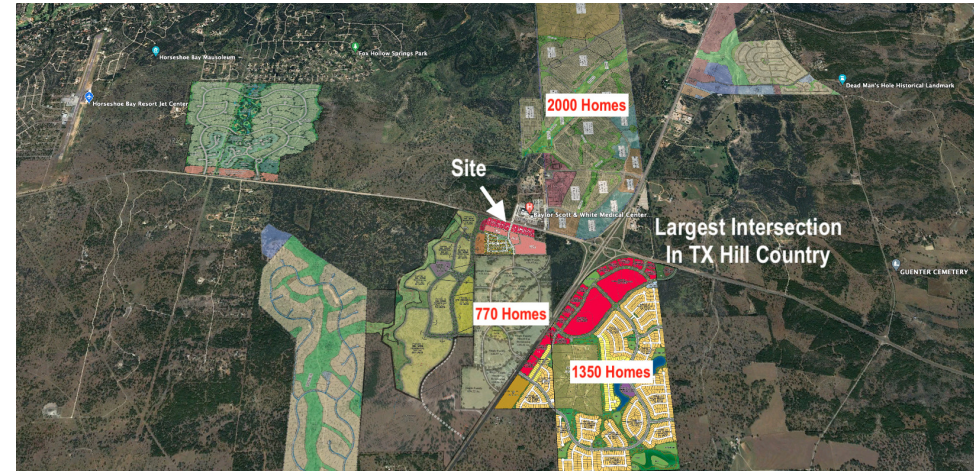


RETAIL FOR SALE

H&H RANCH

State Hwy 71 , Marble Falls, TX 78654



PROPERTY DESCRIPTION

The gateway to the Hill Country is often called after the growing Hill Country village of Marble Falls. It is the go-to 'city' for the resort, lake, and golfing community of Horseshoe Bay and nearby Spicewood. Marble Falls is on the verge of a development boom. H&H Ranch in Marble Falls, Texas, refers to a significant new planned development approved by the City Council that includes rental apartments and commercial spaces. This 57-pad mixed-use development is fully permitted, platted, and ready for users to purchase pad sites and parcels.

PROPERTY HIGHLIGHTS

- 2025 Estimated Retail Trade Area Population 124,635
- 4000 New Single-Family Lots Under Development and Planned at the Intersection
- 30K +/- VPD at the Intersection

OFFERING SUMMARY

Sale Price: Subject To Offer
 Building Size: 0 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	64	4,933	15,896
Total Population	139	8,013	26,474
Average HH Income	\$82,671	\$55,595	\$59,542

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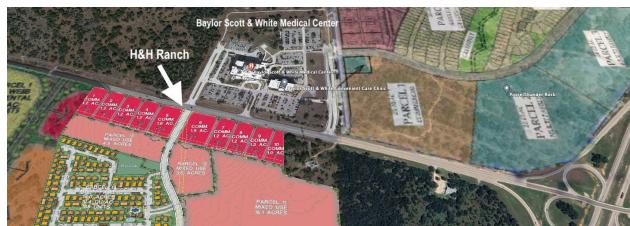
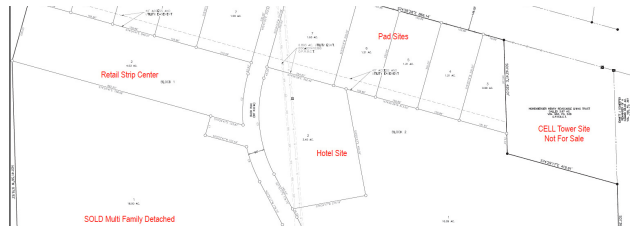
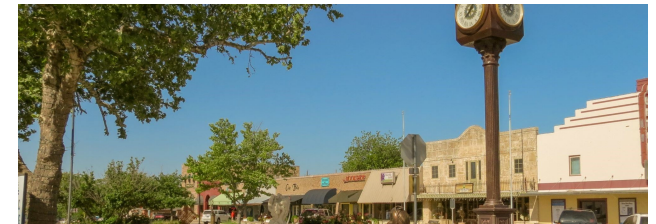
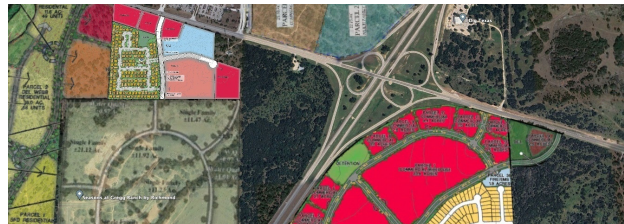
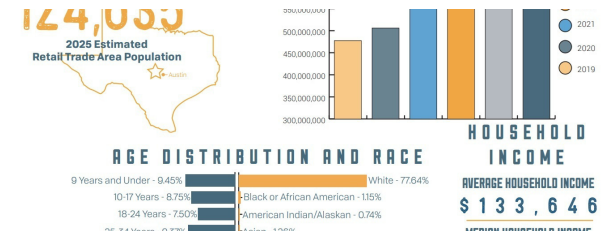
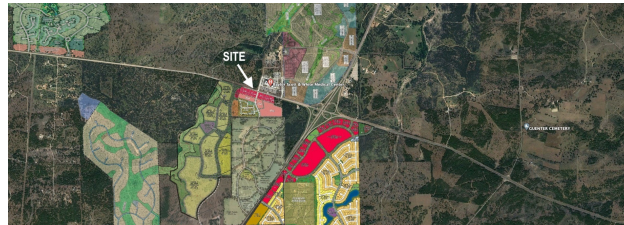
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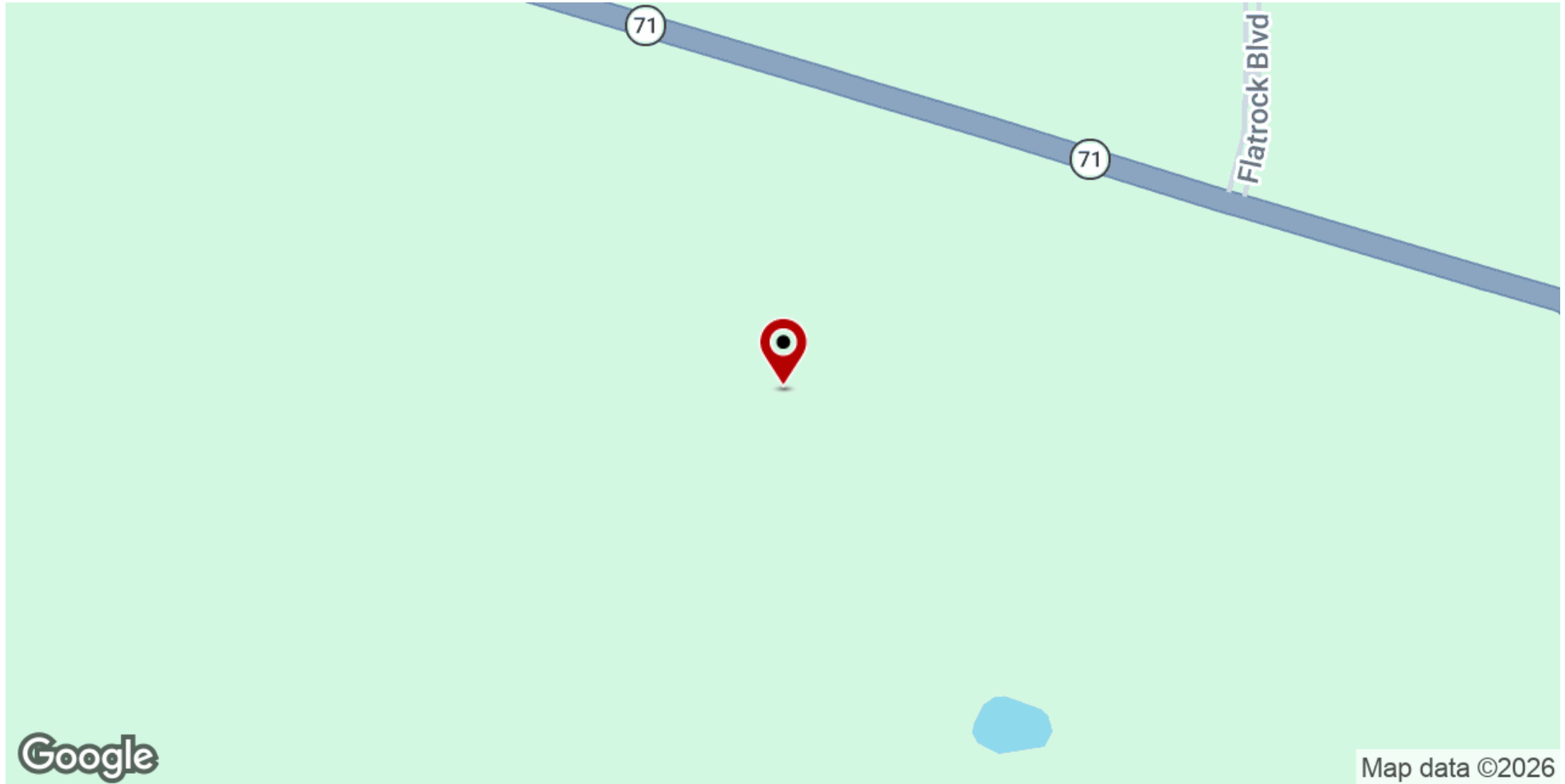
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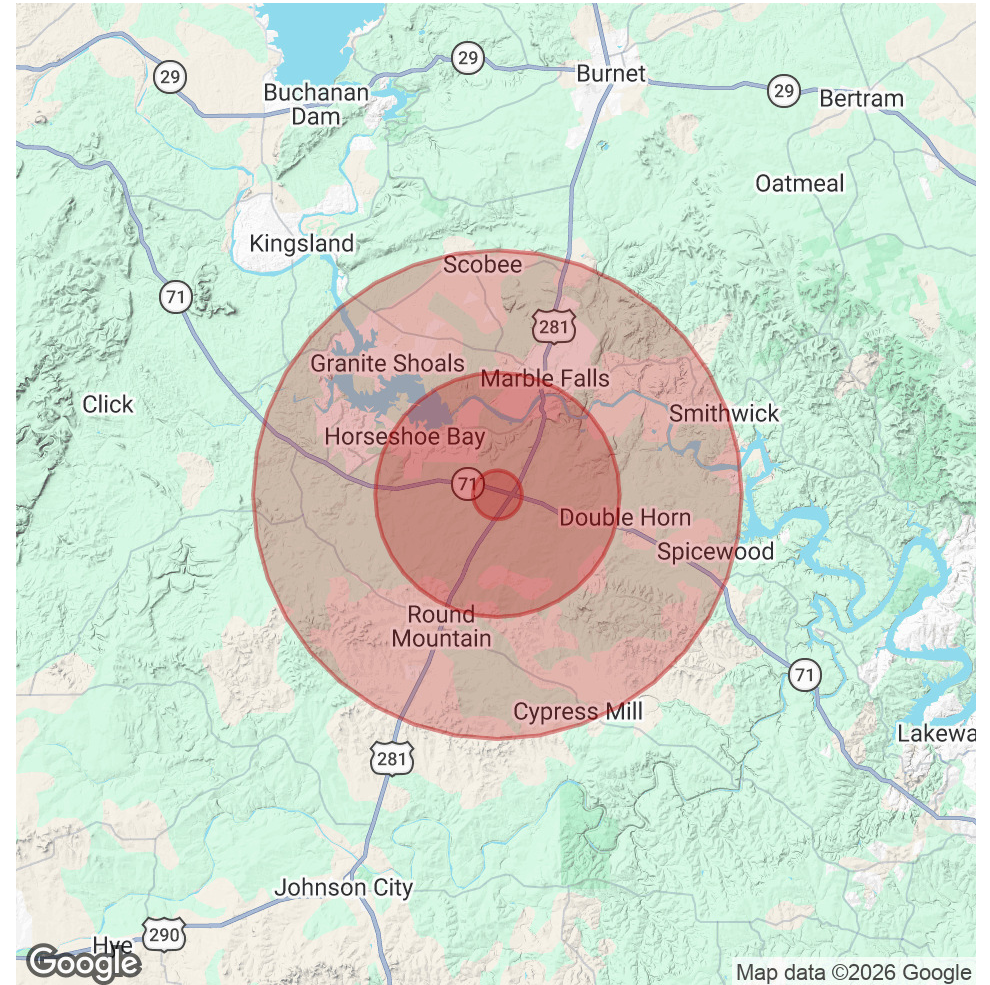
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	139	8,013	26,474
Average Age	48.0	48.7	50.0
Average Age (Male)	48.9	48.6	48.5
Average Age (Female)	45.3	47.2	49.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	64	4,933	15,896
# of Persons per HH	2.2	1.6	1.7
Average HH Income	\$82,671	\$55,595	\$59,542
Average House Value	\$385,647	\$281,040	\$340,028

2020 American Community Survey (ACS)



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