

AVAILABLE

# 1200 Broadway

DOWNTOWN MARBLE FALLS, BURNET COUNTY, TX  
78654

ASKING

**\$849,000**

**±1.6**

ACRE CORNER

**Broadway**

DOWNTOWN FRONTAGE

**Home**

INCOME ON SITE

**Rezone**

COMMERCIAL UPSIDE

**254 ac**FUNDED MIXED-USE  
DEVELOPMENT**Downtown**WALK TO MAIN ST &  
LAKE**Hold**INCOME WHILE YOU  
PLAN**INVESTMENT HIGHLIGHTS**

- Rare downtown corner in one of the Hill Country's hottest small cities
- Hold the existing home for income while Marble Falls builds around you
- 254-acre mixed-use development funded; master-planned 'Highlands' community underway
- Strong potential to rezone for commercial or mixed-use on Broadway
- Townhome / mixed-use infill, live-work, office or boutique retail
- Walk to Main Street and Lake Marble Falls

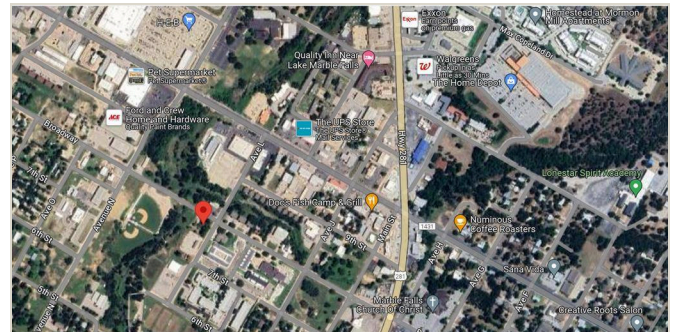
**LOCATION & MARKET**

A rare downtown corner in one of the Hill Country's hottest small cities. Hold the existing home for income while Marble Falls builds around you — the city has a 254-acre mixed-use development funded and the master-planned 'Highlands' community underway.

Currently residential with strong potential to rezone for commercial or mixed-use given the Broadway location and surrounding apartments. A patient, long-term land play in the heart of it all.

**OFFERING SUMMARY**

| Property Type | Development / Redevelopment      |
|---------------|----------------------------------|
| Location      | 1200 Broadway                    |
| County        | Burnet                           |
| Area          | ±1.6 AC corner assemblage        |
| Improvements  | Home on site (income/hold)       |
| Current Use   | Residential                      |
| Upside        | Rezone to commercial / mixed-use |
| Context       | Walk to Main St & the lake       |
| Status        | Available                        |



DOWNTOWN MARBLE FALLS — LOCATION CONTEXT

**Mo Sheikh, Broker | Moteeva<sup>SM</sup>**

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