

RETAIL FOR SALE

LEGACY CROSSING

SE Corner US 281 At SH 71, Marble Falls, TX 78654



PROPERTY DESCRIPTION

The gateway to the Hill Country is often called the growing Hill Country village of Marble Falls. It is the go-to 'city' for the resort lake and golfing community of Horseshoe Bay, as well as nearby Spicewood. Marble Falls is on the verge of a development boom. The southeast corner is fully permitted, platted, and ready for development. It's 50 minutes from Austin-Bergstrom International Airport and 1 hour from San Antonio International Airport, both offering international flights. The private airport at Horseshoe Bay is just 15 minutes from the site.

PROPERTY HIGHLIGHTS

- 2025 Estimated Retail Trade Area Population 124,635
- 4000 New Single-Family Lots Under Development and Planned at Intersection
- 30K +/- VPD at Intersection

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	1
Lot Size:	107 Acres
Building Size:	0 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	824	6,809	17,238
Total Population	1,583	13,899	28,926
Average HH Income	\$52,566	\$59,058	\$59,307

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.

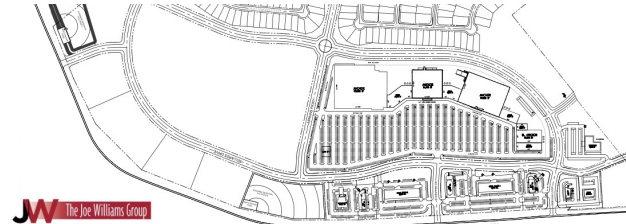
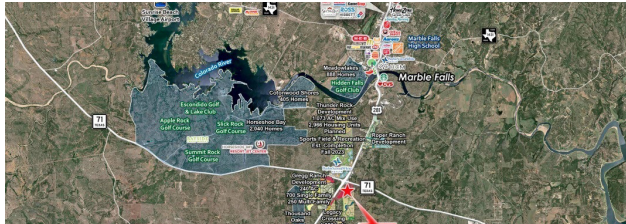
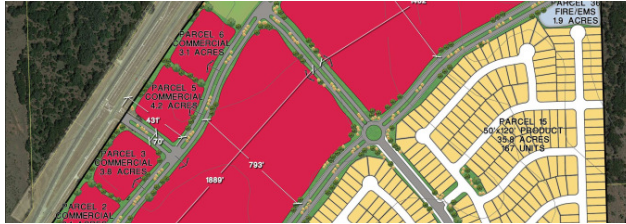
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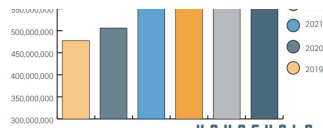
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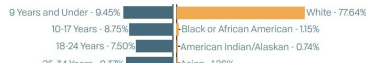
JW The Joe Williams Group

124,053

2025 Estimated Retail Trade Area Population



AGE DISTRIBUTION AND RACE



HOUSEHOLD INCOME

AVERAGE HOUSEHOLD INCOME \$ 133,646

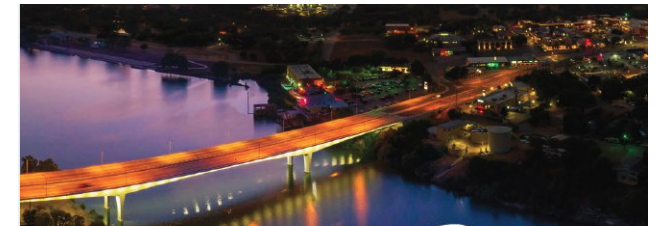
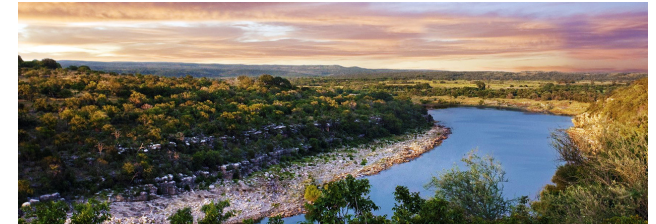
DEMAND IN MARBLE FALLS

ng & Accessory Stores
1er Demand = \$32,999,579

ng Goods Stores
1er Demand = \$6,642,767

Service & Drinking Places
1er Demand = \$166,674,882

- 2022 Demand
- 2027 Demand
- Growth



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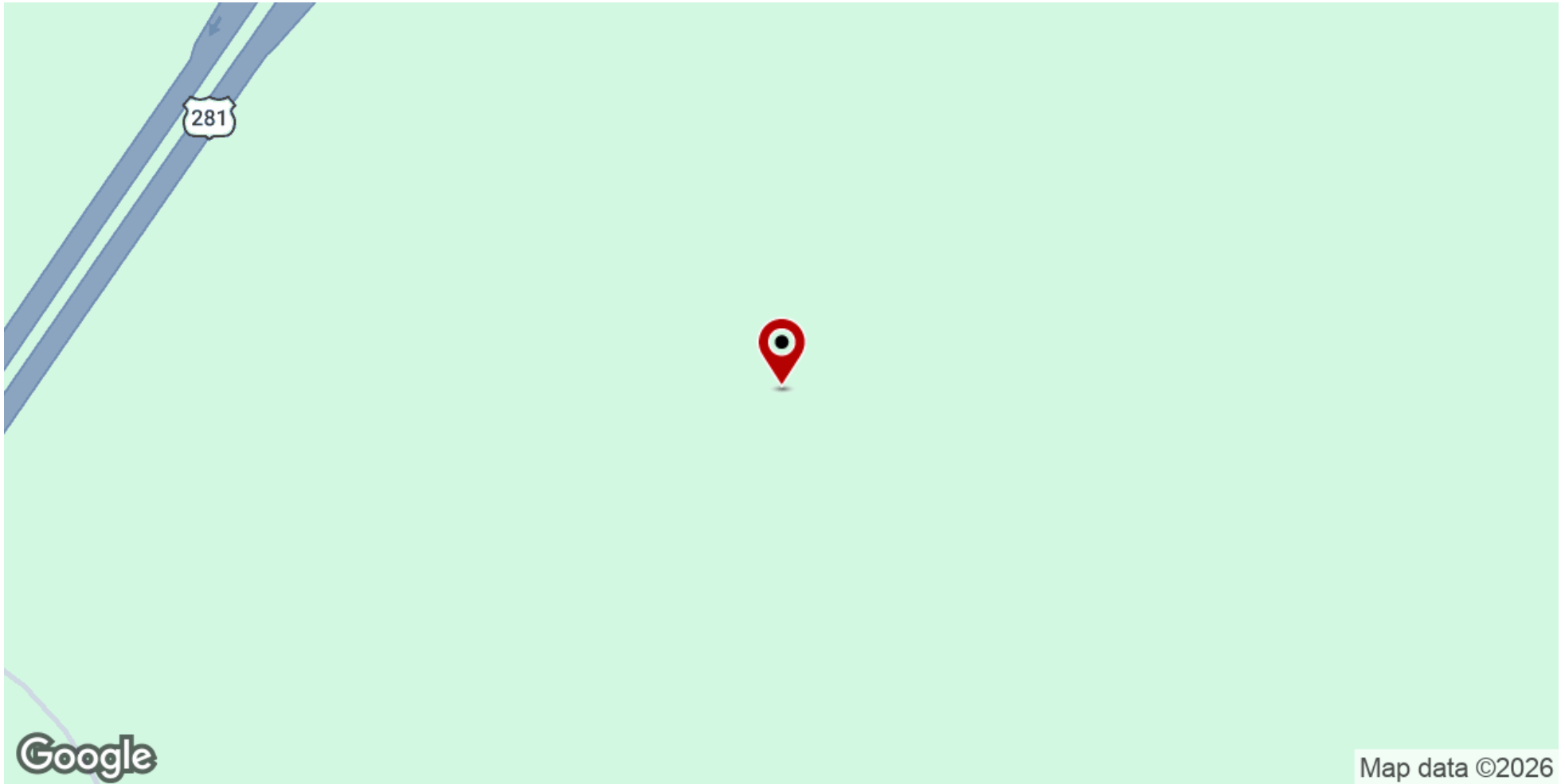
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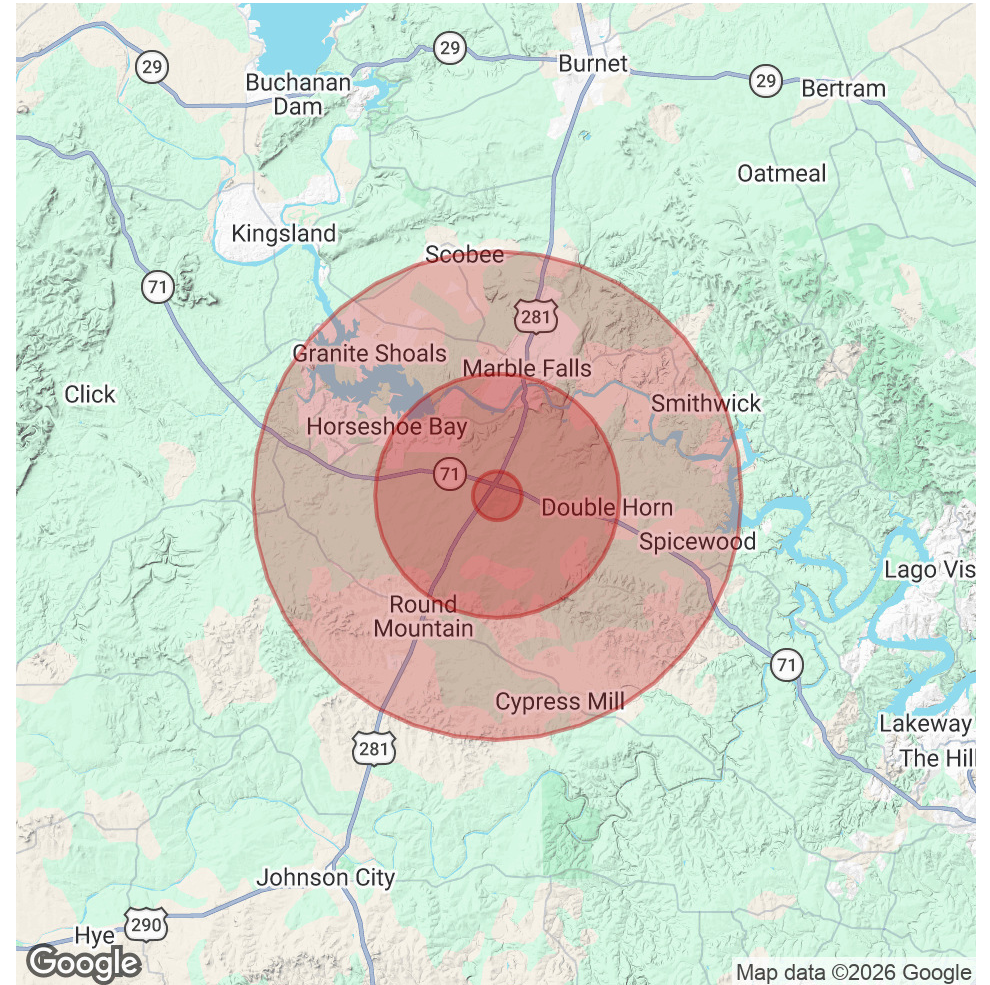
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,583	13,899	28,926
Average Age	43.6	44.6	50.5
Average Age (Male)	41.1	43.0	49.3
Average Age (Female)	45.1	44.7	49.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	824	6,809	17,238
# of Persons per HH	1.9	2.0	1.7
Average HH Income	\$52,566	\$59,058	\$59,307
Average House Value	\$168,432	\$247,868	\$329,988

2020 American Community Survey (ACS)



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