



## 2 Acre Lot on Lake Marble Falls



Exceptionally rare 2+/- acre lot with 321.41 feet of waterfrontage on Lake Marble Falls within the city of Marble Falls. Favorable zoning affords numerous potential uses, including condos, townhomes, hotel/lodging, restaurant/bar, etc. Or build your dream house on this oversized lakefront lot.

The waterfront is gently sloped, with ideal lake access, and includes a beach and a boat ramp. The property is on the widest part of the lake, directly across from the City of Marble Falls Lakeside Park. The property is ideally situated for viewing the 'Lake Fest' boat races in June or the 4<sup>th</sup> of July city fireworks show (front row seats for both events). And of course, there are great views of the Walkway of Lights in November and December.

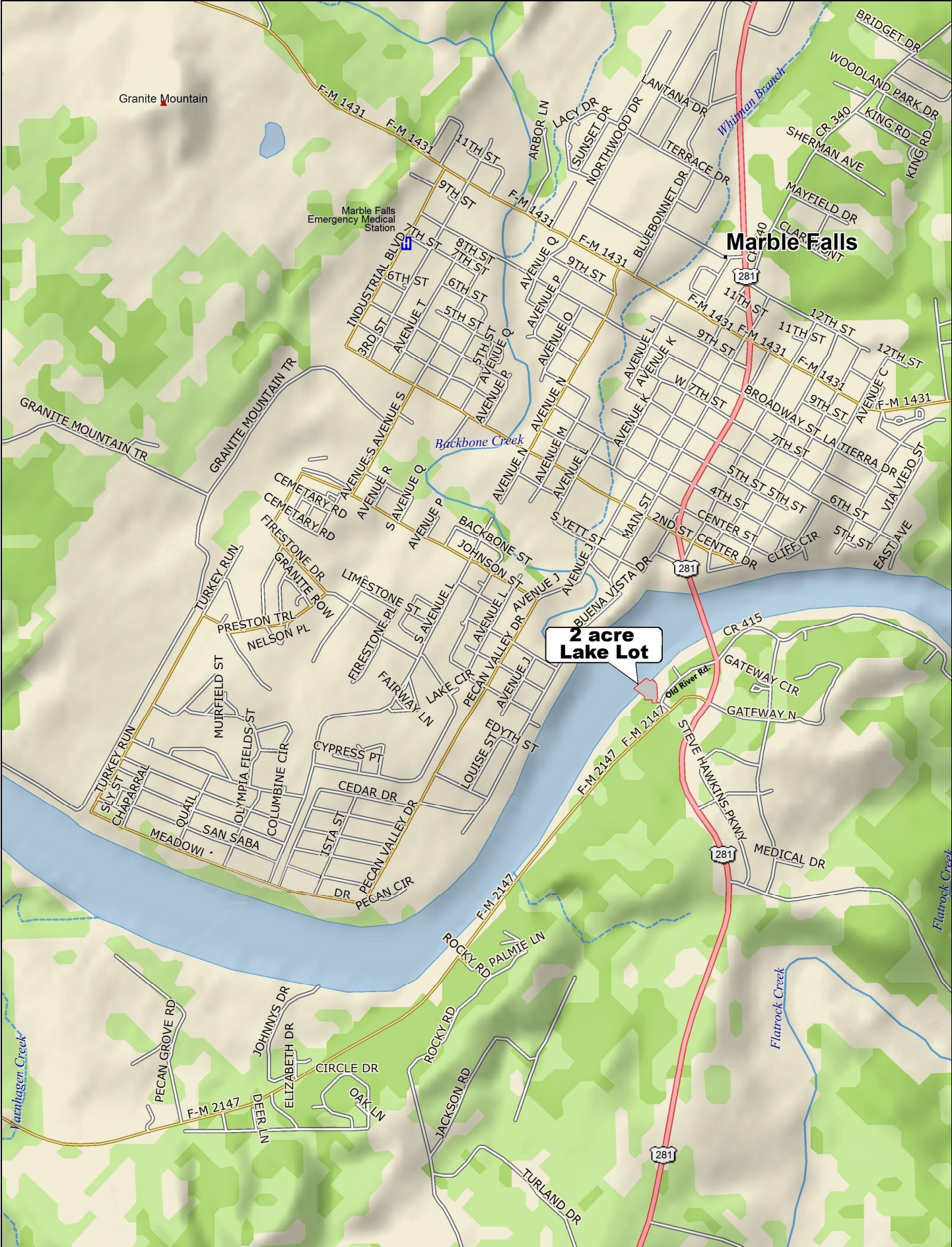
**\$1,850,000**



This information is deemed reliable but is not guaranteed. cc.



**2 acre  
Lake Lot**



Granite Mountain

Marble Falls  
Emergency Medical  
Station

Marble Falls

**2 acre  
Lake Lot**

281









## **Property Summary Sheet**

LOCATION: Old River Road, Marble Falls

SIZE: 2.27+/- Acres

IMPROVEMENTS:

Boat ramp  
Beach area

WATER FRONTAGE: 321.41 feet on Lake Marble Falls

UTILITIES: Water, sewer, electricity

SCHOOL DISTRICT: Marble Falls

TAX RATE: 1.79

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email: [ranches@jimberryranchsales.com](mailto:ranches@jimberryranchsales.com)