



NEW CONSTRUCTION IN MARBLE FALLS, TX ±350,000 SF OF RETAIL + PADS



NEW POWER ANCHORED CENTER WITH SHOP SPACE AND PAD OPPORTUNITIES | Marble Falls, TX

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Hutch

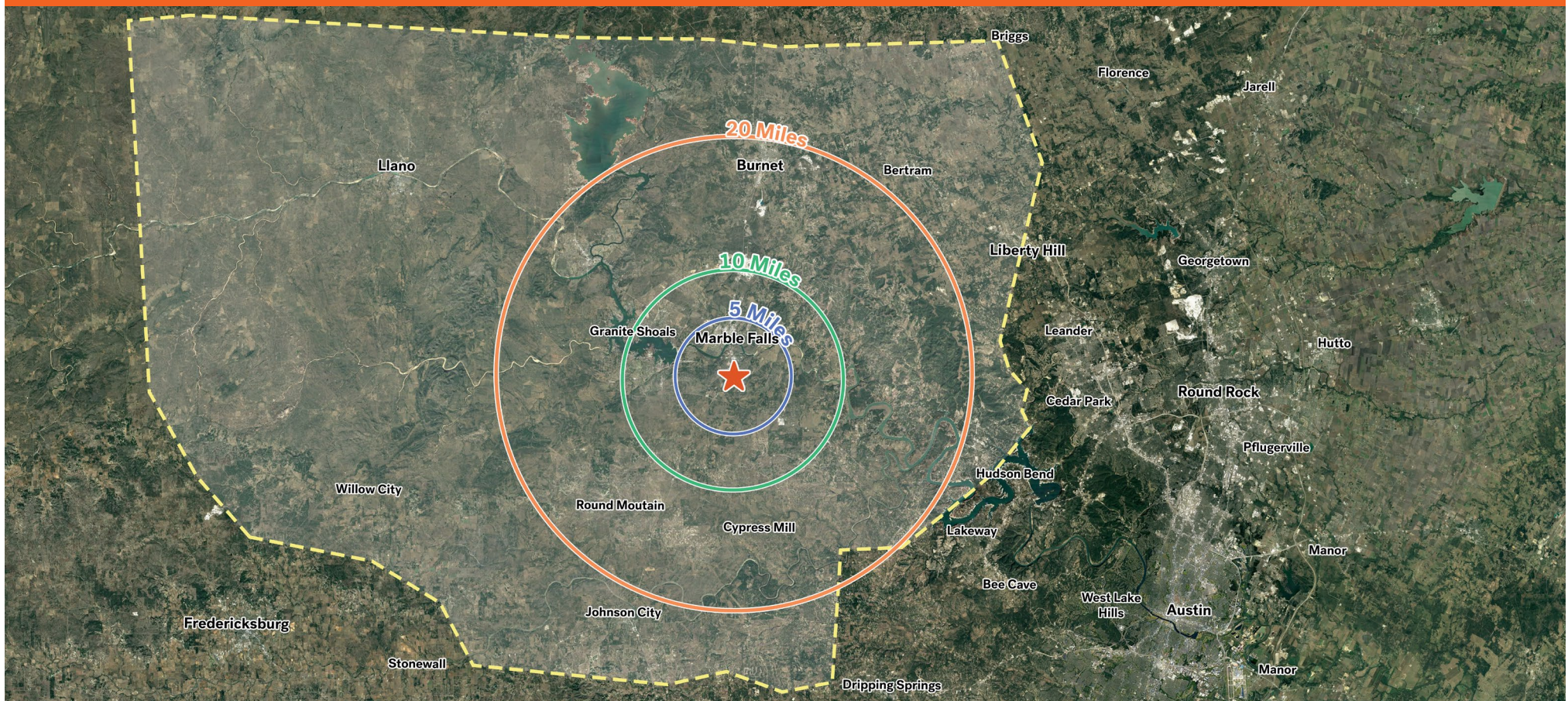
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2026 DEMOGRAPHIC SNAPSHOT



POPULATION

5 MILE	14,627
10 MILE	33,076
20 MILE	100,023



HOUSEHOLDS

5 MILE	6,181
10 MILE	13,872
20 MILE	40,349



DAYTIME POPULATION

5 MILE	15,682
10 MILE	30,023
20 MILE	84,204



AHHI

5 MILE	\$84,440
10 MILE	\$93,762
20 MILE	\$99,959

Growth Statistics

- Marble Falls drew over 1 million visitors in 2022
- 2,684 new single family homes approved by the city
- 1,350 multifamily units approved
- 4,100 new residents from Williamson & Travis counties over last 3 years
- 4,500 total new residents over the last 3 years
- \$443,000 average market value of primary residence
- \$414,000 median home sales price in 2022
- Approximately 4,400 new single family homes planned within 1.5 of Flatrock Crossing. Additionally, approximately 1,700 multi-family units
- The largest concentration of new home development within 1.5 miles of Flatrock Crossing



LOCATION
 Highway 281 &
 FM 2147, Marble Falls,
 Texas 78654



AVAILABLE SITES
 Pad Sites & Shop Space

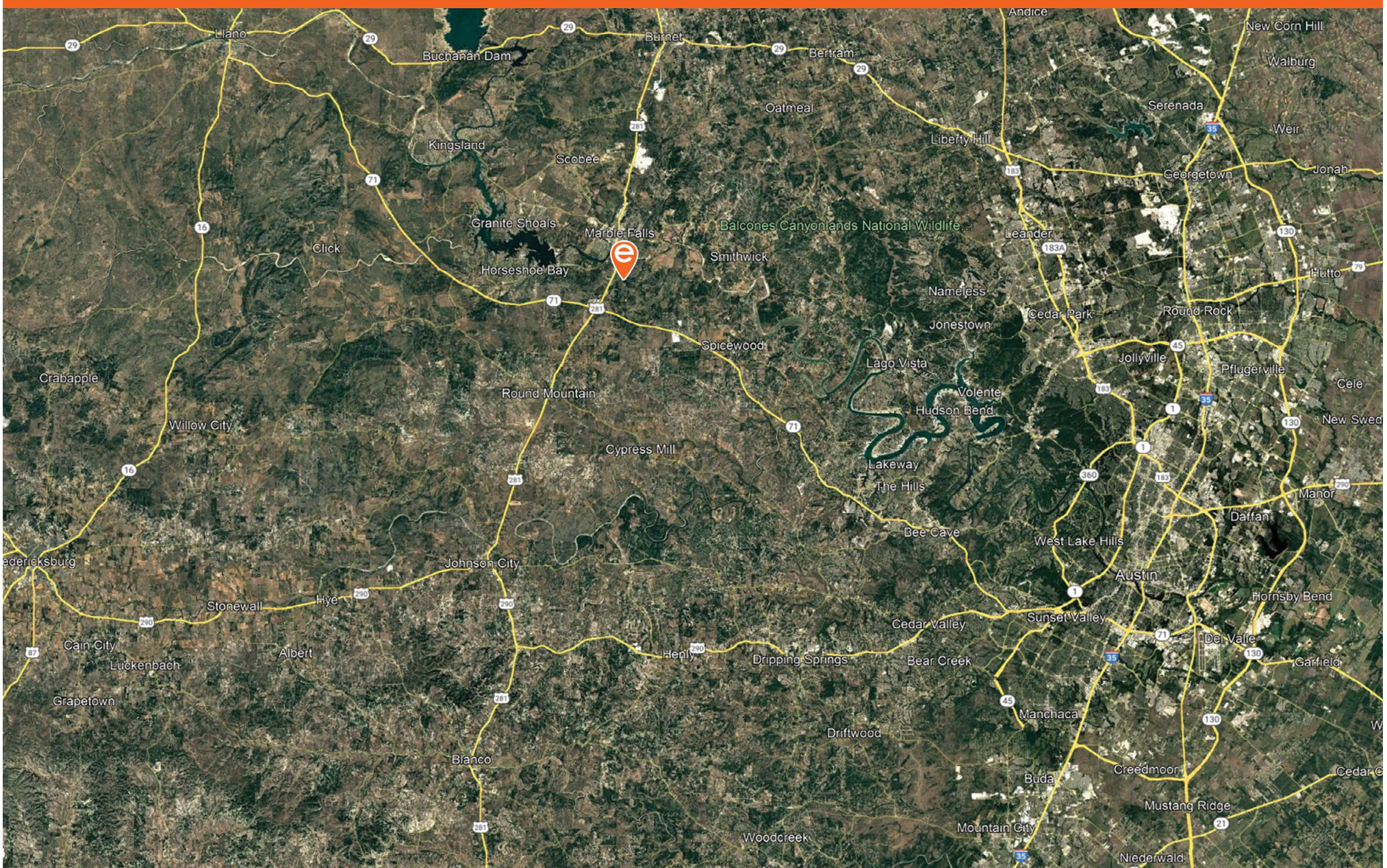


TRAFFIC COUNTS
 42,000 CPD
 Hwy 281

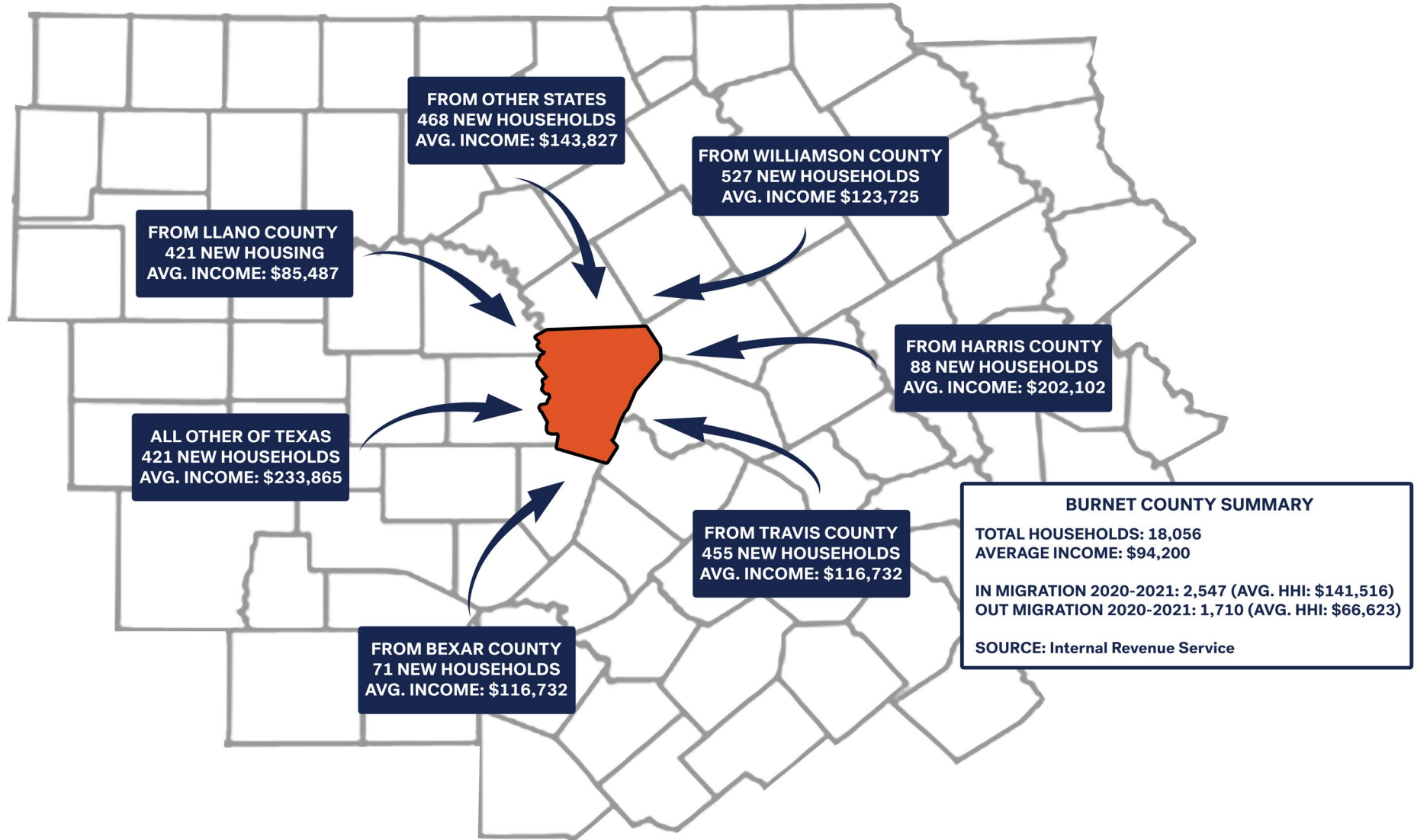


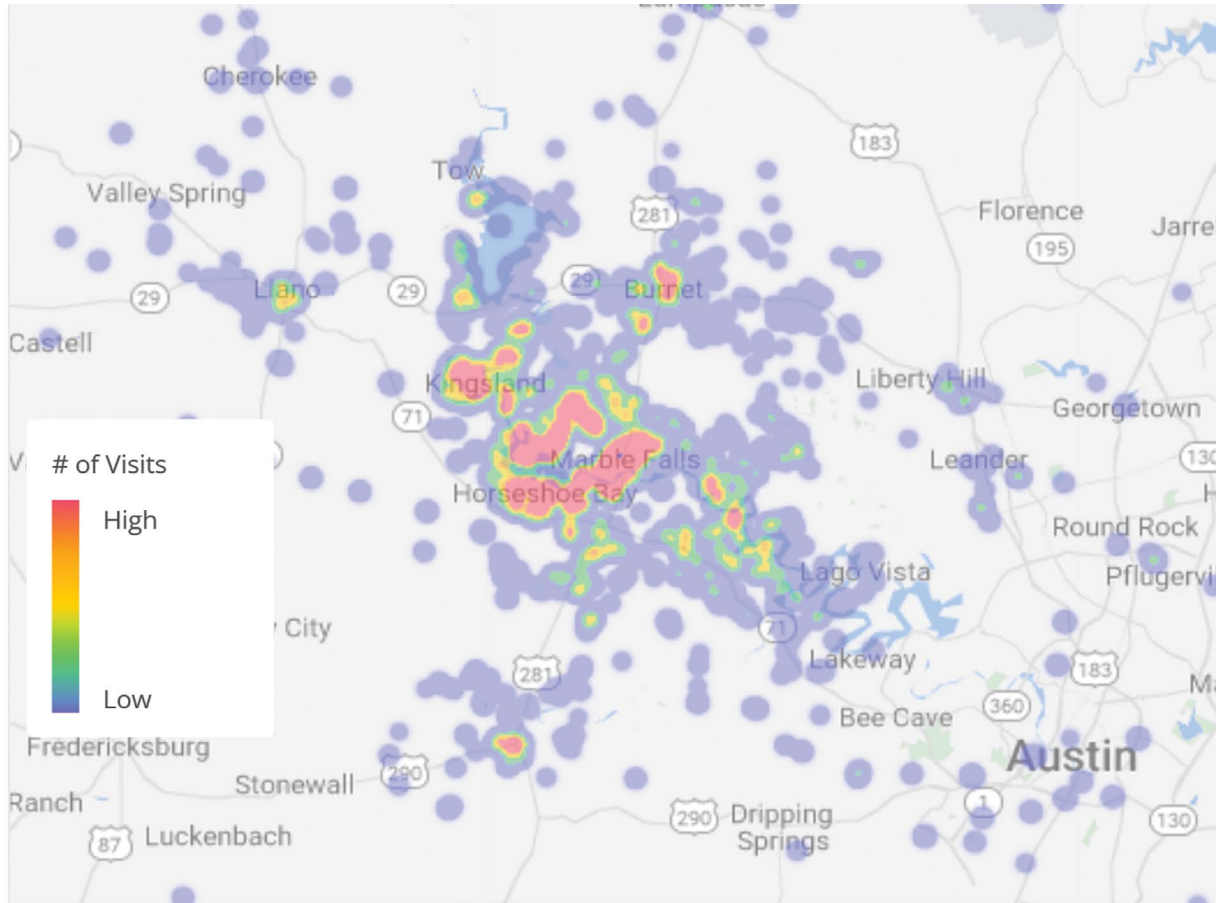
RATE
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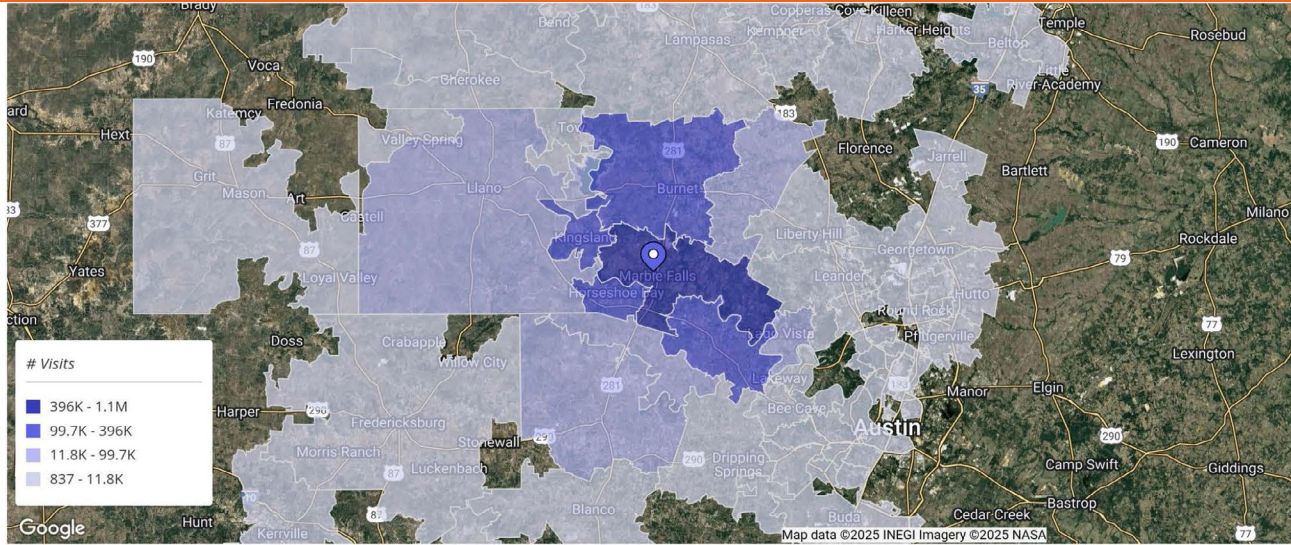


Burnet County Migration 2020-2021





H-E-B / 1503 Rm 1431, Marble Falls, TX 78654 | Based on Home Location, by Visits | Min. Visits: 12 | Apr 1st 2024 to Mar 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)



H-E-B
1503 RM 1431, Marble Falls, TX ... # 735

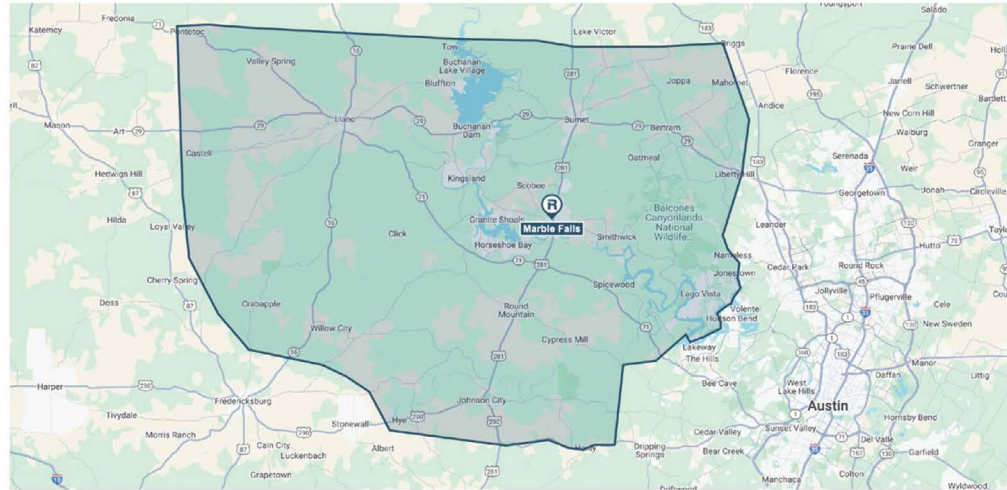
Zipcode / City	Visits (% of Total)
78654 Marble Falls, TX	1.1M (45.4%)
78657 Horseshoe Bay, TX	271K (11.2%)
78639 Kingsland, TX	198K (8.2%)
78611 Burnet, TX	150K (6.2%)
78669 Spicewood, TX	114K (4.7%)
78643 Llano, TX	70.1K (2.9%)
78636 Johnson City, TX	58.2K (2.4%)
78609 Buchanan Dam, TX	29.2K (1.2%)
78605 Bertram, TX	23.8K (1%)
78663 Round Mountain, TX	20.3K (0.8%)

Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Retail Trade Area • Demographic Snapshot

Marble Falls, Texas



Population		Age	
2020	110,620	0 - 9 Years	9.45%
2025	124,635	10 - 17 Years	8.76%
2030	136,298	18 - 24 Years	7.50%
Educational Attainment (%)		25 - 34 Years	9.37%
Graduate or Professional Degree	10.70%	35 - 44 Years	10.88%
Bachelors Degree	23.87%	45 - 54 Years	11.80%
Associate Degree	7.24%	55 - 64 Years	15.12%
Some College	23.55%	65 and Older	27.13%
High School Graduate (GED)	25.23%	Median Age	48.61
Some High School, No Degree	4.72%	Average Age	45.74
Less than 9th Grade	4.70%	Race Distribution (%)	
Income		White	77.64%
Average HH	\$133,646	Black/African American	1.15%
Median HH	\$90,761	American Indian/Alaskan	0.74%
Per Capita	\$54,643	Asian	1.26%
		Native Hawaiian/Islander	0.05%
		Other Race	6.68%
		Two or More Races	12.48%
		Hispanic	19.91%



ECONOMIC DEVELOPMENT CORPORATION

Christian Fletcher
Marble Falls Economic Development Corporation
Executive Director

801 Fourth Street
Marble Falls, Texas 78654

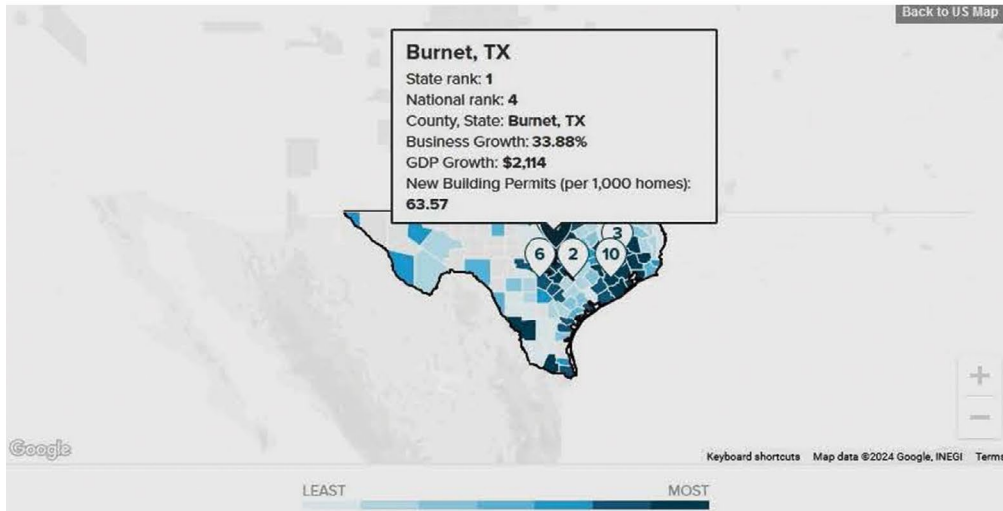
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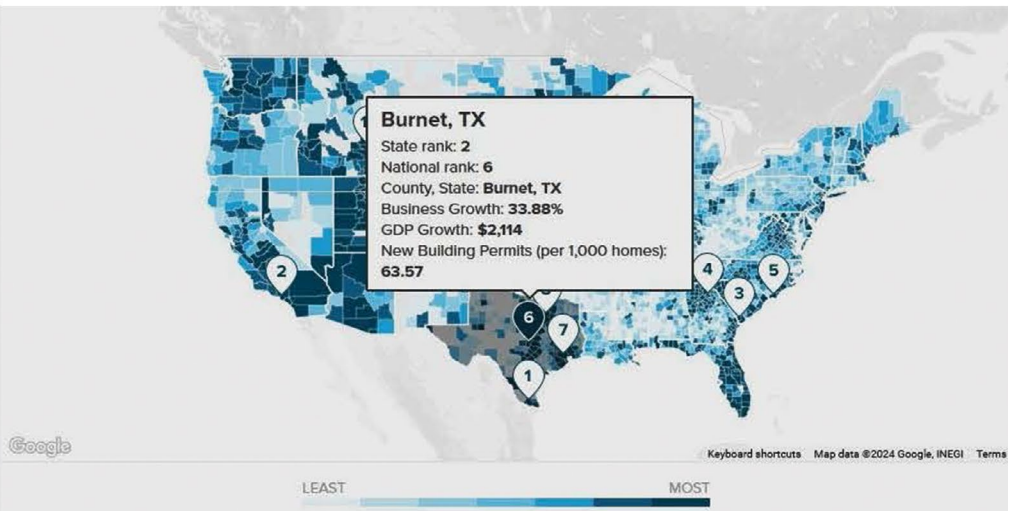


New Build Permits

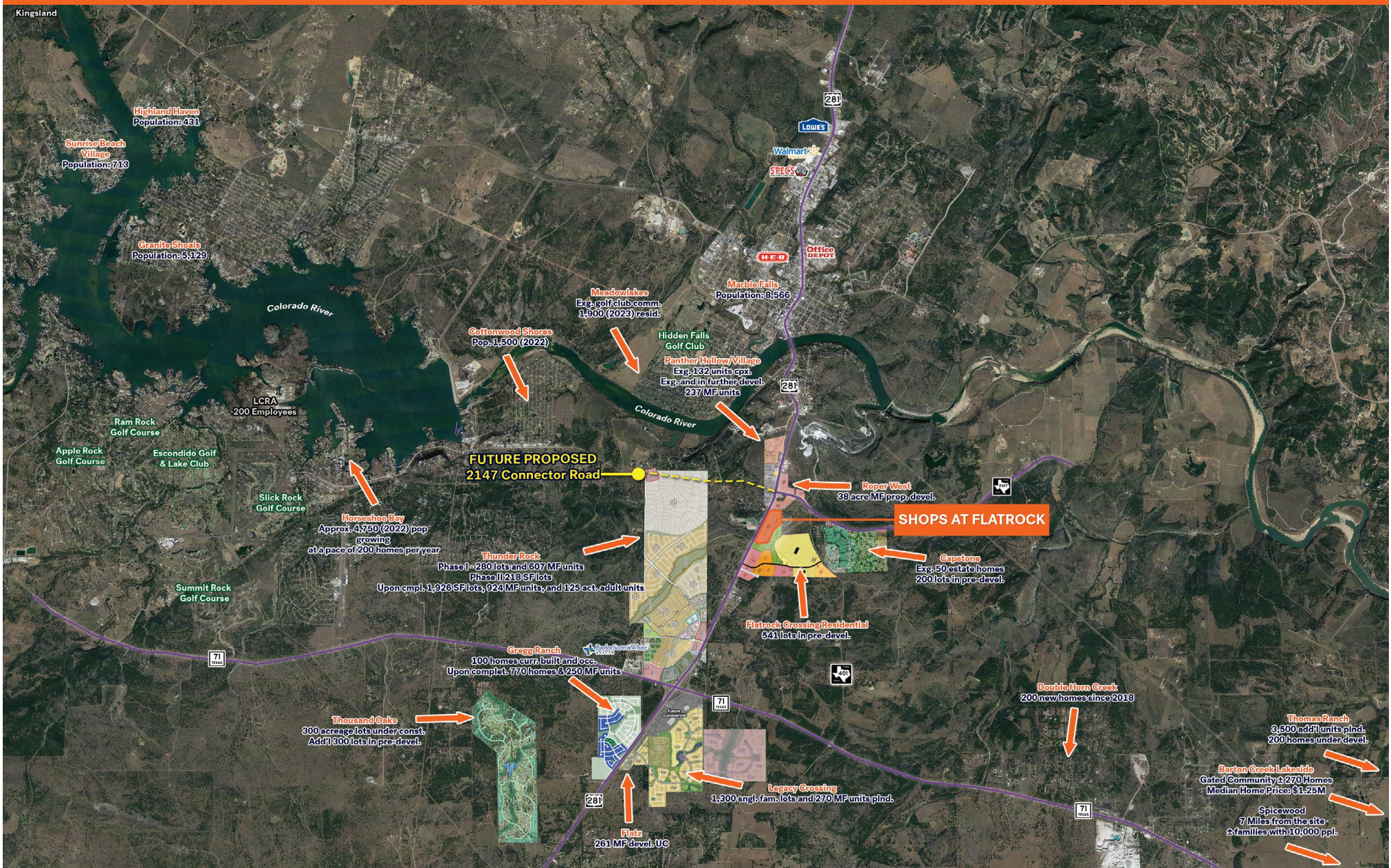


Rank	County, State	Business Growth	GDP Growth	New Building Permits (per 1,000 homes)	New Building Permits Index
1	Burnet, TX	33.88%	\$2,114	63.57	68.96
2	Caldwell, TX	-0.78%	\$998	53.40	57.93
3	Montgomery, TX	1.33%	\$20,074	53.22	57.74
4	Hays, TX	63.05%	\$7,574	50.09	54.34
5	Rockwall, TX	1.75%	\$4,087	46.10	50.02
6	Comal, TX	34.81%	\$6,563	43.94	47.67
7	Collin, TX	218.92%	\$41,936	42.60	46.22
8	Ellis, TX	3.66%	\$5,267	39.10	42.42
9	Grayson, TX	0.90%	\$4,013	38.92	42.22
10	Fort Bend, TX	26.00%	\$24,146	37.01	40.15
	TX	14.49%	\$4,591.62	8.2	

Overall Incoming Investments



Rank	County, State	Business Growth	GDP Growth	New Building Permits (per 1,000 homes)	Incoming Investment Index
1	Hidalgo, TX	3152.25%	\$18,645	20.67	100.00
2	Los Angeles, CA	119.46%	\$405,600	6.33	87.15
3	Jasper, SC	8.37%	\$804	92.17	79.12
4	Jackson, GA	0.43%	\$1,717	68.35	58.74
5	Brunswick, NC	1.96%	\$3,152	66.16	57.19
6	Burnet, TX	33.88%	\$2,114	63.57	55.57
7	Harris, TX	255.35%	\$160,287	17.56	52.51
8	Dallas, TX	852.16%	\$103,413	12.17	51.77
9	Custer, SD	4.64%	\$336	59.65	51.15
10	Teton, ID	0.49%	\$578	59.08	50.61
	US	7.17%	\$3,368.27	6.56	









Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

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512.391.6220

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.