

PANTHER HOLLOW VILLAGE

US 281, Marble Falls, Texas | Burnet County

PREMIER OPPORTUNITY
DEVELOPED RETAIL PADS
HIGH GROWTH SOUTH LAKE DISTRICT
FOR SALE – LEASE – BUILD TO SUIT



8310-1 N Capital of Texas Highway
Suite 210
Austin, TX 78731



Mike Ogden
512.527.3035
mike@rockspring.com

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PREMIER OPPORTUNITY

DEVELOPED RETAIL PADS

HIGH GROWTH SOUTH LAKE DISTRICT FOR SALE – LEASE – BUILD TO SUIT



AVAILABLE PADS:

Pad 1	+/- 2.82 Acres
Pad 2	+/- 1.13 Acres
Pad 3	+/- 2.02 Acres (Under Contract)
Pad 4	+/- 0.86 Acres
Pad 5	+/- 0.98 Acres
Pad 6	+/- 1.28 Acres

PRICING:

Call for Pricing

UTILITIES:

Water – 16" On-Site
Sewer – 12" On-Site

ACCESS:

Direct Access on US 281 (36,196 VPD - 5 Lanes)
Access to Signalized Intersection at Max Starcke Dam Rd

ZONING:

GC – General Commercial

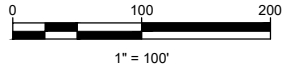
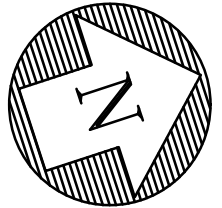
HIGHLIGHTS:

- Premier Location in High Growth Austin Exurb – Excellent Visibility on US 281
- Underserved Retail Market
- Adjacent to Market's Newest MF Project
- Over 9,200 Housing Units Planned/Under Construction in South Lake District – Within 5-10 Minute Drivetime
- Over 850 Employees in South Lake District – Within 5-10 Minute Drivetime

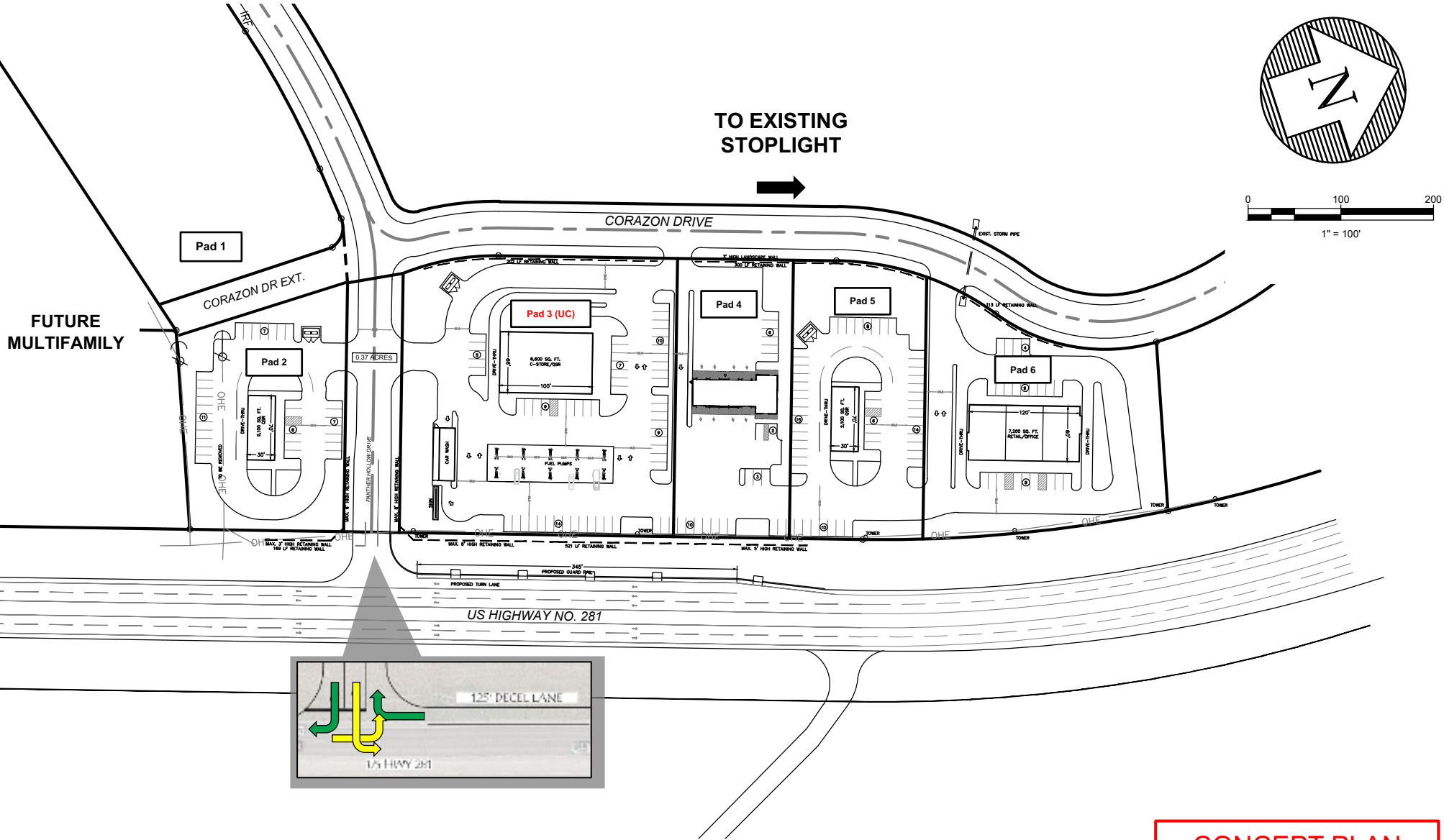
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TO EXISTING
STOPLIGHT



FUTURE
MULTIFAMILY

Pad 1

Pad 2

Pad 3 (UC)

Pad 4

Pad 5

Pad 6

US HIGHWAY NO. 281



CONCEPT PLAN
ONLY

LJA Engineering, Inc.



2700 La Frontera Blvd
Suite 150
Round Rock, TX 78681

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

PANTHER HOLLOW VILLAGE

US 281, Marble Falls, Texas | Burnet County

HEALTHCARE EMPLOYMENT
SOUTH LAKE DISTRICT
WITHIN 5 MINUTE DRIVETIME



450 Full Time Employees

8310-1 N Capital of Texas Highway
Suite 210
Austin, TX 78731



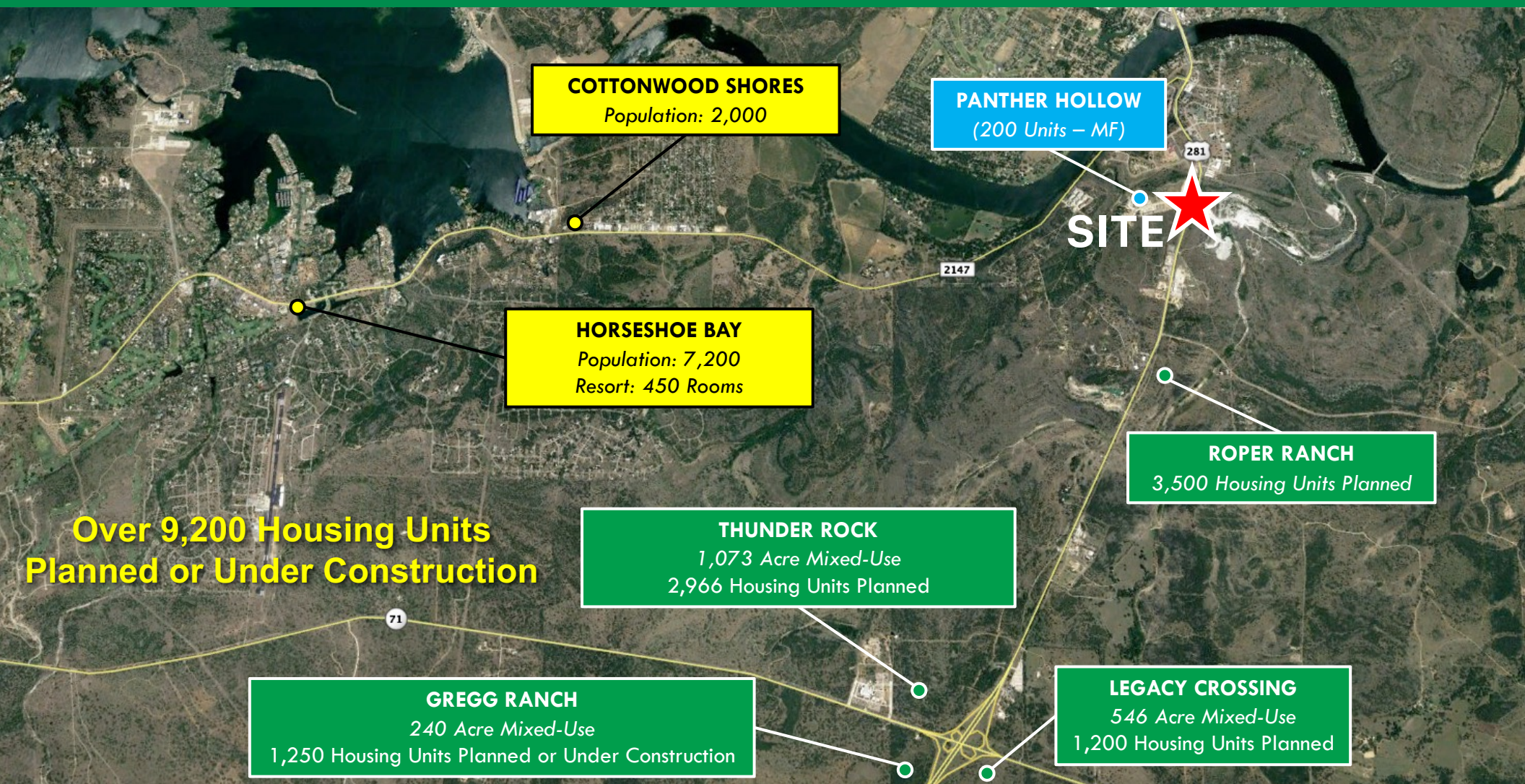
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US 281, Marble Falls, Texas | Burnet County

RESIDENTIAL MARKET
SOUTH LAKE DISTRICT NEW
RESIDENTIAL DEVELOPMENT
WITHIN 10 MINUTE DRIVETIME



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PANTHER HOLLOW VILLAGE

US 281, Marble Falls, Texas | Burnet County

HOTEL ROOMS
SOUTH LAKE DISTRICT
WITHIN 10 MINUTE DRIVETIME



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PANTHER HOLLOW VILLAGE

US 281, Marble Falls, Texas | Burnet County

UNDERSERVED RETAIL MARKET
SOUTH LAKE DISTRICT
CURRENT COMPETITION



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