



18 Acre Multifamily Development Opportunity

US HWY 281, MARBLE FALLS, TX 78654

FLATROCK
CROSSING
AT ROPER RANCH

T.J.maxx
Academy
Michaels



HWY 281

FUTURE
TRAFFIC LIGHT
SIGNAL



Taqueria
Valle De Bravo

Exxon



OUTBACK
PATIO FURNISHINGS

GOLD TIER
REAL ESTATE

COMMERCIAL
PAD SITE
AVAILABLE

ROCK FALLS

SUBJECT SITE
18-ACRE MULTIFAMILY

LNB Llano National Bank
ONGOING CONSTRUCTION

CORAZON DR

FUTURE LOOP ROAD

THE RESIDENCES AT
PANTHER HOLLOW

PANTHER HOLLOW DR



SOUTH VIEW



EXCLUSIVELY LISTED BY

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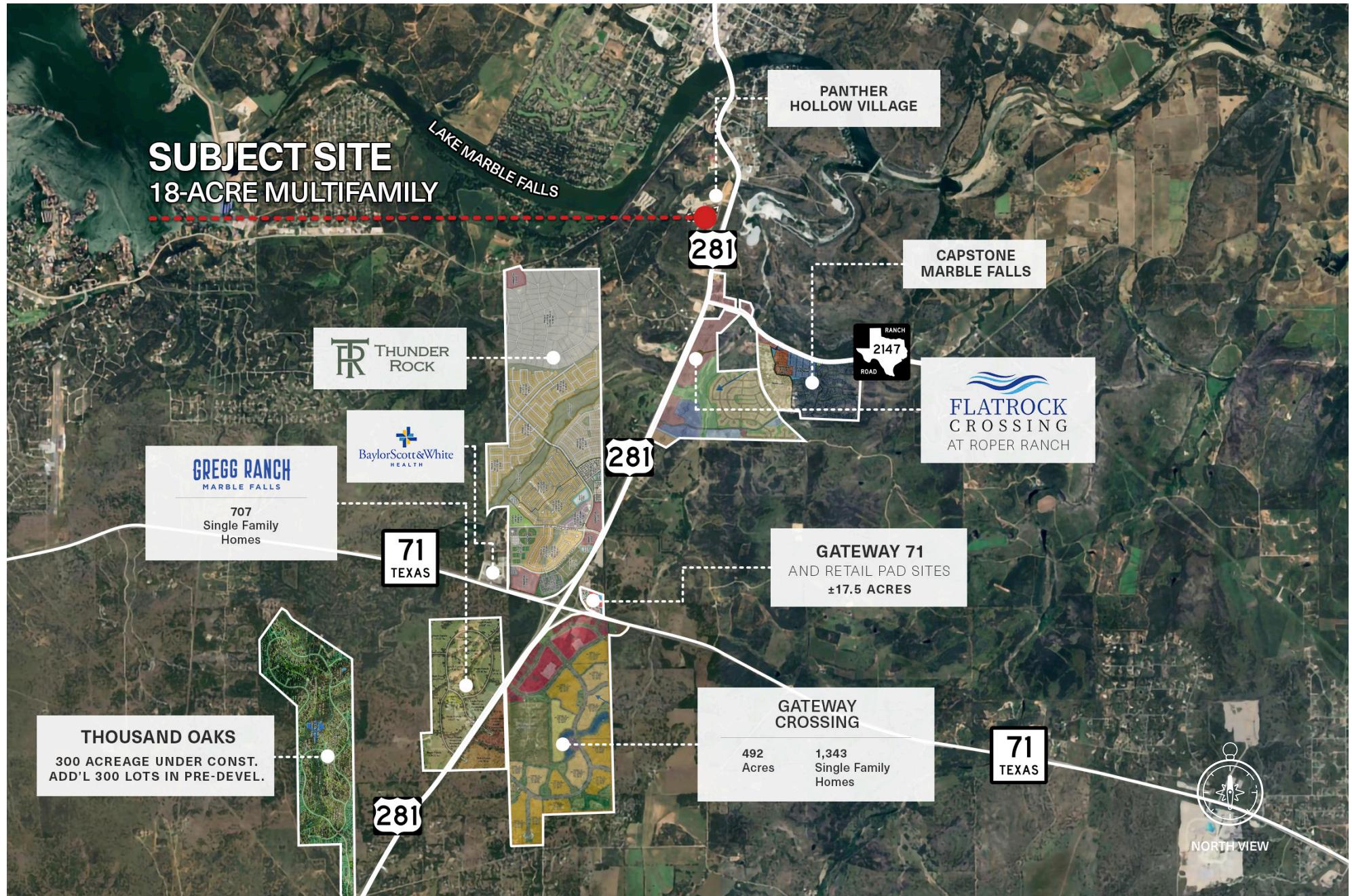
Marble Falls Development Projects



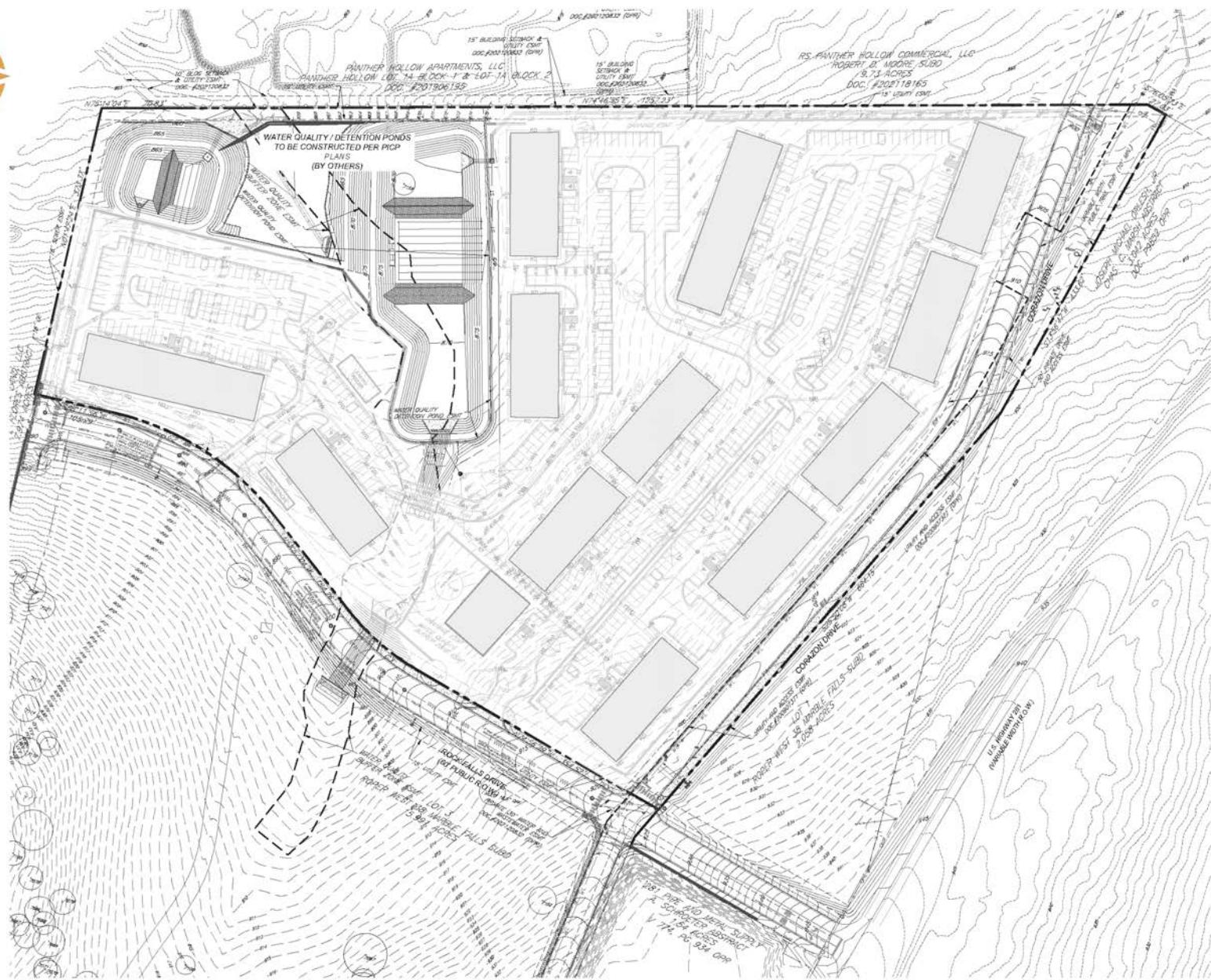
Marble Falls Development Projects



Marble Falls Development Projects



Site Plan



Executive Summary

ADDRESS: US Hwy 281, Marble Falls, Texas 78654

ACREAGE: ±18 Acres

PRICING: \$3,980,000 (\$12,284/door)

ZONING: Approved for Multifamily

ENTITLEMENTS: Plat approved & recorded; Utilities on site

TAX RATE: 1.78%

DEVELOPMENT STATUS: Shovel Ready; Infrastructure under construction

TRAFFIC IMPROVEMENTS: TXDOT-approved signal at Hwy 281

REMARKS:

- » Recorded Plat
- » Low Tax Rate
- » 350,000+ Square Feet of Retail Under Construction Nearby
- » Buyer Responsible for Shared Infrastructure Cost
- » Utility Impact Fee are vested under the 2019 code and are significantly lower than current rates. Inquire with the agent for details.

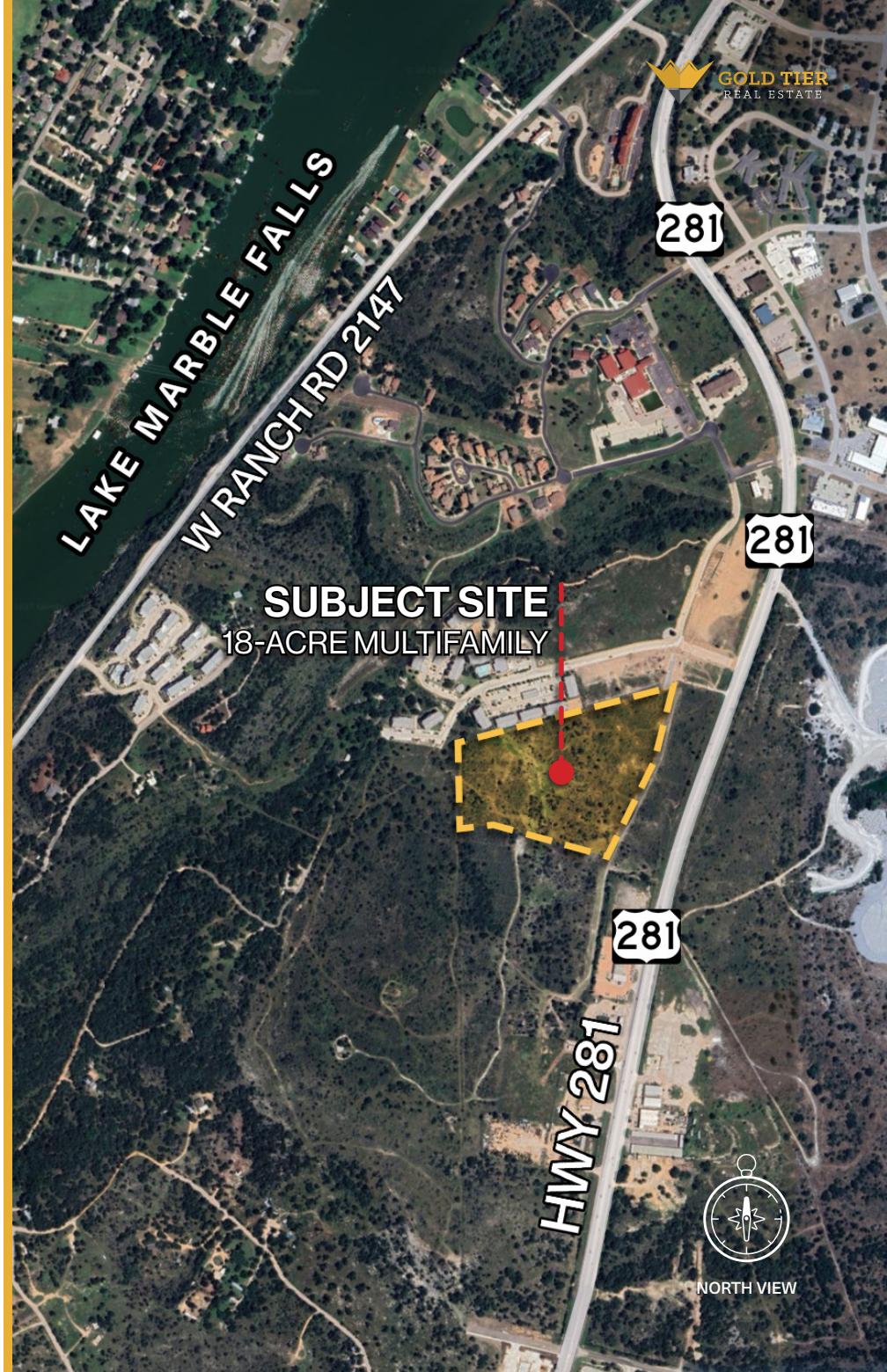


Location Overview

Strategically located in Marble Falls, Texas — the gateway to the Highland Lakes region — Roper West offers a rare opportunity in one of Central Texas' most rapidly expanding exurban markets. Positioned just off US Highway 281 and FM 2147, the site provides direct access to State Highway 71, placing both Austin and San Antonio within an hour's reach.

Situated in the heart of a high-growth corridor, the property is surrounded by active commercial development, including more than 350,000 square feet of retail currently underway. The area benefits from large-scale residential communities, a growing healthcare presence anchored by Baylor Scott & White Medical Center, and strong lifestyle demand driven by Lake LBJ, Lake Marble Falls, and the highly anticipated Shops at Flatrock Crossing.

As Marble Falls continues its evolution into a regional destination for both full-time residents and weekend visitors, Roper West stands out as a strategically positioned, development-ready site in a supply-constrained market. Its accessibility, regional momentum, and proximity to key amenities present investors with an attractive opportunity for long-term value creation.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	