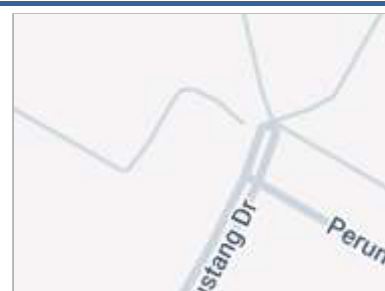


ALL FIELDS DETAIL



MLS # 177820 **DOM** 1
Asking Price \$350,000 **#Stories**
Address TBD Mustang Drive **Wtr/Swr** Yes
City Marble Falls **WaterFrnt** No
State TX **WtrFrntTyp**
Zip 78654 **WtrfrntFt**
County Burnet **AHtCISQFT**
Status Active **PrcSqft**
Class COMMERCIAL
 /INDUSTRIAL
Type Unimproved Land
Approx. Lot Dimensions 363x329x379x256
Approx. # of Acres 2.44



GENERAL

Sale/Rent	For Sale	IDX Include	Y
Short Sale Y/N	No	REO/Foreclosure/Auction Y/N	No
Listing Date	5/6/2026	Expiration Date	
Agent	Alyssa Bilnoski - 512-316-8386	Listing Office 1	Horseshoe Bay ONE Realty - OFC: 830-282-3389
Listing Agent 2	Edward R Burget - Cell: 830-220-0405	Listing Office 2	Horseshoe Bay ONE Realty - OFC: 830-282-3389
Excl. Right to Sell (Y/N)	Yes	Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	Yes	Possession	
Owner's Complete Name (First & Last)	FLOGR DEVELOPMENT LLC	Gross Building Area SQFT	
Gross Bldg. Area Source		Approx. Year Built	
Net Rentable Area SQFT		Owned to Water (Y/N/UK)	
Approx. Lot SQFT	106,286	# of Units	
# of Parking Units		Zoning	TR - Trans
Flood Zone (Y/N/UK)	No	Restrictions (Y/N/UK)	Yes
Business Conveyed (Y/N)	No	Business Description	N/A
Year Established		# of Employees	
Current Lease (Y/N)	No	Lease Expires	
Gross Operating Income		Total Annual Expenses	
Net Operating Income		Debt Service	
Cash Flow		Legal	ABS A0126 CHAS. D. BALL, 2.44 ACRES PARCEL NO 48588
Total # of Units		Percent Occupied	
SQFT Source		Unit 1 # of Baths	
Unit 1 # of Bedrooms		Unit 1 Rent	
Unit 1 Garage Units		Unit 1 Parking Spaces	
Unit 2 # of Baths		Unit 2 # of Bedrooms	
Unit 2 Rent		Unit 2 Garage Units	
Unit 2 Parking Spaces		Unit 3 # of Baths	
Unit 3 # of Bedrooms		Unit 3 Rent	
Unit 3 Garage Units		Unit 3 Parking Spaces	
Unit 4 # of Bedrooms		Unit 4 # of Baths	
Unit 4 Rent		Unit 4 Garage Units	
Unit 4 Parking Spaces		Gross Op. Income Rent	
Gross Op. Income Laundry		Gross Op. Income Garage	
Gross Op. Income Other		Insurance	
VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	No
Maintenance Management		Garbage	
Net Op. Income		Total Annual Expenses	
Cash Flow		Debt Service	
Agent Hit Count	4	Off Market Date	
Search By Map		Client Hit Count	0
Status Date	5/6/2026	Update Date	5/6/2026
Price Date	5/6/2026	HotSheet Date	5/6/2026
Associated Document Count	2	Input Date	5/6/2026 3:18 PM
		Original Price	\$350,000

GENERAL

Cumulative DOM	1	Address 2	MUSTANG DR MARBLE FALLS, TX 78654
Building Use 1		Building Use 2	
For Sale or Rent	For Sale	Preferred Title Company	
PID		Property Condition	Resale/Re-Lease
Geocode Quality		Picture Count	6
Sold Price Per SQFT		Additional Comments Relating to Sale	
Input Date	5/6/2026 3:18 PM	Update Date	5/6/2026 3:19 PM
Address Unit		Address Suite	
Unique Property Identifier		RESO Universal Property Identifier	
Status Change to Active Date		Floor Plans Count	0
Floor Plans Update Date			

DIRECTIONS

Directions From Highway 281, head east on FM1431, then turn north onto Mustang Drive. The lot will be on your left just before the entrance to Marble Falls High School.

FINANCIAL

Tax ID	048588	Tax Rate	1.758300
Ag Exempt. (Y/N)		HOA Mandatory (Y/N)	
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS

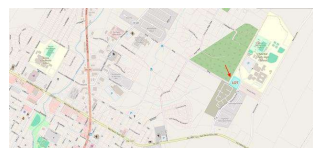
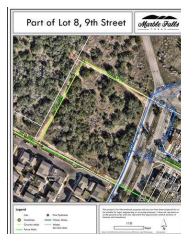
How Sold		Contract Date	
Closing Date		Sold Price	
Cash Concessions		Buyer Agent 1	
Buyer Office 1			

PUBLIC REMARKS

Public Remarks Prime Commercial Opportunity: 2.44 Acre Lot in Marble Falls. Unlock the potential of the Texas Hill Country with this premier commercial offering. Nestled in a high-traffic area with excellent visibility, this 2.4-acre lot is one of the most desirable developmental sites in town. A current survey is available to streamline your due diligence process. This versatile location can accommodate a variety of developments, including professional or medical offices, townhouses, or even more!

CONF. AGENT REMARKS

Conf. Agent Remarks

ADDITIONAL PICTURES**DISCLAIMER**

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