

2600 Commerce Street

MARBLE FALLS, TX 78654

FOR SALE

Land



PROPERTY DESCRIPTION

Introducing 2600 Commerce Street, Marble Falls, TX, a prime commercial property offering an exceptional investment opportunity. This property is zoned for commercial usage and perfectly positioned for retailers and developers seeking a strategic location. Nestled in the thriving Marble Falls area, this property presents an ideal canvas for a variety of commercial ventures

PROPERTY HIGHLIGHTS

- Mostly cleared and level lot
- Utilities at site
- Close proximity to Highway 281
- High traffic counts on Hwy 281

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.344 AC / 14,984 SF
Price / SQFT	\$16.6/SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	136	815
Total Population	53	339	1,995
Average HH Income	\$99,864	\$96,329	\$89,016



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

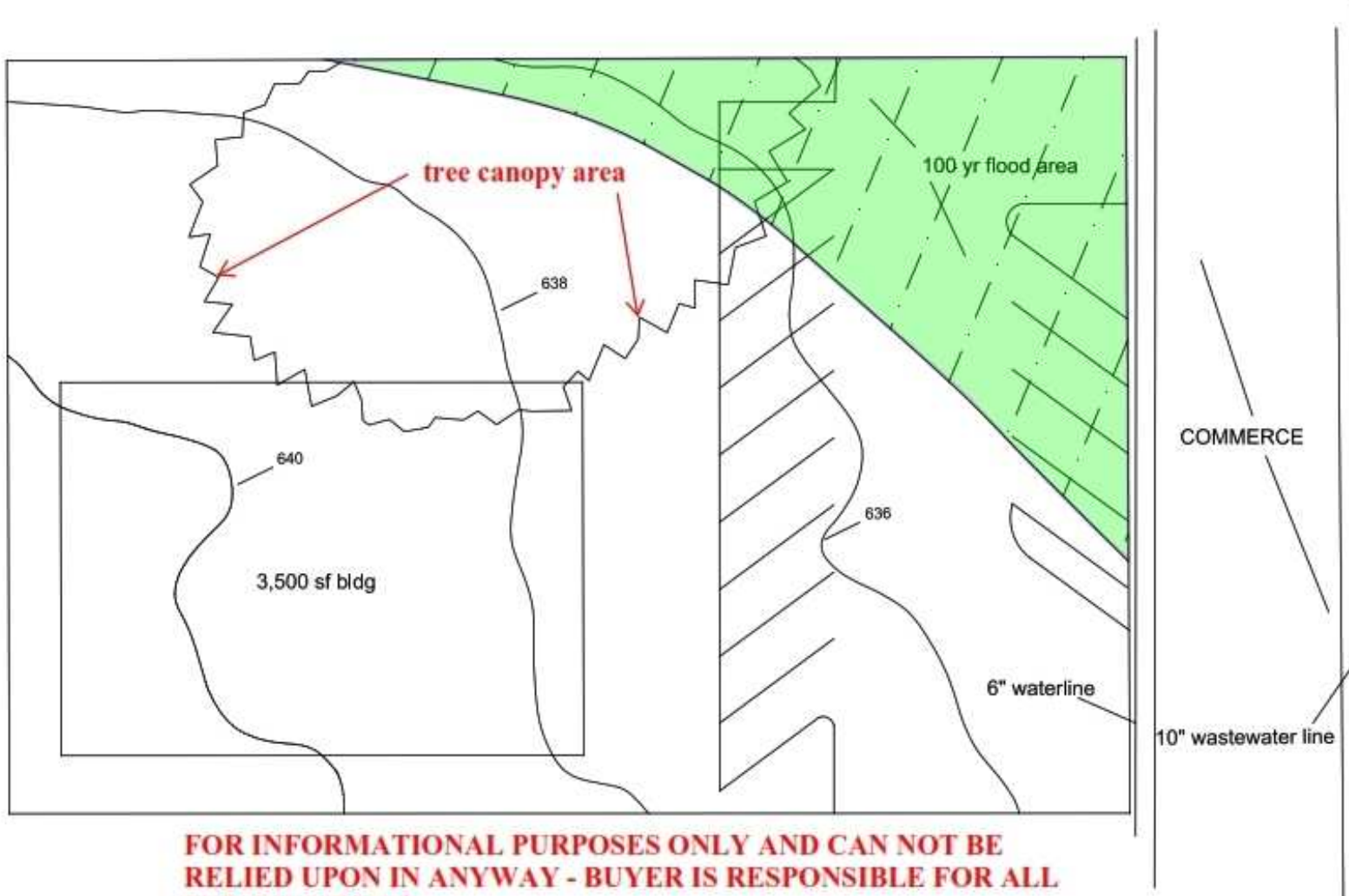
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2600 Commerce Street

MARBLE FALLS, TX 78654

FOR SALE

Land



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

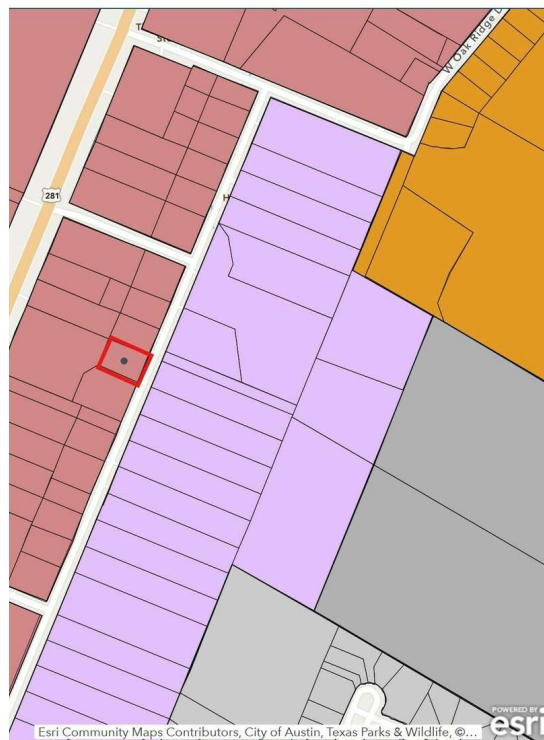
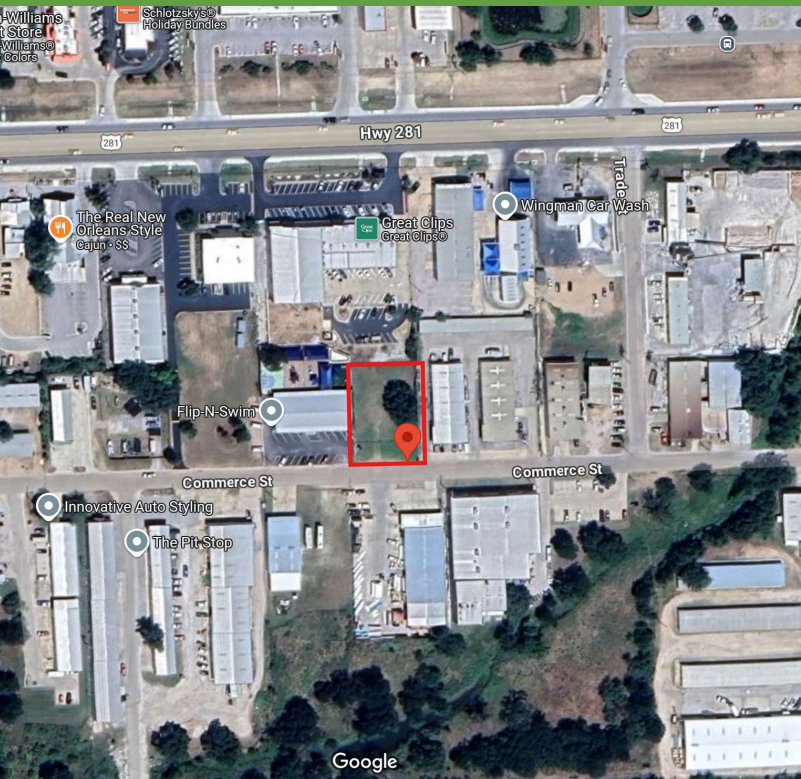
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2600 Commerce Street

MARBLE FALLS, TX 78654

FOR SALE

Land



Legend

Planned Development Districts



Official Zoning

- FR - Farm and Ranch District
- ENZ.1 - Existing Neighborhood Zone 1
- ENZ.2 - Existing Neighborhood Zone 2
- ENZ.3 - Existing Neighborhood Zone 3
- ENZ.4 - Existing Neighborhood Zone 4
- ENZ.5 - Existing Neighborhood Zone 5
- RE - Rural Estate District
- NR - Neighborhood Residential District
- TR - Transitional Residential District
- MR - Multifamily Residential District
- DR - Downtown Residential District
- NC - Neighborhood Commercial District
- GC - General Commercial District**
- DT - Downtown Transition District
- DN - Downtown District
- BP - Business/Industrial Park District
- IN - General Industrial District

Marble Falls ETJ



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

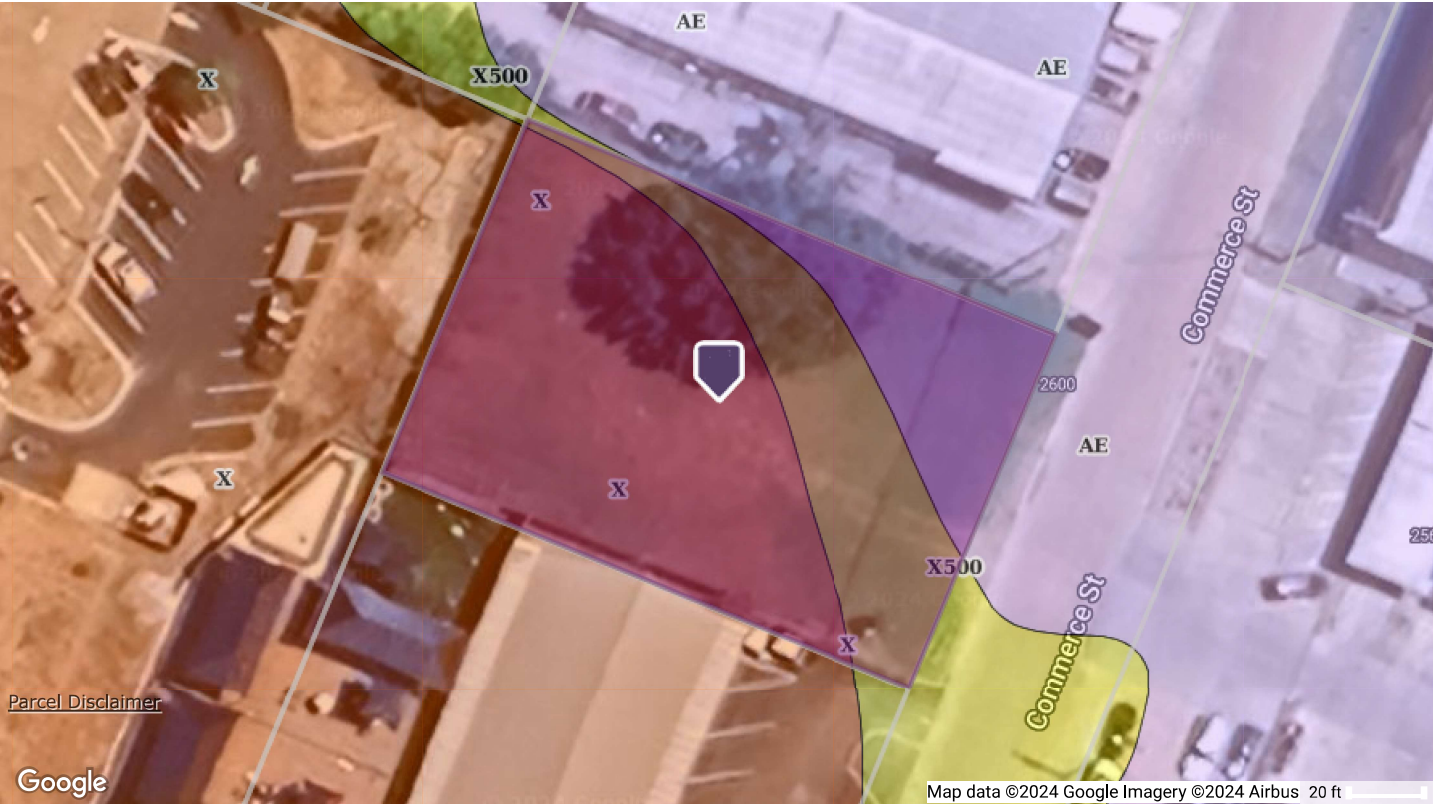
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCga.com

2600 Commerce St, Marble Falls, TX 78654-3909, Burnet County

Flood Map

Flood Zone Code:	X	Flood Zone Panel:	48053C0582G
Flood Zone Date:	11/01/2019	Special Flood Hazard Area (SFHA):	Out
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



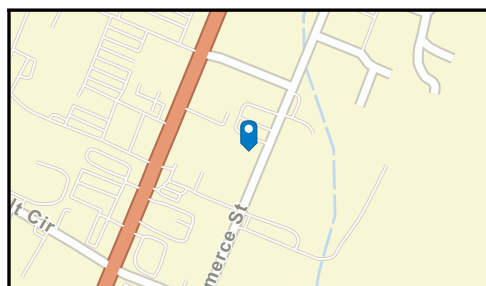
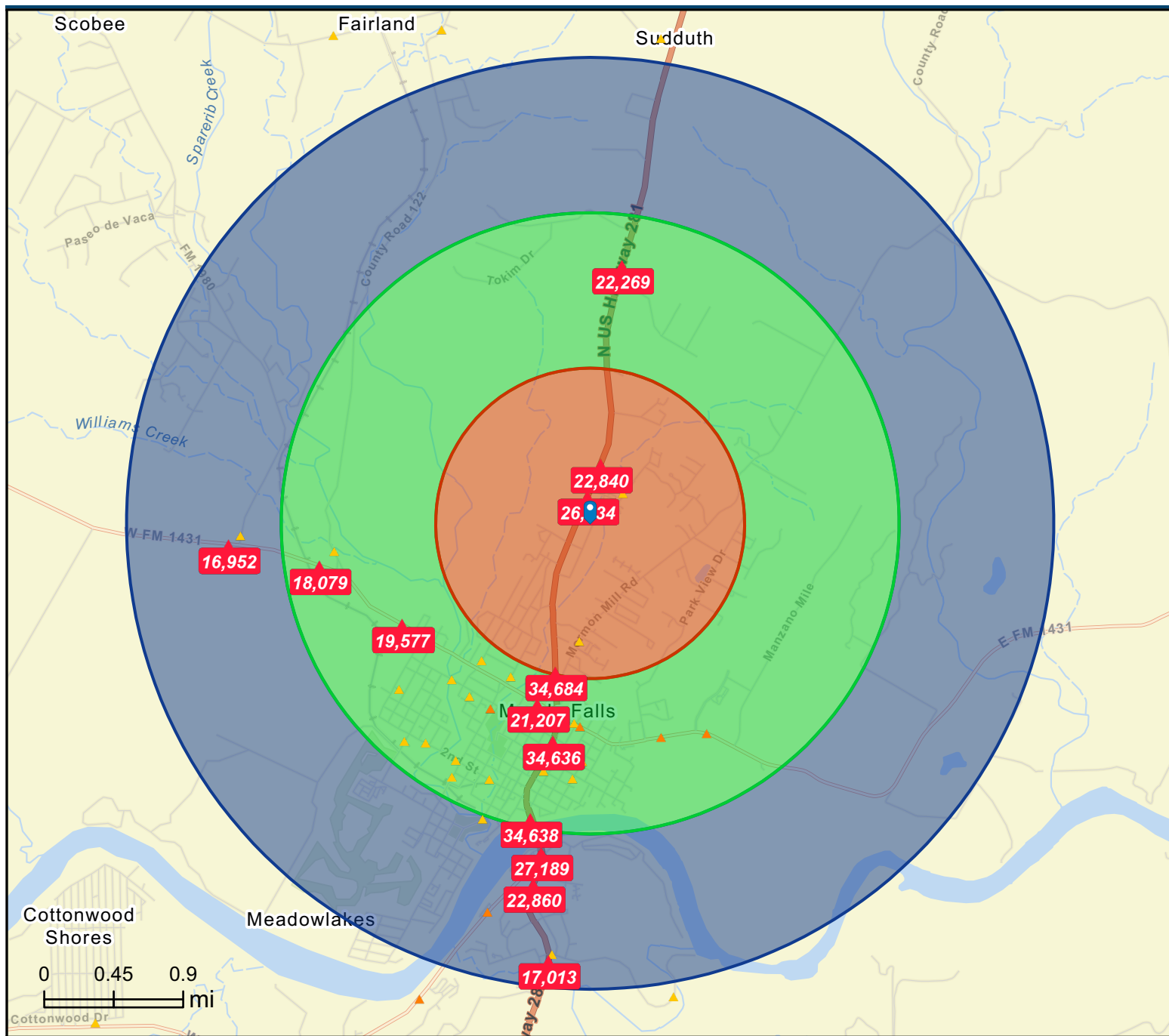
- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Traffic Count Map

2600 Commerce St
2600 Commerce St, Marble Falls, Texas, 78654
Ring bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
Latitude: 30.59614
Longitude: -98.26937



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 10, 2024