

ONE ACRE AVAILABLE | MARBLE FALLS, TX

3108 N US 281, Marble Falls, Texas

Sale | Ground Lease | Build to Suit



For more information about this listing, please contact:

Shravan Vijalapuram | SVijalapuram@EmbreeGroup.com | O 512.819.4744 | M 512.922.8790

Beau Embree | BEmbree@EmbreeGroup.com | O 512.819.4791 | M 512.876.5839

PROPERTY DETAILS



Embree Development is Proud to Present Lot 2A for Sale, Ground Lease, or Build to Suit

- This Property is the only developable land in Marble Falls that is strategically located between two national retail giants – Lowe’s Home Improvement and Walmart
- Direct Access and Excellent Visibility from Hwy 281
- Property to be Delivered Rough Graded with Utilities to the Property Line
- Regional Detention Installed

TRAFFIC COUNTS	
HWY 281	23,095 VPD
FM 1431 FROM CEDAR PARK	10,296 VPD

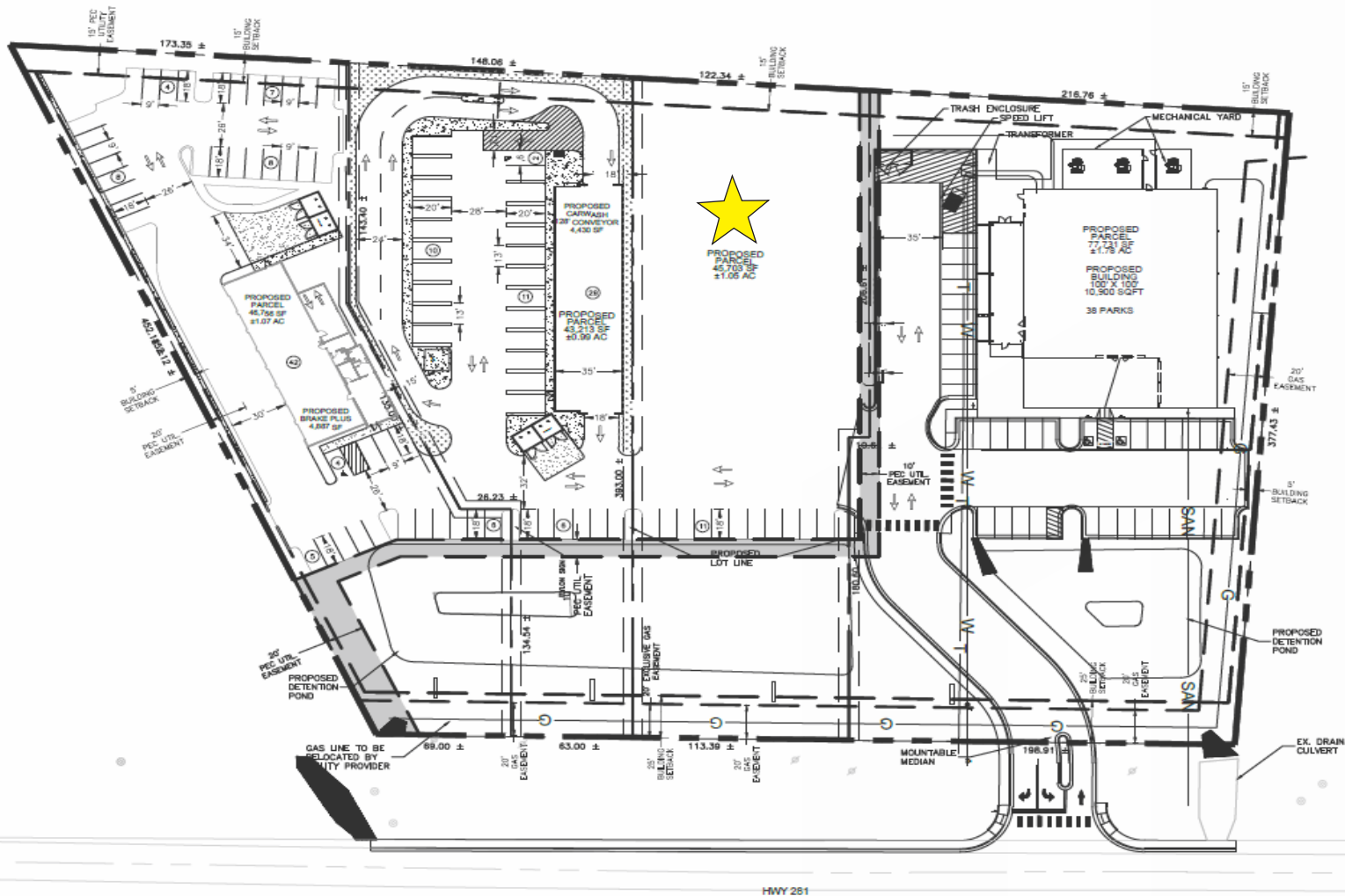
DEMOGRAPHICS	3 MILES	5 MILES
POPULATION	7,843	13,848
AVG. HH INCOME	\$78,599	\$78,856
TOTAL HOUSING UNITS	3,572	6,400
MEDIAN HOME VALUE	\$253,253	\$248,321

RETAIL MAP



SITE PLAN

PRELIMINARY SITE PLAN



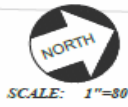
PROJECT ADDRESS
MARBLE FALLS, TX 3108 N HWY 281
TENANT NEEDED

CONCEPTUAL SITE PLAN

ZONING INFORMATION:
JURISDICTION: CITY OF MARBLE FALLS, TX
BUILDING SETBACKS: FRONT: 25' SIDE: 5' REAR: 15'
RETAIL PARKING: 1 PER 250SF UP TO 10,000 GFA + 1 PER 500SF OVER 10,000 GFA
(DB)-RESTAURANT PARKING: 1 PER 100SF INCLUDING OUTDOOR SEATING
MIN. DIMENSIONS: DRIVE AISLE: 25' STD. STALLS: 9' X 18'

- NOTES & ISSUES:**
1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/ACSM survey.
 2. Landscape, utility, drainage, and signage requirements have not been reviewed.
 3. Drawing subject to change upon further review of all Zoning and/or Development Codes.
 4. Current zoning is: General Commercial

DRAWN BY: WDREW	CHECKED BY:
DATE: 9/25/2023	DRAWING NO.:



RESIDENTIAL GROWTH MARBLE FALLS, TX

Roper West

- 661-acre Development
- SEC US 281 & FM 2147 E
- 1,072 Single-Family Lots
- 250-unit Multifamily
- Brand New Middle School & Sports Complex
- Hotel Space and More

Thunder Rock

- 1,100-acre Development
- NWC US 281 & SH 71
- 1,966 Single-Family Lots
- 924 Multifamily Units
- 150 Active Adult Units
- 26-acre Sports Complex
- 10-acre Recreational Center
- Parks & Nature Trails



EMBREE DEVELOPMENT

Embree Development is a national single-tenant developer specializing in build-to-suit, reverse build-to-suit, fee development, and ground lease services.

Our integrated in-house services:

- **Real Estate:** Site Selection; Acquisition; Legal
- **Design:** Entitlements; Management of Architectural, Civil, MEP, & Structural Engineering
- **Construction Management**



Advantages We Offer

- Fully-integrated, in-house, build-to-suit development program for nationwide expansion
- A single source for site selection and approval, contract negotiation, legal and title review, site investigation, and design
- Long term NNN leases fashioned to accommodate the client's needs in the current marketplace
- Certified PMP, AIA, NCARB, P.E., LEED AP, RAS, CEES, and CSP Professionals
- Through our sister company (Embree Capital Markets), we have the capital needed to finance any and all projects.
- Through our sister company (Embree Construction), our capabilities include construction cost estimates, design/site adaptations, and permitting services.



EMBREE
DEVELOPMENT

CORPORATE OFFICE

4747 Williams Drive
Georgetown, Texas 78633

DALLAS OFFICE

124 McMakin Road
Bartonville, Texas 76226

www.embreegroup.com