



INKS LAKE LAND DEVELOPMENT OPPORTUNITY ±200 ACRES | BURNET, TX



200 AC ACROSS
**INKS
LAKE
LAKE**

9277 W STATE HIGHWAY 29 PARK ROAD 4, BURNET, TX 78611

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**INKS
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Accessibility to Burnet, Marble Falls, Horseshoe Bay, Spicewood, Llano, and the nearby Austin Metro area

EXCLUSIVE ADVISORS

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EXECUTIVE SUMMARY

THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire a desirable 200-acre residential development adjacent to Inks Lake at 9277 W State Highway 29, Burnet, Texas 78611. The property contains three TxDOT approved Driveway Permits while boasting over 3,300 feet of frontage on Highway 29, providing great accessibility into the site. The property has a gentle sloping topography towards Inks Lake, providing stunning views of the water and the surrounding area. The proximity to Inks Lake State Park offers numerous outdoor activities such as the popular tourist destination, Devils Waterhole, and other recreational activities such as water sports, hiking trails, camping, and wildlife viewing. The property is located within a rapidly growing area with numerous developers taking positions in the immediate region. The rare combination of ideal topography and location provides a great development opportunity for high-end home builders, custom home builders, and land speculators.

This 200-acre residential development opportunity in Burnet, Texas, offers prime visibility and accessibility. The property features stunning views of Inks Lake and is contiguous with Inks Lake State Park, providing numerous outdoor activities. This unique blend of natural beauty, accessibility to Burnet, Llano, and the nearby Austin metro area, and recreational opportunities makes it an attractive investment for developers and investors.





INVESTMENT SUMMARY

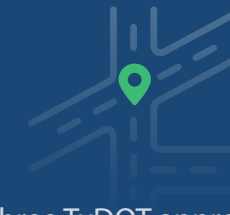
Acreage	±200
Square Footage	±8,712,000
Frontage	3,367ft on Hwy 29; 4,851ft on Park Road 4
Zoning	AG
Entitlements	TxDOT approved Driveway Permits
Potential Use	Residential
School District	Burnet Consolidated Independent School District
Utilities	Electric: Pedernales Electric Cooperative
	Sewer: Septic
	Water Treatment Plant or TBD
Property Taxes	1.41084 Agricultural Exemption
Traffic Counts	5,941 VPD on State Highway 29 immediately north of the Property.
Opportunity Zone	No

INVESTMENT HIGHLIGHTS

Prime location adjacent to links and contiguous with Inks Lake State Park.



±200 Acres



Three TxDOT approved Driveway Permits



±3,367ft of frontage on Hwy 29 & 4,851ft of frontage on Park Road 4



Highest and Best Use:
High end residential



Zoning: AG



Flood Plain: Small portion in the 100 year floodplain

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION



±200 acres of prime residential land contiguous with Inks Lake State Park



Gentle sloping topography towards Inks Lake providing stunning views of the water and surrounding area



Electric:
Pedernales Electric Cooperative



Sewer:
Septic



Water
Water Treatment Plant



Entitlements:
Three TxDOT approved Driveway Permits



Ample frontage on Hwy 29 and Park Road 4

Utilities:

CONCEPTUAL LAND PLAN

AERIAL VIEW



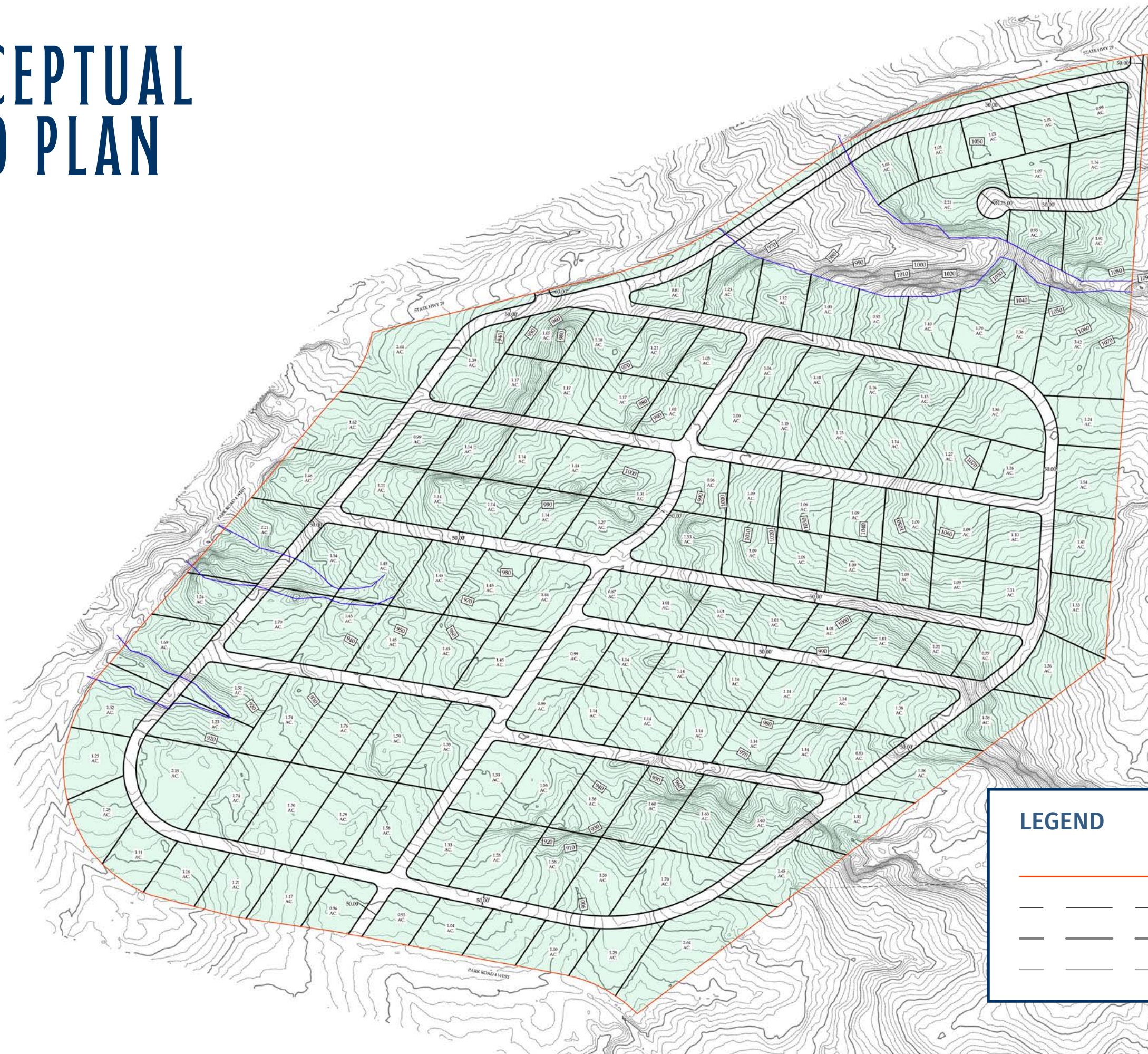
LEGEND

145 Lots

- — — — — Property Line
- - - - - Joiner
- — — — — 10' Major Contour Existing
- - - - - 2' Minor Contour Existing



CONCEPTUAL LAND PLAN

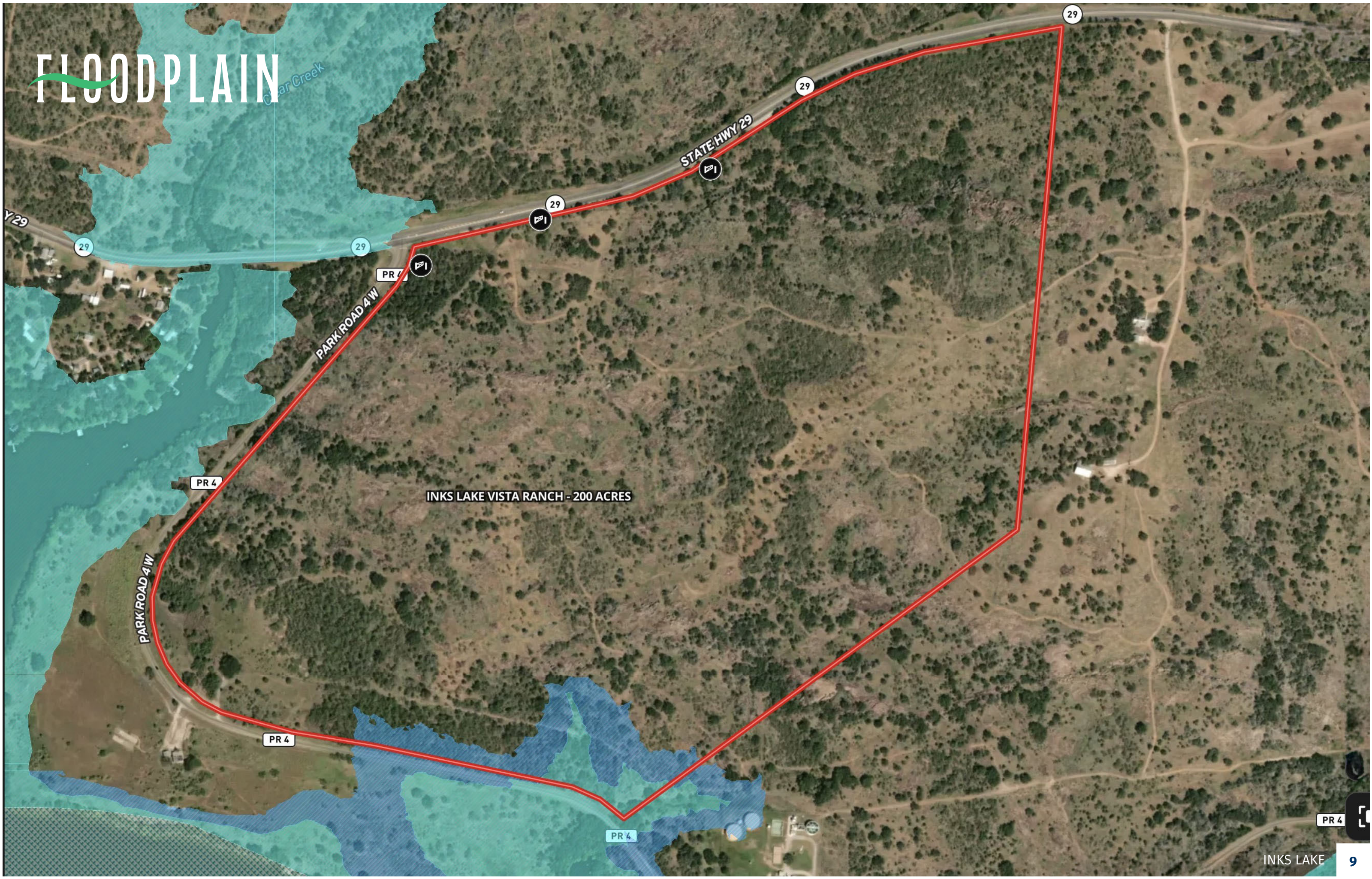


INKS LAKE





LEGEND		145 Lots
	Property Line	
	Joiner	
	10' Major Contour Existing	
	2' Minor Contour Existing	

FLOODPLAIN



INKS LAKE VISTA RANCH - 200 ACRES

SOIL REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
 23	Keese-Rock outcrop complex, 1 to 12 percent slopes	187.67	84.71	0	10	6e
 44	Voca association, gently undulating	33.87	15.29	0	34	4s
TOTALS		221.54(*)	100%	-	13.67	5.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

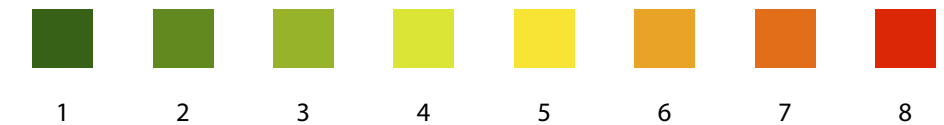


Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
Wild Life	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

MARKET OVERVIEW



BURNET, TX

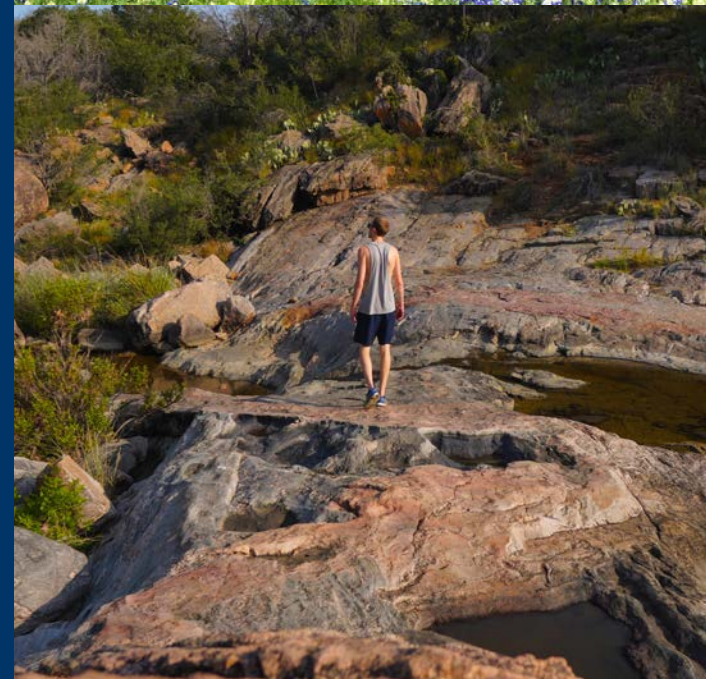
Burnet, Texas, nestled in the heart of the Texas Hill Country, is a picturesque city known for its rich history and natural beauty. Burnet is often referred to as the “Bluebonnet Capital of Texas,” celebrating its vibrant wildflower displays each spring. The city offers a blend of small-town charm and outdoor adventure, making it a popular destination for both residents and visitors.

INKS LAKE AND HIGHLAND LAKES REGION

One of Burnet’s standout features is its proximity to Inks Lake, a serene reservoir on the Colorado River. Inks Lake is part of the Highland Lakes chain, a series of seven lakes that stretch across Central Texas. This lake is renowned for its clear waters, stunning sunsets, and a variety of recreational activities. Inks Lake State Park, located on its shores, provides opportunities for camping, hiking, fishing, boating, and swimming. The park’s famous Devils Waterhole is a popular spot for cliff jumping and exploring.

The Highland Lakes, which includes Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls, Lake Travis, Lake Austin, and Lady Bird Lake, form a significant part of the region’s landscape. These lakes offer a wide range of water-based activities, from kayaking and paddleboarding to sailing and fishing. The surrounding areas are dotted with parks, trails, and scenic overlooks, making it a haven for nature enthusiasts.

Together, Burnet, Inks Lake, and the Highland Lakes create a unique blend of historical charm, natural beauty, and recreational opportunities. This combination makes the area an attractive destination for tourists and a desirable place to live for those seeking a peaceful yet active lifestyle.



NEARBY DEVELOPMENTS



1. THUNDER ROCK

- 1,073 Acres
- NW Corner Of US 288 And SH Texas 71
- 1,900 New Homes
- 500 Multi-Family Units
- 75,000 Sq. Ft. Retail
- Sports Complex

2. GREGG RANCH

- 240 Acres
- Corner Of US 288 and close to Texas SH 71
- 700 Homes
- 250 Multi-Family Homes
- Community Pool, Dog Park, Biking Trails

3. ROPER RANCH

- 661 Acres
- Corner of US 288 and Texas SH 71
- 1,072 Homes
- Walkable Downtown District
- Retail Including Restaurants, Shops, Galleries

4. LEGACY CROSSING

- 546 Acres
- SE Corner of US 288 and Texas SH 71
- 1,343 Homes
- 264 Multi-Family Units
- 115 Acres' Commercial Space (800,000 Sq. Ft.)
- Restaurants, Convenience Stores, Regional Box Stores

5. DELAWARE SPRINGS

6. CREEKFALL

7. LEGENDS

8. THOMAS RANCH

- 2,200 Acres, Over 3,500 Homes Planned
- Corner of Texas SH 71 and 15 Miles South Of Marble Falls
- Walkable Downtown District
- Golf Course, Club House, Trails, Future Restaurants

9. SPICEWOOD TRAILS

10. HORSESHOE BAY

- 7,000 Acres
- Over 2,200 Homes
- Luxury Waterfront, Water View And Water Vicinity Subdivisions
- Established In 1971
- Hotel, Resort, Restaurants, Golf Courses, Marina, Clubs Etc.

11. GRANITE SHOALS

DEMOGRAPHICS

1-MILE

200
Estimated Population

198
Daytime Population

\$110,223
Average Household Income

43%
Bachelor's Degree or Higher

67%
Housing Value
\$500,000 - \$2,000,000 & Over

3-MILE

1,376
Estimated Population

1,364
Daytime Population

\$112,681
Average Household Income

43%
Bachelor's Degree or Higher

56.1%
Housing Value
\$500,000 - \$2,000,000 & Over

5-MILE

3,867
Estimated Population

3,840
Daytime Population

\$106,025
Average Household Income

41%
Bachelor's Degree or Higher

48.9%
Housing Value
\$500,000 - \$2,000,000 & Over



AVERAGE HOME VALUE

Lake Buchanan

1-Mile
\$557,609

3-Miles
\$555,594

5-Miles
\$533,927

 Buena Vista

"On-Market" Home Value
(Non-Lakefront) : \$910,500

Inks Lake Surface Water
Treatment Plant

PR 4

29

29





Inks Lake





Lake Buchanan

29

Inks Lake State Park

29

Inks Lake

29

PR 4

PR 4



Inks Lake State Park





29

29

Inks Lake Surface Water Treatment Plant

PR 4

Inks Lake

Lake Buchanan



29

PR 4

Inks Lake



DISCLAIMERS

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CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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