



**+/- 27.68 ACRES**

# Texas Triangle 27.68 Land Development Opportunity

LISTING PRESENTATION | 4820 NORTH U.S. HIGHWAY 281 | MARBLE FALLS, TX

Exclusively Listed by

**Tim Larson - Commercial Realtor** | (713) 461-9393 | [tlarson@kw.com](mailto:tlarson@kw.com) | 0695022, Texas

**Keller Williams Houston Memorial**

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Houston, TX 77057

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# Executive Summary



## Property Highlights

- .Size: ±27.68 Acres across three contiguous tracts.
- Zoning: Flexible General Commercial or Residential zoning.
- 5 minutes to Downtown Marble Falls, 10 minutes to Burnet, 1 hour to Downtown Austin.
- Near Lake Marble Falls, Lake LBJ, Horseshoe Bay, and the Highland Lakes chain.
- Marble Falls continues to experience substantial population and economic growth as buyers, businesses, and investors expand beyond the Austin metro area into the Texas Hill Country.
- The property benefits from frontage along US Highway 281, one of the major north-south corridors connecting the Hill Country to Austin, San Antonio, and Central Texas markets. 20,000 Average Daily Traffic

<b>Price:</b>	\$5,500,000
<b>Price / Acre:</b>	\$198,699
<b>Lot Size:</b>	27.68 AC
<b>Frontage:</b>	573'
<b>Traffic Count:</b>	20,000 ADT
<b>Utilities:</b>	Public
<b>Zoning:</b>	Comm & Res
<b>APN:</b>	57283;19407;57284

## Property Overview

Prime investment opportunity located at 4820 N Hwy 281 in Marble Falls, Texas. This strategically positioned property consists of approximately 27.68 acres with 573' direct frontage on US Highway 281, situated within a major growth corridor of the Texas Hill Country..

### Investment Overview:

The site offers excellent visibility and accessibility, benefiting from traffic counts that regularly exceed 20,000 vehicles per day. Located just five minutes from downtown Marble Falls and one hour from Austin, the property is perfectly positioned to capitalize on the region's rapid expansion. With Marble Falls experiencing nearly 50% population growth since 2020, this location offers significant long-term appreciation potential and scalability for developers and investors alike..





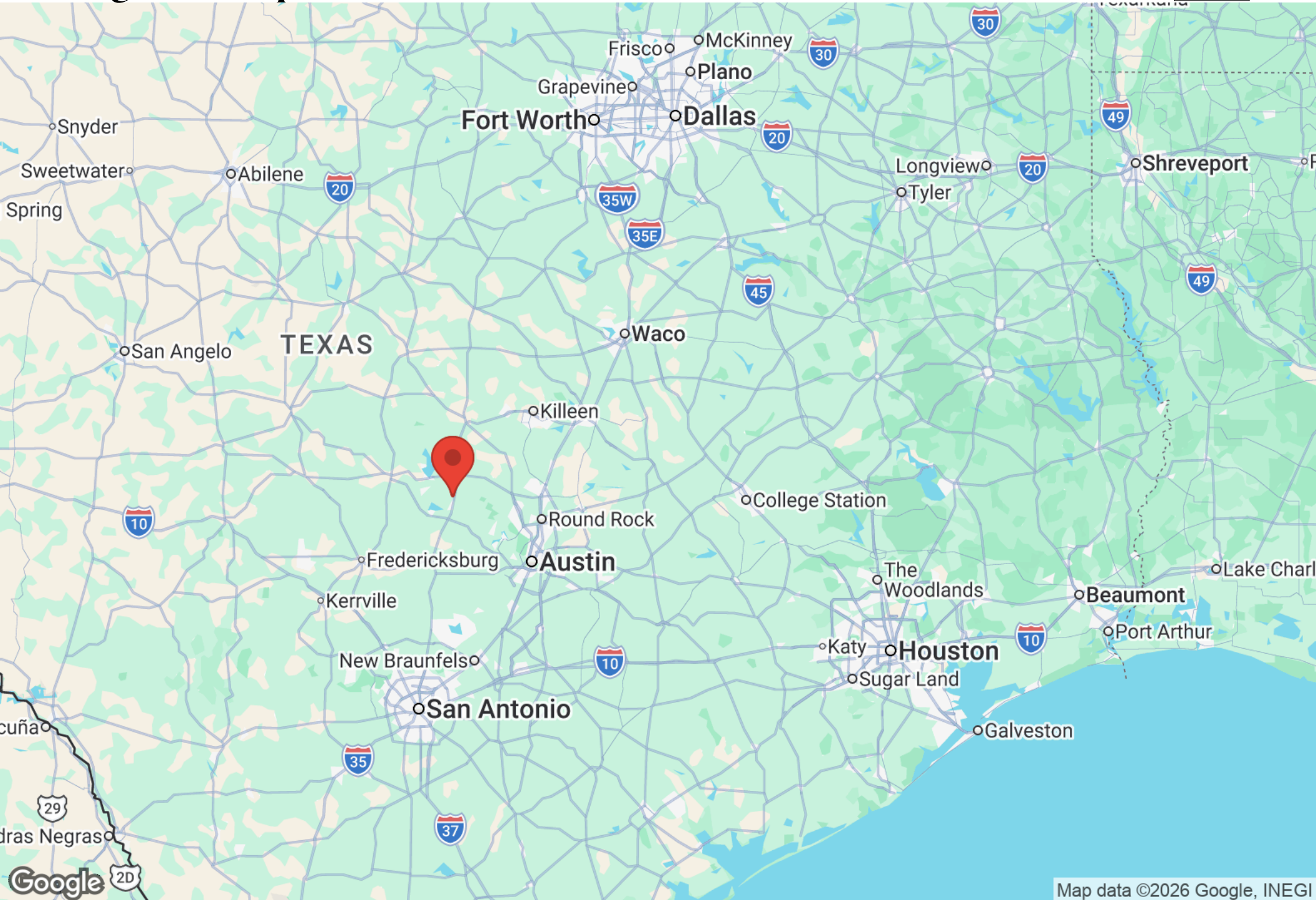
# Property Photos



# Property Photos

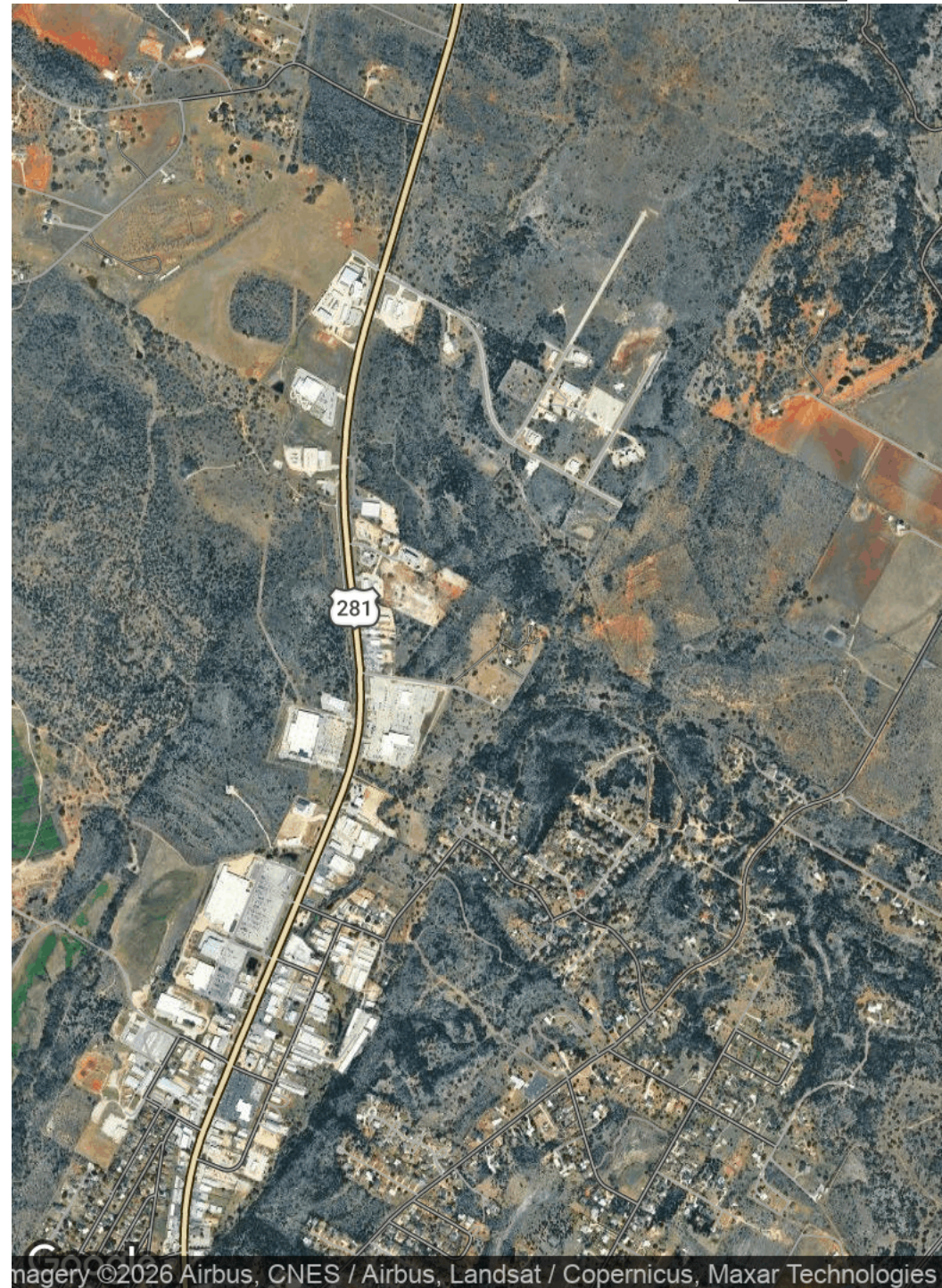
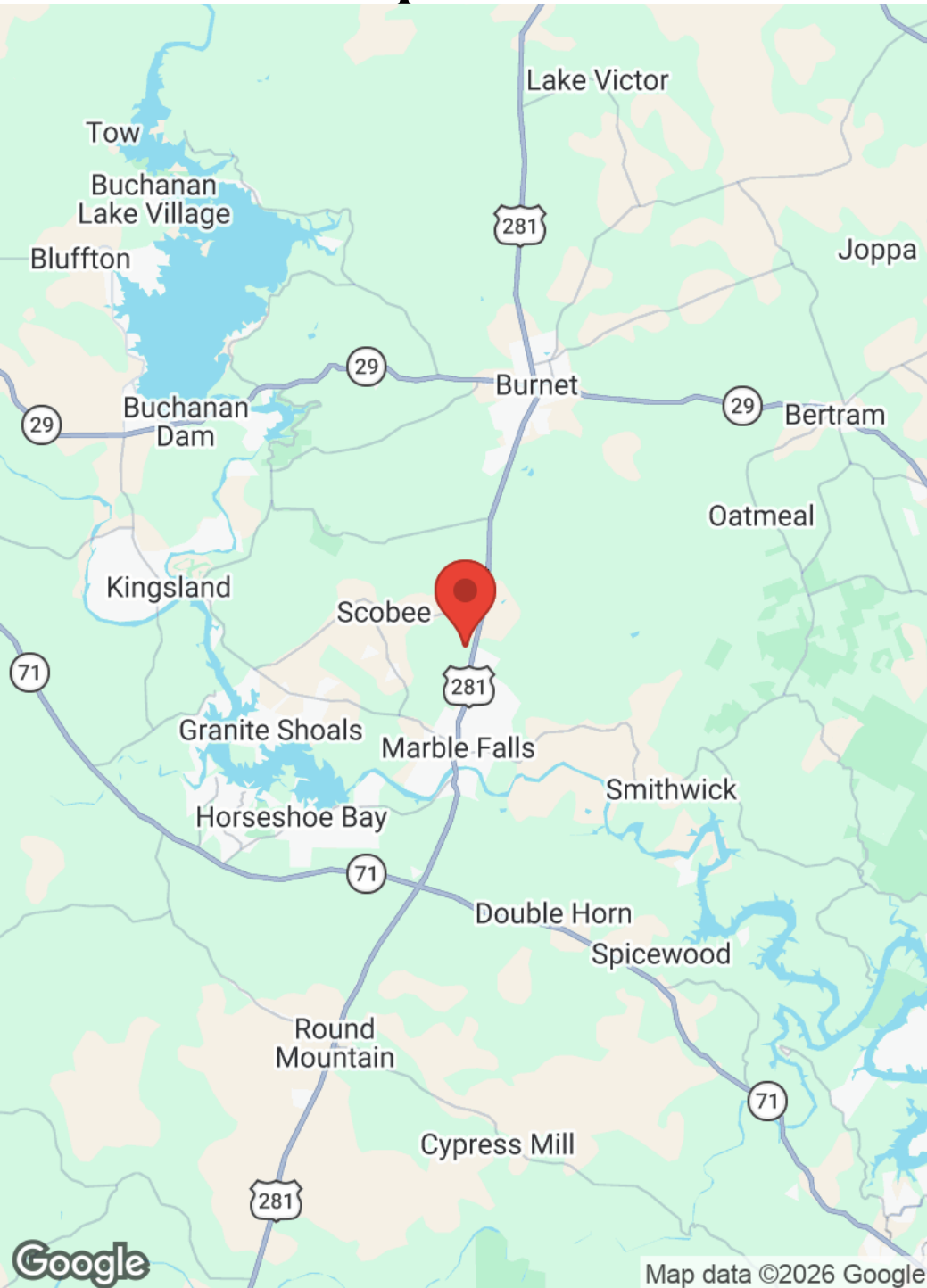


# Regional Map

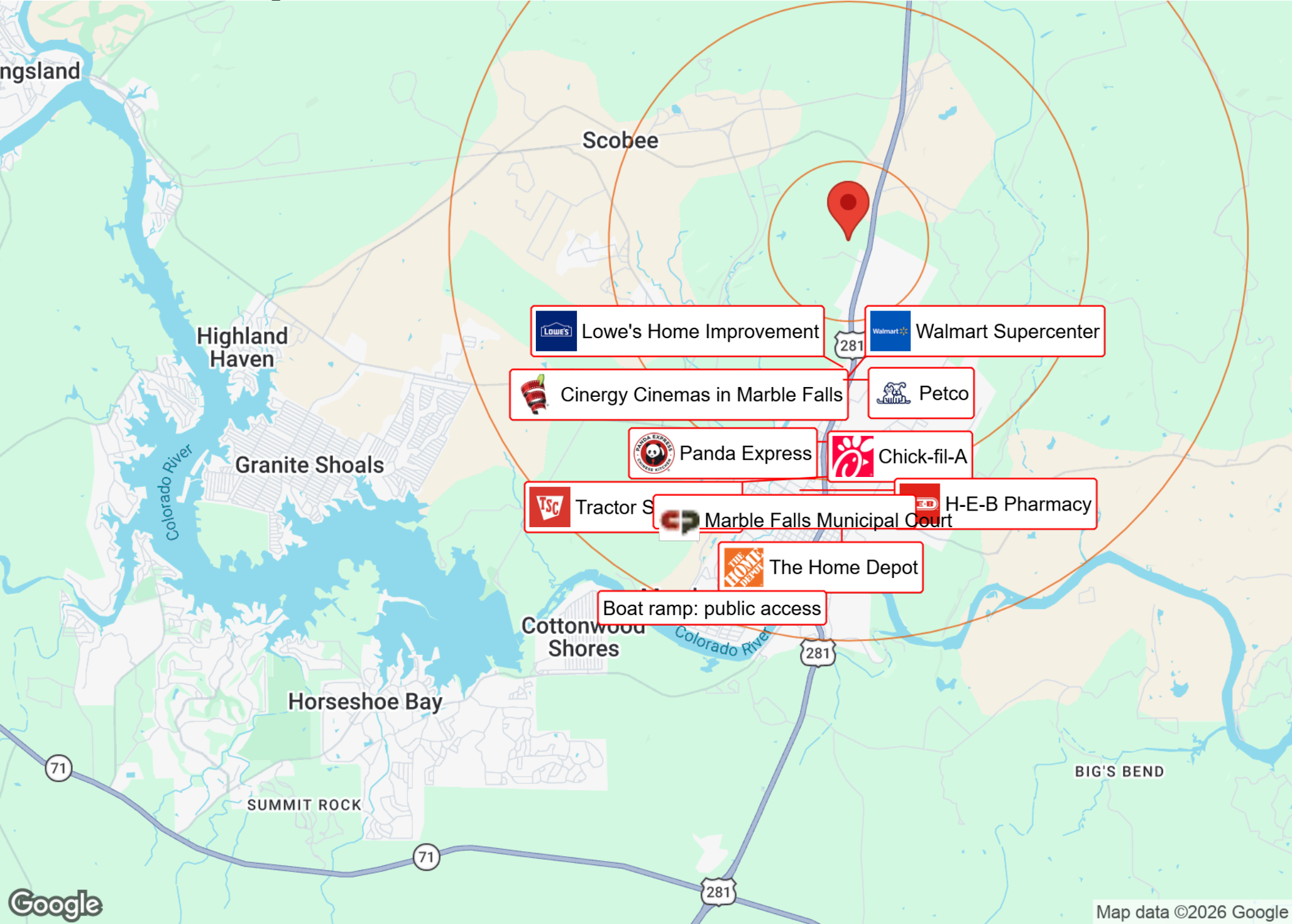


Map data ©2026 Google, INEGI

# Location Maps



# Business Map



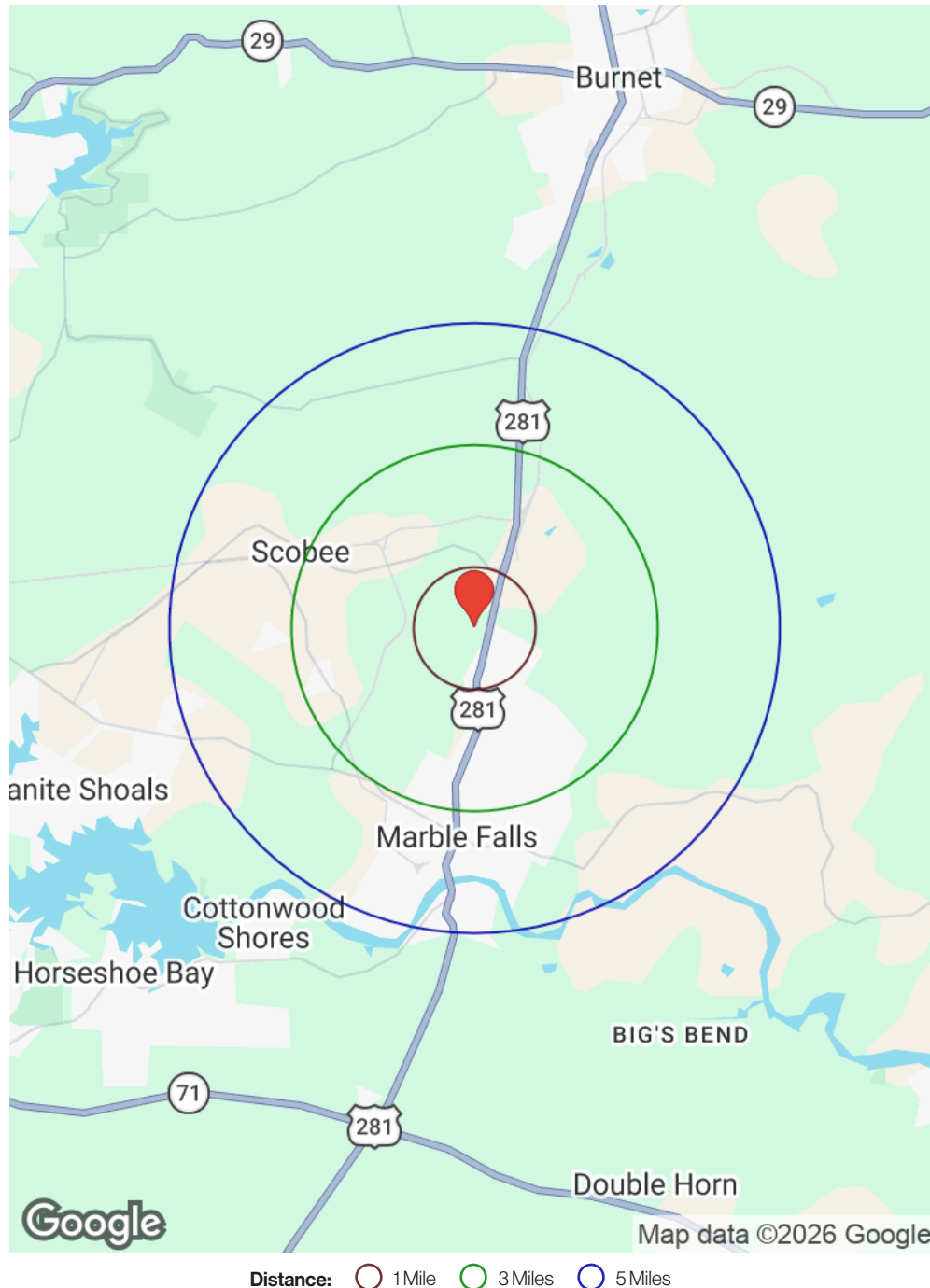
# Aerial Map



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	101	1,109	5,355
	Female	108	1,176	5,534
	Total Population	209	2,285	10,889
<b>Race / Ethnicity</b>	White	146	1,588	7,509
	Black	3	39	221
	Am In/AK Nat	N/A	5	23
	Hawaiian	N/A	N/A	N/A
	Hispanic	51	554	2,666
	Asian	4	54	278
	Multiracial	4	45	191
	Other	N/A	N/A	2
	<b>Housing</b>	Total Units	108	1,218
Occupied		85	947	4,558
Owner Occupied		57	615	2,675
Renter Occupied		28	332	1,883
Vacant		24	271	1,373
<b>Age</b>	Ages 0 - 14	39	422	1,913
	Ages 15 - 24	22	244	1,294
	Ages 25 - 54	73	764	3,569
	Ages 55 - 64	26	293	1,370
	Ages 65+	49	561	2,746
<b>Income</b>	Median	\$71,861	\$73,687	\$71,760
	Under \$15k	13	117	434
	\$15k - \$25k	5	46	202
	\$25k - \$35k	5	44	198
	\$35k - \$50k	3	42	380
	\$50k - \$75k	20	234	1,172
	\$75k - \$100k	10	108	498
	\$100k - \$150k	18	185	782
	\$150k - \$200k	4	75	395
Over \$200k	6	96	498	

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48053C, Panel No. 0470 G, which is Dated 11/1/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

**LEGEND CONT.**

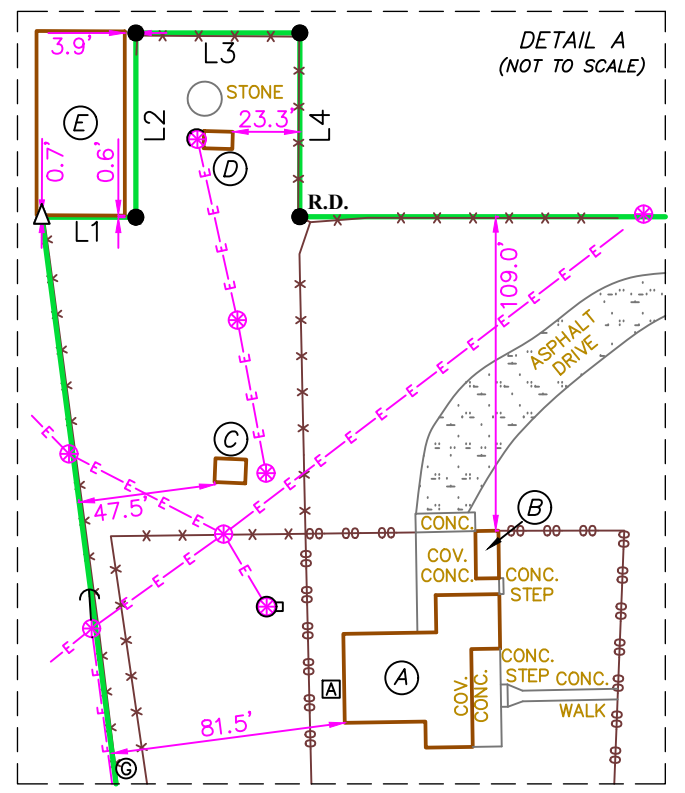
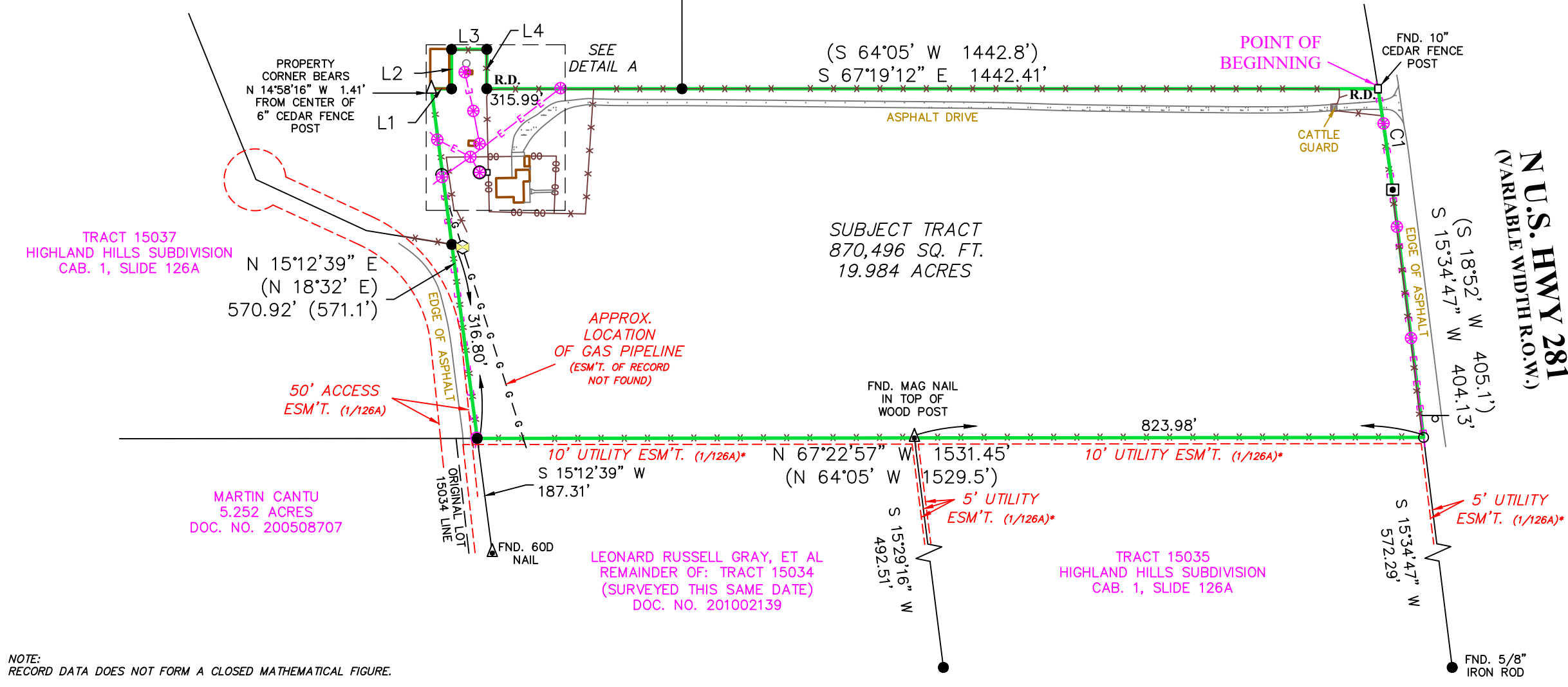
- ⊠ = A/C PAD
- ⊙ = STREET SIGN
- ⊕ = GAS PIPE AND WARNING SIGN
- ⊗ = WIRE FENCE
- 00— = CHAIN LINK FENCE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5669.70'	165.27'	165.26' (166')	S 14°25'49" W (S 18°32' W)	1°40'13"

LINE	BEARING	DISTANCE
L1	S 67°19'12" E (S 64°05' W)	32.68' (32.0')
L2	N 22°39'51" E (N 25°55' E)	63.97' (64.0')
L3	S 67°20'47" E (S 64°05' W)	56.97' (57')
L4	S 22°43'21" W (S 25°55' W)	63.82' (64')

MARK N. WHITACRE, ET UX  
6.00 ACRES  
DOC. NO. 201100413

MARK N. WHITACRE, ET UX  
3.58 ACRES  
DOC. NO. 201100413



**BUILDING LEGEND**

- (A) = ONE STORY STONE & SIDING
- (B) = STONE & SIDING BLDG. ON CONC.
- (C) = CINDER BLDG. ON CONC.
- (D) = CINDER BLDG.
- (E) = ADJ. BLDG.

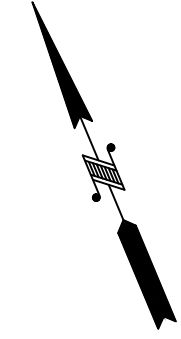
NOTE: RECORD DATA DOES NOT FORM A CLOSED MATHEMATICAL FIGURE.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

\* UTILITY EASEMENTS ARE DEPENDENT ON PROPERTY OWNER'S ASSOCIATION'S INTERPRETATION OF RESTRICTIVE COVENANTS. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF THE RECORDED INFORMATION.

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



SCALE: 1"=200'

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- ▲ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- ▲ = FOUND MAG NAIL
- ⊠ = FOUND CONC. MONUMENT
- ⊠ = FENCE POST AT CORNER
- ⊙ = SET 1/2" IRON ROD CAPPED WALLS
- ⊙ = RECORD INFORMATION
- R.D. = RECORD DIGNITY MONUMENT
- ⊕ = POWER POLE
- ⊕ = OVERHEAD ELECTRIC
- ⊕ = POWER POLE W/METER
- ⊕ = GUY WIRE
- ⊕ = GAS METER

DWG: JV RVD: DLE

**Property Address:**  
4820 N U.S. HWY 281

**Property Description:**  
Being 19.984 acres of land, more or less, out of the Logan Vandivier Survey No. 207, Abstract 928, Burnet County, Texas; and being that same called 20 acres, described as Tract 2, in a Quitclaim Deed, recorded in Document Number 201002139, Official Public Records, Burnet County, Texas, said 19.984 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
T.B.D.



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675

G.F. NO. N/A

JOB NO. 127758-T2

TITLE COMPANY: N/A

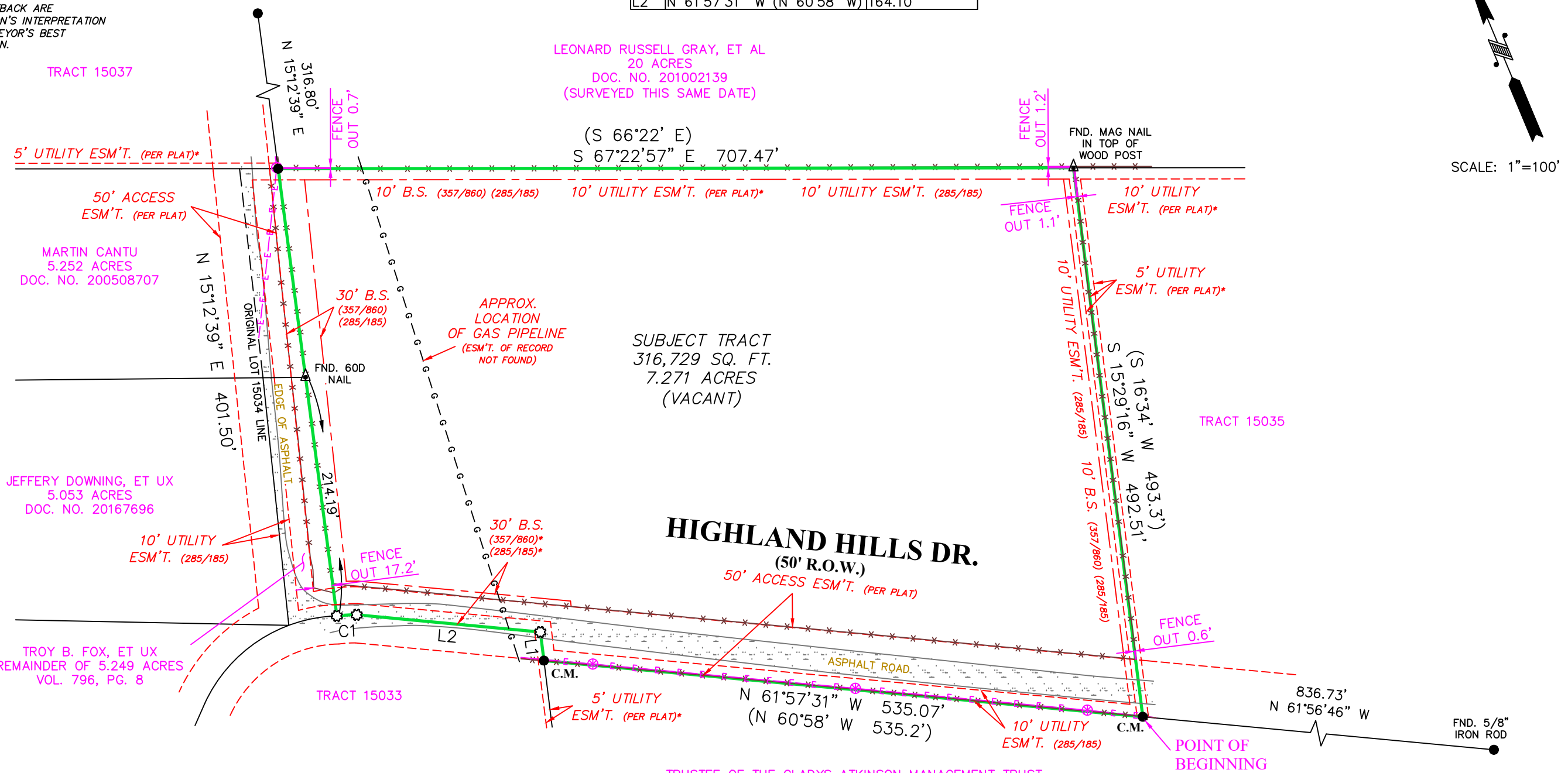
DATE: 10/17/2024

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48053C, Panel No. 0470 G, which is Dated 11/1/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X & A. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

\* UTILITY EASEMENTS AND FRONT BUILDING SETBACK ARE DEPENDENT ON PROPERTY OWNER'S ASSOCIATION'S INTERPRETATION OF RESTRICTIVE COVENANTS. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF THE RECORDED INFORMATION.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	133.66'	17.72'	17.70'	N 70°26'43" W	7°35'41"

LINE	BEARING	DISTANCE
L1	N 15°36'29" E (N 16°36' E)	25.60' (25.35')
L2	N 61°57'31" W (N 60°58' W)	164.10'



NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: CAB. 1, SLIDE 126A, PLAT RECORDS; VOL. 285, PG. 185 AND VOL. 357, PG. 860, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = FOUND MAG NAIL
  - = FOUND 1/2" IRON ROD
  - ⊙ = SET SPINDLE
  - ⊗ = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = POWER POLE
  - E- = OVERHEAD ELECTRIC
  - X- = WIRE FENCE

Property Address: 0 HIGHLAND HILLS DR.  
Property Description:  
Being 7.271 acres of land, more or less, consisting of all of Tract 15034, Highland Hills Subdivision, Burnet County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slide 126A, Plat Records, Burnet County, Texas, **SAVE AND EXCEPT** that that portion of said Tract 15034 conveyed to the Veteran's Land Board in a Warranty Deed, recorded in Volume 266, Page 81, Deed Records, Burnet County, Texas, **TOGETHER WITH AND SUBJECT TO** that 50 foot access easement, also known as Highland Hills Dr., shown on said map or plat; said 7.271 acres being the remaining portion of that same property, described as Tract 1, in a Quitclaim Deed, recorded in Document Number 201002139, Official Public Records, Burnet County, Texas, and being more particularly described by metes and bounds attached hereto.



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

DAVID L. ELZY  
Registered Professional Land Surveyor  
Texas Registration No. 4675



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission


Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2


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