

A Real Estate Collective

*Priscilla Hanson*

O-512.484.8059 c-512-919-6406

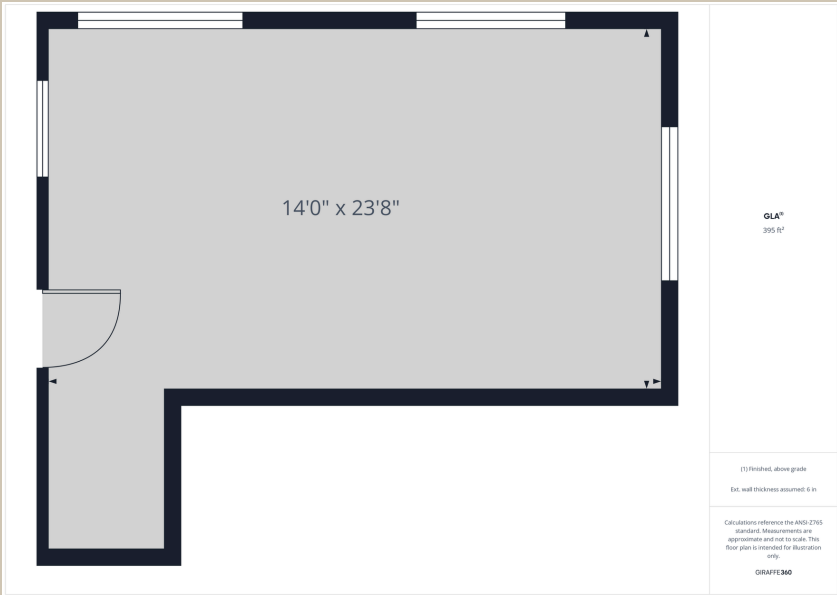
PriscillaSellsAustin@gmail.com



## THE PLAZA (703 HWY 281, MARBLE FALLS, TX)

The Plaza,  
at 703 Hwy  
281 in Marble Falls,  
TX, is a premier destination  
in a high-growth corridor, offering  
excellent visibility and access to the  
thriving local community





**Suite 102**

**First Floor Availability**

102 395 Sq feet

103 -3140 Sq feet

NOTE- Suites are adjacent  
can be combined or subdivided



**Marble Falls**  
Is one of the fastest- growing  
areas in the US



**Suite 103**

GLA<sup>1)</sup>  
3140 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
GIRAFFE360

**Marble Falls Demographics**  
 City Population: 9,783 (2024 estimate)  
 Median Age: 35.6  
 Avg. Daily road traffic: 35,440

A Real Estate Collective

*Priscilla Hanson*

O 512.484.8059 c 512.919.6406  
 PriscillaSellsAustin@gmail.com



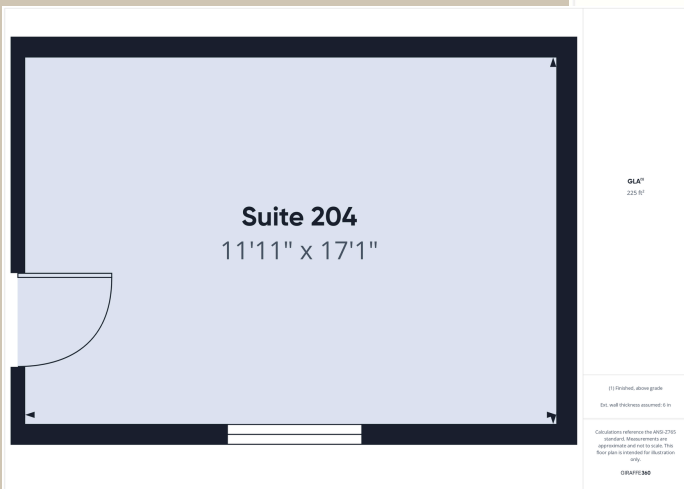
GLA<sup>®</sup>  
 1438 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 6 in

Calculations reference the ANSI-Z765  
 standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE360

**Suite 202**



**Suite 204**  
 11'11" x 17'1"

GLA<sup>®</sup>  
 225 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 6 in

Calculations reference the ANSI-Z765  
 standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE360

**Second Floor Available**

202- 1425 Sq feet

204 - 225 Sq feet

NOTE- Suites are adjacent  
 can be combined or subdivided





**GREAT VISIBILITY**



## LEASE OPPORTUNITIES

- 4 units Available  
Can be combined or subdivided
- Two building parking lots
- Zoning- General office + Medical

A Real Estate Collective

*Priscilla Hanson*

O 512.484.8059 c 512-919-6406

PriscillaSellsAustin@gmail.com

Units with abundant natural light, facing Hwy 281 in Marble Falls for excellent traffic flow.





A Real Estate Collective  
*Priscilla Hanson*  
O-512.484.8059 c-512-919-6406  
PriscillaSellsAustin@gmail.com

**Lease Prices for the Plaza**  
Yearly sq ft + NNN

- Units under 500 sq/ft \$18.50
- Units 500-999 sq/ft \$18.00
- Units 1000-2000 sq/ft \$17.00
- Units over 2000 sq/ft \$16.50



Lease Term

Negotiable

Availability

Immediate

