

# **\$1,900,000 - 1405 Mormon Mill Road, Marble Falls**

MLS® #6569883

---

## **\$1,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.85 Acres

Holly-Naumann, Marble Falls, TX

This 10,500 SF five-unit center is well located in the hottest retail area of the growing Highland Lakes City of Marble Falls with a balanced mix of credit and local tenants.

Anchor Tenant is the State of Texas Driver License office occupying approximately one third of the building. In the fourth year of a 10-year lease, this tenant offers long term stability with a 10-year option to renew.

Quality tenant, Armstrong McCall Beauty Supply has been in place since 2007 and has four, 5-year extension options and executed the first in March of 2015.

Hill Country Nutrition is an Herbal Life Dealer with its primary location in Lakeway, the lease is six months into the first 5 years with two 5-year extensions.

The fourth tenant is a local Pilates Studio starting their fourth year in their space on annual lease renewals.

There is one space finished out into office space currently occupied on a temporary lease by a local church.

New metal roof was installed as of 2/28/21

Being only 48 miles from Austin, surrounding three lakes on the Colorado River, this area has attracted a lot of attention. Highly visible



from US Highway 281 and Mormon Mill Road with Home Depot, Walgreens, Dollar General and the New Office Depot. This free span steel beam construction with masonry siding has unlimited possibilities.

At the corner of Max Copeland Dr. and Mormon Mill Rd. just East of State Highway 281 in Marble Falls The available suite faces Max Copeland and is Highly Visible from HOME DEPOT and Office Depot

Projected 2021 NOI - \$107,534

Built in 1996

### **Essential Information**

ListingFeed	abor_vow
MLS® #	6569883
List Price	\$1,900,000
Sale Price	\$1,900,000
Sale Date	April 8th, 2022
Bathrooms	0.00
Acres	0.85
Year Built	1996
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

### **Community Information**

Address	1405 Mormon Mill Road
Subdivision	Holly-Naumann
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Phone Connected, Sewer
-----------	---

Connected, Water Connected

Parking

On Site

View

Hills

**Interior**

Interior

See Remarks

Heating

Central

Cooling

Central Air

**Exterior**

Construction

Brick, HardiPlank Type

Foundation

Slab