$1,200,000 - 3499 W Scenic Loop, Marble Falls

MLS® #3072185

$1,200,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 53.16 Acres

Holly-Naumann, Marble Falls, TX

Builders / Developers - This is an opportunity to purchase a fantastic residential project in the city of Marble Falls and take it the rest of the way. Civil engineering has been done and after several meetings with the city, the preliminary plat is approved with a few small changes, which are being applied to the plat now. Currently, the plat consists of over 100 lots, plus park/drainage areas, plus a large ranchette. The project will continue to be developed, but will remain for sale throughout the process as work continues, with price increases along the way. Once the project nears completion, it will no longer be for sale as a project, and lots will be marketed for sale individually or in groups.

ABOUT THE LAND: This is a beautiful 53 acre tract with large trees and a gentle slope uphill from the creek, offering hill country views along the way. It is conveniently located just across U.S. 281 from the Lowe's and Wal-Mart, so obviously location will never be an objection for anyone. Access will be from three different points, on the east and south sides of the tract.

All current studies and engineering plans and documents are available to interested parties, once under contract.

Essential Information

ListingFeed	abor_vow
MLS® #	3072185

List Price	$1,200,000
Sale Price	$1,250,000
Sale Date	December 8th, 2021
Bathrooms	0.00
Acres	53.16
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	3499 W Scenic Loop
Subdivision	Holly-Naumann
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	See Remarks
View	Hills, Trees/Woods
Waterfront	Creek, Seasonal

Exterior

Lot Description	Bluff, Gentle Sloping, Many Trees, Views

School Information

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls

Additional Information

Zoning	See Agent