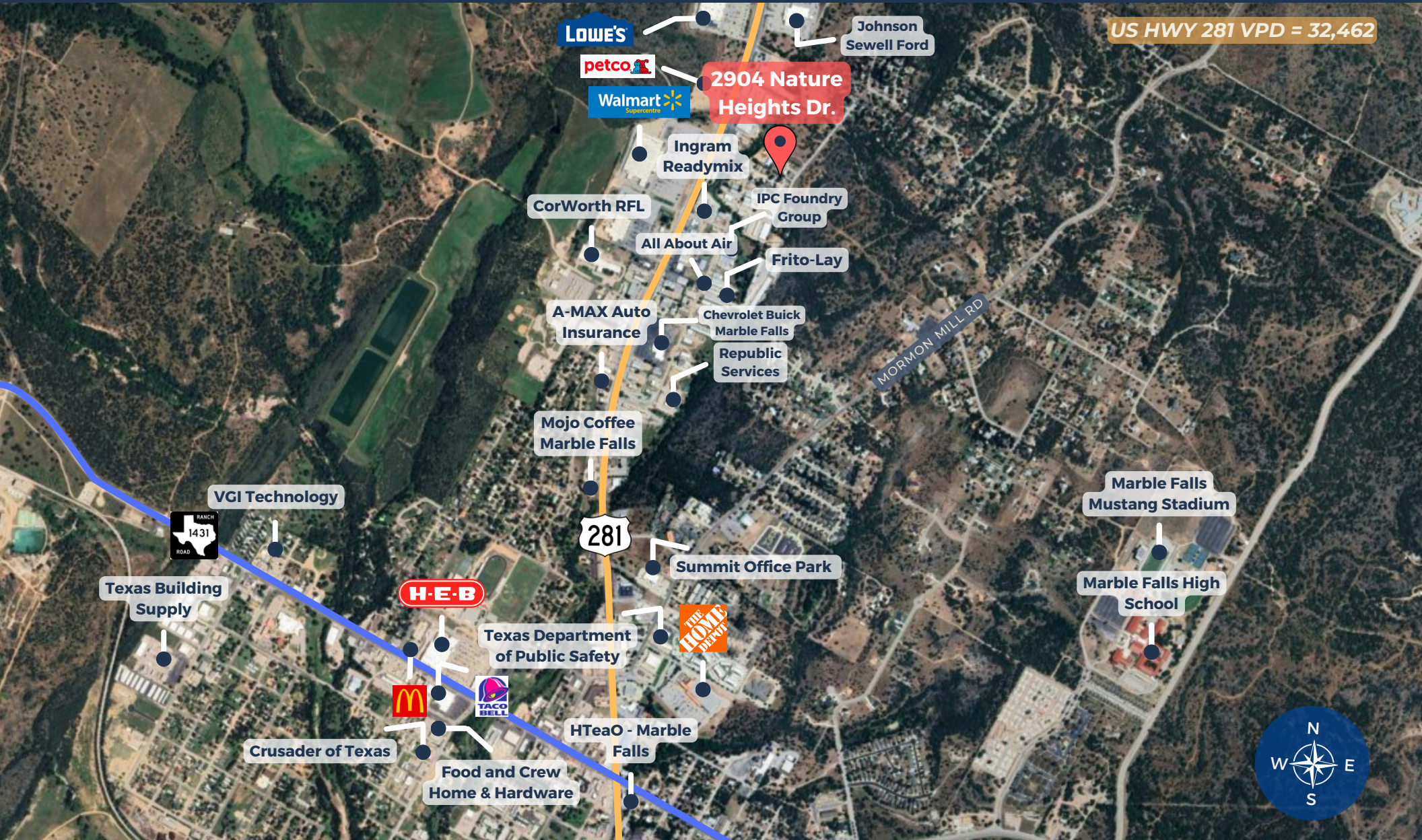
- | | |
|-----------------|---------------------|
| — Gravity Main | — Floodway |
| ★ Fire Hydrants | — 100 Yr Floodplain |
| — Water Mains | — 500 Yr Floodplain |

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of features and boundaries.

190
Feet



AREA DETAILS & OVERVIEW





CONTACT OUR TEAM



Cullen Mills

Partner

cmills@llanorealty.com

(210) 926-5812



Colin McLellan

Partner

cmclellan@llanorealty.com

(210) 908-6345



Carson Byrd

Associate

cbyrd@llanorealty.com

(210) 941-0289