

\$2,150,000 - 99 Main Street, Marble Falls

MLS® #3885004

\$2,150,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 2.00 Acres

Marble Falls City, Marble Falls, TX

99 Main Street Marble Falls Texas is a fully entitled 100 unit condo project. This 2-acre multi-family mixed-use opportunity is a corner property on Yett and Main Street in the heart of the downtown. Adjacent to Lakeside Park on Lake Marble Falls and 1 block from Hwy 281 with a 32,000 daily traffic count. Across the street from the future \$30,000,000 boutique Hotel Conference Center. Revitalized downtown of shops and restaurants on Main Street, Marble Falls hospitality has outperformed the state by 50% in 2020 (per EDC). Downtown Zoning = 0 lot lines and 100% impervious coverage. Utilities in place and ready to take advantage of the recent and projected future growth of Marble Falls with 4,000 new rooftops planned for 2021. Seller is a licensed Real Estate Broker in the State of Texas.



Built in 1701

Essential Information

ListingFeed	abor_vow
MLS® #	3885004
List Price	\$2,150,000
Sale Price	\$2,150,000
Sale Date	June 23rd, 2022
Bathrooms	0.00
Acres	2.00
Year Built	1701

Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

Community Information

Address	99 Main Street
Subdivision	Marble Falls City
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	None
View	City, Hills, Lake, River

Interior

Interior	See Remarks
Heating	None
Cooling	None

Exterior

Lot Description	Rolling Slope
-----------------	---------------

Additional Information

Zoning	Downtown
RE / Bank Owned	Yes