

GRANITE LAKE

3100 RR 2545, Kingsland, TX 78639

12.9 Acres | Llano County



Welcome to Granite Lake, an extraordinary property nestled in the picturesque Highland Lakes region of the Texas Hill Country. This crown jewel boasts a pristine, private granite lake, abundant wildlife, Spring bluebonnets, and gorgeous surrounding ecosystem. With its proximity to Austin and San Antonio, the allure of the Highland Lakes region, and the charm of Llano and Burnet counties, this oasis is a visual celebration of nature and is poised to become a sought-after destination. Whether you are looking for a private retreat, a development venture, or an investment opportunity, Granite Lake offers a unique canvas to realize your vision.

HIGHLIGHTS

- Private granite lake
- 1,050 feet of FM road frontage
- Colorado River (Lake LBJ) access
- Four tiny homes with furnishings



PROPERTY INFO



[PLAY VIDEO](#)



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JAN GUNTER
REALTOR®, KW Land
Accredited Land Consultant
512-944-0572
jan.gunter@kw.com

HEATHER MORRISON
Director, KW Commercial
Accredited Land Consultant
512-940-0565
heather.morrison@kw.com

SURFACE WATER

The crown jewel of the property is the pristine, private granite lake with concrete spillway. There is direct canal access on the Colorado River (Lake LBJ) with approximately 100 feet of frontage, providing potential dock access to this constant-level boater's paradise. A small portion of the property by the canal is within the 100-year floodplain.

LAND

The 12.906 acres are mostly level and dotted with mature Live Oak trees throughout. In the spring, gorgeous bluebonnets and other wildflowers cover the landscape. Whitetail deer, turkey, dove, ducks, and a multitude of songbirds and small mammals frequent the area. Barbed wire fencing runs along the perimeter. The property is comprised of three parcels with approximately 1,050 feet of frontage on RR 2545 and two neighborhood road entrances.

UTILITIES

There is a 200-foot water well tested at 14 gallons per minute (in 2016) with a softener and UV sterilizer installed. Water to maintain the private lake is currently pumped from the Colorado River. LCRA has already agreed to allow the new owner to initiate a new permit. Electricity is provided by Central Texas Electric Co-op (CTEC), and wastewater is provided by Kingsland Municipal Utility District.

INCLUSIONS

Four tiny homes, a small office building, and all furnishings convey with the property, providing an immediate income stream as vacation rentals if desired.

RESTRICTIONS

The main 11.7-acre parcel is unrestricted. The two smaller tracts have neighborhood restrictions. Buyer to verify and comply with all county, state, and other jurisdictional regulations affecting the property for Buyer's intended use.

LOCATION

Near the border of Burnet County, Kingsland is an unincorporated city where the Colorado and Llano rivers flow into Lake LBJ as part of the Highland Lakes. Nearby Marble Falls is the regional retail, wholesale, trade, and service center for primary and secondary trade areas of 75,000 and 108,000 people.

DISTANCE

2 mi Kingsland
15 mi to Marble Falls
21 mi to Llano
65 mi to downtown Austin
70 mi to Austin-Bergstrom
International Airport
91 mi to San Antonio
International Airport

