

THE  
**WHITFIELD**  
COMPANY

Central Texas Commercial Real Estate

10.5 acres (one of the only flat sites on Hwy 71)  
East of SEC Highway 71 & Pace Bend Rd. (FM 2322)  
Spicewood, Texas



Presented by:

Gail M. Whitfield, CCIM  
Marcus J. Whitfield

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Owner/Agent

\*Current as of August 2024

Commercial Real Estate Services

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# Development Site

Highway 71 & Pace Bend Rd (FM 2322) Spicewood, Texas

**Location:** East of SEC of Highway 71 & Pace Bend Road (FM 2322), adjacent to McCoy's and Chevron. 22 miles west of the Austin Central Business District, eight miles west of Lakeway, and 16 miles east of Marble Falls.

**Lots:** 10.5 Acres

**Frontage:** Approximately 540 ft on Highway 71

**Zoning:** Property is located in the county, no zoning.

**Topography:** Immediate rise above the highway, then levels off and is flat.

**Water:** Well. (Adjacent owners Chevron & McCoy's have water well.)

**Waste Water:** Septic

**Price:** Negotiable

## For Information:

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