



# **Granite Lake**

KINGSLAND, TX

**12.9-ACRE INVESTMENT OPPORTUNITY**

OFFERING MEMORANDUM





## TEAM CONTACTS

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### JAN GUNTER

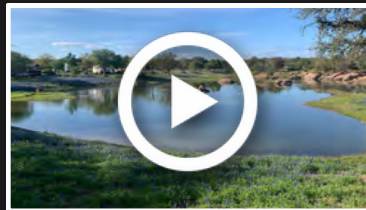
Accredited Land Consultant  
REALTOR, KW LAND  
512.944.0572  
jan.gunter@kw.com



[GraniteLakeKingsland.com](http://GraniteLakeKingsland.com)

### HEATHER MORRISON

Accredited Land Consultant  
Director, KW Commercial  
Associated Broker  
512.940.0565  
heather.morrison@kw.com



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1921 Lohmans Crossing Rd #100  
Austin, TX 78734

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## TABLE OF CONTENTS

**04**

Executive Summary

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**06**

Property Details

---

**11**

Location Overview

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**13**

Demographics

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**16**

Land Use Opportunities



# EXECUTIVE SUMMARY

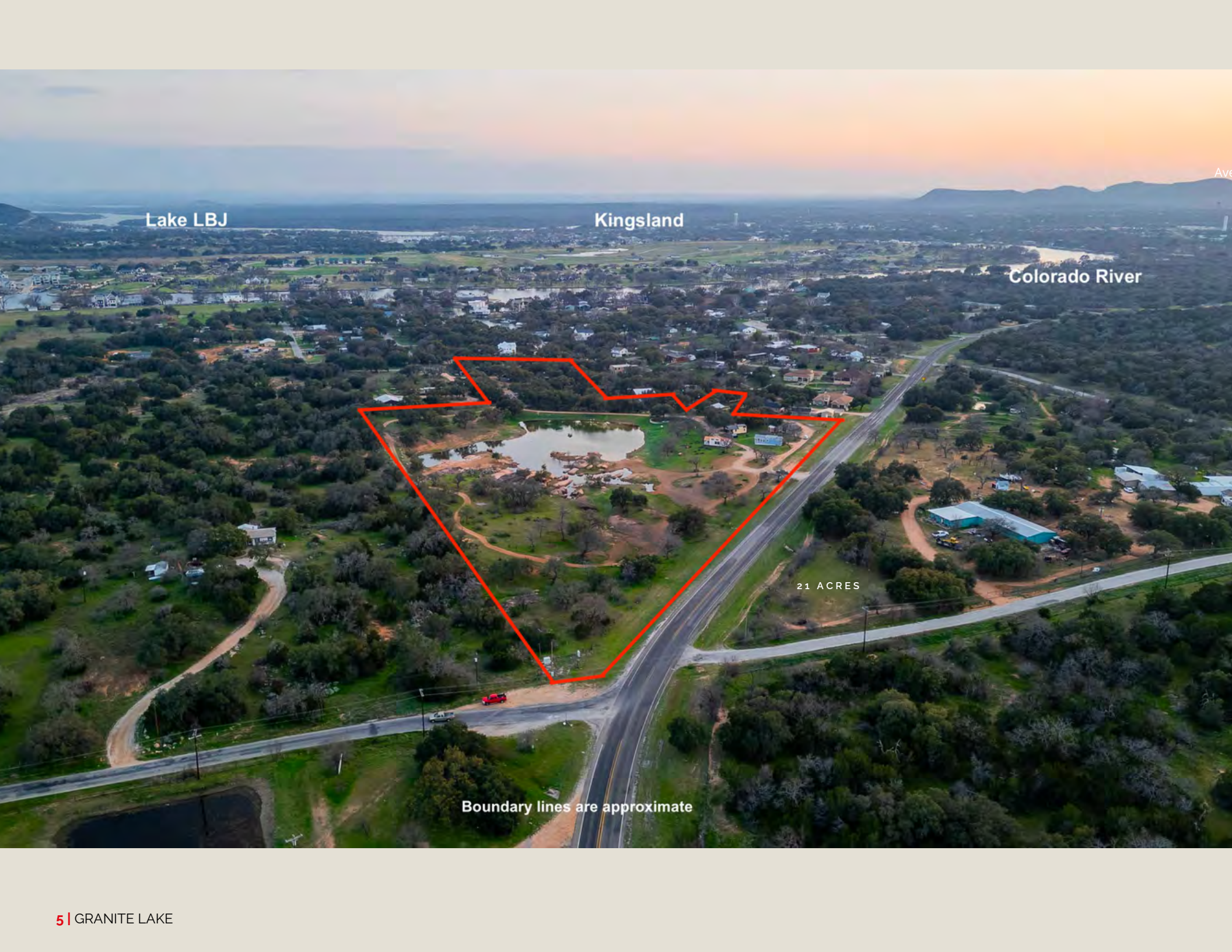
Keller Williams Realty (“KWR”) is pleased to offer the unique opportunity to purchase Granite Lake in Kingsland, Texas (the “Property” or “Site”). Granite Lake is a crown jewel of the Hill Country, a captivating 12.9-acre property located in the Highland Lakes region of the Texas Hill Country, boasting a picturesque 4-acre, private granite lake surrounded by the natural beauty of bluebonnets in the spring. This offering memorandum presents a comprehensive overview of the property's unique features, development potential, and its prime location near Lake LBJ. Explore the one-of-a-kind possibilities that Granite Lake holds for investors, developers, and nature lovers alike.

## PROPERTY OVERVIEW

<b>ADDRESS</b>	3100 RM 2545, Kingsland, TX 78639
<b>COUNTY</b>	Llano
<b>PROPERTY ID</b>	10908, 28811, 70522
<b>MUNICIPALITY</b>	Kingsland, Texas
<b>ACREAGE</b>	12.906 Acres (per surveys)
<b>TAXES</b>	Rate: 1.23%, 2023 Total: \$3,478.42
<b>ZONING</b>	No zoning; Kingsland is not an incorporated city.
<b>INCLUSIONS</b>	Four tiny homes, small office building, furnishings







Lake LBJ

Kingsland

Colorado River

21 ACRES

Boundary lines are approximate





# PROPERTY DETAILS

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Granite Lake presents an extraordinary opportunity in the heart of the Texas Hill Country. With its proximity to Austin and San Antonio, the allure of the Highland Lakes region, and the charm of Llano and Burnet counties, this crown jewel 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.

## **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**

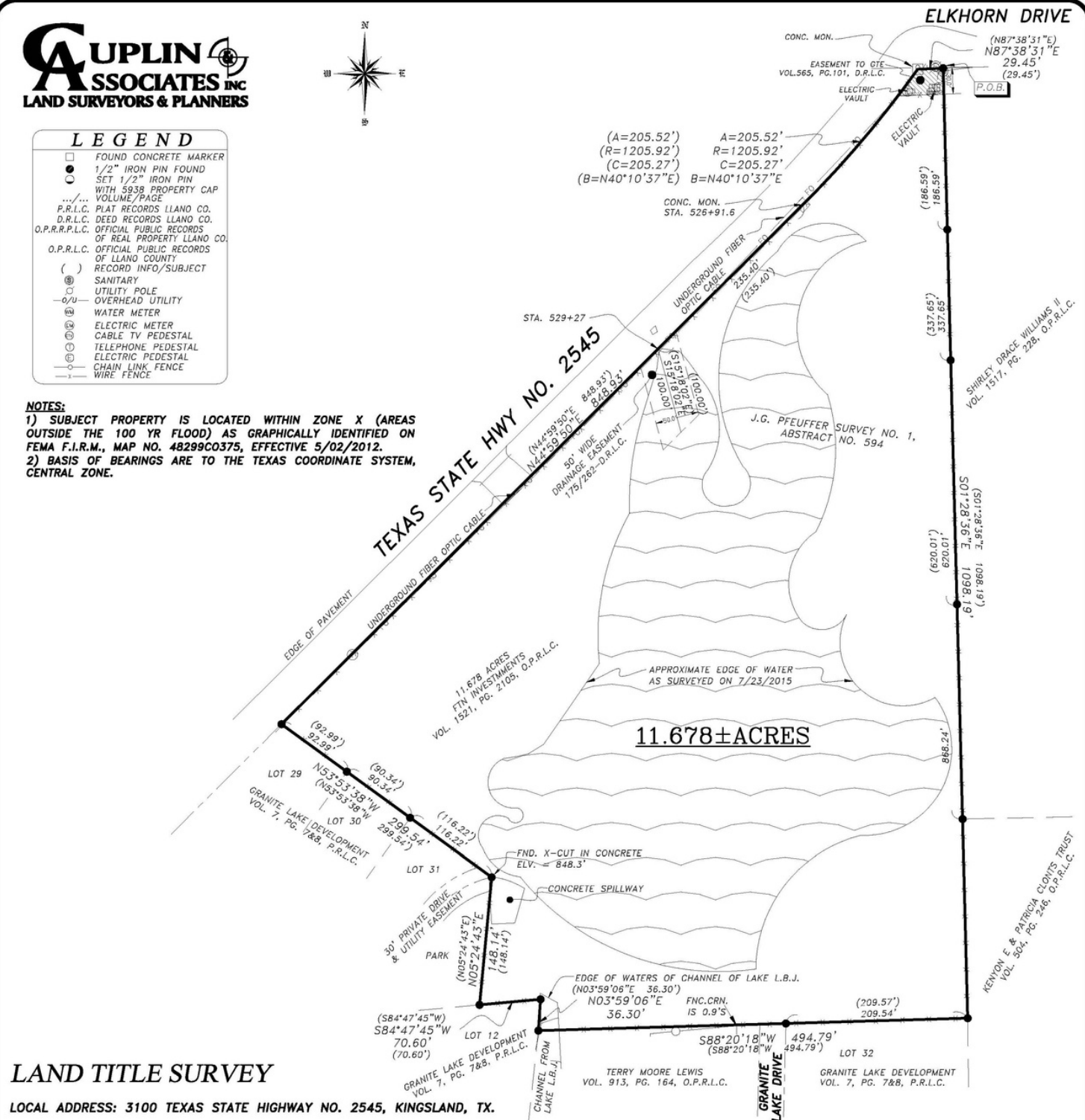
The main 11.7-acre parcel is unrestricted. The two smaller tracts have neighborhood restrictions. Buyer to verify and comply with all county, state, and other jurisdictional regulations affecting the property for Buyer's intended use.

# 11.678 Acres



□ FOUND CONCRETE MARKER  
 ● 1/2" IRON PIN FOUND  
 SET 1/2" IRON PIN  
 WITH 5938 PROPERTY CAP  
 VOLUME/PAGE  
 .../... PLAT RECORDS LLANO CO.  
 P.R.L.C. DEED RECORDS LLANO CO.  
 O.R.L.C. OFFICIAL PUBLIC RECORDS  
 O.P.R.F.L.C. OF REAL PROPERTY LLANO CO.  
 O.P.R.L.C. OFFICIAL PUBLIC RECORDS  
 OF LLANO COUNTY  
 ( ) RECORD INFO/SUBJECT  
 (S) SANITARY  
 -O/U- UTILITY POLE  
 OVERHEAD UTILITY  
 (W) WATER METER  
 (E) ELECTRIC METER  
 (TV) CABLE TV PEDESTAL  
 (P) TELEPHONE PEDESTAL  
 (E) ELECTRIC PEDESTAL  
 - - - CHAIN LINK FENCE  
 - - - WIRE FENCE

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. 48299C0375, EFFECTIVE 5/02/2012.  
2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.



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## 0.236 Acres

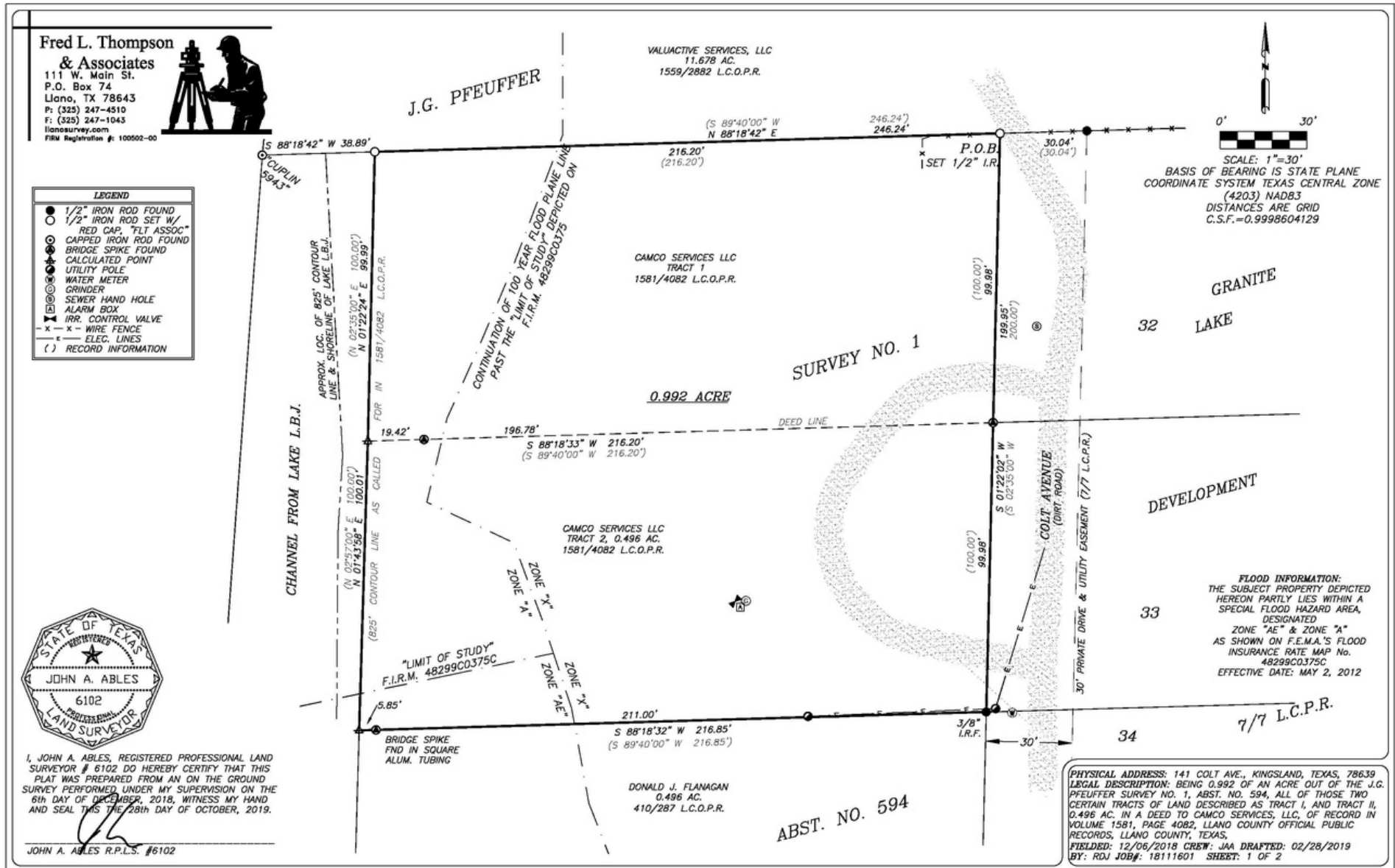




# SURVEY

141 Colt Avenue

0.992 Acres



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# LOCATION OVERVIEW

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## **KINGSLAND, TX**

Kingsland is an unincorporated city that sits at the convergence of the Colorado and Llano rivers, where Inks Lake flows into Lake LBJ. It is just about 15 miles from Marble Falls, which is the regional retail, wholesale, trade and service center for a primary trade area of 75,000 people and a secondary trade area population of 108,000.

## **HIGHLAND LAKES REGION**

Granite Lake is in a prime area of the Highland Lakes region of the Texas Hill Country, known for its scenic landscapes, outdoor activities, and vibrant communities. The Highland Lakes are a series of reservoirs created along the Colorado River encompassing Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls, Lake Travis, Lake Austin, and Lady Bird Lake in Austin. Granite Lake is minutes away from Lake LBJ, named after President Lyndon B. Johnson, spanning over 6,200 acres and a shoreline of approximately 150 miles. The area is a popular destination for boating, fishing, and water sports. Beyond its recreational appeal, the Highland Lakes contribute significantly to the water supply of the region. The combination of natural beauty and recreational offerings makes Lake LBJ and the surrounding Highland Lakes area a cherished gem in the Texas Hill Country.

## **LLANO COUNTY**

Granite Lake is located on the edge of Llano County near the border of Burnet County. Characterized by rolling hills, rugged landscapes, and a relaxed pace of life, Llano County offers a perfect blend of rural tranquility and modern amenities. The county is home to historic towns that embody the spirit of Texas history. Llano, the county seat, is known for its charming town square, historic buildings, and welcoming community. Visitors can explore local shops, dine in quaint eateries, and soak in the authentic Texas atmosphere.

Flowing through the heart of the county, the Llano River adds to the natural allure of the region. The river is a hub for recreational activities, including fishing, kayaking, and swimming. The constant flow of the river contributes to the overall appeal of Llano County as a haven for those seeking a connection with nature. Llano County is also home to the majestic Enchanted Rock State Natural Area. Just a short drive away, this massive pink granite dome rises from the earth, offering breathtaking panoramic views of the surrounding Hill Country. A haven for hikers and nature enthusiasts, Enchanted Rock is a popular destination and unique experience.





## DRIVE TIMES

LAKE BUCHANAN

**3 MINUTES | 2 MILES**  
FM 1431 in Kingsland

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**20 MINUTES | 15.3 MILES**  
Hwy 281 in Marble Falls

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**22 MINUTES | 20.7 MILES**  
Hwy 16 in Llano

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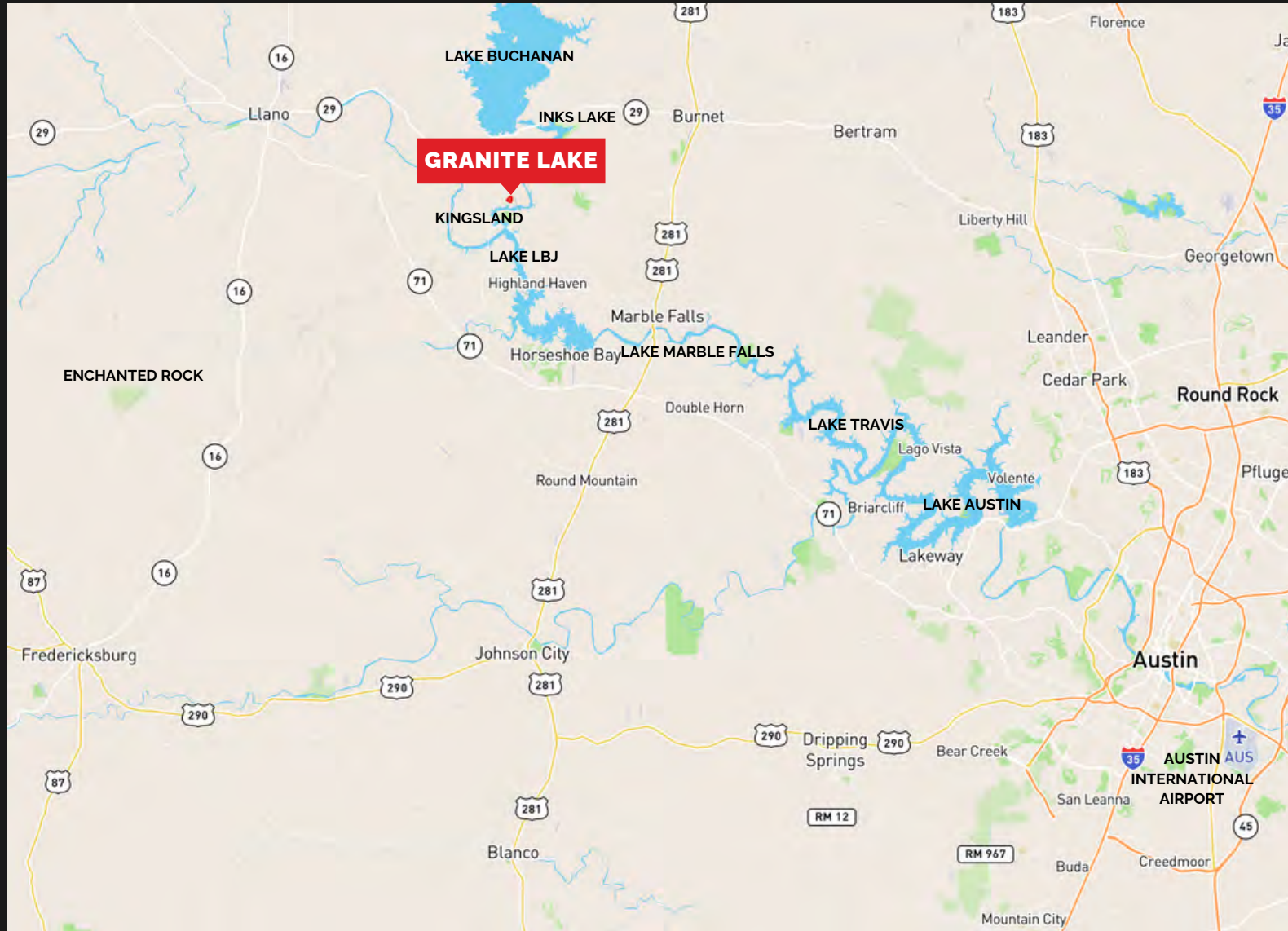
**55 MINUTES | 48 MILES**  
Hill Country Galleria  
in Bee Cave

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**80 MINUTES | 65 MILES**  
Downtown Austin

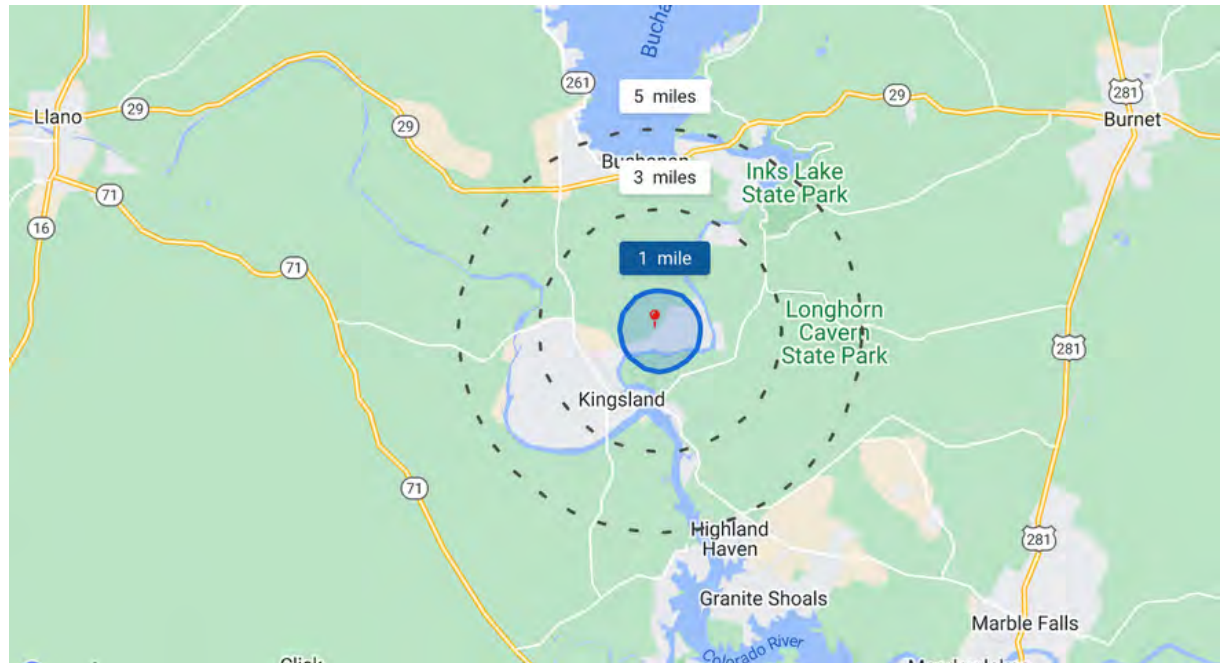
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**85 MINUTES | 70 MILES**  
Austin-Bergstrom  
International Airport



# DEMOGRAPHICS

## 5-Mile Radius



### Household Income

**\$68.3k**  
Median Income

**\$61k**  
2028 Estimate

**-11%**  
Growth Rate

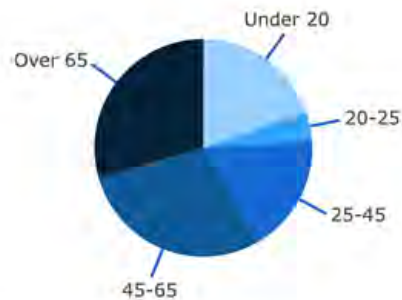


### Age Demographics

**56**  
Median Age

**54**  
2028 Estimate

**-4%**  
Growth Rate

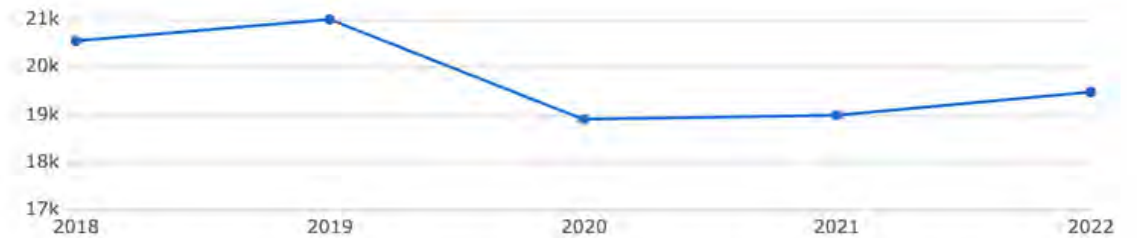


### Population

**19.4k**

**↑ 2%**  
Compared to 18.9k in 2021

**↓ -5%**  
Compared to 20.5k in 2018





# DEMOGRAPHICS

## Burnet and Llano Counties

Granite Lake is located within Llano County near the border of Burnet County. The county line is divided by the Colorado River and Highland Lakes.



	BURNET		LLANO	
POPULATION	49,130		21,243	(2020 Decennial Census)
MEDIAN AGE	44.7		57.4	(2022 American Community Survey 5-Year Estimates)
MEDIAN INCOME	\$71,482		\$64,241	(2022 American Community Survey 5-Year Estimates)
TOTAL HOUSING UNITS	23,436		15,242	(2020 Decennial Census)







# LAND USE OPPORTUNITIES

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## RESIDENTIAL

Ideal for creating an exclusive lakeside residence. Imagine waking up and enjoying your steaming cup of coffee as you gaze out at your own stunning private lake. Pink granite boulders dot the smooth water while the sun rises over your personal oasis. You grab your binoculars to check out the wildlife as you start your day with a deep earth connection. At the day's end, as you sit on your deck with a glass of wine, all that remains is a profound appreciation for the simplicity of nature and the luxury of owning this private sanctuary.

## HOSPITALITY AND TOURISM

Explore the potential for a boutique resort, wedding venue, or nature retreat. A boutique hotel nestled on the Granite Lake site in the Texas Hill Country would find boundless inspiration in the serene beauty and natural charm of its surroundings and a captivating backdrop to offer an immersive and unique experience to its guests. The seasonal bloom of bluebonnets and wildflowers in the spring adds a touch of vibrancy and visual splendor, creating a picturesque setting for relaxation and rejuvenation. The proximity to Lake LBJ and the Highland Lakes region enhances the appeal, allowing the hotel to tap into the allure of water-based recreation and the scenic landscapes of the Texas Hill Country. With each sunrise and sunset reflecting off the calm water, a boutique hotel on Granite Lake would not only provide a luxurious retreat but also serve as a haven where guests can connect with nature and indulge in a truly unforgettable escape.

## CONSERVATION

Consider preserving the natural beauty for eco-friendly and sustainable initiatives. Transforming Granite Lake into a conservation project presents an extraordinary opportunity to preserve its natural beauty and foster eco-friendly, sustainable initiatives in the heart of the Texas Hill Country, a beautiful canvas for environmental stewardship. By embracing a conservation-focused approach, the aim would be to protect the delicate balance of the ecosystem, maintaining and enhancing biodiversity. Sustainable practices, such as low-impact development and renewable energy integration, could be employed to harmonize with the landscape, ensuring minimal environmental impact. The seasonal blossoming of bluebonnets during spring adds a picturesque touch, elevating Granite Lake into a haven for biodiversity. Under the umbrella of a conservation project, Granite Lake evolves beyond a mere parcel of land; it becomes a living testament to responsible environmental stewardship, ensuring that the natural allure of the Texas Hill Country remains a cherished legacy for generations to come.











## TEAM CONTACTS

### JAN GUNTER

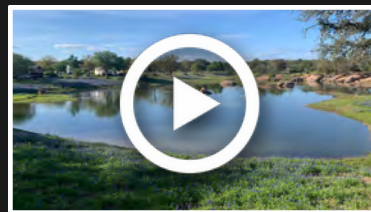
Accredited Land Consultant  
REALTOR, KW LAND  
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jan.gunter@kw.com



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## Granite Lake

KINGSLAND, TX

