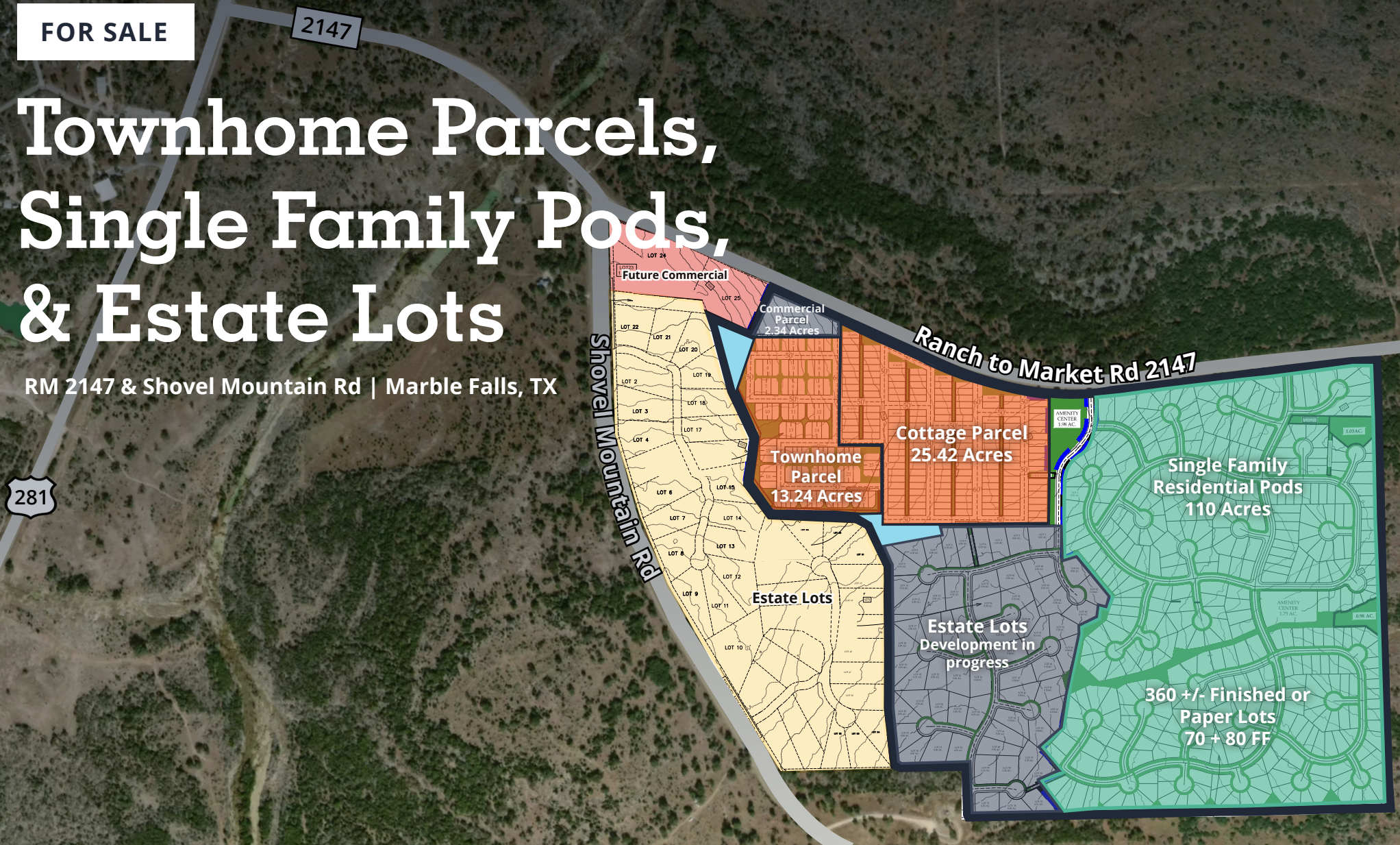


FOR SALE

Townhome Parcels, Single Family Pods, & Estate Lots

RM 2147 & Shovel Mountain Rd | Marble Falls, TX



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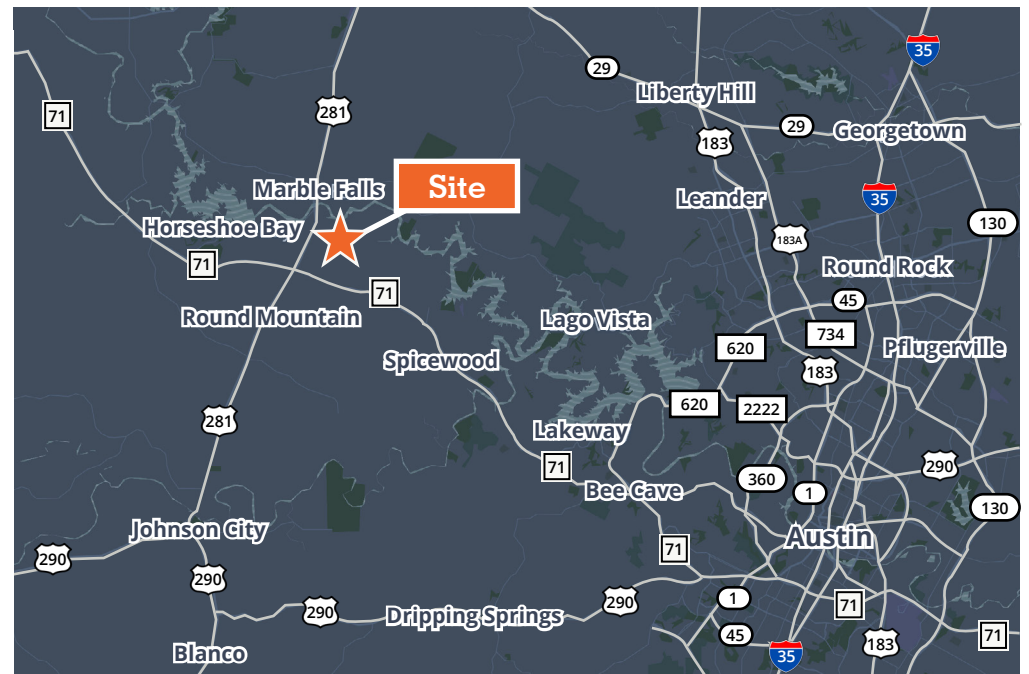
Offering summary

Avison Young presents for sale this mixed-residential development parcel in Marble Falls, Texas. Ideally situated at the SEC of Ranch to Market Rd 2147 and Shovel Mountain Rd, with easy access to Highway 281. The master development plan includes townhome and cottage parcels, as well as traditional single family and estate lots.. The 110 acre single family parcel can be delivered in pods, as paper or finished lots. Amenities feature a clubhouse, an upscale pool, sports courts, nature trails, and a kids' playscape. Located just minutes from downtown Marble Falls and Baylor Scott & White Medical Center, this parcel offers a rare opportunity for a well-located, fully amenitized development in the Texas Hill Country.

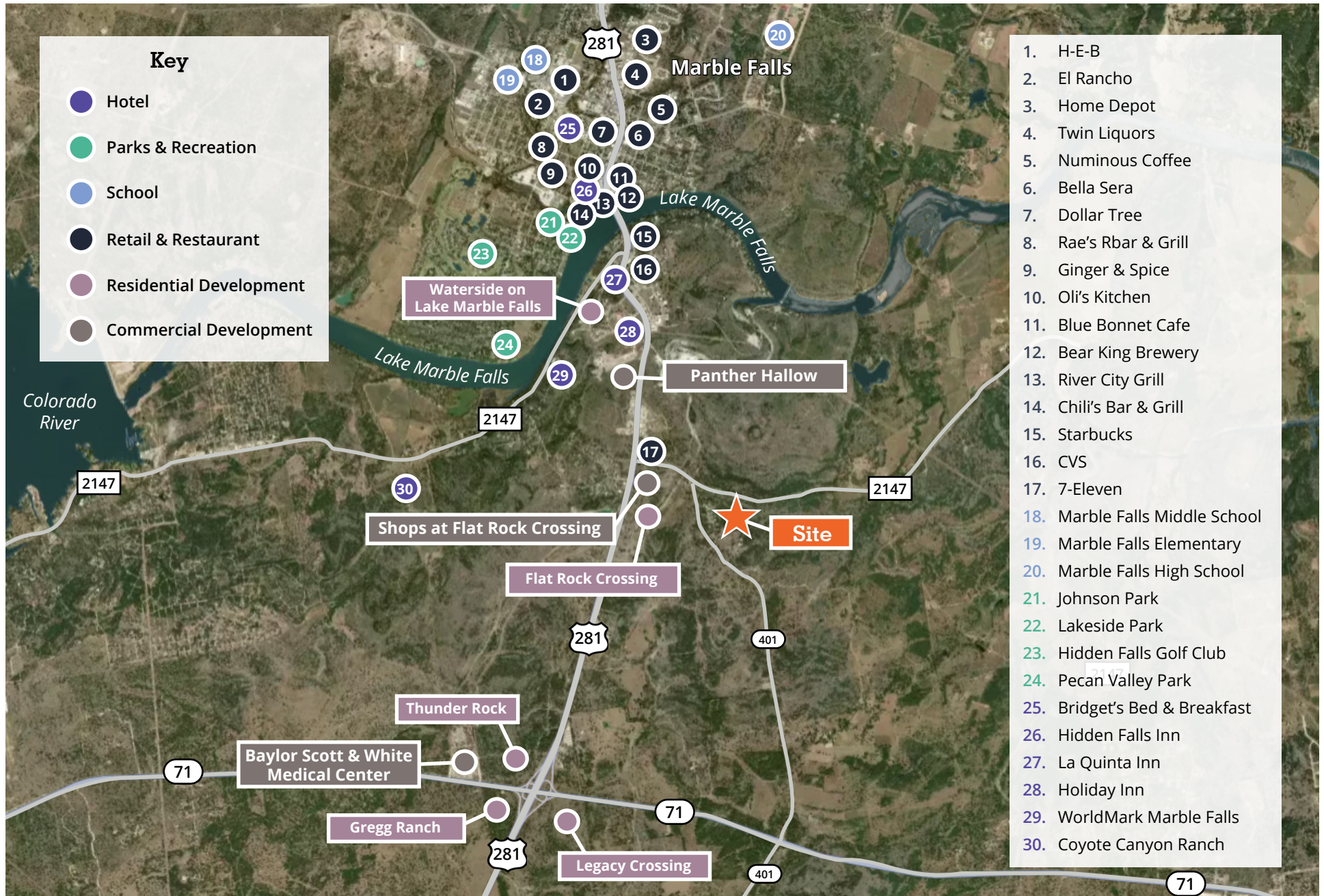


HIGHLIGHTS

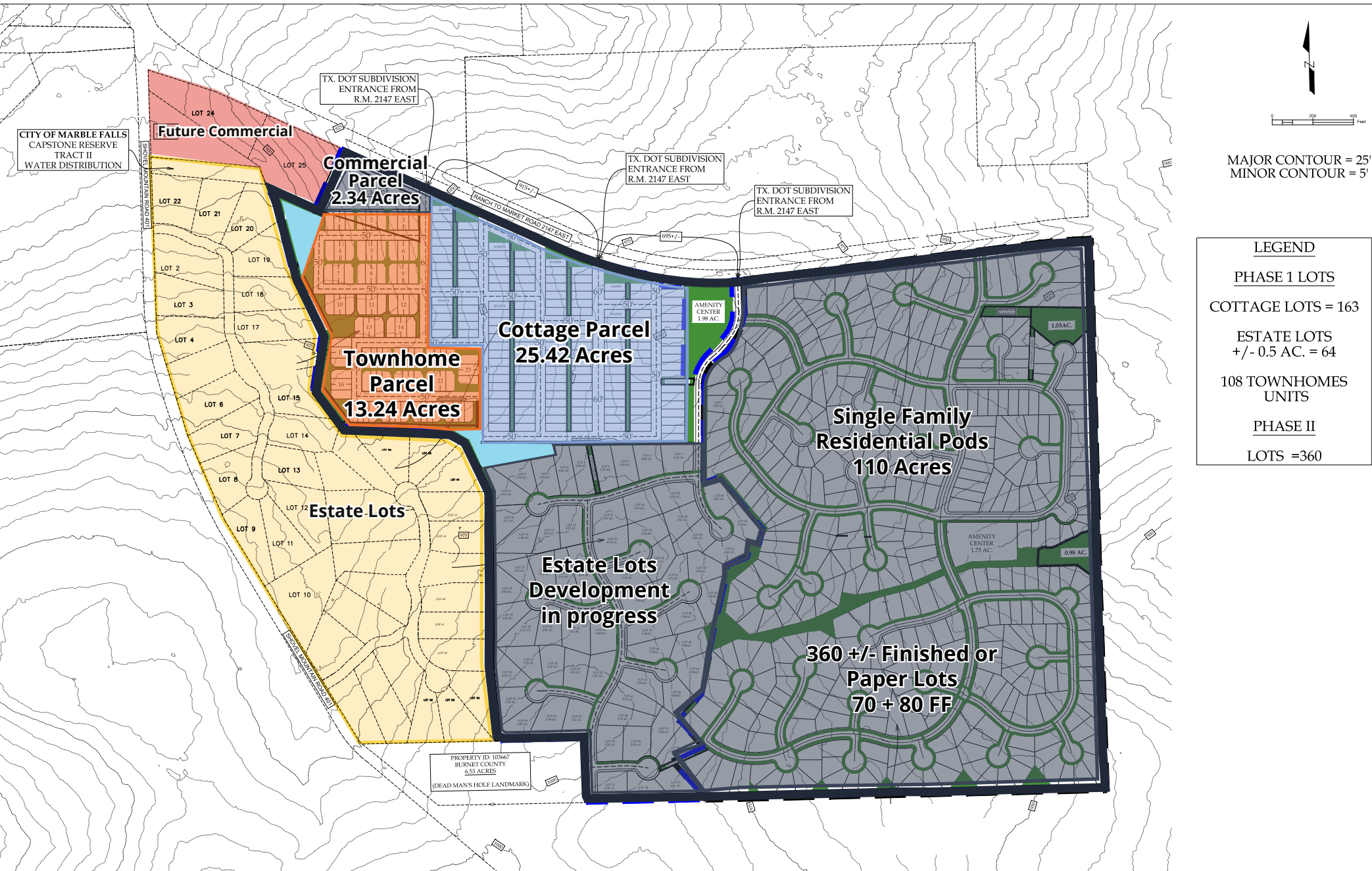
Size:	±38 acres cottage/townhome 110 acres single family residential 64 estate lots
Utilities:	Electricity to site Water/wastewater set to deliver by Q2/Q3 2025
Potential Uses:	Townhome, duplex, fourplex, cottage residential, single family, large estate lots
School District:	Marble Falls ISD
Asking Price:	Call broker



Nearby amenities & developments



Current development plan

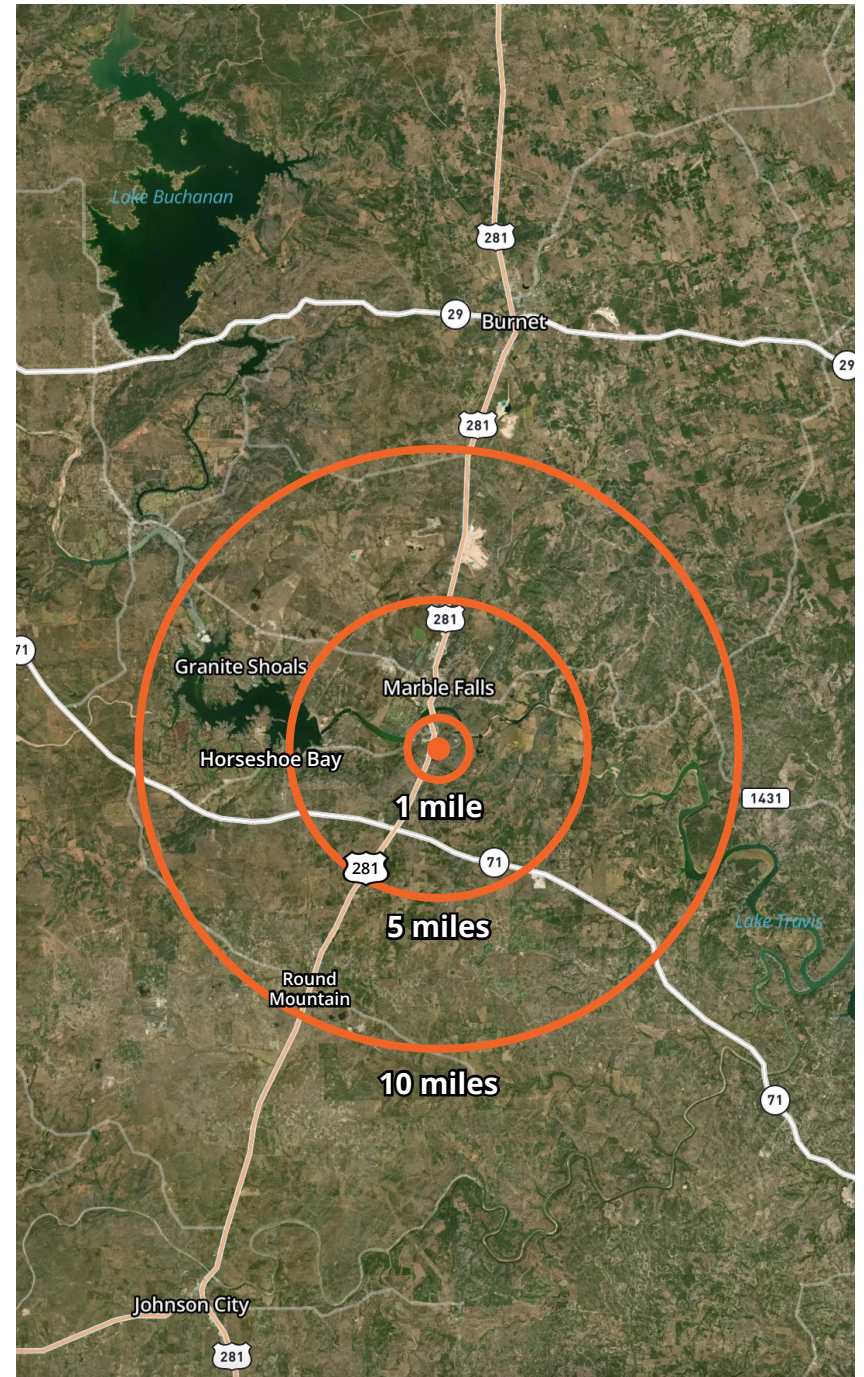


Shops at Flatrock Crossing: planned opening March 2026



Demographics

Population	1 mile	5 miles	10 miles
Total population	78	13,726	18,209
Median pop. (female)	38	6,833	8,999
Median pop. (male)	40	6,443	9,209
Median age	45.6	44.4	54.7
Income			
Median income	\$87,435	\$65,720	\$84,476
Average income	\$140,902	\$99,270	\$123,779
Households			
Total households	28	5,550	7,707
# of persons per HH	2.79	2.37	2.36
Median house value	\$550,000	\$329,526	\$459,906
Average house value	\$563,542	\$399,378	\$626,331



For more information, please get in touch.

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The logo for Avison Young, featuring the words "AVISON" and "YOUNG" stacked vertically in a bold, sans-serif font, enclosed within a thick black rectangular border.

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