

# \$3,500,000 - 6000 N Us Highway 281, Marble Falls

MLS® #4528142

---

## \$3,500,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 12.00 Acres

Rafael Padilla Surv #17, Marble Falls, TX

12 Commercial acres with varied structures ready to be converted to fit your business. Improvement #1: Retail building has 1,117 SF with 2 covered patio areas of 7,170 SF; law offices have 7,935 SF of finished space and 99,780 SF of concrete parking. Improvement #2: Barn is 3,000 SF and 800 SF of storage. Improvement #3: Office is 288 SF and 240 SF storage. Improvement #4: Office/restroom is 380 SF, metal building is 4,500 SF and Barn is 3,000 SF. Improvement #5: Office is 196 SF, Pole Barn is 4,200 SF and Shed is 4,350 SF. In addition to above improvements is a fenced area with stadium seating and RV hookups. Thanks to COVID the traffic count of 34,000/day is two years old. This property is in Burnet County and does not have zoning.



Built in 2004

## Essential Information

ListingFeed	abor_vow
MLS® #	4528142
List Price	\$3,500,000
Sale Price	\$3,500,000
Sale Date	August 30th, 2022
Bathrooms	0.00
Acres	12.00
Year Built	2004
Type	Commercial Sale
Sub-Type	Retail

Status Closed

### **Community Information**

Address 6000 N Us Highway 281  
Subdivision Rafael Padilla Surv #17  
City Marble Falls  
County Burnet  
State TX  
Zip Code 78654-9999

### **Amenities**

Utilities Above Ground Utilities  
Parking Carport, Additional Parking, Alley Access, Detached Carport, Direct Access, Drive Through, Driveway, Parking Lot, RV Access/Parking, Varies by Unit

### **Interior**

Interior Carpet, Tile, Concrete  
Heating Central, Electric  
Cooling Central Air, Electric

### **Exterior**

Exterior Features Storage  
Windows Display Window(s)  
Construction Aluminum Siding, Metal Siding, Wood Siding