SPUR 191

901 SPUR 191 | SPICEWOOD, TX 78669

±6 AC (±261,360 SF)

SHOVEL-READY DEVELOPMENT
WITH THE ABILITY TO SUBDIVIDE

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COMMERCIAL REAL ESTATE SERVICES

SPUR 191 OVERVIEW

Spicewood Industrial is a Class A industrial project set on six acres in the beautiful Texas Hill Country, just 30 miles west of downtown Austin. The state-of-the-art development opportunity sits in a rapidly expanding market with robust demand for industrial or commercial space.

PROPERTY DETAILS

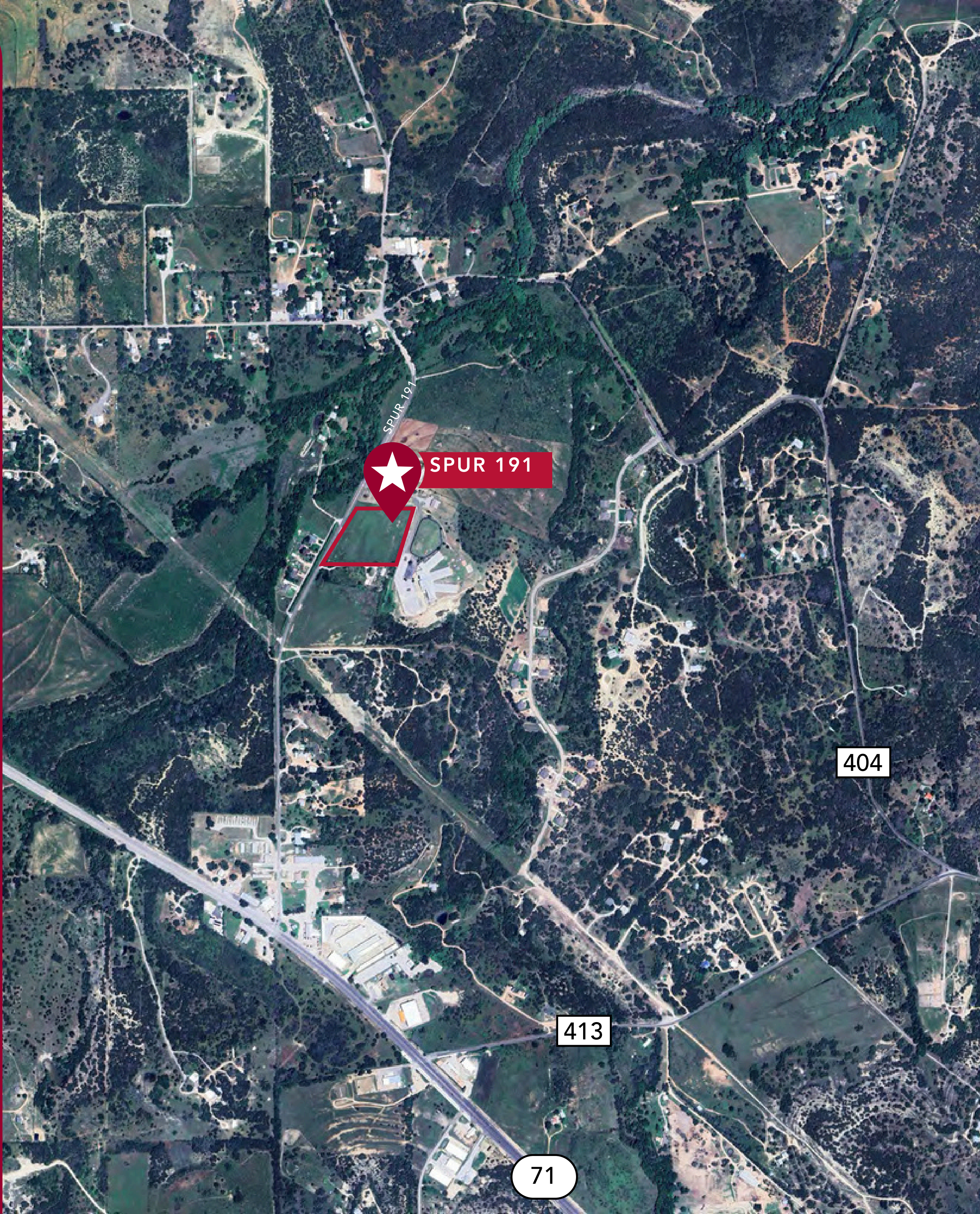
- **Size:** ±6 Acres (±261,360 SF)
- **Property Type:** Land
- **Zoning:** Burnet County - No Zoning
- **Utilities:** Water, Electricity, Septic
- **Subdivision Potential:** Ability to subdivide into ±2-acre parcels, with flexibility to accommodate alternative lot sizes and configurations
- **Development Status:** Shovel-ready, fully engineered site development plans, all permits in place

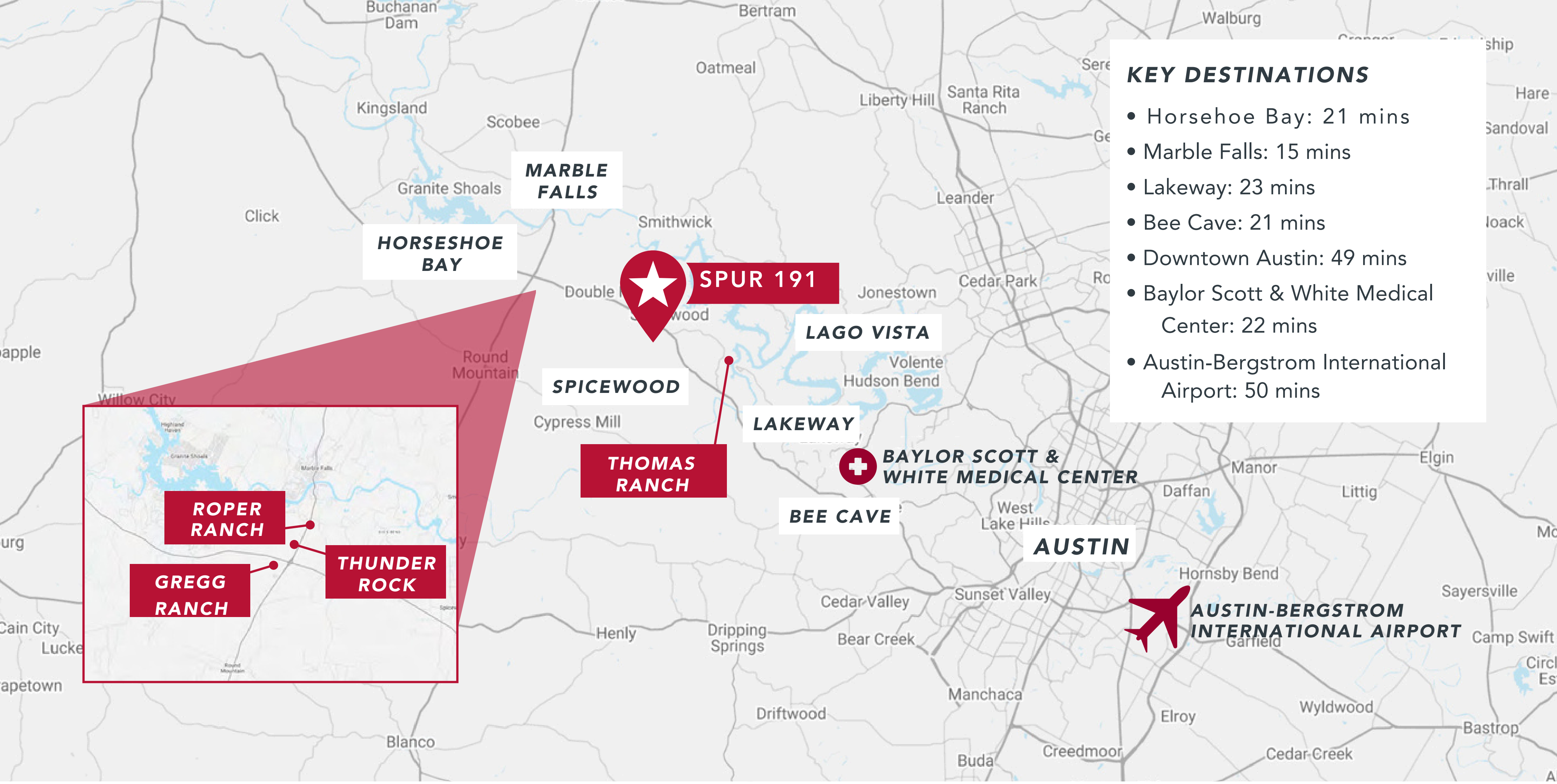
EXECUTIVE SUMMARY

Located in the rapidly expanding Central Texas market, this site presents an exceptional 6-acre unrestricted commercial development opportunity. The property's size and configuration allow for multiple subdivision scenarios, supporting everything from single-user developments to phased or multi-user parcelization.

Strategically positioned near major infrastructure and thriving master-planned communities, this site offers limitless potential for investors, developers, and business owners seeking to capitalize on the region's unprecedented growth.

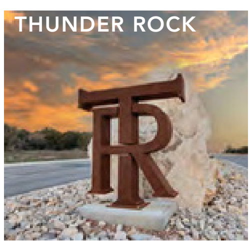
The Spicewood-Marble Falls region is undergoing a major transformation, driven by residential and commercial expansions. The influx of new residents and businesses has created an increasing demand for homes, industrial sites, and retail services.

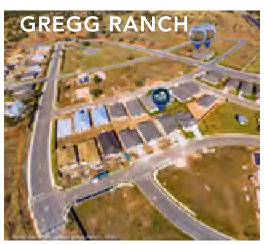


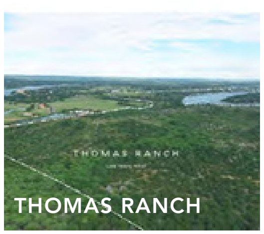


KEY DESTINATIONS

- Horsehoe Bay: 21 mins
- Marble Falls: 15 mins
- Lakeway: 23 mins
- Bee Cave: 21 mins
- Downtown Austin: 49 mins
- Baylor Scott & White Medical Center: 22 mins
- Austin-Bergstrom International Airport: 50 mins







Thunder Rock — A 1,100-acre development featuring nearly 2,000 single-family homes, 924 multifamily units, and 204,000 SF of commercial space. Also includes a 26-acre sports complex and city amenities.

Gregg Ranch – A 240-acre master-planned community introducing over 850+ homes, rental units, and community spaces, catering to an influx of new residents.

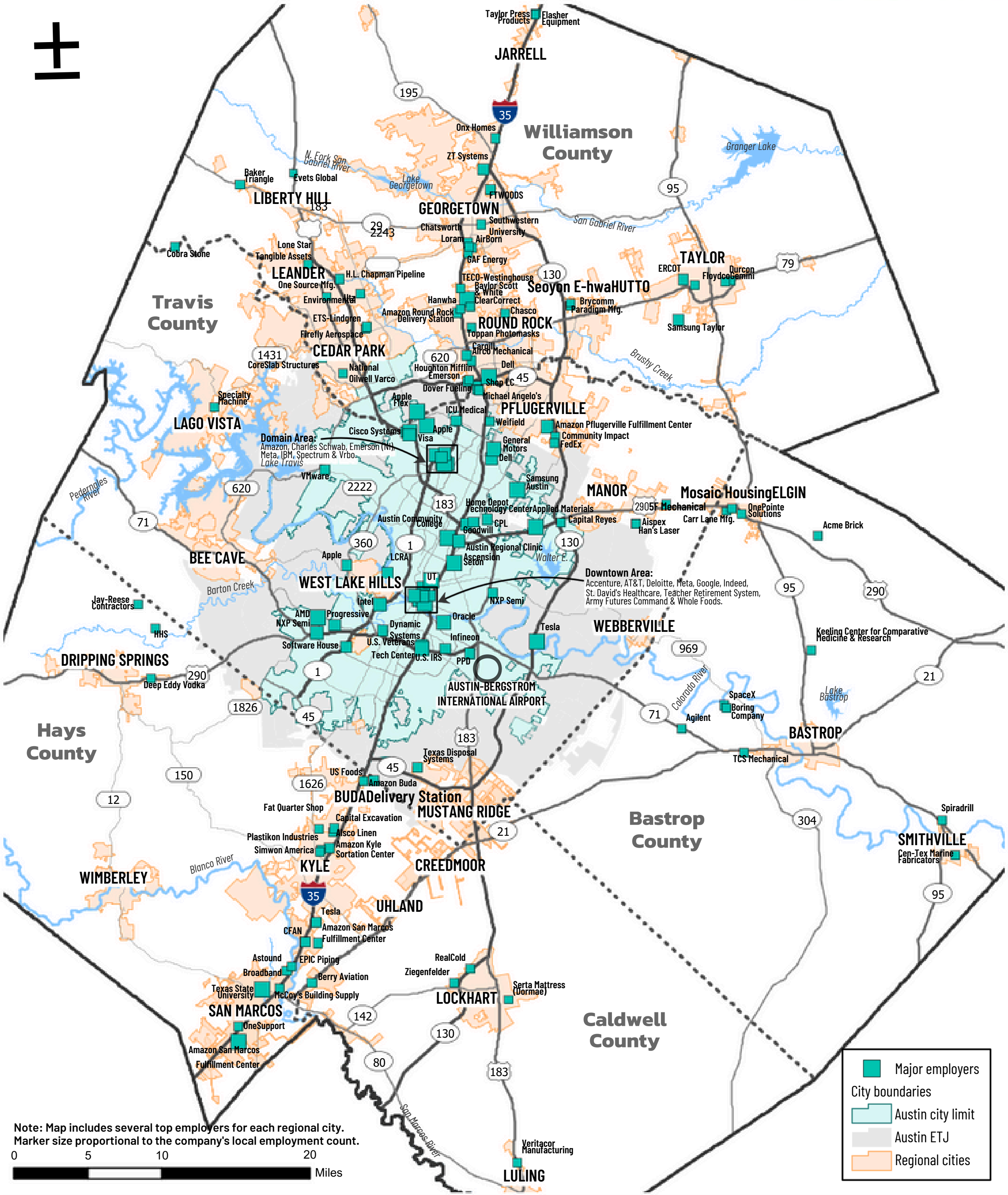
Roper Ranch – A 661-acre mixed-use development featuring 1,072 single-family homes, 250 multifamily units, 142 acres of commercial land, a sports complex, and a planned hotel site.

Thomas Ranch – A 2200-acre private master-planned residential community, that includes 3,300 homes, a downtown district, golf course and riverfront park.

GREATER AUSTIN REGION EMPLOYERS

Major employers

OPPORTUNITY AUSTIN
REGIONAL PARTNERSHIP



EMPLOYMENT STATISTICS

270,500

Financial activities and professional services jobs

64,000

Manufacturing jobs (62% high tech)

87,000

Computer and engineering occupations

200+

Companies and 20,000 employees in clean tech

TECH/INNOVATION CENTERS

Including Tesla, Samsung, Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM

HEADQUARTERS

Home of the U.S. Army Futures Command (AFC) headquarters

151 VENTURE CAPITAL DEALS

with $1.7 billion in funding in 2019 - Austin ranked 7th among U.S. metros for the value of funding

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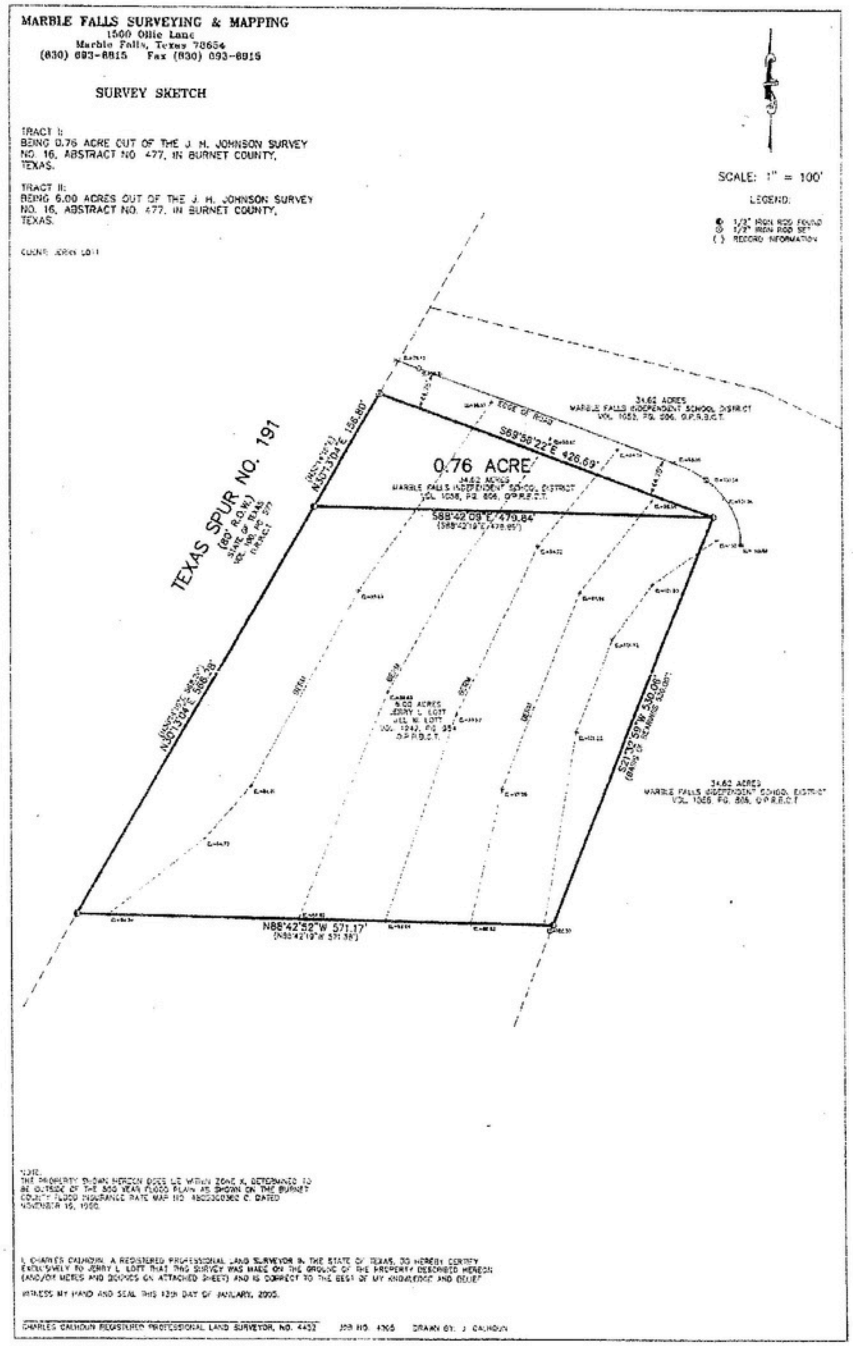
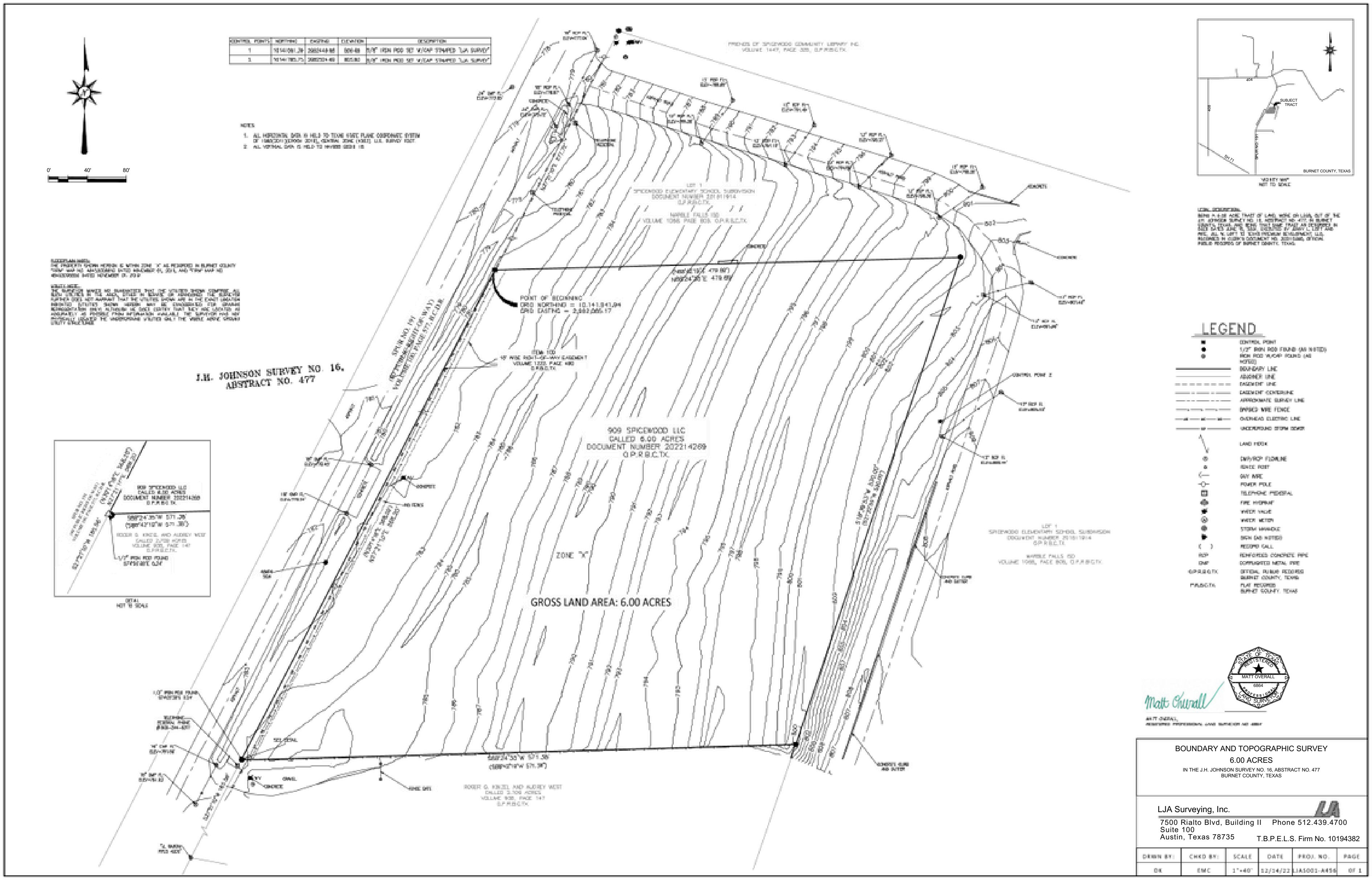
DRONE VIDEO

Spur 191 Property Video

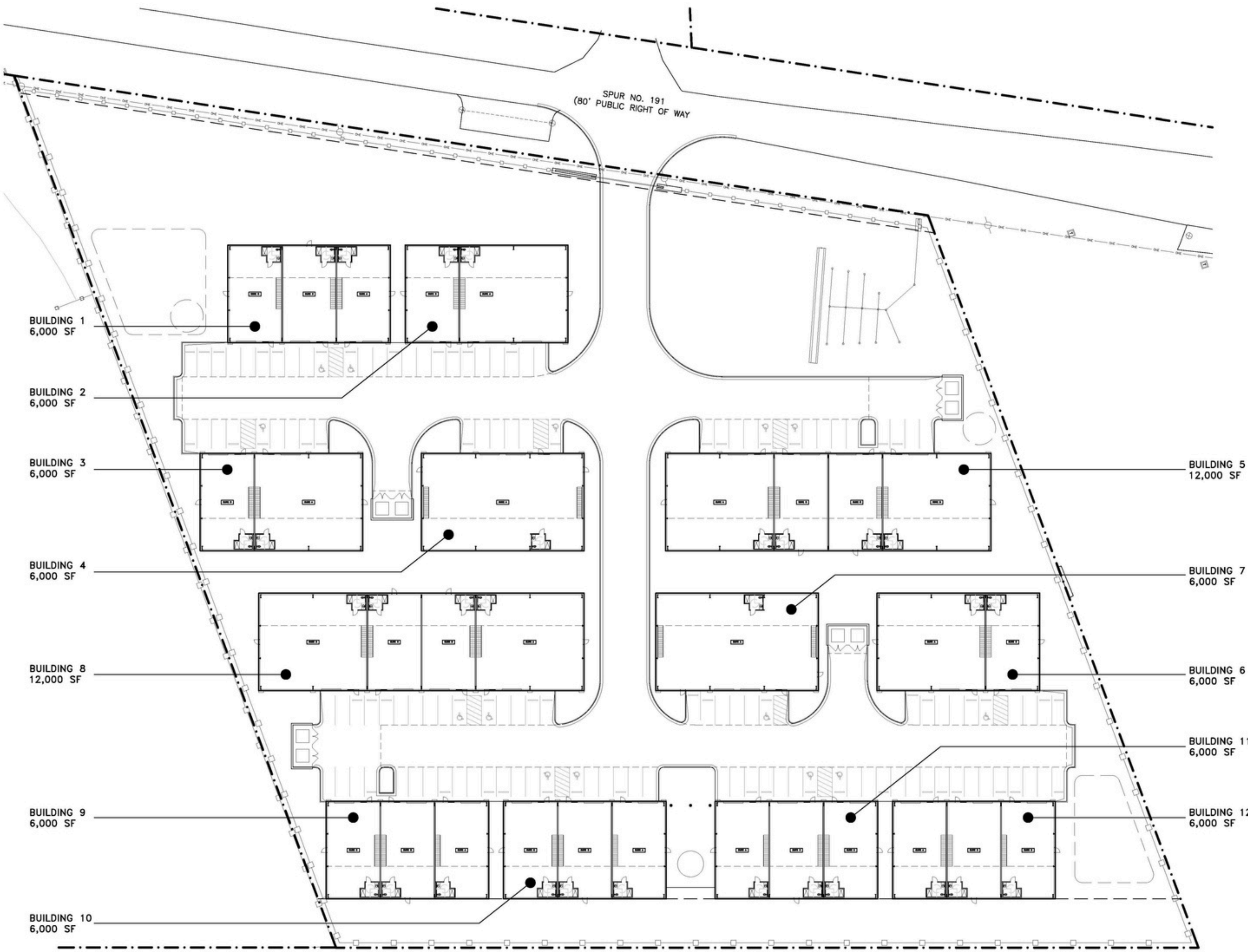
SURVEY


MARBLE FALLS SURVEYING & MAPPING
1500 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915
SURVEY SKETCH
TRACT I:
BEING 0.76 ACRE OUT OF THE J. H. JOHNSON SURVEY NO. 16, ABSTRACT NO. 477, IN BURNET COUNTY, TEXAS.
TRACT II:
BEING 6.00 ACRES OUT OF THE J. H. JOHNSON SURVEY NO. 16, ABSTRACT NO. 477, IN BURNET COUNTY, TEXAS.
SCALE: 1" = 100'
LEGEND:
TEXAS SPUR NO. 191
(80' R.O.W.)
0.76 ACRE
S69°58'22"E 426.69'
N30°13'04"E 156.80'
S88°42'09"E 479.84'
N88°42'52"W 571.17'
S21°32'59"W 530.06'
N30°13'04"E 566.48'
34.62 ACRES
MARBLE FALLS INDEPENDENT SCHOOL DISTRICT
EDGE OF ROAD

TOPOGRAPHY SURVEY



SITE PLAN / UNIT PLAN



1 OVERALL SITE PLAN + UNIT PLAN

SD7.0 SCALE : 1/32" = 1'-0"

RENDERING

SITE IMAGES

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