



AUSTIN
50 MILES ↑

FOR SALE



20+/- ACRES

HORSESHOE BAY DEVELOPMENT OPPORTUNITY

CORNER OF SH 71 & FM 2147, HORSESHOE BAY, TX 78657

JAKE PARRISH, LAND & RANCH SALES ASSOCIATE | (432) 853-7883 | JAKE@TEXASLAND.COM

INVESTMENT HIGHLIGHTS

HORSESHOE BAY, TX

SUMMARY

Very rare development opportunity on +/- 20 acres located on a “hard corner” intersection of Texas State Highway 71 and FM 2147. This particular junction serves as the gateway entrance into the City of Horseshoe Bay, TX.



(3) TRACTS

Three separate tracts totaling approximately +/-20 acres

10.058 acres zoned A-1

6.390 acres zoned R-1

4.2 acres zoned C-2

LOCATION

- Located within Horseshoe Bay city limits
- Hard NW corner of a 3-way intersection with traffic lights

UTILITIES

- Utilities include Horseshoe Bay city water, sewer, and PEC electric

IMPROVEMENTS

- There are no building improvements on the property, offering a blank slate for desired intended use

SUPPLEMENTAL LINKS : [AREA MAP](#) | [ZONING + TRAFFIC MAP](#) | [ADDITIONAL PHOTOS](#)

ZONING

HORSESHOE BAY, TX



10.058 acres zoned A-1

- FRONTAGE: ~ +/-945 feet of Highway 71
- ACCESS: Accessed from Hwy 71

6.390 acres zoned R-1

- ACCESS: Accessed from FM 2147

4.2 acres zoned C-2

- FRONTAGE: ~ +/-725 feet of FM 2147
- ACCESS: Accessed from FM 2147

*HSB zoning ordinance info available upon request
Survey available upon request*

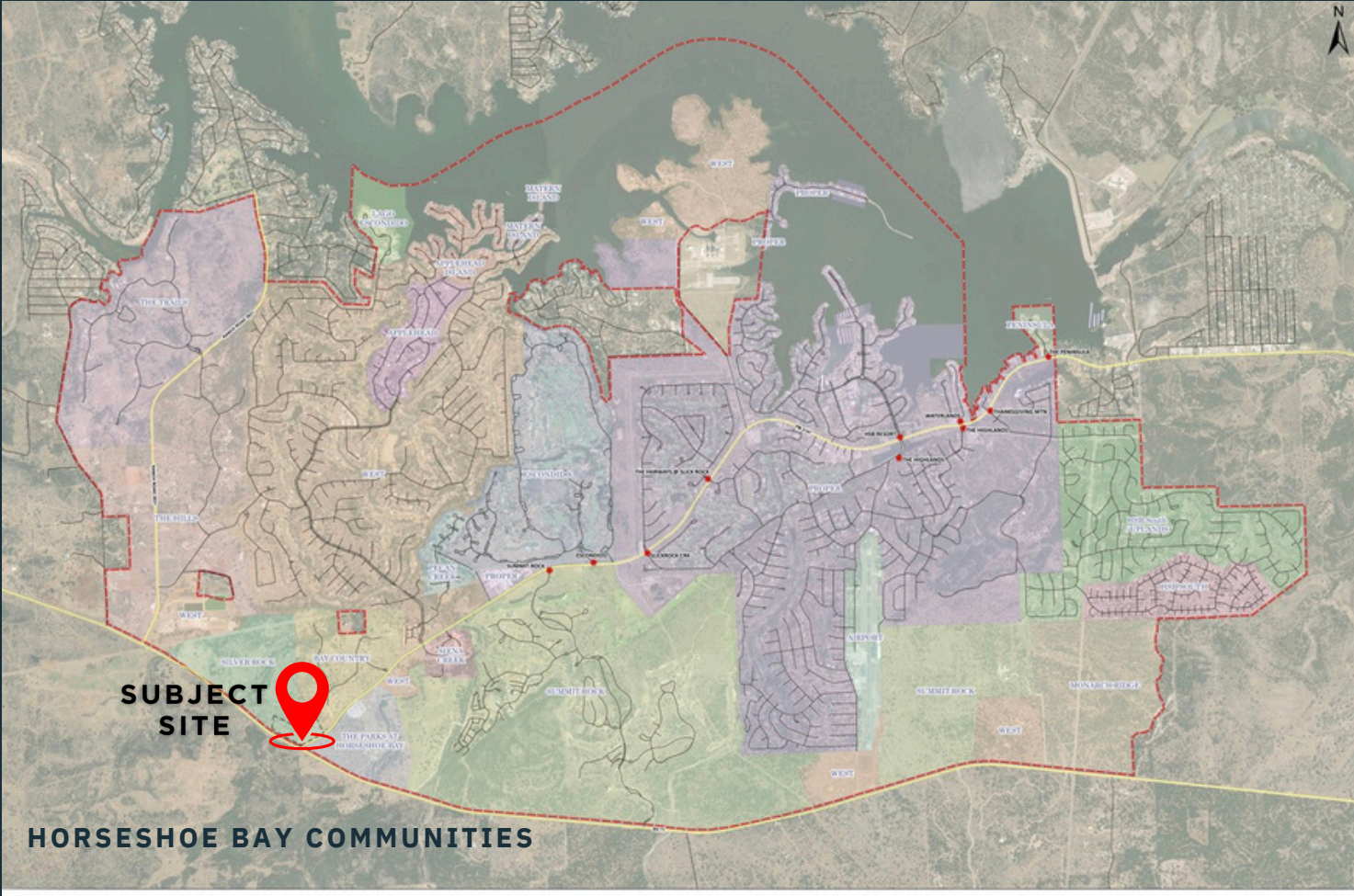
LOCATION

HORSESHOE BAY, TX

COUNTY
LLANO

MARKET
AUSTIN

SUBMARKET
MARBLE FALLS/
HORSESHOE BAY



HORSESHOE BAY RESORT

- 4 miles to main entrance

MARBLE FALLS, TX

- 7 miles

LLANO, TX

- 30 miles

AUSTIN, TX

- 54 miles



HORSESHOE BAY RESORT

4 MILES FROM SUBJECT SITE

- The City of Horseshoe Bay is home to and anchored by the renowned Horseshoe Bay Resort offering world class amenities located on Lake LBJ.
- The 400 room Horseshoe Bay Resort is comprised of amenities such as, but not limited to: 4 championship golf courses, restaurants, shoreline club, spa/health club, 6,000 ft runway private airstrip, private membership, and many more.
- Horseshoe Bay Resort has been constantly expanding since the inception of its development in 1971 and has shown no signs of slowing down any time soon.



DEMOGRAPHICS

HORSESHOE BAY, TX

POPULATION

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	128	8,364	31,527
2023 Estimate	123	7,975	29,957
2010 Census	90	6,236	25,196
Growth 2023 - 2028	4.07%	4.88%	5.24%
Growth 2010 - 2023	36.67%	27.89%	18.90%

HOUSING VALUES

	1 Mile	5 Mile	10 Mile
2023 Housing Value	59	3,072	9,348
<\$100,000	1 1.69%	260 8.46%	1,550 16.58%
\$100,000 - \$200,000	5 8.47%	646 21.03%	2,080 22.25%
\$200,000 - \$300,000	7 11.86%	384 12.50%	1,834 19.62%
\$300,000 - \$400,000	11 18.64%	475 15.46%	1,211 12.95%
\$400,000 - \$500,000	4 6.78%	275 8.95%	642 6.87%
\$500,000 - \$1,000,000	16 27.12%	647 21.06%	1,402 15.00%
\$1,000,000+	15 25.42%	385 12.53%	629 6.73%
2023 Median Home Value	\$546,875	\$351,789	\$256,924

HOUSEHOLD INCOMES

Radius	1 Mile	5 Mile	10 Mile
2023 Households by HH Income	61	3,637	12,604
<\$25,000	10 16.39%	622 17.10%	2,291 18.18%
\$25,000 - \$50,000	5 8.20%	684 18.81%	2,850 22.61%
\$50,000 - \$75,000	10 16.39%	603 16.58%	2,453 19.46%
\$75,000 - \$100,000	3 4.92%	420 11.55%	1,580 12.54%
\$100,000 - \$125,000	9 14.75%	520 14.30%	1,372 10.89%
\$125,000 - \$150,000	2 3.28%	78 2.14%	462 3.67%
\$150,000 - \$200,000	8 13.11%	228 6.27%	611 4.85%
\$200,000+	14 22.95%	482 13.25%	985 7.81%
2023 Avg Household Income	\$135,475	\$100,812	\$83,788
2023 Med Household Income	\$106,944	\$70,413	\$58,788

ABOUT THE IMMEDIATE AREA

HORSESHOE BAY, TX

LAKE LBJ

- Lake LBJ is one of the three most upstream lakes a part of the series of Highland lakes that eventually feeds into Lake Austin.
- LBJ's body of water stays at constant level (compared to the majority of other lakes in Texas that do not) attracting thousands of lake house homeowners and vacationers throughout the year.

MARBLE FALLS, TX

- Horseshoe Bay's neighboring town, Marble Falls, TX, has been on the radar of developers for the past few years due to its fast-paced growth.
- This growth is due to increase in subdivisions, influx of high-net-worth individuals, and being considered a middle market located NW of Austin, TX.
- Retailers such as Academy Sports & Outdoors, TJ Maxx, and Michaels are among a few of the big tenants that have been named to be a part of a \$130 million retail power center off of US Hwy 281 in Marble Falls.

PRIMED FOR GROWTH

- Multiple mixed use, residential, and commercial development projects are currently permitted or are being proposed around the US 281 / SH 71 intersection which is less than 7 miles east of the subject property's location.



DEVELOPING SUBMARKET

HORSESHOE BAY, TX

IN THE NEWS

Horseshoe Bay Resort sells out latest condo project as it continues to evolve
Lakeside development long seen as a haven for retirees attracting younger crowd nowadays



Construction underway on the Horseshoe Bay Resort Golf Academy with fall opening planned
Purpose-built space to include the 80,000 square-foot practice facility at Cap Rock complex



Developers Announce \$130 Million Retail Power Center in ...
May 8, 2024 — Developers Announce \$130 Million Retail Power Center in Marble Falls, Texas ...
Marble Falls, Texas — A group of developers doing business as ...

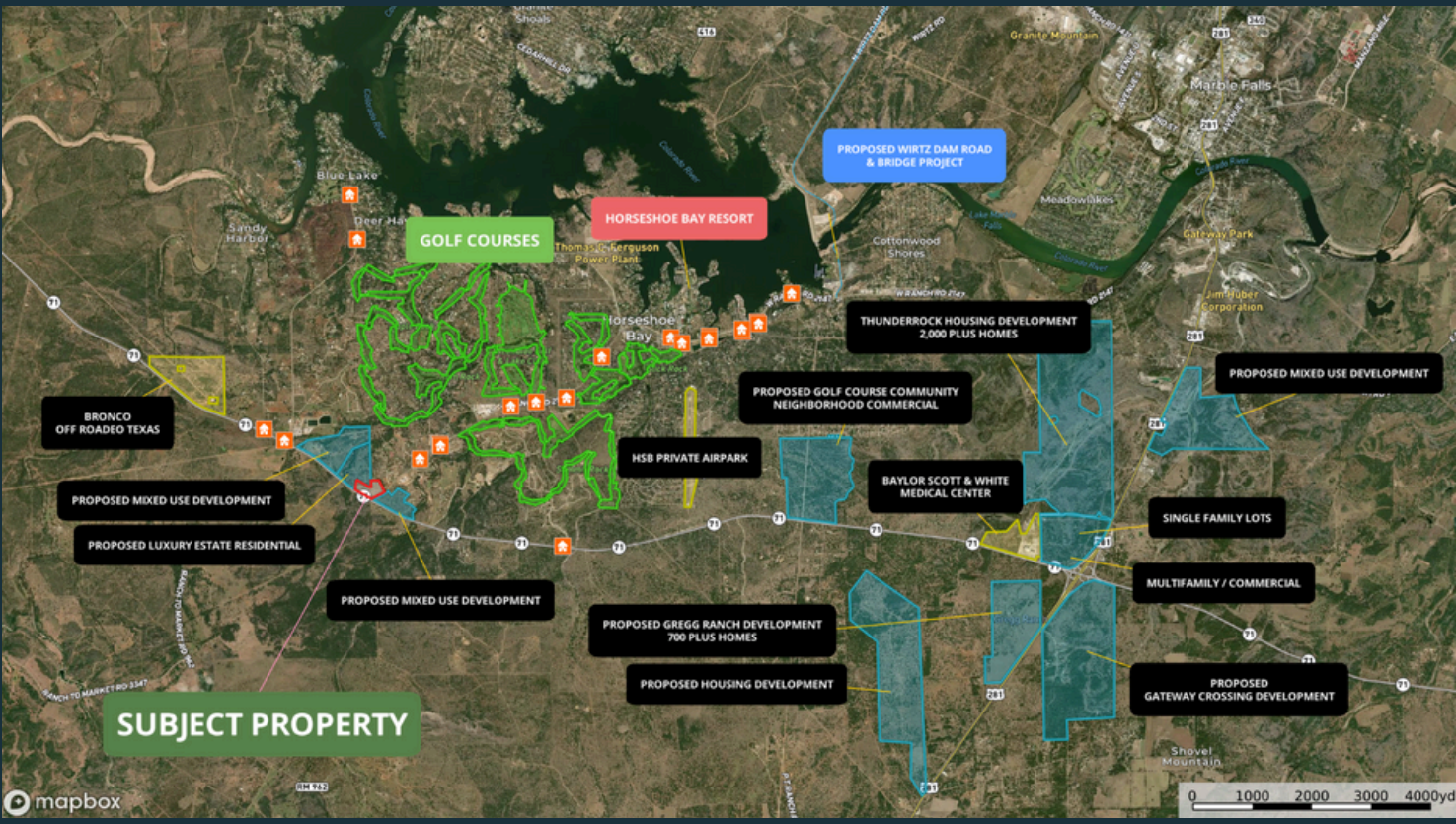
Multi-family development, commercial space OK'd at 281- ...
Feb 23, 2024 — 20 unanimously approved a planned development near the U.S. 281-Texas 71 junction in south Marble Falls. H&H Ranch will have 188 detached, built ...

homes coming to Marble Falls' Gregg Ranch neighborhood
Apr 8, 2024 — Marble Falls is beginning to experience more population growth and development activity, with projects like Gregg Ranch and other big ...

-- More information can be found about up and coming developments in the area below --

CITY OF HORSESHOE BAY WEBSITE

CITY OF MARBLE FALLS WEBSITE



Disclaimer: Information is deemed reliable but not guaranteed and should be independently verified by any potential buyers.

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FOR MORE INFORMATION, CONTACT:



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- **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.

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.

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.

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TXR-2501

IABS 1-0 Date

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