

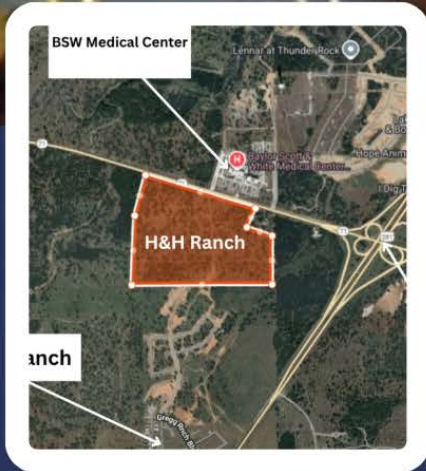
For Sale!

H&H RANCH

57 PAD SITES

The gateway to the Hill Country is often called what the growing Hill Country village of Marble Falls is known for. 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

This 57-acre mixed-use development is fully permitted, subdivided, and ready for buyers to acquire pad sites and parcels.



- 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
- Major Corridor to Texas Wine Country and Highland Lakes
- All Utilities (W/WW, Natural Gas, High-Speed Internet, Three-Phase Electrical)

**H&H RANCH IS LOCATED ACROSS
SH71 FROM BAYLOR SCOTT &
WHITE HOSPITAL AND CLINIC.**

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