

Space for Lease

4315 W Ranch-to-Market 2147
Cottonwood Shores, TX 78657



**CENTURY OAK
PLAZA**



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GWTX

Horseshoe Bay Resort



Future Bridge to Granite Shoals

Lake LBJ



City of Cottonwood Shores

FRESH AIR & FOOD PARK
PICKLEBALL COURTS, FOOD TRAILERS, LIVE MUSIC



RM 2147 W

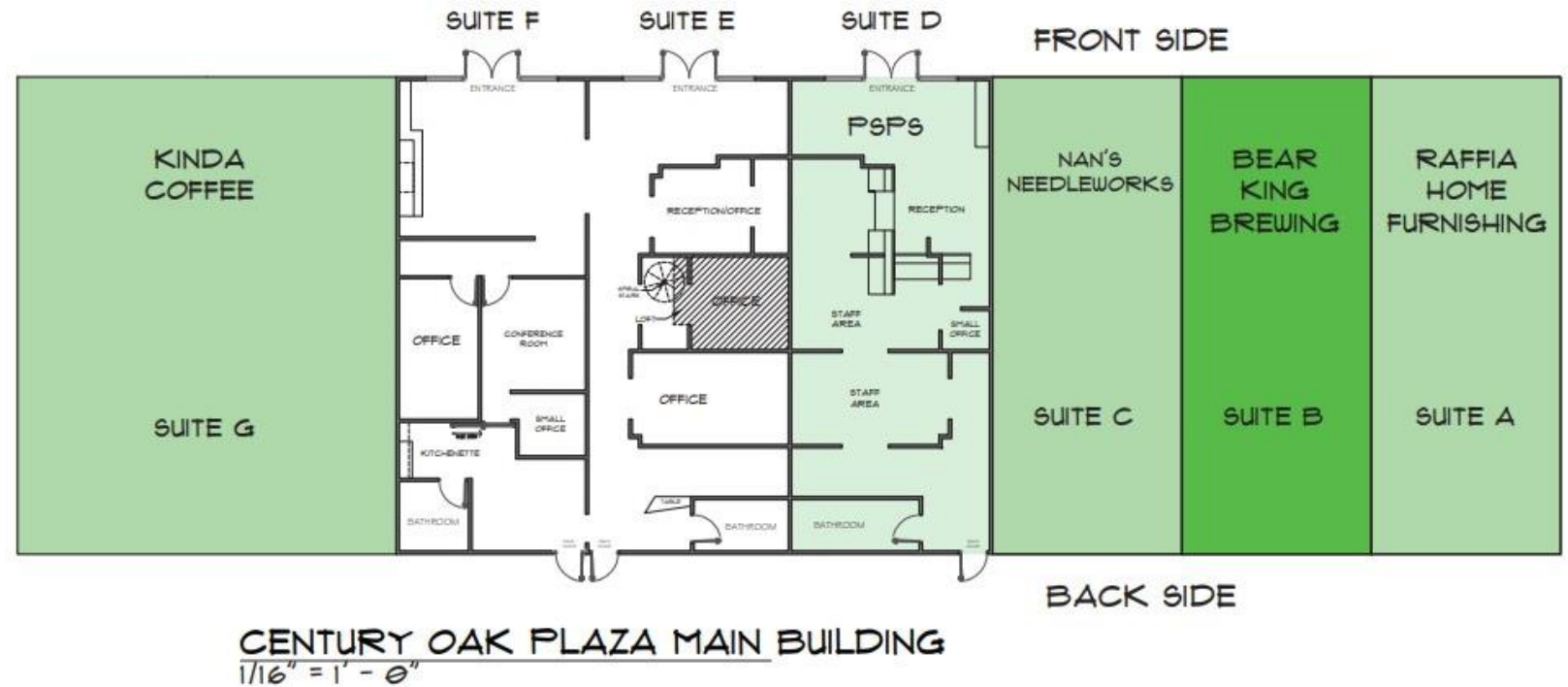
Cottonwood Drive



Spaces Available:

Suite D: 1,000 SF

- Reception Desk
- Private Office
- Breakroom
- Bathroom





Walmart

City of Granite Shoals

Lake LBJ

City of Marble Falls

Hidden Falls Golf Course

City of Meadowlakes



Horseshoe Bay Resort



CENTURY OAK PLAZA



Apple Rock Golf Course



Escondido Golf & Lake Club

City of Horseshoe Bay

City of Cottonwood Shores

RM 2147 W

Slick Rock Golf Course

Summit Rock Golf Course

Thunder Rock Phase 1: 367 Multi-Family Units 250+ Homes

US Highway 281

Llano 25 Minutes

US Highway 71



Austin 45 Minutes

Demographics

	3 Miles	10 Miles	15 Miles
2024 Summary			
Population	8,898	31,682	48,538
Households	3,987	13,450	20,203
Families	2,600	8,939	13,451
Average Household Size	2.23	2.34	2.37
Owner Occupied Housing Units	2,952	10,003	15,457
Renter Occupied Housing Units	1,035	3,447	4,746
Median Age	52.0	50.9	50.9
Median Household Income	\$74,714	\$73,005	\$75,745
Average Household Income	\$108,632	\$111,118	\$113,100

Source: ESRI