



FOR SALE · LAND

Llano Development Site

SEC E HWY 71 & HWY 16 · LLANO, TEXAS

SITE AREA

±17.15 AC (Seller will Subdivide)

FRONTAGE

1,000' of Highway Frontage

LOCATION

Llano, TX

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DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with the City of Llano regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

CONTACT

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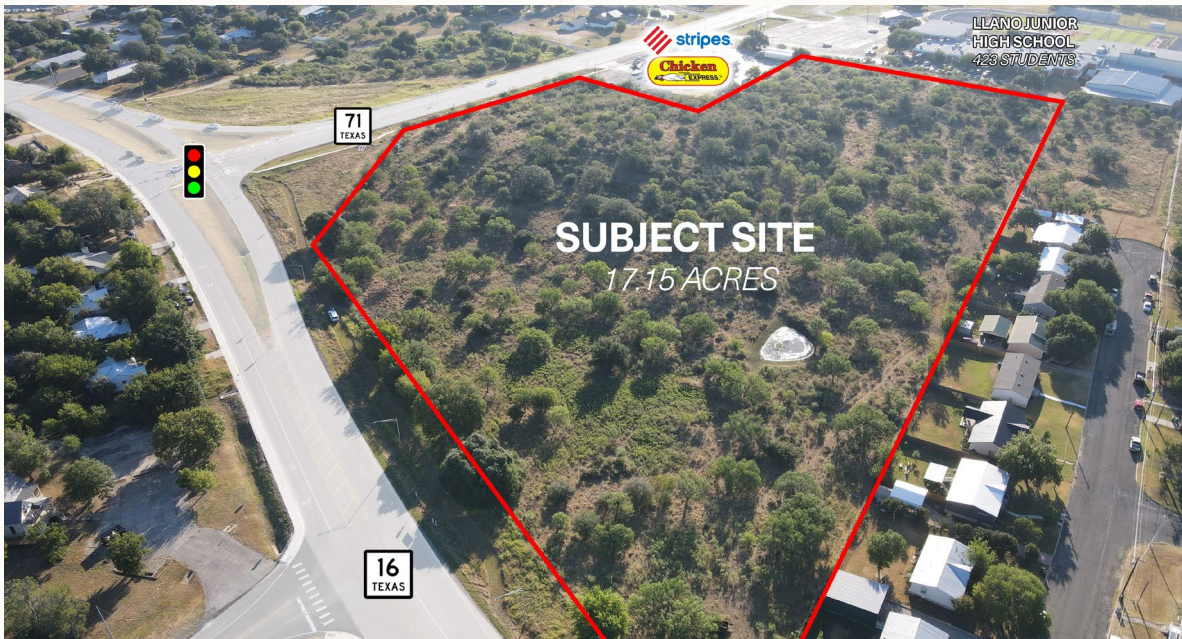
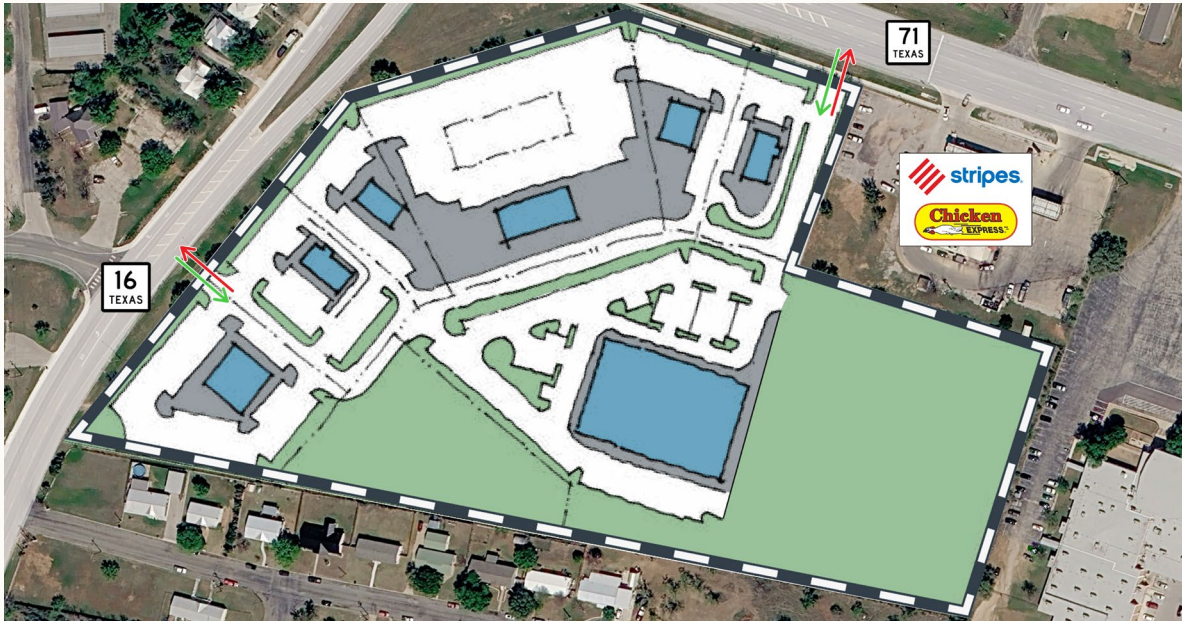
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Prime development opportunity in Llano, Texas



OFFERING PRICE

PER SQFT

\$4,482,324

\$6.00/SF

Address: SEC E HWY 71 & HWY 16, LLANO, TX

Pricing: \$4,482,324 (\$6.00/SF)

Acreage: 17.15 ACRES (SELLER WILL SUBDIVIDE)

Utilities:

- » 8" WATER LINE OFF HWY 16
- » 6" WATER LINE OFF HWY 71
- » 6" GRAVITY WASTEWATER LINE OFF HWY 71

Frontage:

- » 640' ON HWY 16
- » 360' ON HWY 71

Remarks:

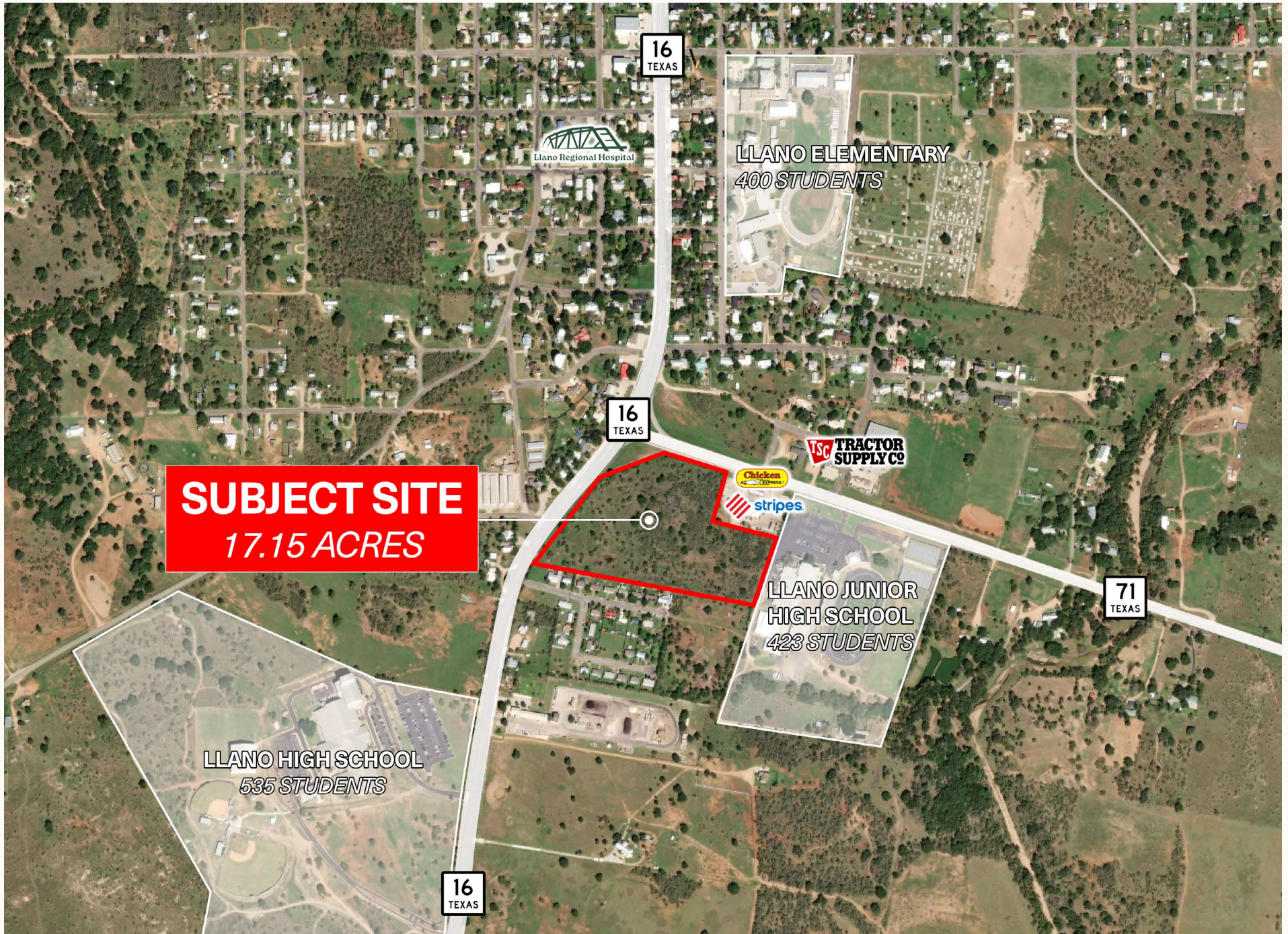
- » LOCATED AT HARD-CORNER INTERSECTION
- » ACCESSIBLE FROM HWY 71 & SH 16/FORD ST
- » 0.9 MILES (2 MIN DRIVE) TO DOWNTOWN LLANO

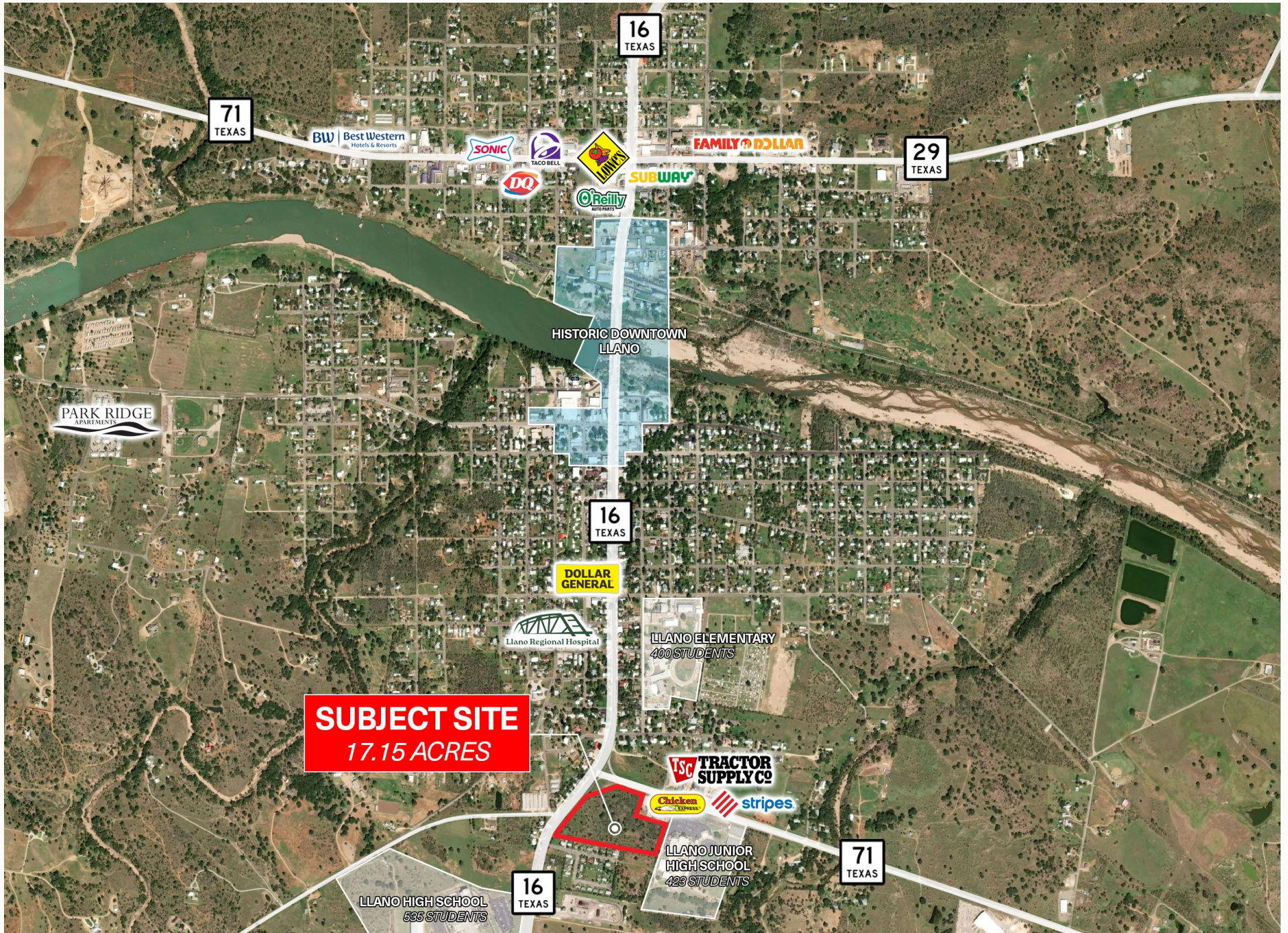
[Click for Interactive Map](#)







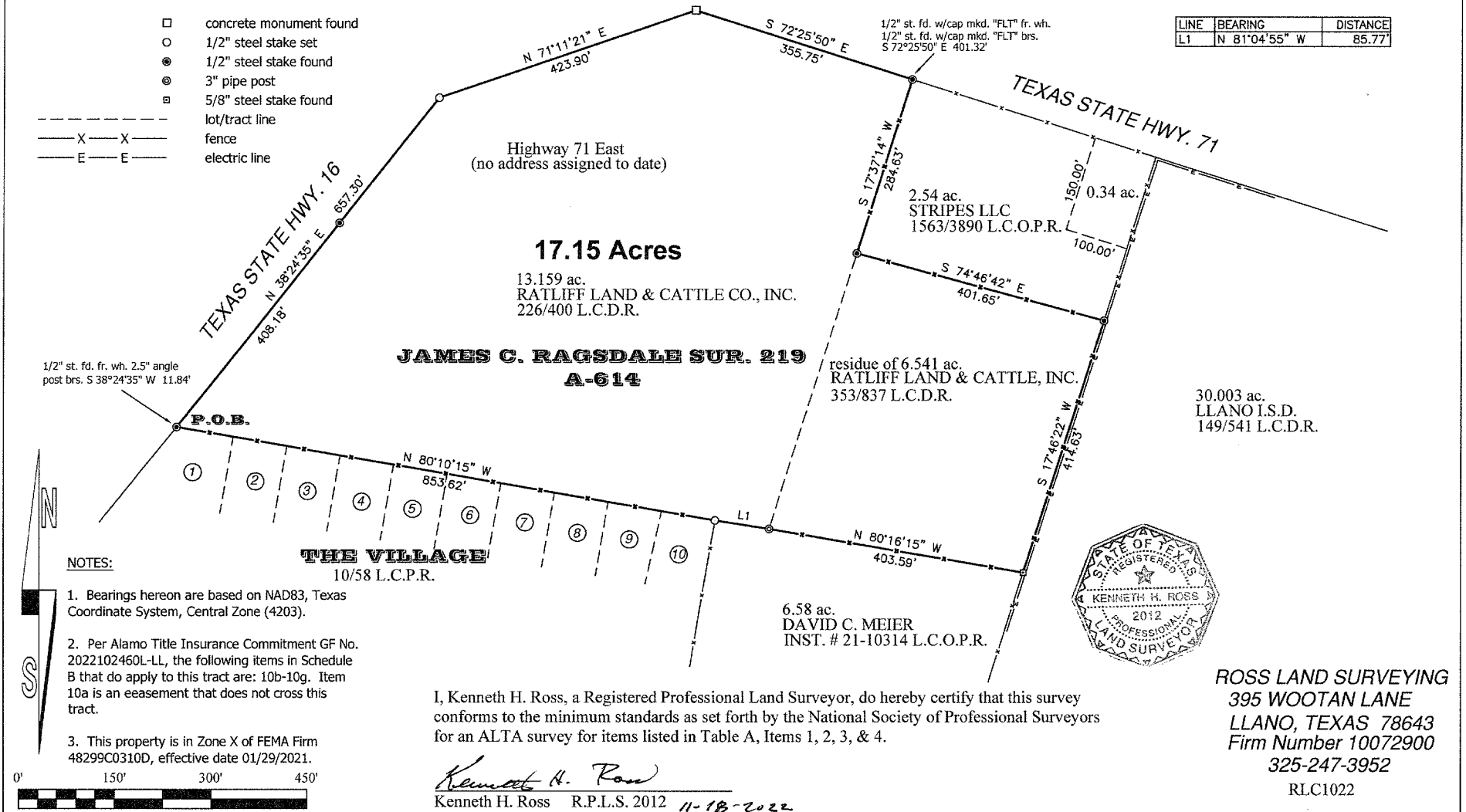


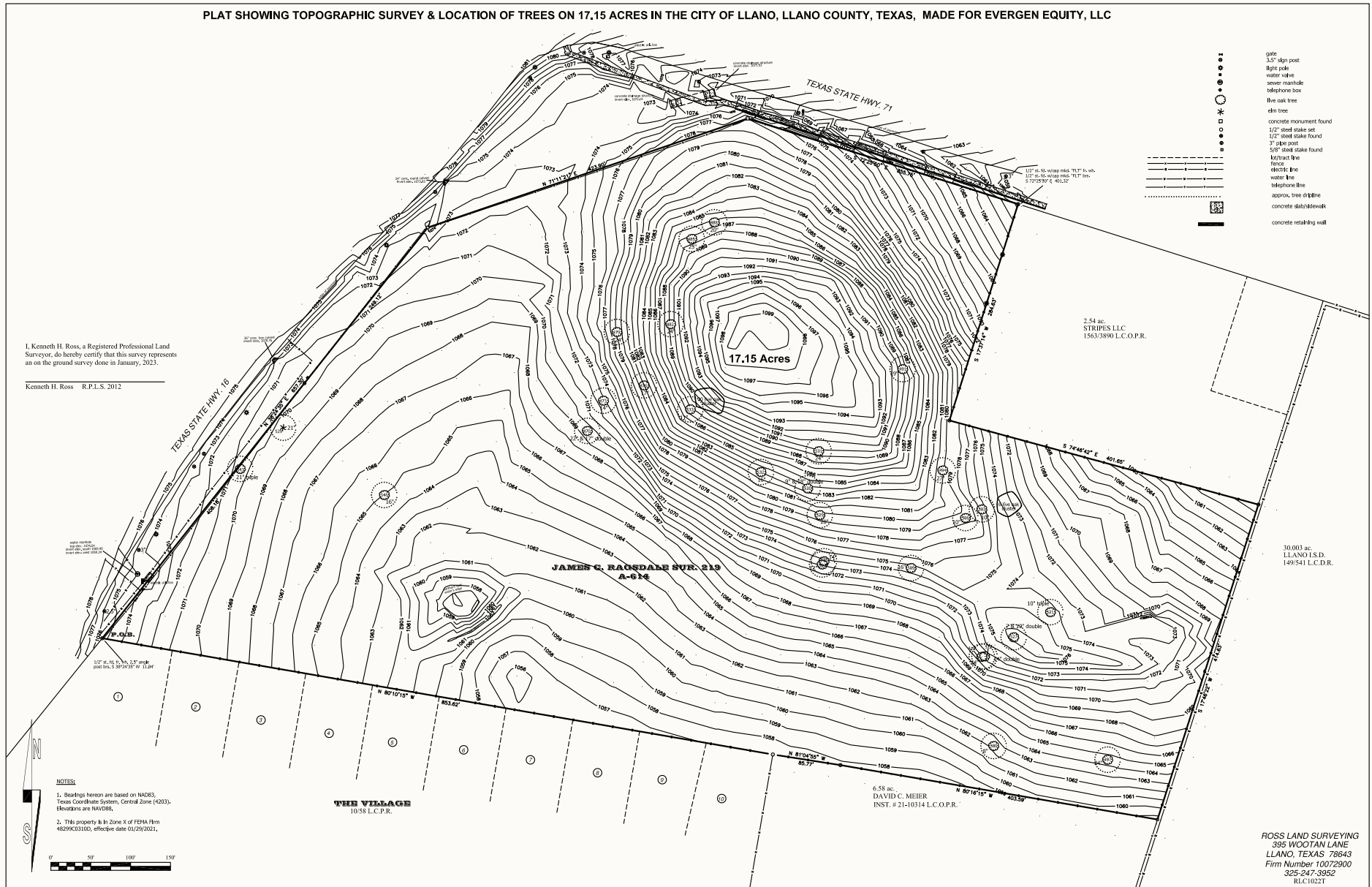


PLAT SHOWING AN ALTA SURVEY OF 17.15 ACRES IN LLANO COUNTY, TEXAS, MADE FOR EVERGEN EQUITY, LLC

- concrete monument found
- 1/2" steel stake set
- 1/2" steel stake found
- ⊙ 3" pipe post
- ⊠ 5/8" steel stake found
- lot/tract line
- X-X- fence
- E-E- electric line

LINE	BEARING	DISTANCE
L1	N 81°04'55" W	85.77'





Llano, Texas

Llano, Texas, is a historic Hill Country community located along the Llano River approximately 75 miles northwest of Austin and 30 miles north of Marble Falls. Serving as the county seat of Llano County, the city anchors a regional trade area known for its scenic landscape, granite quarries, and strong tourism draw, including the nearby Highland Lakes, Enchanted Rock State Natural Area, and the Texas wine country. Llano’s well-preserved downtown square, anchored by the historic county courthouse, supports an active mix of retail, dining, and professional services, while State Highways 16, 29, and 71 provide direct connectivity to Austin, Fredericksburg, and San Angelo. The area continues to benefit from steady population and visitor growth as Central Texas expands outward, positioning Llano as an attractive market for commercial investment with limited new supply and a loyal local and regional customer base.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,900	4,700	6,100
HOUSEHOLDS	1,250	2,000	2,650
AVG. HH INCOME	\$64,000	\$74,000	\$80,000
MEDIAN AGE	42	46.5	50
5-YR POP. GROWTH	7.5%	7.0%	6.5%



EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

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TREC BROKER

Lic. 9009518

Colin Tierney, Designated Broker

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