

**FOR SALE | SELLER FINANCING AVAILABLE**

# Panther Creek Land | 3.5 AC Commercial Development Site

801 Corazon Drive, Marble Falls, TX 78654



Downtown  
Marble Falls

PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS

**801 CORAZON DRIVE**

CITY, STATE, ZIPCODE

**MARBLE FALLS, TEXAS 78654**

LAND ACRES

**3.498 AC**

PARCEL NUMBER

**126077**

ZONING, COUNTY

**GENERAL COMMERCIAL, BURNET**



## PROPERTY DETAILS



SALE PRICE  
**\$1,500,000**



LOT SIZE  
**3.498 AC**



UTILITIES  
**All To Site**  
Water  
Sewer  
Storm



ALLOWED USES  
**Medical Office**  
Restaurant  
Retail  
Professional Office  
Shopping Center  
Animal Clinics  
Self Storage  
Carwash



CIVIL PLANS  
**Full Set of Civil Plans for Medical Office Condos with the Land Included**

## SELLER FINANCING

<b>Down Payment</b>	30%
<b>Term</b>	36 Months
<b>Amortization</b>	Interest Only
<b>Rate</b>	5.00%
<b>Prepayment</b>	No Penalty

## PROPERTY HIGHLIGHTS

### SELLER FINANCING

Short-term seller financing available with interest-only payments and no prepayment penalty—ideal for buyers seeking lower initial debt service and time to secure long-term financing or reposition the asset.

### STRATEGIC HIGHWAY LOCATION

Positioned just off Highway 281 in Marble Falls, the 3.5-acre site sits adjacent to the newly developed Residences at Panther Hollow luxury multifamily project, offering prime visibility and access in a high-growth corridor.

### PROXIMITY TO DOWNTOWN MARBLE FALLS

Located only minutes from the heart of Marble Falls, the site provides quick access to local shopping, dining, and services—making it highly desirable for businesses and users seeking a central and convenient location.

### PRIME DEVELOPMENT OPPORTUNITY

With strong infrastructure investment and ongoing population growth, Marble Falls is primed for long-term expansion. This tract offers a unique opportunity for development or investment in a dynamic and rapidly evolving market.

### FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



# BUILD-TO-SUIT OPTIONS

PURCHASE PRICE

**\$325 PSF**

AVAILABLE UNITS

**Building A:**

1,258 - 4,856 SF

**Building B:**

1,258 - 5,038 SF

**Building C:**

1,258 - 5,038 SF

**Building D:**

1,250 - 6,250 SF

**Building E:**

1,250 - 6,250 SF

**Building F:**

1,258 - 5,038 SF

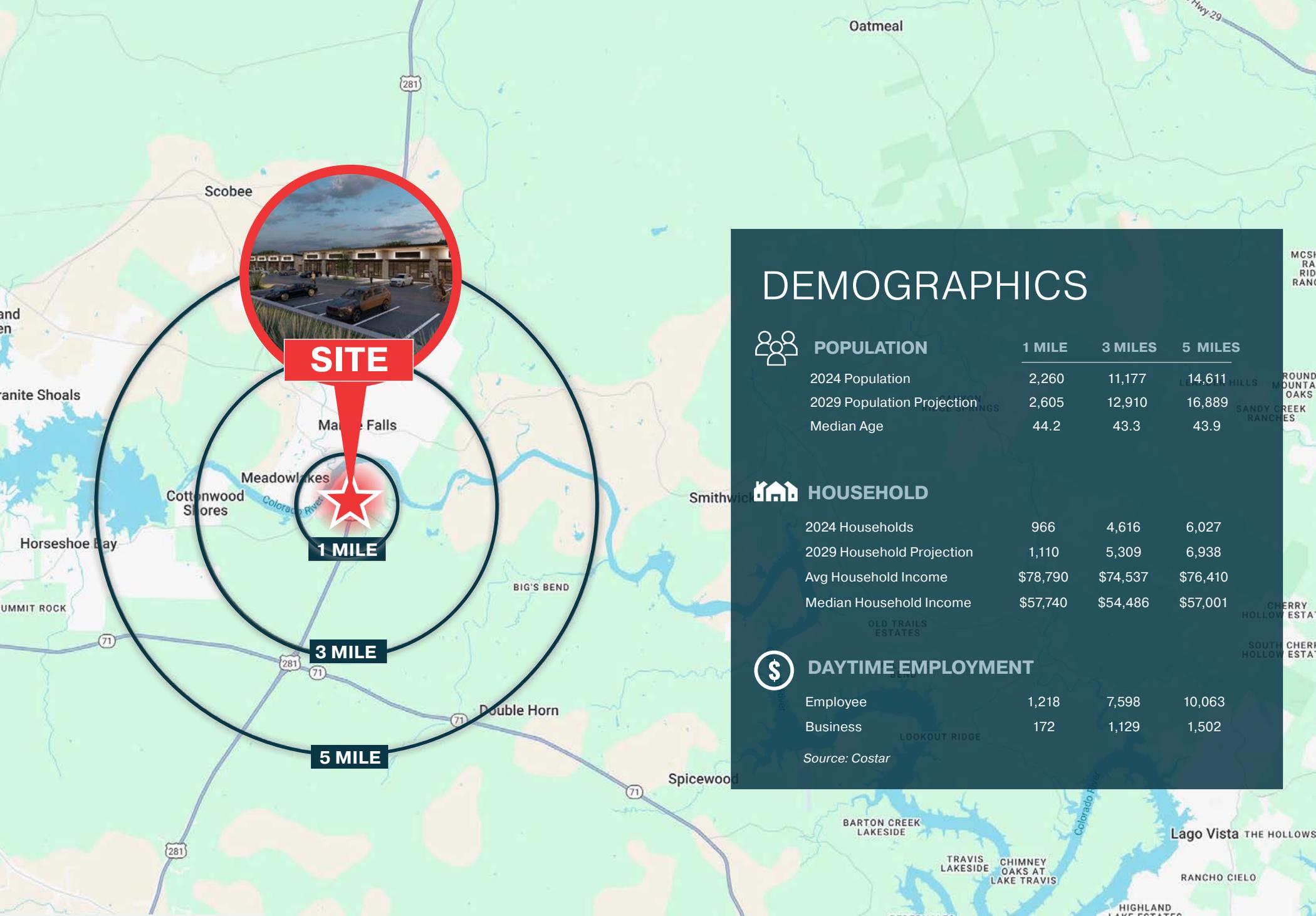


**partners**

[SCHEDULE TOUR](#)

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	2,260	11,177	14,611
2029 Population Projection	2,605	12,910	16,889
Median Age	44.2	43.3	43.9



## HOUSEHOLD

2024 Households	966	4,616	6,027
2029 Household Projection	1,110	5,309	6,938
Avg Household Income	\$78,790	\$74,537	\$76,410
Median Household Income	\$57,740	\$54,486	\$57,001



## DAYTIME EMPLOYMENT

Employee	1,218	7,598	10,063
Business	172	1,129	1,502

Source: Costar

# AERIAL OVERVIEW





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