

OFFERING MEMORANDUM

RETAIL/OFFICE BUILDING - FOR SALE

905 Third St, Marble Falls, TX 78654

FOR SALE: \$670,000



1940 SF | 0.07 ACRES | 1950

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905 THIRD ST

Marble Falls, TX 78654

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

905 THIRD ST

Marble Falls, TX 78654

This property is located in the heart of Marble Falls, a growing Hill Country community with strong tourism and local traffic drivers. Positioned near the downtown core, the site benefits from proximity to retail, dining, and civic uses that support consistent daily activity.

The building is suitable for a range of commercial uses including retail, office, or service-oriented operations. Its location and scale make it well-suited for an owner-user seeking a visible presence in a stable Texas market.

Marble Falls continues to experience steady population growth and regional investment, making this property an attractive opportunity for both long-term ownership and value retention.



Marble Falls, TX

Marble Falls sits in central Texas' scenic Hill Country, anchored by the Colorado River and Lake Marble Falls. The city doubles as a regional tourism hub and residential getaway, known for water recreation, wineries, local eateries, and access to outdoor attractions. Culturally, the town blends small-town charm with destination energy — historic downtown, quirky local shops, and lively seasonal events (e.g., Walkway of Lights) draw visitors from across Central Texas. Economically, sectors like tourism, hospitality, natural resources, and niche manufacturing are part of the mix, while retail and service industries benefit from strong draw demand from both locals and day-trippers from Austin/San Antonio corridors. Its central location approximately 58 miles northwest of Austin and ~85 miles north of San Antonio places Marble Falls within easy reach of major markets while preserving its laid-back Hill Country identity.



POPULATION

Marble Falls

9,783

State: Texas 30.3 Million

MEDIAN AGE

Marble Falls

35.6 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

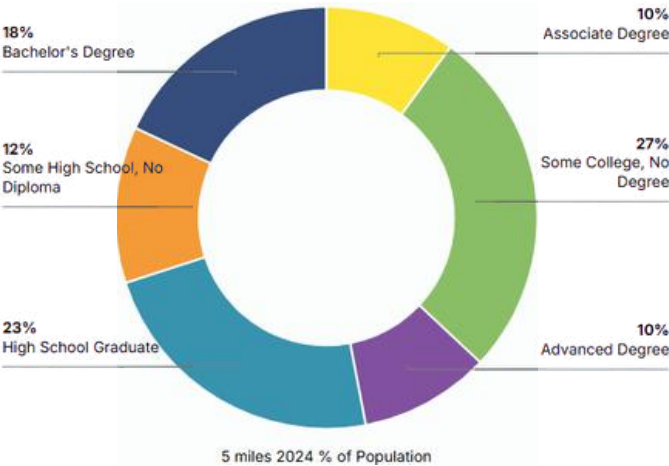
Marble Falls

\$55,511

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

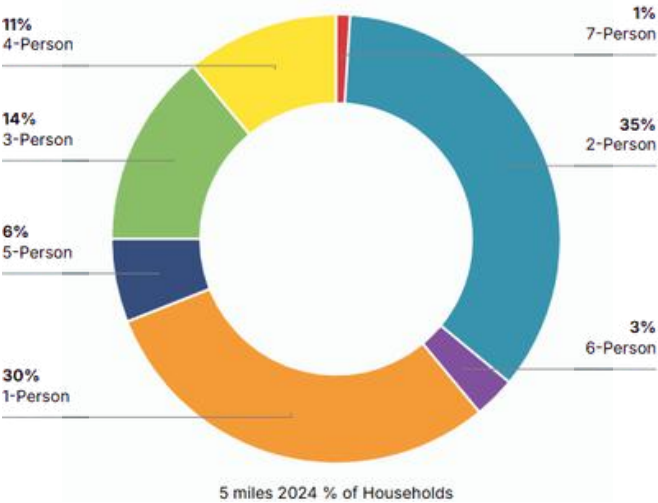
	2 Mile	5 Mile	10 Mile
Population 2024	9,553	15,346	33,676
Total Households	3,991	6,211	14,143
Avg Household Size	2.3	2.4	2.3
Avg Household Income	\$55,396	\$57,198	\$66,565

ECONOMIC INDICATORS

3.0% Marble Falls Unemployment Rate

4.6% U.S. Unemployment Rate

HOUSEHOLDS



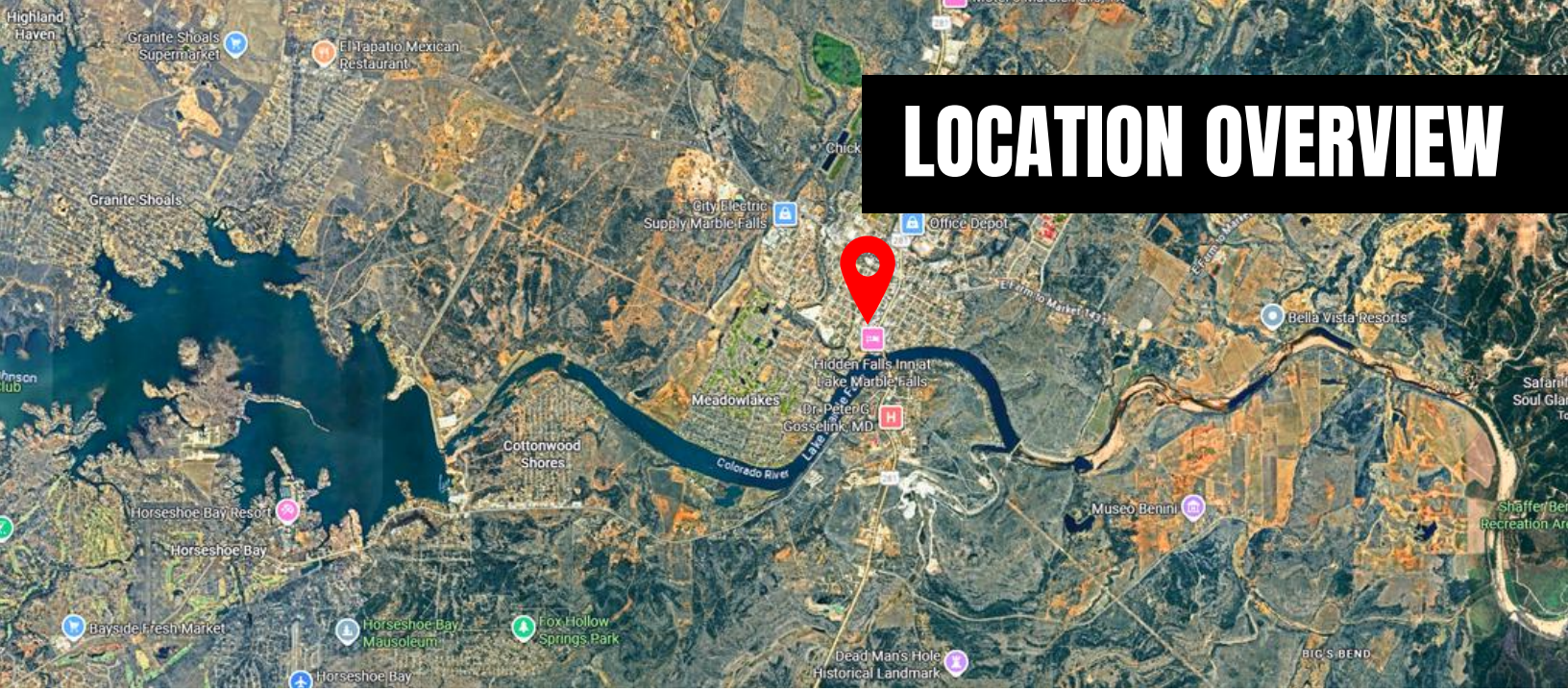
Marble Falls

2,815

State: Texas 10.75 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 281 (US-281) – This major north-south corridor is Marble Falls' primary connection, linking the city south toward San Antonio and north up through Burnet and beyond. It's the key arterial for commuter, freight, and visitor traffic.

Ranch to Market Road 1431 (RM 1431) – Connects Marble Falls east and southeast toward Cedar Park and the greater Austin area, paralleling Lake Travis and serving both local traffic and regional access.

State Highway 71 (SH-71) – A broader regional route providing east-west access between Marble Falls' vicinity and I-35/Austin markets, supporting both daily mobility and long-haul traffic.

These corridors give Marble Falls excellent connective tissue for logistics, tourism flows, and commuter linkages without the congestion of big city cores.



AIRPORT PROXIMITY

Austin-Bergstrom International Airport (AUS) – ~58 miles southeast; the primary commercial gateway for Marble Falls, offering extensive domestic and international service and one-hour-plus drive time.

Killeen-Fort Hood Regional Airport (GRK) – ~64 miles north-northeast; a viable alternative for domestic service and often less congested than larger hubs.

San Antonio International Airport (SAT) – ~78–85 miles south; another major option with broad connectivity, typically a 1.5-hour drive.

Smaller General Aviation Fields (Llano, Burnet, Horseshoe Bay) – Serve private and business aviation needs close to Marble Falls for executive or leisure flight operations.

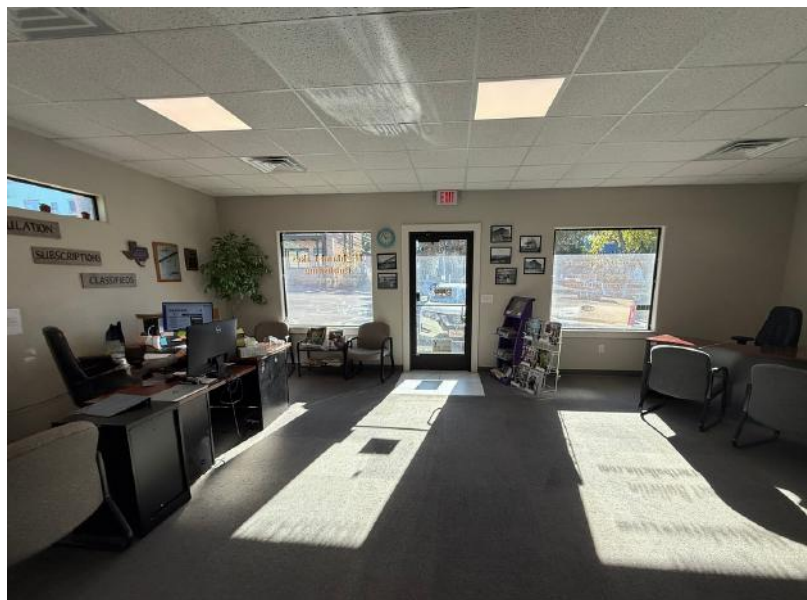
SITE OVERVIEW

SITE

Property Type:	Retail/Off
Year Built:	1950
Total SF:	1,940 SF
Acres:	0.07 AC
Stories:	1
Construction:	Metal
Parking:	3 Surface Spaces

OPERATING EXPENSES

Taxes:	\$226.84
Insurance:	\$1,927.00
Utilities:	\$643.00
TOTAL	\$2,796.84





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