



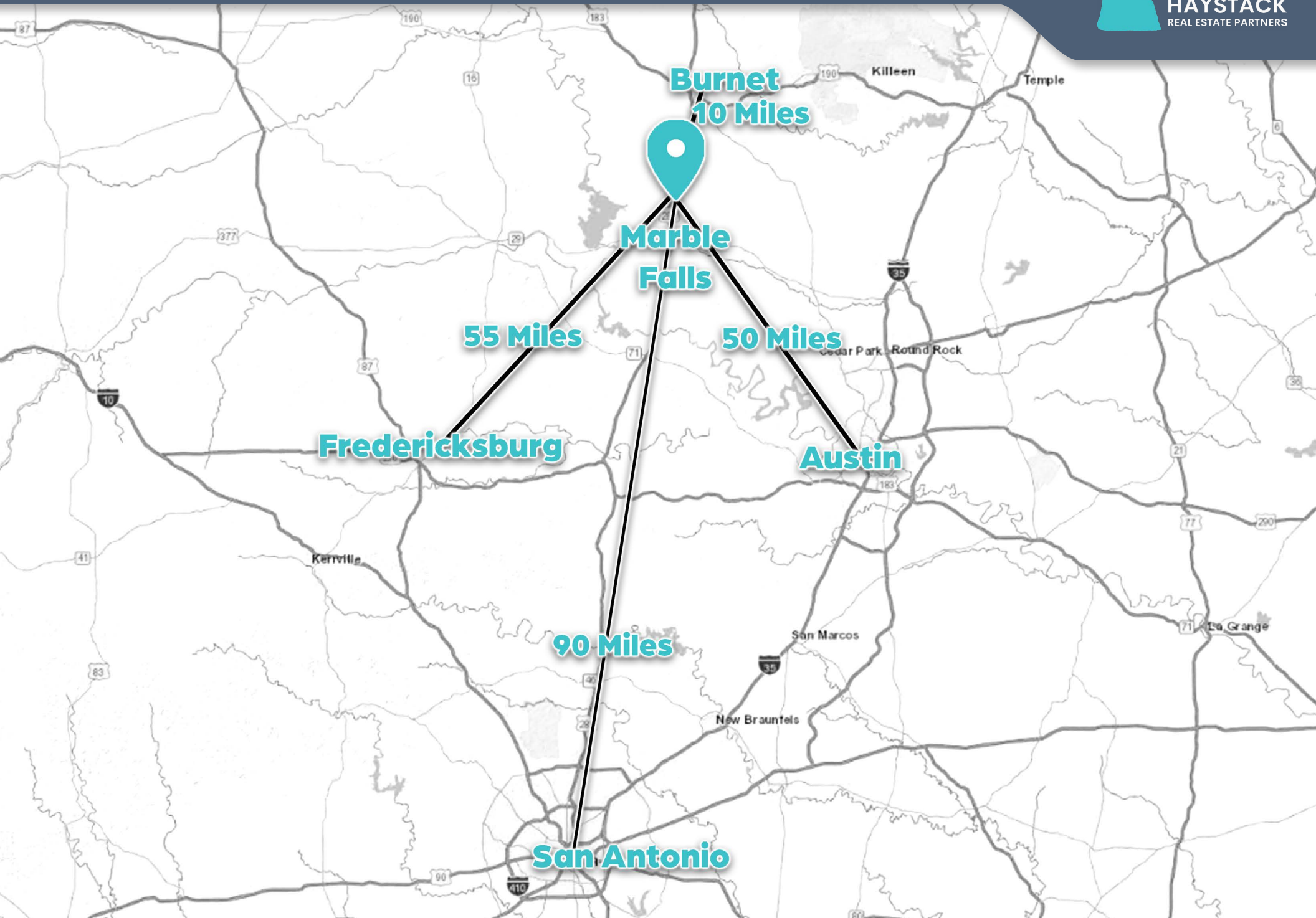
**MARBLE FALLS
TEXAS**

LAND FOR SALE

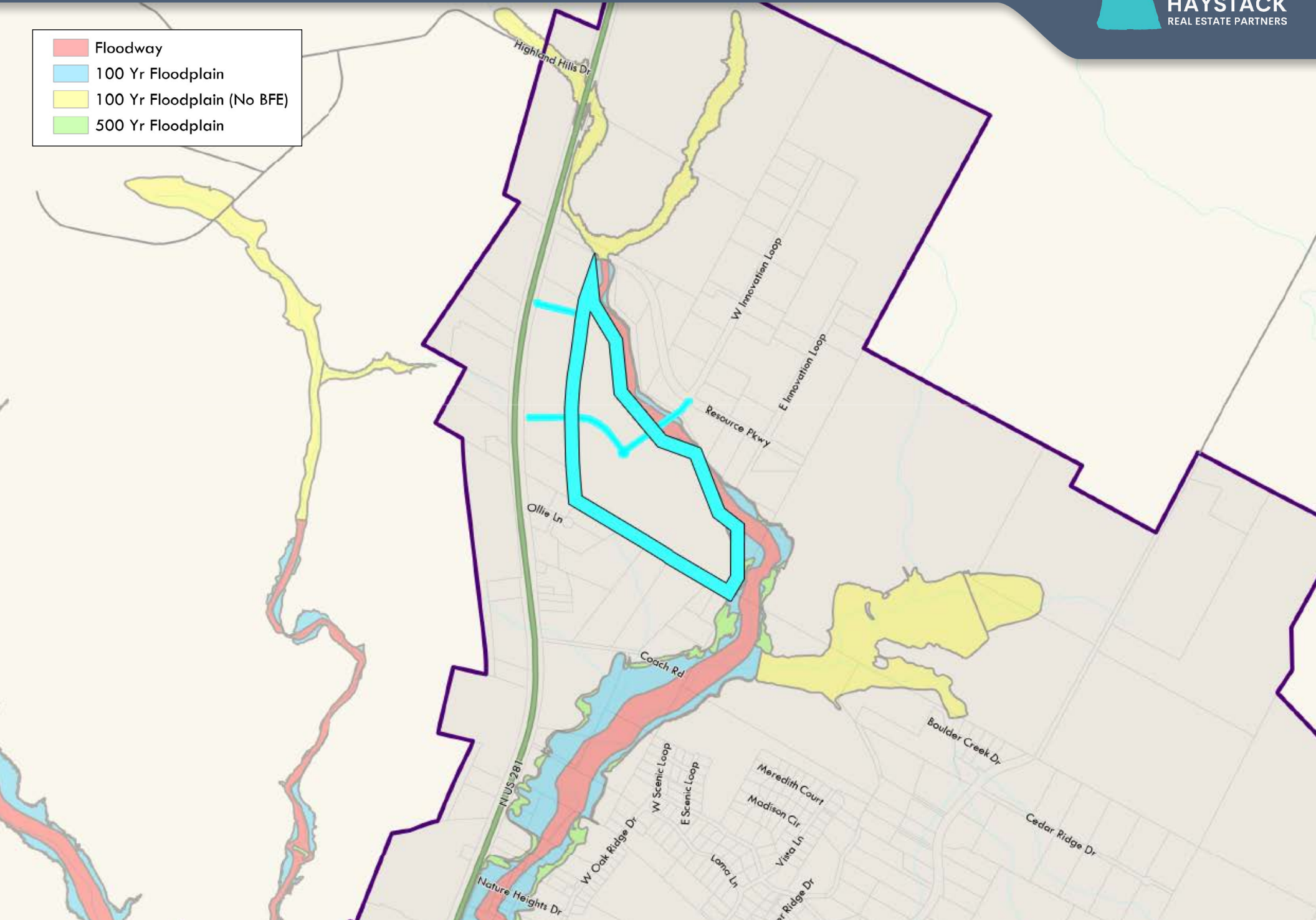
MARBLE FALLS DEVELOPMENT OPPORTUNITY
BETWEEN COACH RD & RESOURCE PKWY ALONG HIGHWAY 281, MARBLE FALLS, TX 78654

SIZE:	Approximately 60 Acres, Seller will consider subdividing
PRICE:	\$4,100,000 - \$68,333 per acre
LOCATION:	The property is located just off Highway 281 North of Coach Rd and South of Resource Pkwy in Marble Falls, TX and Burnet County.
UTILITIES:	All utilities are available
IMPROVEMENTS:	None
DETENTION:	On-site detention required
TOPOGRAPHY:	Gently rolling terrain sloping from West to East
ZONING:	Currently zoned Business/Industrial Park District however the City is open to many other uses for the property
RESTRICTIONS:	None
SCHOOL DISTRICT:	Marble Falls Independent School District
ACCESS:	The property will need to be accessed via to-be-constructed access drives from Highway 281 and/or Resource Pkwy. The seller has plans for these, call for more information.
COMMENTS:	The property is a strategically located residential or commercial development opportunity in the heart of Marble Falls and the Highland Lakes regional trade area. Marble Falls has outpaced other Austin suburbs in rental housing demand in recent years, creating a powerful opportunity for developers to capitalize.





- Floodway
- 100 Yr Floodplain
- 100 Yr Floodplain (No BFE)
- 500 Yr Floodplain

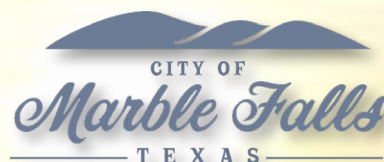


Marble Falls is the hub for shopping, dining and entertainment for all of Burnet County.

POPULATION: 9,500 (est)

SIZE: 16.33 square miles

COUNTY: Burnet



LOCATION: Marble Falls is located in the middle of the Texas Hill Country on the Colorado River, 58 miles northwest of downtown Austin, 85 miles north of San Antonio, in the middle of the Highland Lakes area, the largest chain of lakes in Texas.

HOUSING NEEDS:

The City’s housing market has tightened significantly in recent years with an influx of new residents. Current and emerging trends indicate that the city is facing a growing workforce housing challenge with a growing affordability gap for local workers who will continue to be pushed out of the housing market, potentially constraining local economic growth with local businesses unable to attract and retain workers.

EDUCATION

There are several independent school districts in the Marble Falls area. The largest is Marble Falls ISD, with over 4,000 students in grades K-12. There are also several private and parochial schools in the area offering pre-school through high school. Over 85% of the area’s population are high school graduates, and over 24% of the region’s adult population hold a bachelor’s degree or higher.

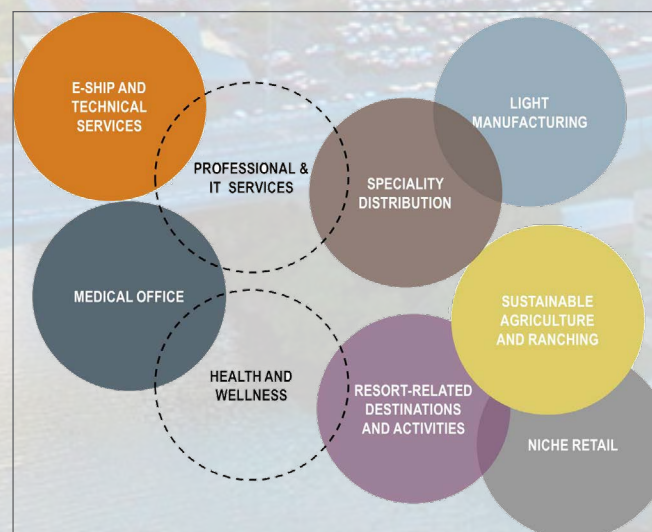
Central Texas College (CTC) and Texas Tech University at Highland Lakes (TTU) host a collaborative college campus in Marble Falls and Burnet leading to bachelor’s and master’s degrees in selected fields. CTC offers basic first- and second-year community college coursework, and TTU offers third- and fourth-year coursework leading to a bachelor’s degree at the Marble Falls campus. TTU also offers graduate programs, primarily in educational disciplines. TTU-Highland Lakes in Marble Falls is part of the Texas Hill Country University Consortium that offers degrees through several universities at facilities in selected Hill Country Communities.

MAJOR EMPLOYERS:

Business	Industry	# of Employees
Marble Falls ISD	Education	694
Horseshoe Bay Resort *	Resort/Hotel	670
Baylor Scott & White	Healthcare	588
HEB Grocery Company	Grocery Store	450
Wal-Mart	Discount Retailer	255
City of Marble Falls	Municipal Government	148
Lowe’s	Home Improvement	122
Home Depot	Home Improvement	121
Johnson-Sewell Ford Lincoln	Auto Industry	107
Granite Mesa	Healthcare	105
Pedernales Electric Coop	Utility	103
Texas Materials *	Mining	100
Chick-fil-A	Restaurant	85
Blue Bonnet Café	Restaurant	82
JM Huber	Mining	58
Encompass Home Health	Healthcare	52

** Located outside City limits*

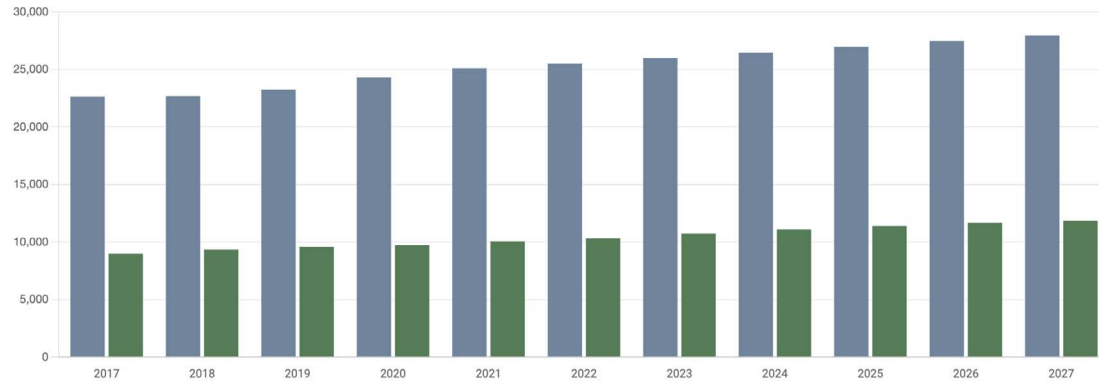
TARGET INDUSTRY ANALYSIS:



Source: <https://www.marblefallseconomy.com/>

Population and Job Growth over Time

Marble Falls zip code 78654 (hover to display values)



Source: Lightcast



Population Growth Comparison by Region

Marble Falls zip code 78654

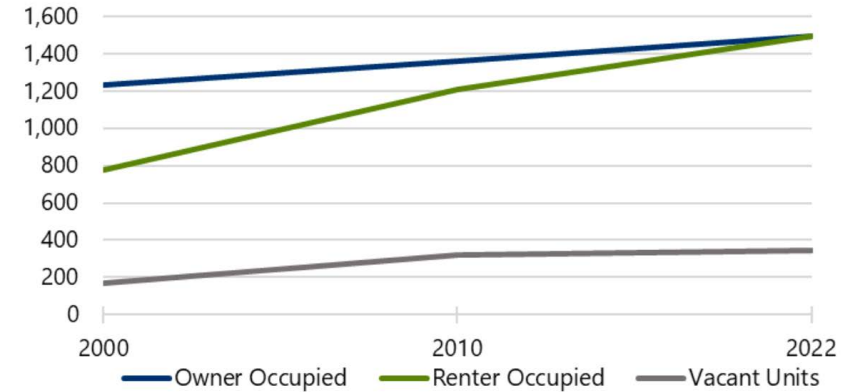
Area	2017 Population	2022 Population	Change	% Change
Marble Falls, TX	22,641	25,514	2,873	13%
Texas	28,291,024	29,761,575	1,470,551	5%
Nation	325,122,128	334,161,482	9,039,354	3%



Dashboard by eIMPACT.

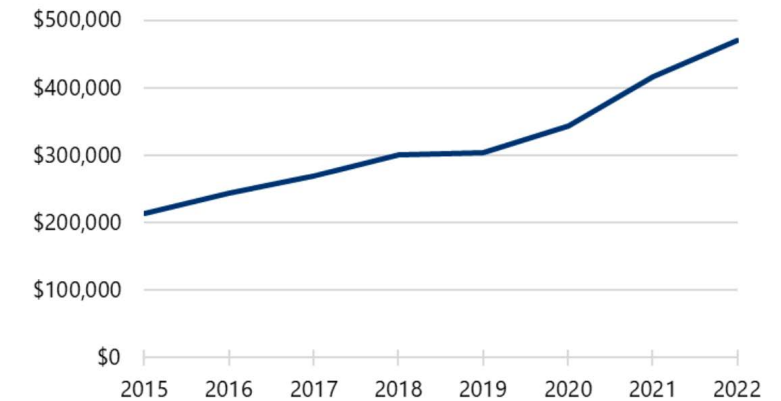
Growth in rental units has outpaced the growth in owner-occupied homes

Marble Falls Owner v Renter v Vacant Housing Units



Home Prices in Burnet and Llano Counties have more than doubled since 2015

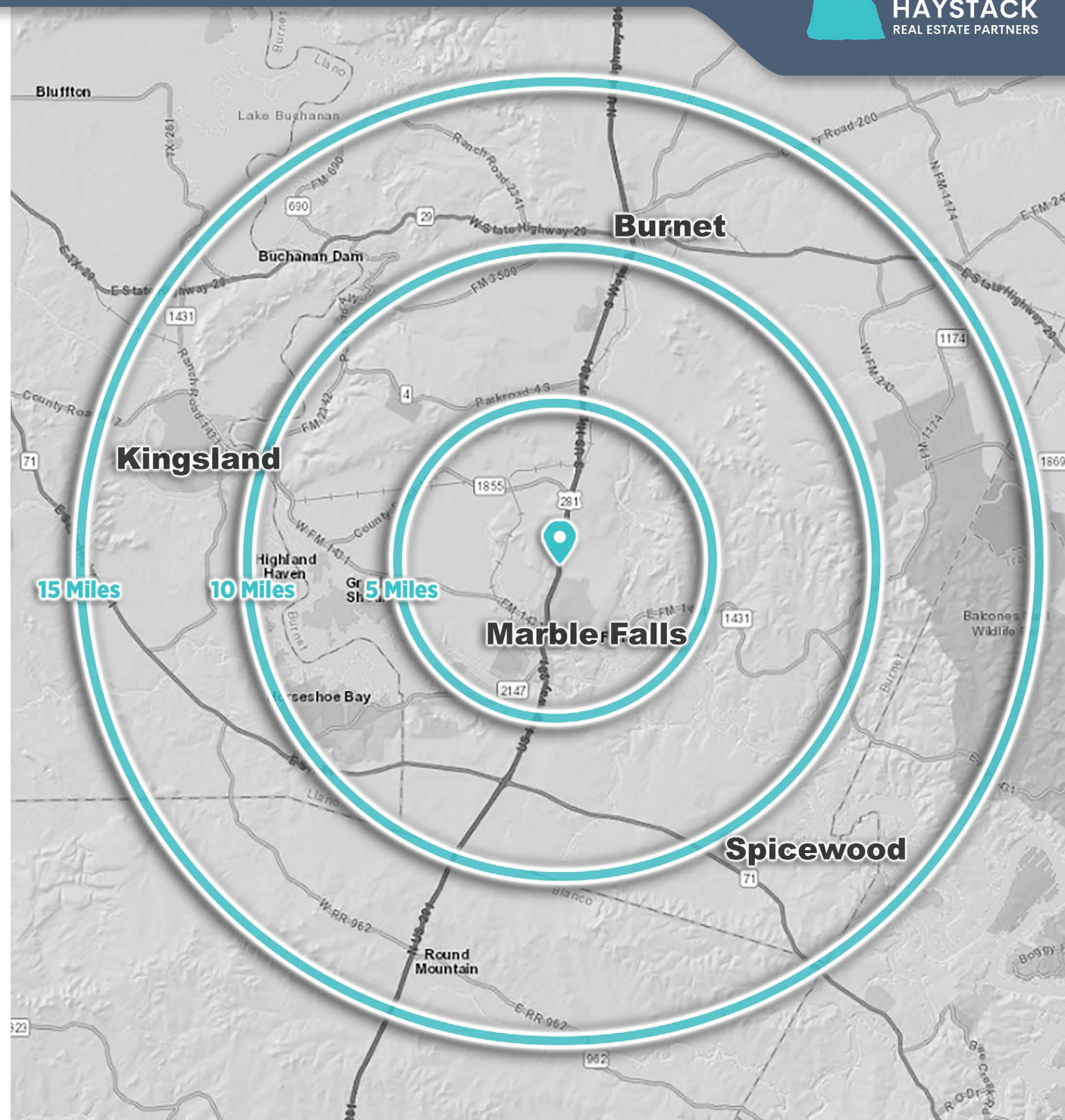
Median Home Sale Price Trends: Burnet and Llano Counties



Source: ESRI

2024 DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	12,564	34,817	60,420
MEDIAN AGE	46.1	48.8	49.6
TOTAL HOUSEHOLDS	5,280	14,140	25,009
# OF PERSONS PER HH	2.35	2.40	2.37
AVG HH INCOME	\$99,408	\$112,097	\$112,811

TRAFFIC COUNTS	2023
US Highway 281	25,926 VPD





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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date