

FOR SALE · LAND

Marble Falls 1.65 Acres

1840 US HIGHWAY 281, MARBLE FALLS, TX

SITE AREA	PRICE	LOCATION
1.65 Acres	$1,695,000	Marble Falls, TX

GOLD TIER

GOLD TIER REAL ESTATE

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DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with the City of Marble Falls regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

CONTACT

Colin Tierney | colin@goldtier.net | 512.674.5727

Taylor Golden | taylor@goldtier.net | 512.626.4424

Tripp Graham | tripp@goldtier.net | 512.944.5335

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Prime Development Opportunity in Marble Falls, Texas



OFFERING PRICE	PER SQ FT
$1,695,000	$23.58/SF

Address: 1840 US HIGHWAY 281, MARBLE FALLS, TEXAS

Acreage: 1.65 ACRES

Jurisdiction: CITY OF MARBLE FALLS

Zoning: GENERAL COMMERCIAL (C-3)

Utilities: 12-INCH WATER LINE & 12-INCH SEWER LINE AT THE SITE

Frontage:

- APPROXIMATELY 261 FEET ALONG HIGHWAY 281
- 250 FEET ALONG ROCKY ROAD

Access:

- ACCESS TO THE SIGNALIZED INTERSECTION AT HIGHWAY 281 AND RM 2147

Detention / Water Quality:

- EXISTING OFF-SITE POND, PROVIDING SIGNIFICANT POTENTIAL DEVELOPMENT COST SAVINGS

Remarks:

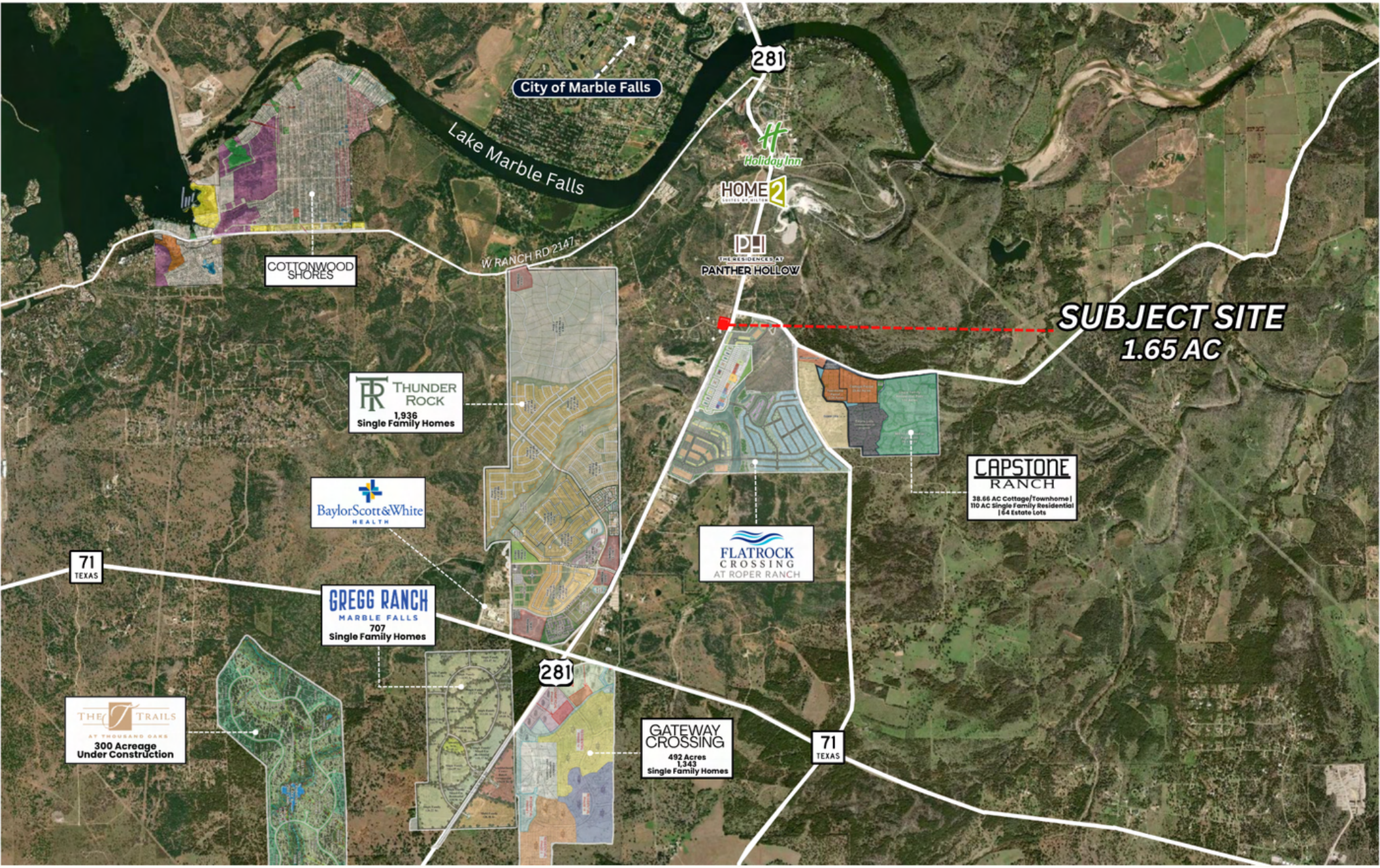
- SELLER FINANCING AVAILABLE
- NEAR THE UPCOMING SHOPS AT FLATROCK CROSSING AND ITS ANNOUNCED NATIONAL RETAILERS AND RESTAURANTS

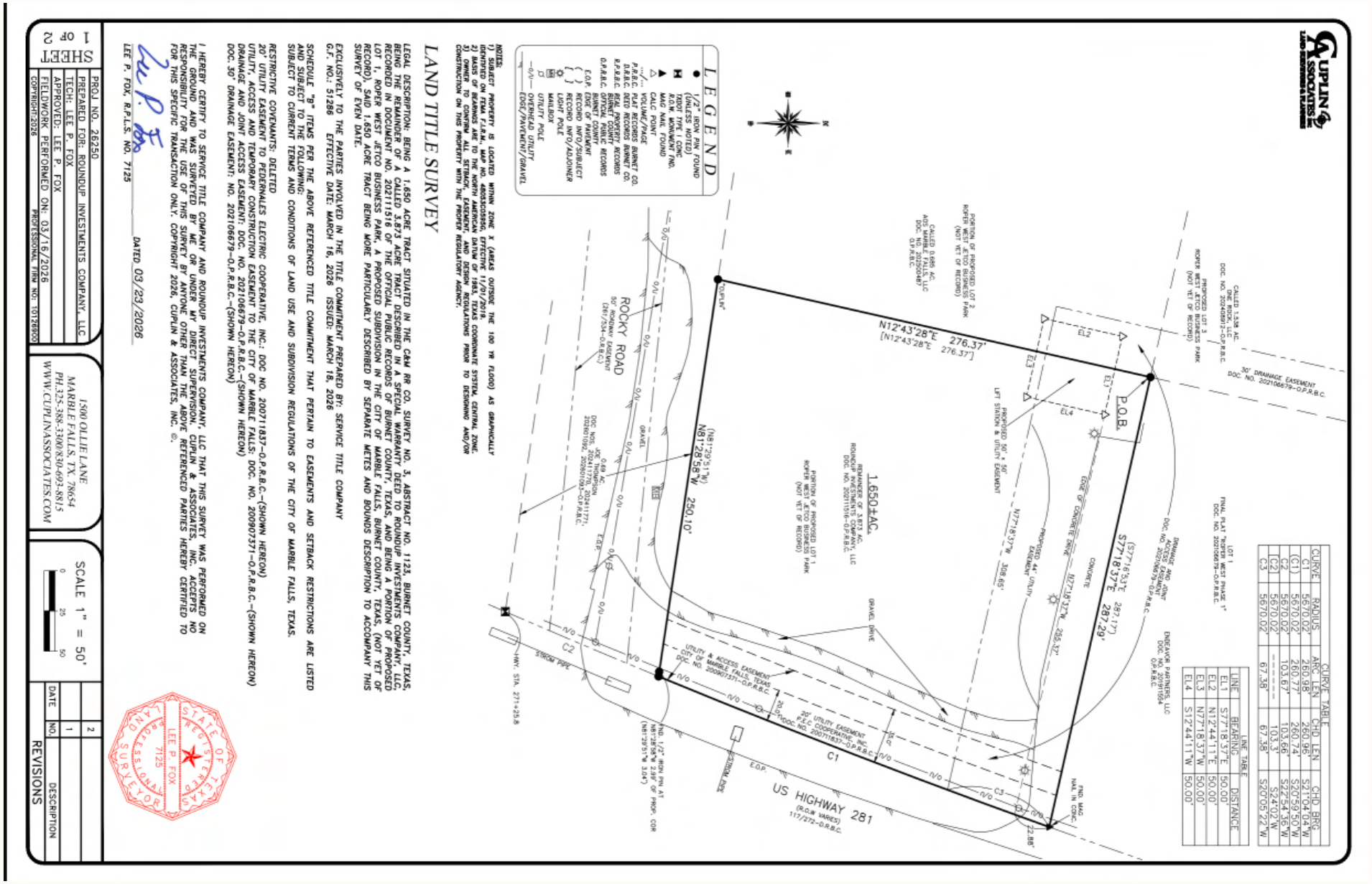
Click for Interactive Map


City of Marble Falls
2 minutes
Future Development
E RANCH RD 2147
ELEVEN
US HIGHWAY 281
27,622 VPD
TxDOT · AADT 2025
DEER CREEK
S US HWY 281
SUBJECT SITE
1.65 AC
Austin Oral Surgeons


Austin Oral Surgeons
DEER CREEK
7-ELEVEN
Future Development
SUBJECT SITE
1.65 AC
S US HWY 281
RANCH TO MARKET RD 2147
SHOVEL MOUNTAIN RD
FLATROCK CROSSING
AT ROPER RANCH
$130M Retail Development
350,000 SF
FLOOR & DECOR
ASHLEY
Academy
TORRID
Bath & Body Works
JAMES AVERY
maurices
FAMOUS footwear
ULTA
T.J.maxx
five BELOW
Michaels
CAPSTONE RANCH
38.66 AC Cotta.,e/Townhome |
110 AC Single Family Residential
| 64 Estate Lots
Future Commercial
Estate Lots


Lake Marble Falls
Holiday Inn
HOME 2
281
THE RESIDENCES AT PANTHER HOLLOW
FLATROCK CROSSING AT ROPER RANCH
$130M Retail Development
350,000 SF
FLOOR & DECOR
ASHLEY FURNITURE HOMESTORE
Academy
TORRID
Bath & Body Works
JAMES AVERY artisan jewelry
maurices
FAMOUS footwear
ULTA BEAUTY
T.J.maxx
five BELOW
Michaels
SUBJECT SITE
1.65 AC
RANCH TO MARKET RD 2147
SHOVEL MOUNTAIN RD
Townhome Parcel 13.24 Acres
Cottage Parcel 25.42 Acres
Single Family Residential Pods 110 Acres
Estate Lots
Estate Lots Development in progress
360 +/- Finished or Paper Lots 70 x 80 FF
CAPSTONE RANCH
38.66 AC Cottage/Townhome | 110 AC Single Family Residential | 64 Estate Lots
THUNDER ROCK
1,936
Single Family Homes


City of Marble Falls
281
Lake Marble Falls
Holiday Inn
HOME2
PH
THE RESIDENCES AT
PANTHER HOLLOW
W RANCH RD 2147
COTTONWOOD SHORES
SUBJECT SITE
1.65 AC
THUNDER ROCK
1,936
Single Family Homes
BaylorScott&White
HEALTH
CAPSTONE RANCH
38.66 AC Cottage/Townhome |
110 AC Single Family Residential
| 64 Estate Lots
FLATROCK CROSSING
AT ROPER RANCH
71
TEXAS
GREGG RANCH
MARBLE FALLS
707
Single Family Homes
281
THE TRAILS
AT THOUSAND OAKS
300 Acreage
Under Construction
GATEWAY CROSSING
492 Acres
1,343
Single Family Homes
71
TEXAS


CUPLIN & ASSOCIATES
LAND SURVEYING & PLANNING
CALLED 1.538 AC.
ONE ROCK, LLC
DOC. NO. 202405912-O.P.R.B.C.
30' DRAINAGE EASEMENT
DOC. NO. 202106679-O.P.R.B.C.
PROPOSED LOT 3
ROPER WEST JETCO BUSINESS PARK
(NOT YET OF RECORD)
PROPOSED LOT 2
ROPER WEST JETCO BUSINESS PARK
(NOT YET OF RECORD)
CALLED 0.695 AC.
ADS MARBLE FALLS, LLC
DOC. NO. 202505497
O.P.R.B.C.
N12°43'28"E
276.37'
[N12°43'28"E
276.37']
P.O.B.
S77°18'37"E 287.29'
[S77°18'37"E 287.27']
LOT 1
FINAL PLAT "ROPER WEST PHASE 1"
DOC. NO. 202105679-O.P.R.B.C.
DRAINAGE AND JOINT ACCESS EASEMENT
DOC. NO. 202106679-O.P.R.B.C.
ENDEAVOR PARTNERS, LLC
DOC. NO. 201911954
O.P.R.B.C.
CURVE TABLE
CURVE | RADIUS | ARC LEN | CHD LEN | CHD BRG
C1 | 5670.02' | 260.98' | 260.95' | S21°04'04"W
C(1) | 5670.02' | 260.77' | 260.74' | S20°59'50"W
C2 | 5670.02' | 103.67' | 103.64' | S25°54'36"W
C(2) | 5670.02' | 103.6' | 103.3' | S24°02'N
C3 | 5670.02' | ---- | 67.38' | S20°05'22"W
LINE TABLE
LINE | BEARING | DISTANCE
EL1 | S77°18'37"E | 50.00'
EL2 | N12°44'11"E | 50.00'
EL3 | N77°18'37"W | 50.00'
EL4 | S12°44'11"W | 50.00'
LEGEND
1/2" IRON PIN FOUND (UNLESS NOTED)
TXDOT TYPE I CONC. HIGHWAY R.O.W. MON. FOUND
MAG NAIL W/ WASHER FOUND
CALC. POINT
VOLUME/PAGE
P.R.B.C. PLAT RECORDS BURNET CO.
D.R.B.C. DEED RECORDS BURNET CO.
R.P.R.B.C. REAL PROPERTY RECORDS
O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
E.O.P. EDGE OF PAVEMENT
RECORD INFO/SUBJECT
RECORD INFO/ADJOINER
LIGHT POLE
UTILITY POLE
OVERHEAD UTILITY EDGE/PAVEMENT/GRAVEL
NOTES:
1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M. MAP NO. 48053C0255G, EFFECTIVE 11/01/2019.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
LAND TITLE SURVEY
LEGAL DESCRIPTION: BEING A 1.650 ACRE TRACT SITUATED IN THE C&M RR CO. SURVEY NO. 3, ABSTRACT NO. 1123, BURNET COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 3.873 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO ROUNDUP INVESTMENTS COMPANY, LLC, RECORDED IN DOCUMENT NO. 202111516 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING A PORTION OF PROPOSED LOT 1, ROPER WEST JETCO BUSINESS PARK, A PROPOSED SUBDIVISION IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, (NOT YET OF RECORD), SAID 1.650 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: SERVICE TITLE COMPANY
G.F. NO.: 51286 EFFECTIVE DATE: MARCH 16, 2026 ISSUED: MARCH 18, 2026
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, TEXAS.
RESTRICTIVE COVENANTS: DELETED
20' UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: DOC NO. 200711837-O.P.R.B.C.-(SHOWN HEREON)
UTILITY, ACCESS AND TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF MARBLE FALLS: DOC. NO. 200907371-O.P.R.B.C.-(SHOWN HEREON)
DRAINAGE AND JOINT ACCESS EASEMENT: DOC. NO. 202106679-O.P.R.B.C.-(SHOWN HEREON)
30' DRAINAGE EASEMENT: NO. 202106679-O.P.R.B.C.-(SHOWN HEREON)
I HEREBY CERTIFY TO SERVICE TITLE COMPANY AND ROUNDUP INVESTMENTS COMPANY, LLC THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. ©.
LEE P. FOX, R.P.L.S. NO. 7125
DATED 03/23/2026
STATE OF TEXAS
LEE P. FOX
7125
REGISTERED PROFESSIONAL LAND SURVEYOR
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM
SCALE 1" = 50'
0 25 50
REVISIONS
NO. DATE DESCRIPTION
1
2
PROJ. NO. 26250
PREPARED FOR: ROUNDUP INVESTMENTS COMPANY, LLC
TECH: LEE P. FOX
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 03/16/2026
PROFESSIONAL FIRM NO: 10126900
COPYRIGHT 2026
SHEET 2 OF 2

07 — LOCATION & MARKET

Marble Falls, Texas

Marble Falls has become one of the primary commercial centers in the Highland Lakes region, serving both local residents and surrounding Hill Country communities. Located along U.S. Highway 281, the city benefits from steady traffic traveling between Austin, San Antonio, and destinations throughout Central Texas. Its proximity to Lake LBJ, Lake Marble Falls, and Horseshoe Bay also brings a consistent flow of visitors who support local restaurants, retailers, and service businesses. While tourism remains an important part of the local economy, new residential communities and ongoing development are bringing more year-round customers to the area. Marble Falls offers a mix of established businesses, national retailers, and new commercial projects, particularly along the Highway 281 corridor. As the surrounding communities continue to develop, the city is well-positioned to support additional retail, dining, and service-oriented businesses.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	489	9,298	14,661
HOUSEHOLDS	199	3,849	6,136
MEDIAN HH INCOME	$76,838	$68,175	$69,593
AVERAGE AGE	41	43	44
5-YR POP. GROWTH	11.0%	9.9%	9.9%

EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

Marble Falls
1.65 Acres

1840 US HIGHWAY 281, MARBLE FALLS, TX



Colin Tierney
GOLD TIER REAL ESTATE

512.674.5727
colin@goldtier.net



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512.626.4424
taylor@goldtier.net



Tripp Graham
GOLD TIER REAL ESTATE

512.944.5335
tripp@goldtier.net

GOLD TIER REAL ESTATE, LLC
Austin: 1010 RR 620, Suite 219, Lakeway, TX 78734
San Antonio: 7979 Broadway, Suite 214, San Antonio, TX 78209
512.674.5727 · contact@goldtier.net · goldtier.net

TREC BROKER
Lic. 9009518
Colin Tierney, Designated Broker

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