

4300 W Innovation Loop

MARBLE FALLS, TX 78654

FOR SALE

Land



PROPERTY DESCRIPTION

2.85 ac lot on W. Innovation Lp in north Marble Falls. Zoned Business/Industrial Park, this corner lot is in close proximity to US Hwy 281 and surrounded by other professional services such as; Gibraltar Materials, Imagine Solutions, Marble Falls Electric & AC, Dept. of Health & Human Services Commission, & PEC Manufacturing. Marble Falls is currently experiencing growth, including a 450 ac residential development nearby off Hwy 281 and other Multifamily projects in the works. BUILD TO SUIT IS POSSIBLE

PROPERTY HIGHLIGHTS

- BUILD TO SUIT
- Corner Lot
- Close Proximity to US Hwy 281
- All utilities are available at street
- Future thoroughfare plan shows extension of Resource pkwy in both directions

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	2.85 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	196	2,193	5,202
Total Population	493	5,286	10,759
Average HH Income	\$79,992	\$62,475	\$62,017



Mark Haynie

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TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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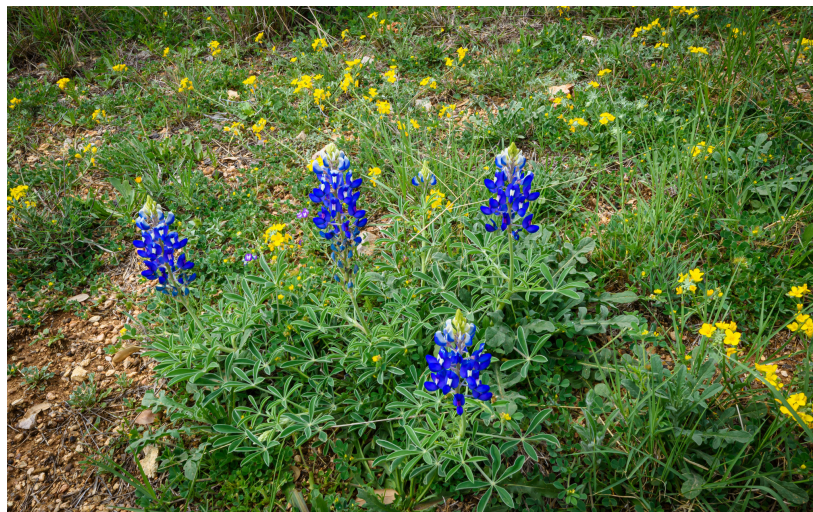
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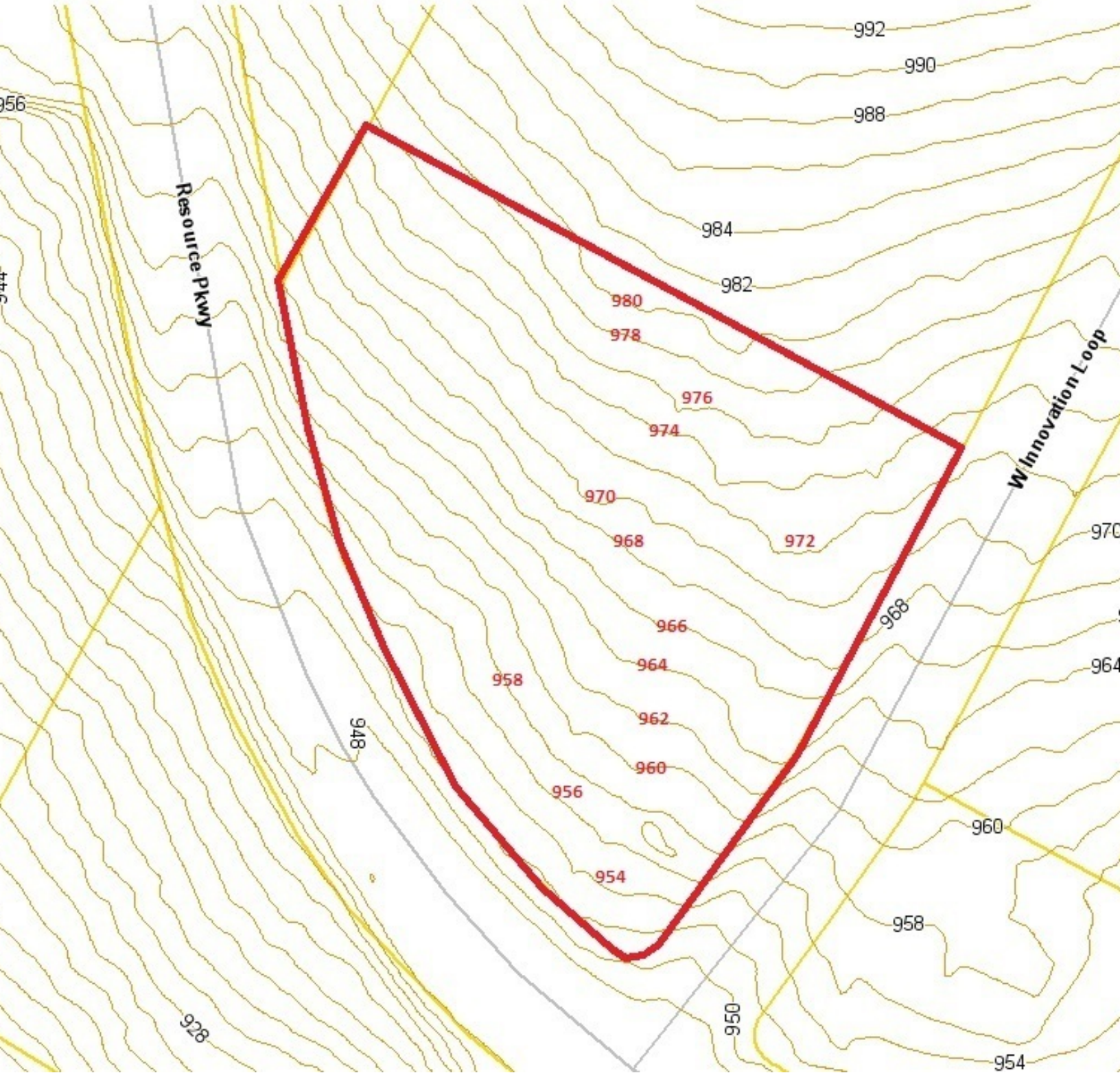
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COMMUNITY PROFILE

4300 W Innovation Loop, Marble Falls, Texas, 78654
Ring of 5 miles

11,830	0.74%	2.34	61.4	45.2	\$63,423	\$224,655	\$141,615	20.2%	54.1%	25.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.2%
Services

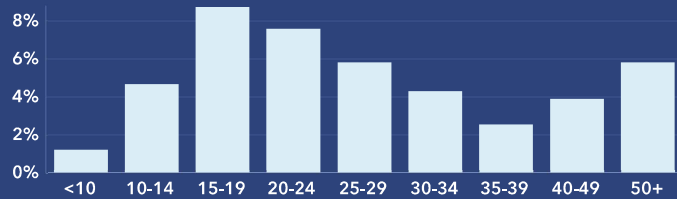


25.9%
Blue Collar



58.0%
White Collar

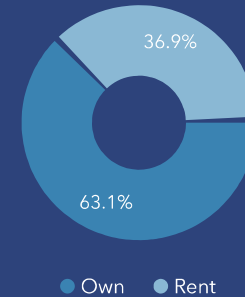
Mortgage as Percent of Salary



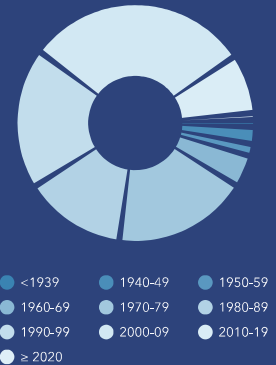
Age Profile: 5 Year Increments



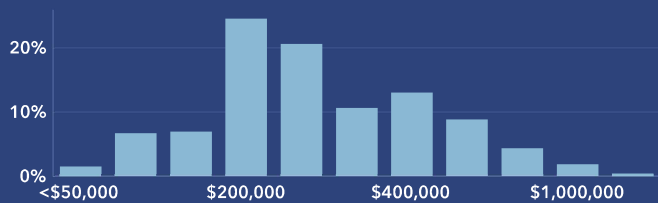
Home Ownership



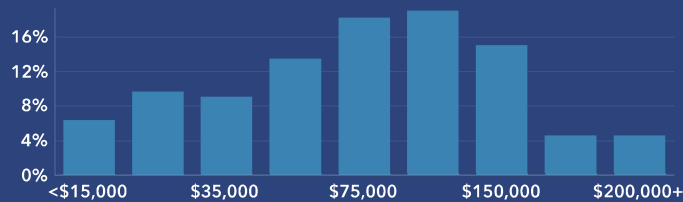
Housing: Year Built



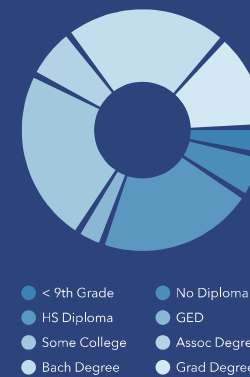
Home Value



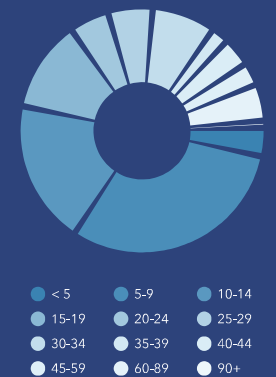
Household Income



Educational Attainment



Commute Time: Minutes



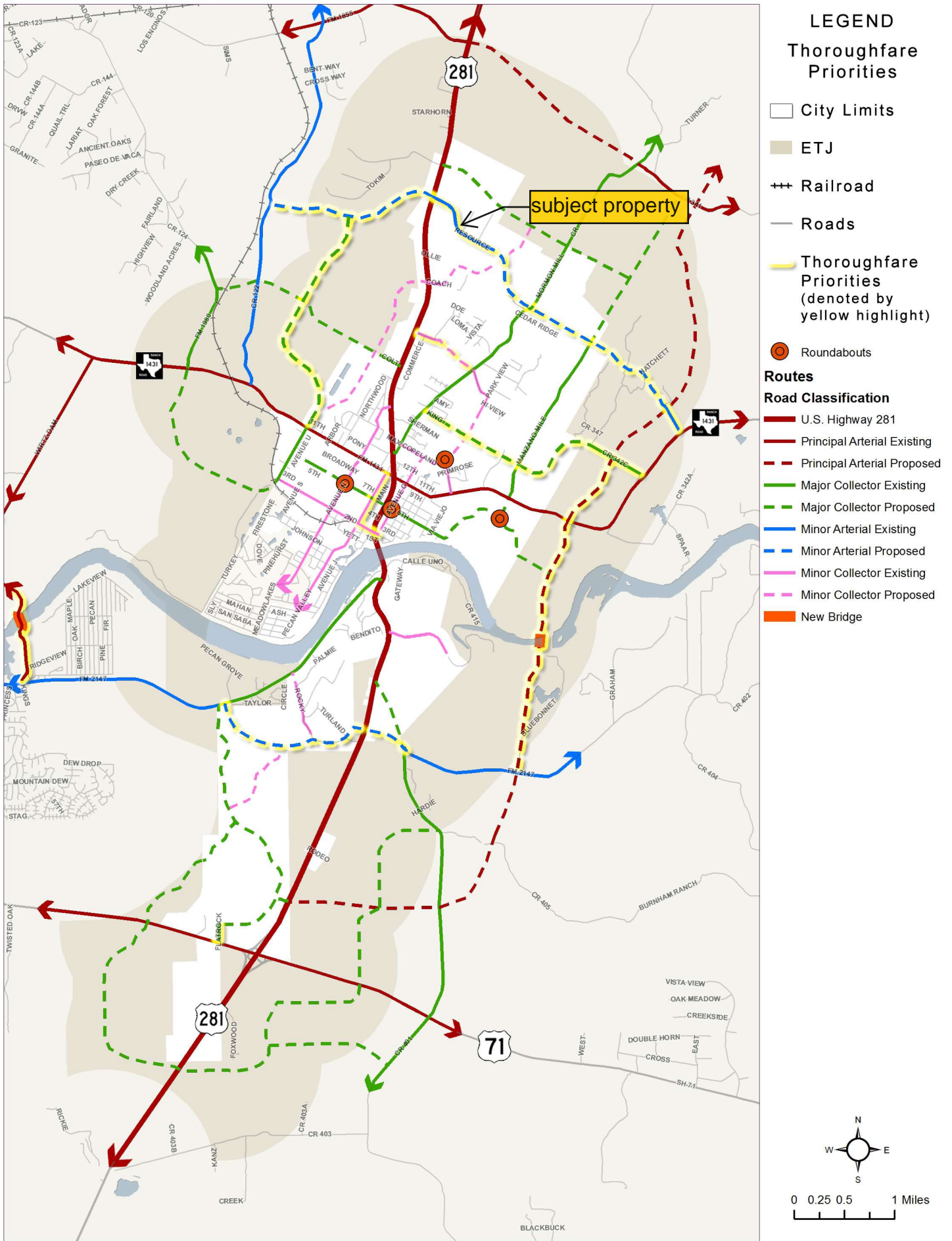
Source: Esri, ACS, Esri forecasts for 2022, 2017-2021, 2027.

Dots show comparison to Burnet County

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Source: This infographic contains data provided by Esri, ACS. The vintage of the data is 2022, 2017-2021, 2027.

Map 5.2, Priority Thoroughfare Improvements



013694

- LEGEND**
- Iron pin set
 - Iron pin found
 - Concrete monument found
 - Public Utility Easement
 - Public Utility Right of Way
 - Drainage Easement
 - PEMA Floodplain
 - Section One Lot Line
 - Report Section One Lot Line

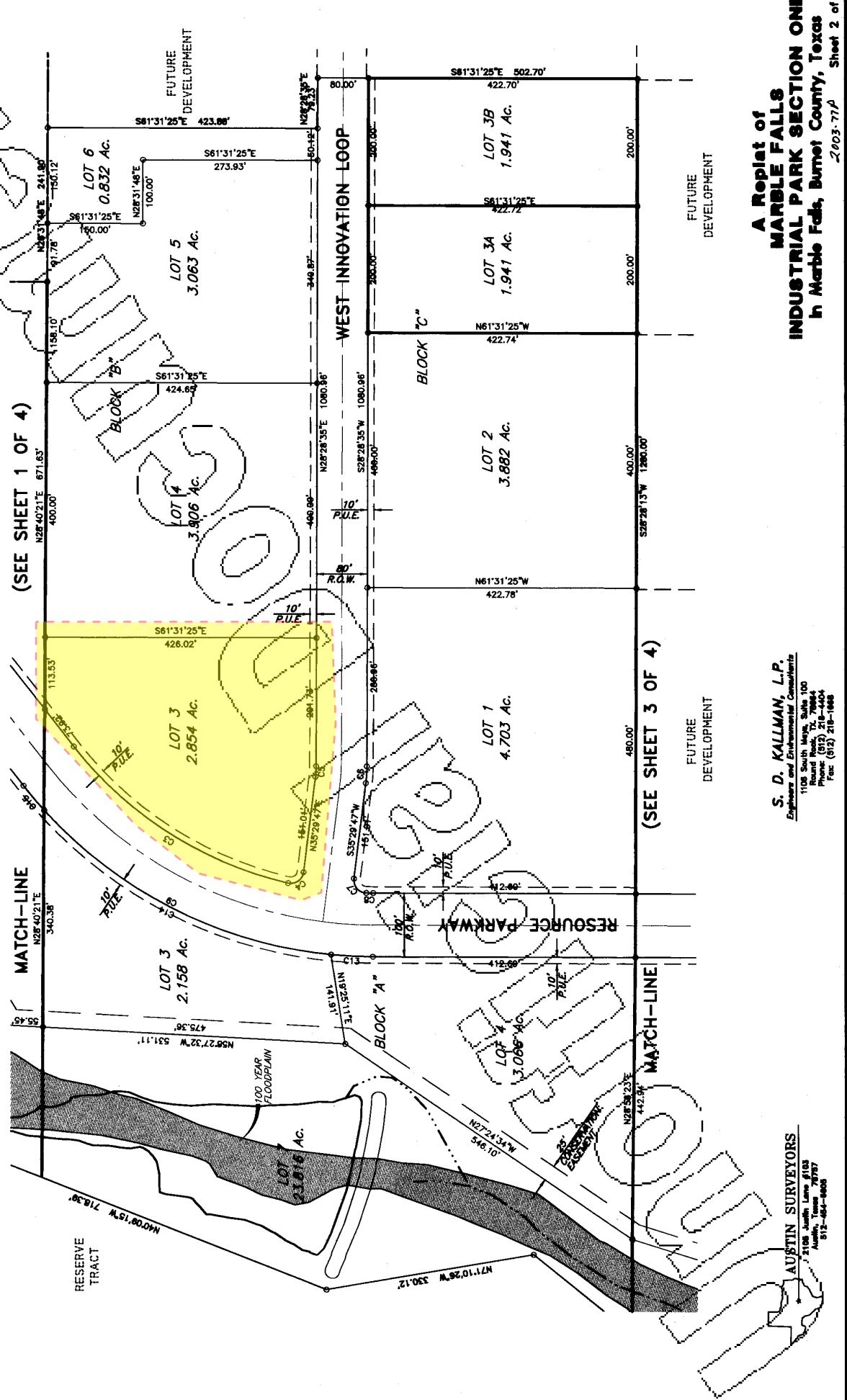
SCALE: 1"=100'

(SEE SHEET 1 OF 4)

MATCH-LINE

(SEE SHEET 3 OF 4)

MATCH-LINE



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**A Replat of
 MARBLE FALLS
 INDUSTRIAL PARK SECTION ONE**
 In Marble Falls, Burnet County, Texas
 2003-71A Sheet 2 of 4