

Commercial
Hwy. 281 – City of Marble Falls



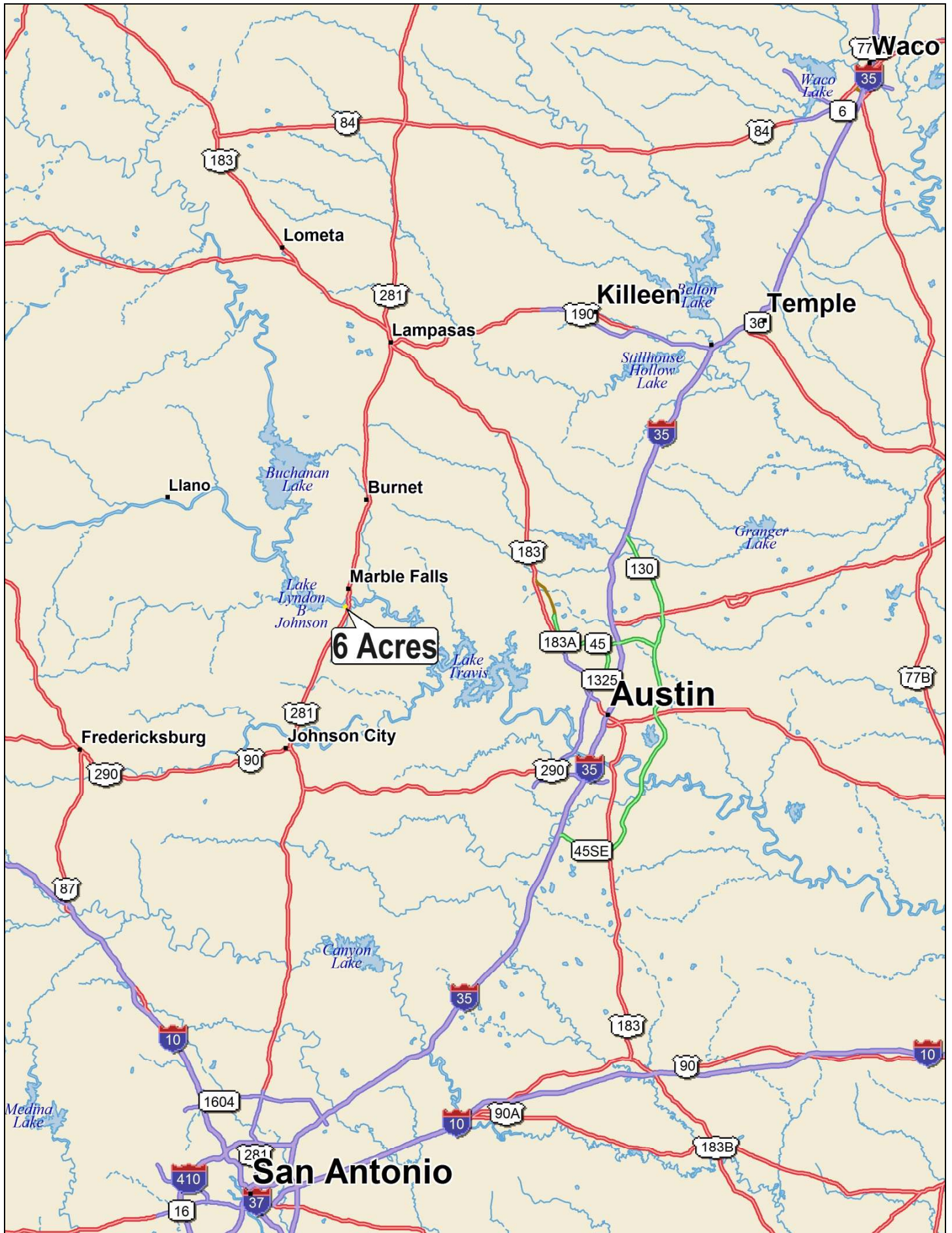
One of the most exciting development opportunities to come along in many years is now available in Marble Falls. Uniquely positioned at the southwest corner of the Hwy, 281 bridge over Lake Marble Falls, this 6.3 acre lakefront tract is one of the most visible properties in the city. With 820 feet of easily accessible shoreline and very favorable zoning (Downtown Transition District), the possibilities are limitless.

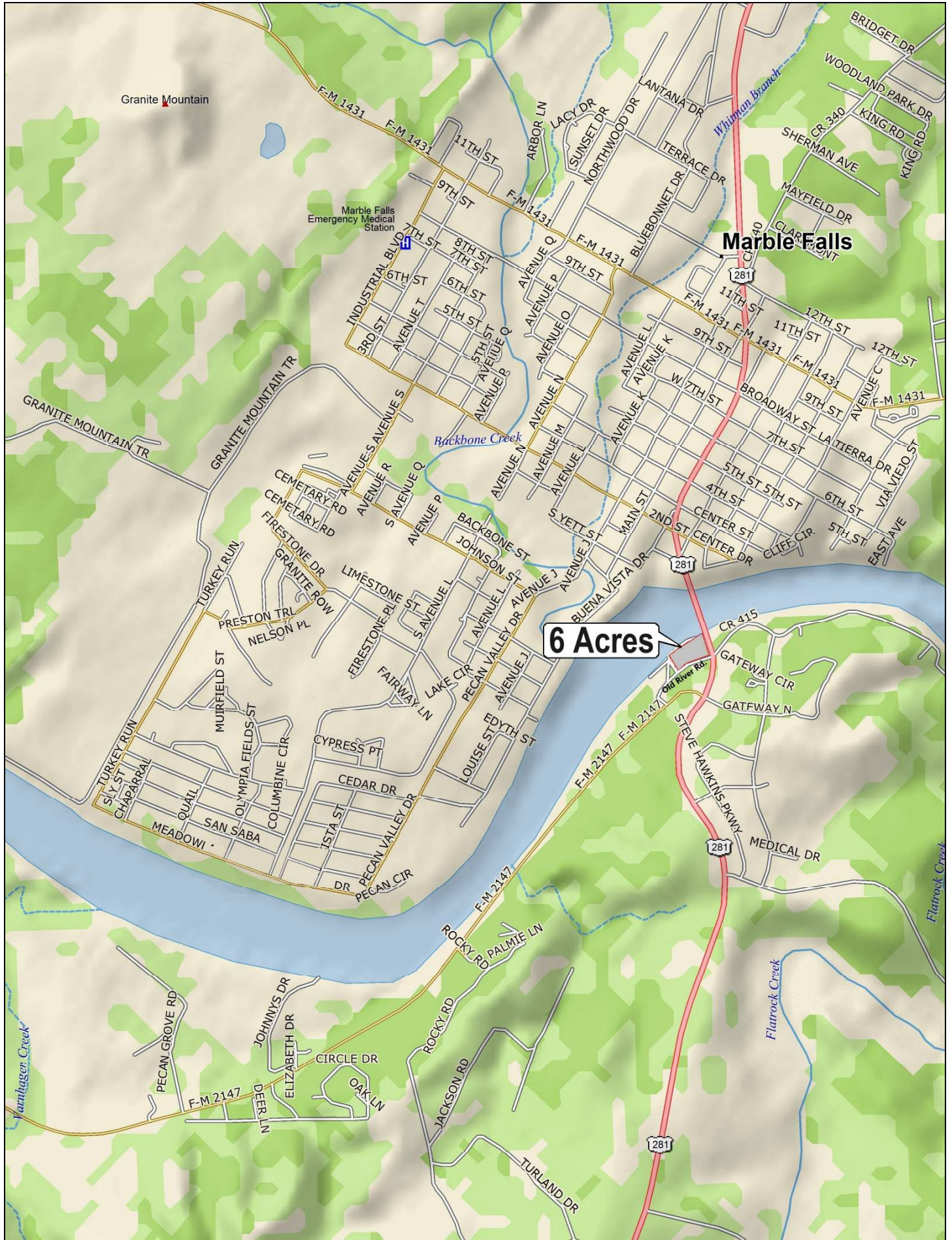
The property is an easy walk across the bridge to the Marble Falls Downtown District and the recently constructed Lakeside Park. The park features sandy beaches and will host the new hotel and conference center (construction to begin June 2024). Marble Falls is one of the fastest growing cities in central Texas and has been recognized by several national media outlets including CNN's "Where to Go in 2024: Best Places to Visit", Travel and Leisure and Southern Living. WorldAtlas recently listed Marble Falls as one of the "7 Most Vibrant Towns in the Southern United States". The publication notes: "In the vast state of Texas, Marble Falls stands out as a vibrant year-round destination. Nestled near five beautiful lakes, this town boasts a Downtown District that's perfect for strolling, filled with art, locally-owned shops, restaurants, cafes, bars, and boutique galleries." All of these recognitions and attributes not to mention the uniqueness of this property make this the perfect investment for any developer.

Contact for Price



This information is deemed reliable but is not guaranteed. c.c.





Granite Mountain

Marble Falls
Emergency Medical
Station

Marble Falls

6 Acres

281

281

281

281

Lambarger Creek

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BRIDGET DR

WOODLAND PARK DR

KING RD

SHERMAN AVE

MAYFIELD DR

CLARK MOUNT

11TH ST

12TH ST

11TH ST

12TH ST

9TH ST

7TH ST

5TH ST

4TH ST

2ND ST

CLIFF CIR

5TH ST

6TH ST

VIA VIEJO ST

EAST AVE

LA TIERRA DR

BROADWAY ST

7TH ST

9TH ST

F-M 1431

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Whitman Branch

Backbone Creek

Old River Rd

Flatrock Creek

Flatrock Creek

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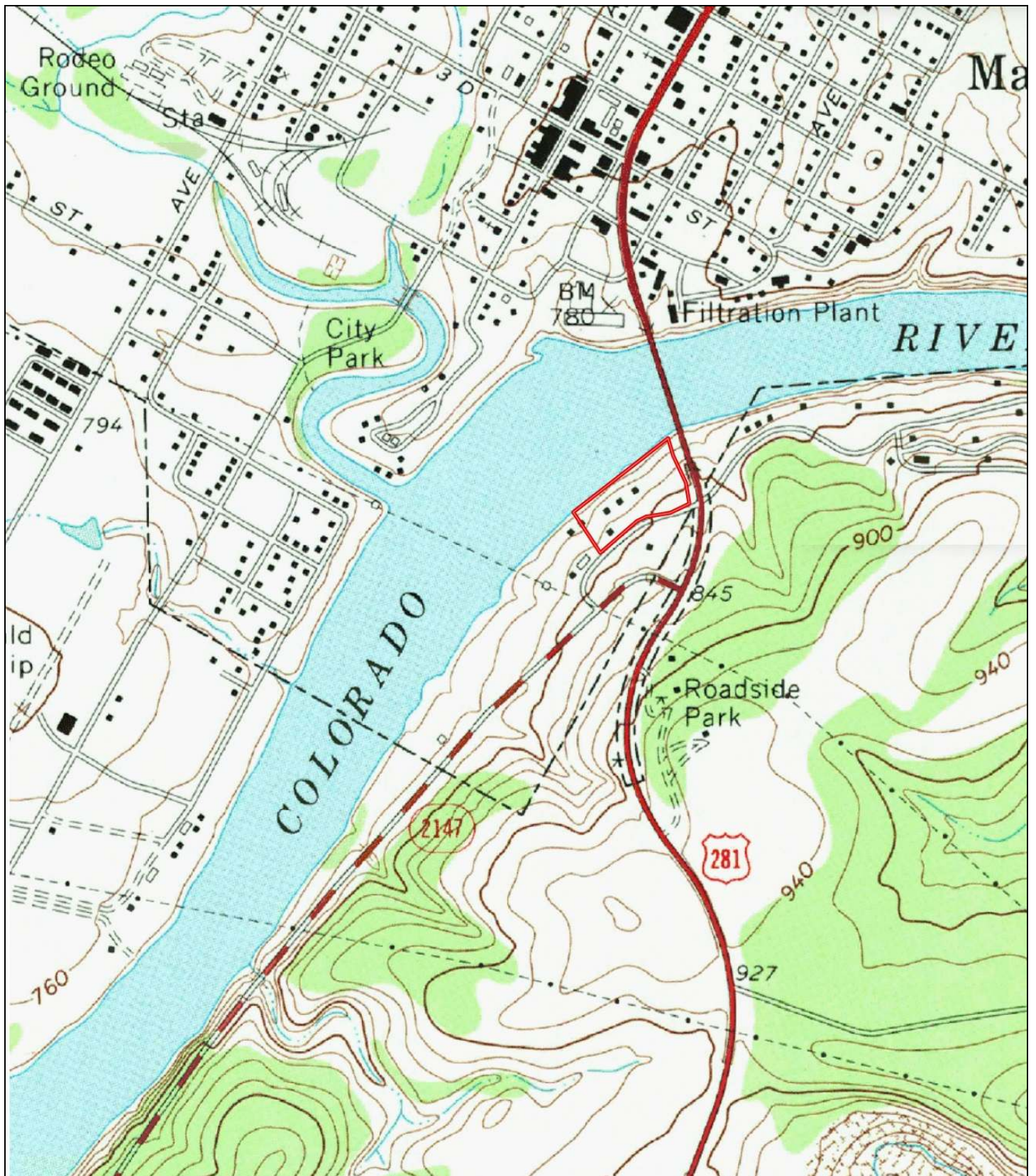
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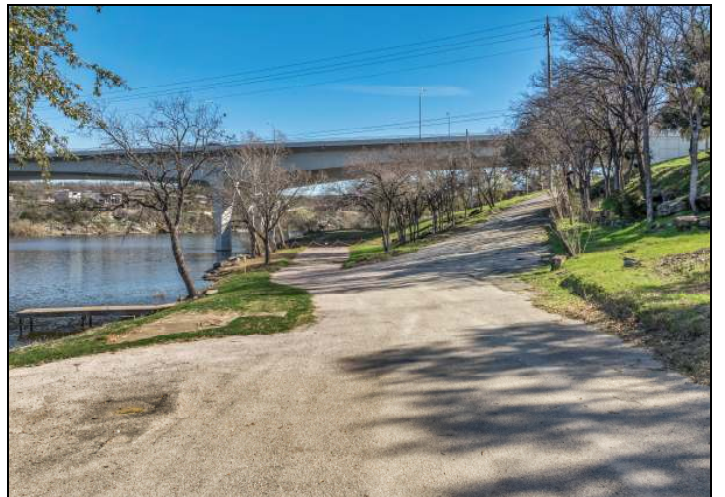
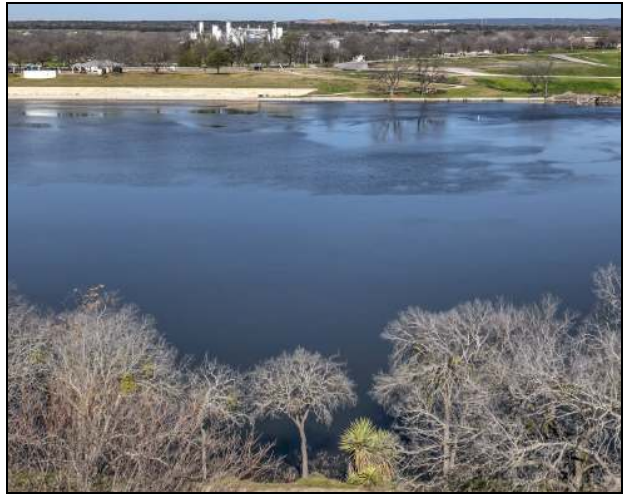
CEMETARY RD

CEMETARY









Property Summary Sheet
6.3 acres

SIZE: 6.3 acres +/-

LOCATION: Intersection of Hwy 281 and Old River Road at the southwest corner of the Lake Marble Falls bridge.

ROAD FRONTAGE:

Hwy 281: 470.12'

Old River Rd.: 659.38'

Falls St.: 262.83'

LAKE FRONTAGE: 820.21' / 838.04' with excellent access

UTILITIES:

City Water and Sewer on site

ZONING: Downtown Transition District includes the following uses: Hotel/Lodging, Resort; Food and Drink Establishment; Bar or Nightclub; Office; Retail Sales; Special Event Venue; Townhouse; Apartment; and many more

FLOOD PLAIN: Yes.

Note : most of the property is above the 100 year flood plain.

SCHOOL DISTRICT: Marble Falls

PROPERTY TAX RATE: 1.79%

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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