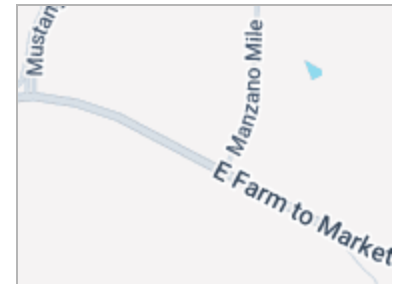


ALL FIELDS DETAIL



MLS # 178910
Asking Price \$2,300,000
Address 610 FM 1431
 Manzano Mile
City Marble Falls
State TX
Zip 78654
County Burnet
Status Active
Class COMMERCIAL
 /INDUSTRIAL
Type Unimproved Land
Approx. Lot Dimensions 471x430x410x434
Approx. # of Acres 4.52

DOM 14
#Stories
Wtr/Swr
WaterFrnt No
WtrFrntTyp
WtrfrntFt
AHtCISQFT
PrcSqft



GENERAL

Virtual Tour	Virtual Tour	Sale/Rent	For Sale
IDX Include	Y	Video Link	Video Link
Short Sale Y/N	No	REO/Foreclosure/Auction Y/N	No
Listing Date	7/30/2026	Expiration Date	
Agent	Jason A Coleman - Cell: 830-385-6184	Listing Office 1	Coleman Team Realty, LLC - OFC: 830-385-6184
Listing Agent 2	Shelton Bond - 512-927-9001	Listing Office 2	Coleman Team Realty, LLC - OFC: 830-385-6184
Excl. Right to Sell (Y/N)	Yes	Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	
Owner's Complete Name (First & Last)	Jerry Merlick	Gross Building Area SQFT	
Gross Bldg. Area Source		Approx. Year Built	
Net Rentable Area SQFT		Owned to Water (Y/N/UK)	
Approx. Lot SQFT	196,847	# of Units	
# of Parking Units		Zoning	
Flood Zone (Y/N/UK)	Unknown	Restrictions (Y/N/UK)	Unknown
Business Conveyed (Y/N)	No	Business Description	Vacant Land
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 A1559 J.M. ROPER, TRACT AND ABST 731 MARY W RHOADS, 1.657 ACRES & 2.86 ACRES
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		Garbage	
Management		Total Annual Expenses	
Net Op. Income		Debt Service	
Cash Flow		Off Market Date	
Agent Hit Count	29	Client Hit Count	1
Search By Map		Update Date	8/11/2026

GENERAL

Status Date	7/30/2026	HotSheet Date	7/30/2026
Price Date	7/30/2026	Input Date	7/30/2026 6:00 PM
Associated Document Count	0	Original Price	\$2,300,000
Cumulative DOM	14	Address 2	
Building Use 1		Building Use 2	
For Sale or Rent	For Sale	Preferred Title Company	
PID		Property Condition	To-Be-Built
Geocode Quality		Picture Count	45
Sold Price Per SQFT		Additional Comments Relating to Sale	
Input Date	7/30/2026 6:00 PM	Update Date	8/11/2026 3:19 PM
Address Unit		Address Suite	
Status Change to Active Date		Floor Plans Count	0
Floor Plans Update Date			

DIRECTIONS

Directions Hwy 281 & FM 1431 Travel east toward Austin At the NW corner of Manzano Mile & FM 1431

FEATURES

DOCUMENTS AVAILABLE	ELECTRIC	ROAD FRONTAGE	TERMS
Boundary Survey	Single Phase	Farm to Market/Ranch Rd.	Cash
Aerial Photo	MISC. EXTRAS	Paved	Conventional Option
	Corner Lot	SALE INCLUDES	Exchange/1031
	High Traffic Location	Land	Will Divide
	High Visibility	SHOWING INSTRUCTIONS	WATER
	In City	Show Anytime	City
		Sign on Property	
		Vacant	

FINANCIAL

Tax ID	118951	Tax Rate	1.7583
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	

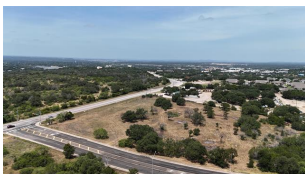
PUBLIC REMARKS

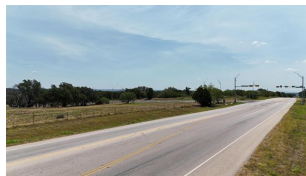
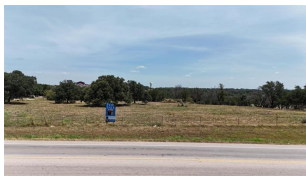
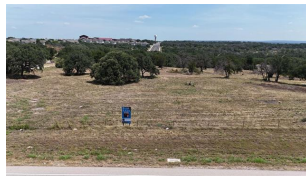
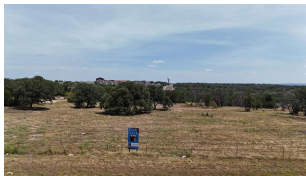
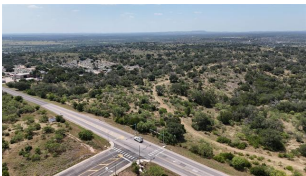
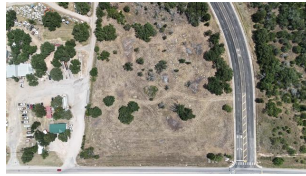
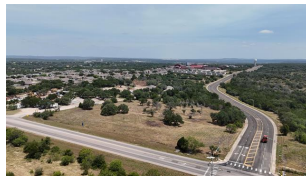
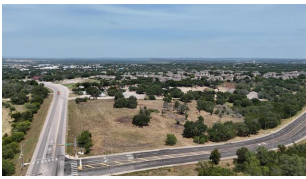
Public Remarks Positioned at the highly visible intersection of FM 1431 and Manzano Mile, this 4.52-acre commercial tract offers exceptional development potential in one of the area's fastest-growing corridors. With extensive frontage on two major roadways and General Commercial (GC) zoning, the property is ideally suited for retail, medical, office, restaurant, automotive, or mixed-use commercial development. 471 feet of FM 1431 Frontage & 430 feet of Manzano Mile Frontage. 16-inch water line along Manzano Mile and 10-inch sewer line approximately 1,600 feet from the property. PEC power available at the southwest corner of the property. This hard-to-find commercial site combines outstanding visibility, excellent access, and strong utility infrastructure, making it an exceptional opportunity for developers, investors, and owner-users. GC zoning allows for a wide variety of commercial uses. Whether you're planning a retail center, medical office, restaurant, convenience store, or mixed-use development, this strategically located property offers the flexibility and infrastructure to bring your vision to life. \$50,000,000 PID on 253-acre development across the street by Rockspring Development. Offering: Single-family residential, Estate lots, Townhomes, Multifamily/apartments, & Commercial development. Featuring: Approximately 1,500 (LUEs), nearly 40 acres of parks and open space, 18.5 acres dedicated for a future public park, approximately 2.6 miles of public hike-and-bike trails, and a future fire station.

CONF. AGENT REMARKS

Conf. Agent Remarks

ADDITIONAL PICTURES







DISCLAIMER
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