



AERIAL

LAKE BUCHANAN



DRONE VIDEO - CLICK TO PLAY



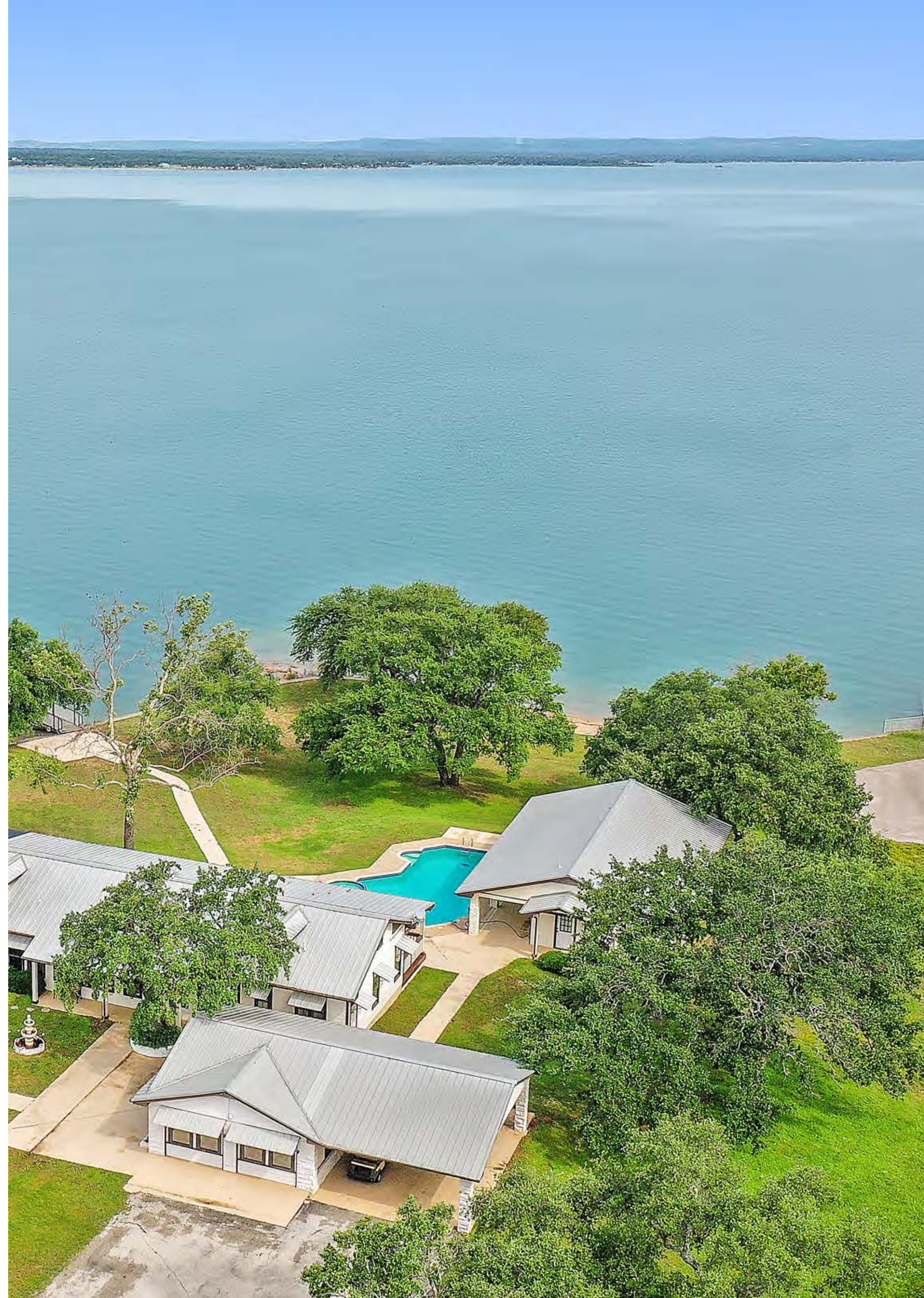
SITE OVERVIEW

- The site is comprised of 22.78 acres with approximately 3,700 feet of shoreline, with granite slabs for shore protection
- "Famous" lighthouse at Buchanan Dam: great for turning into an STR, or tourist attraction
- Sand Beach
- Boat Launch
- Covered Pier



Existing Clubhouse

Marina plans have been prepared to add a private, or public marina just beyond the Clubhouse/Pool shown below.



LOCATION

**18617 E STATE HWY 29
BUCHANAN DAM, TX 78609**

**CLICK FOR
GOOGLE MAP**



LOCATION DRIVE TIMES

BUCHANAN DAM, TEXAS

KINGSLAND

MARBLE FALLS

LEANDER

LAKEWAY

AUSTIN - DOWNTOWN

BOERNE

SAN ANTONIO DOWNTOWN

10

26

46

1 HR

1 HR 13

1 HR 35

1 HR 50

SPIDER MOUNTAIN BIKE PARK

LEGENDS GOLF COURSE

ESCONDIDO GOLF COURSE

TORR NA LOCHS VINEYARDS

LONGHORN CAVERNS PARK

HORSESHOE BAY AIRPORT

BURNET AIRPORT

16

16

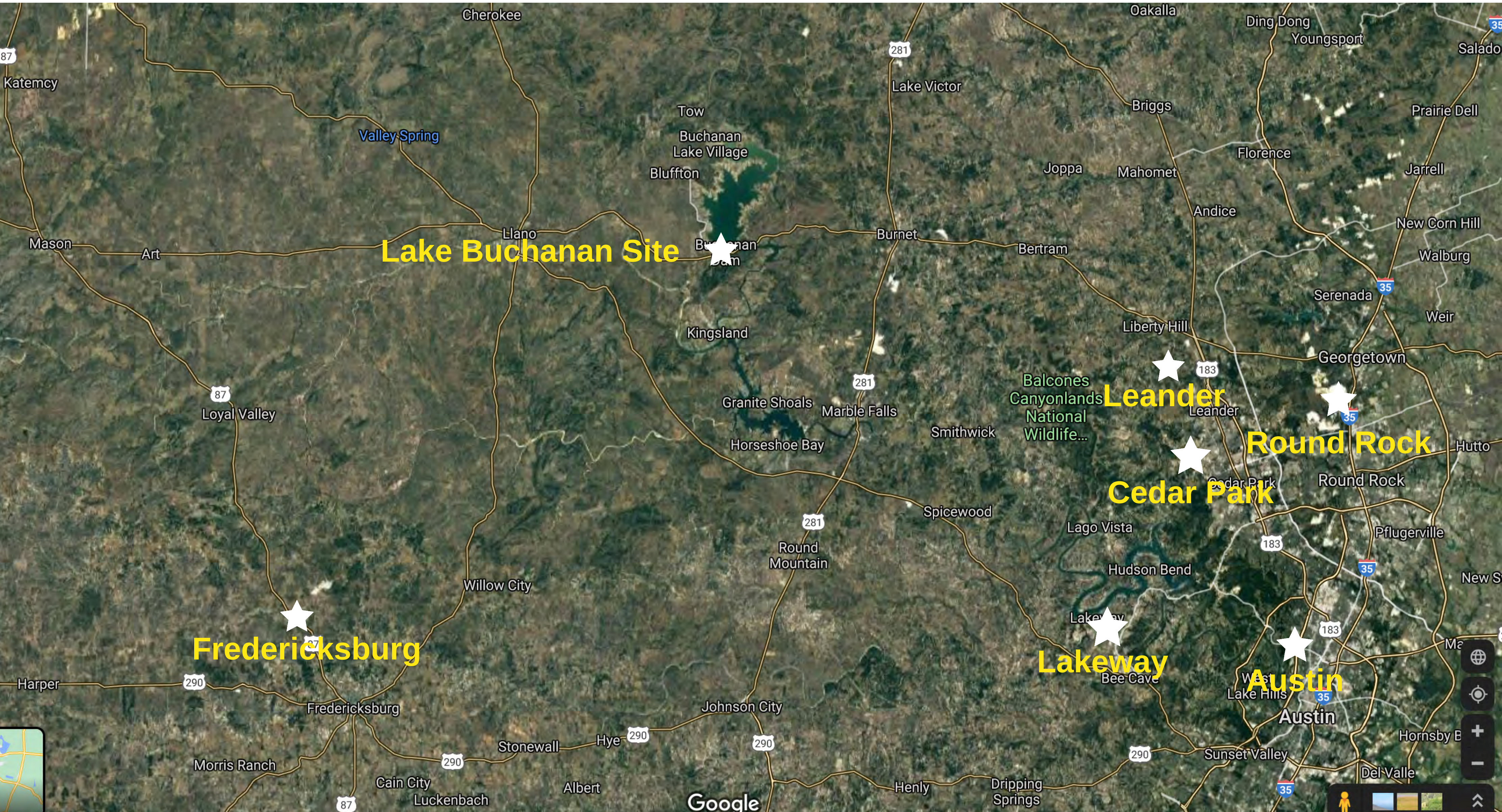
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9

18

33

17



AERIAL 2

LAKE BUCHANAN



VIEW

PENINSULA



VIEW

REAR OF PENINSULA, 2ND FLOOR



VIEW



VIEW

**3RD FLOOR, MIDDLE OF THE
OAK GROVE, EAST HALF**



SURVEY

LAKE BUCHANAN WATERFRONT



QUICK FACTS

LAKE BUCHANAN WATERFRONT

+/- 22.78 ACRES

+/- 3,670' WATERFRONT

**DEEP WATER ADJACENT TO
BUCHANAN DAM**

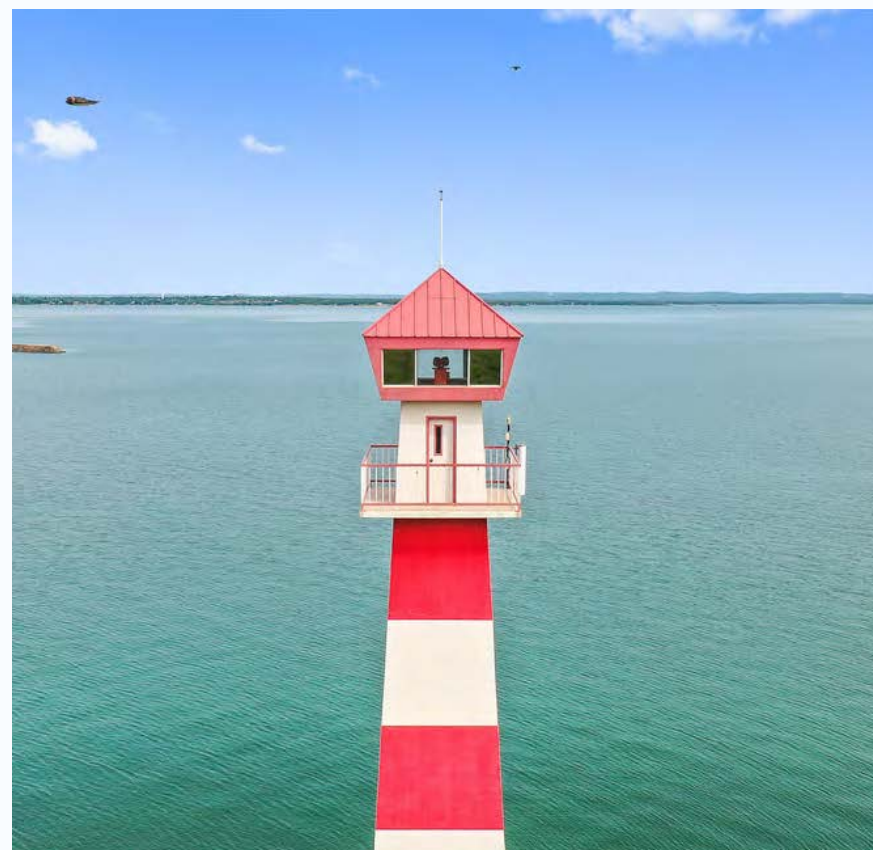
**8' CONCRETE BULKHEAD
WALL, 4 BOAT RAMPS IN
PLACE**



LCRA waterline w ~ 10 meters already in place. Confirmed supply for water capacity and taps. Electricity already on site.



Existing training building, 2 bedroom home and a dozen cabin structures in habitable condition to be demolished.



Super low 1.46% property tax rate is half of what many waterfront properties are on Lake Travis and Lake LBJ. (Travis County rates range from 1.8 – 3%)