

SPUR 191

901 SPUR 191 | SPICEWOOD, TX 78669

±6 AC (±261,360 SF)

**SHOVEL READY DEVELOPMENT
OPPORTUNITY**



SPICEWOOD
COMMUNITY LIBRARY



SPICEWOOD
ELEMENTARY SCHOOL

SPUR 191

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COMMERCIAL REAL ESTATE SERVICES

SPUR 191 OVERVIEW

Spicewood Industrial is a Class A industrial project set on six acres in the beautiful Texas Hill Country, just 30 miles west of downtown Austin. The state-of-the-art development opportunity sits in a rapidly expanding market with robust demand for industrial or commercial space.

PROPERTY DETAILS

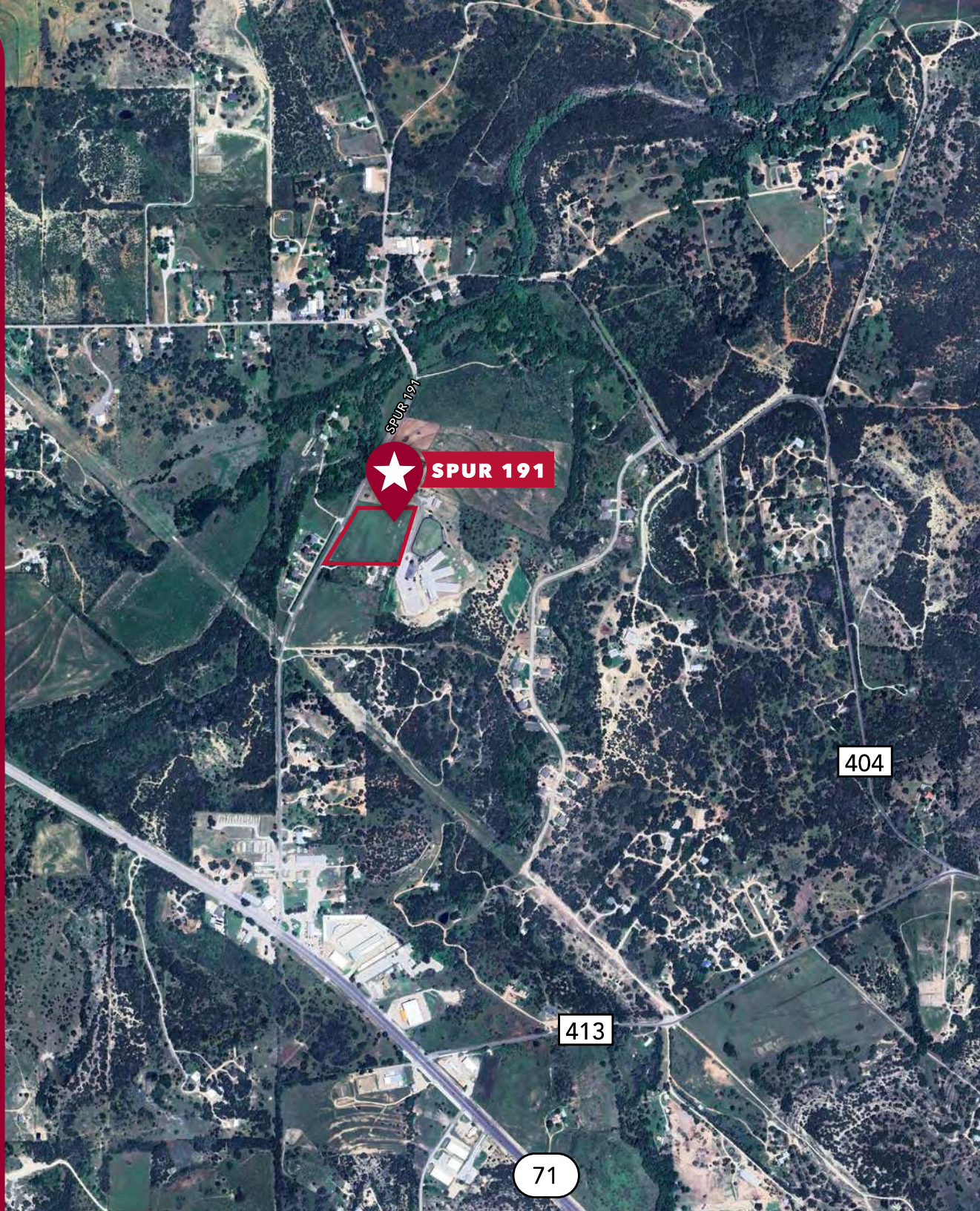
- Size: ± 6 Acres ($\pm 261,360$ SF)
- Property Type: Land
- Zoning: Burnet County - No Zoning
- Utilities: Water, Electricity, Septic
- Development Status: Shovel-ready, fully engineered site development plans, all permits in place

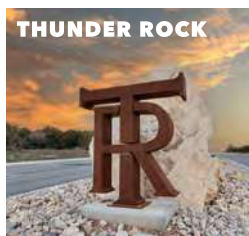
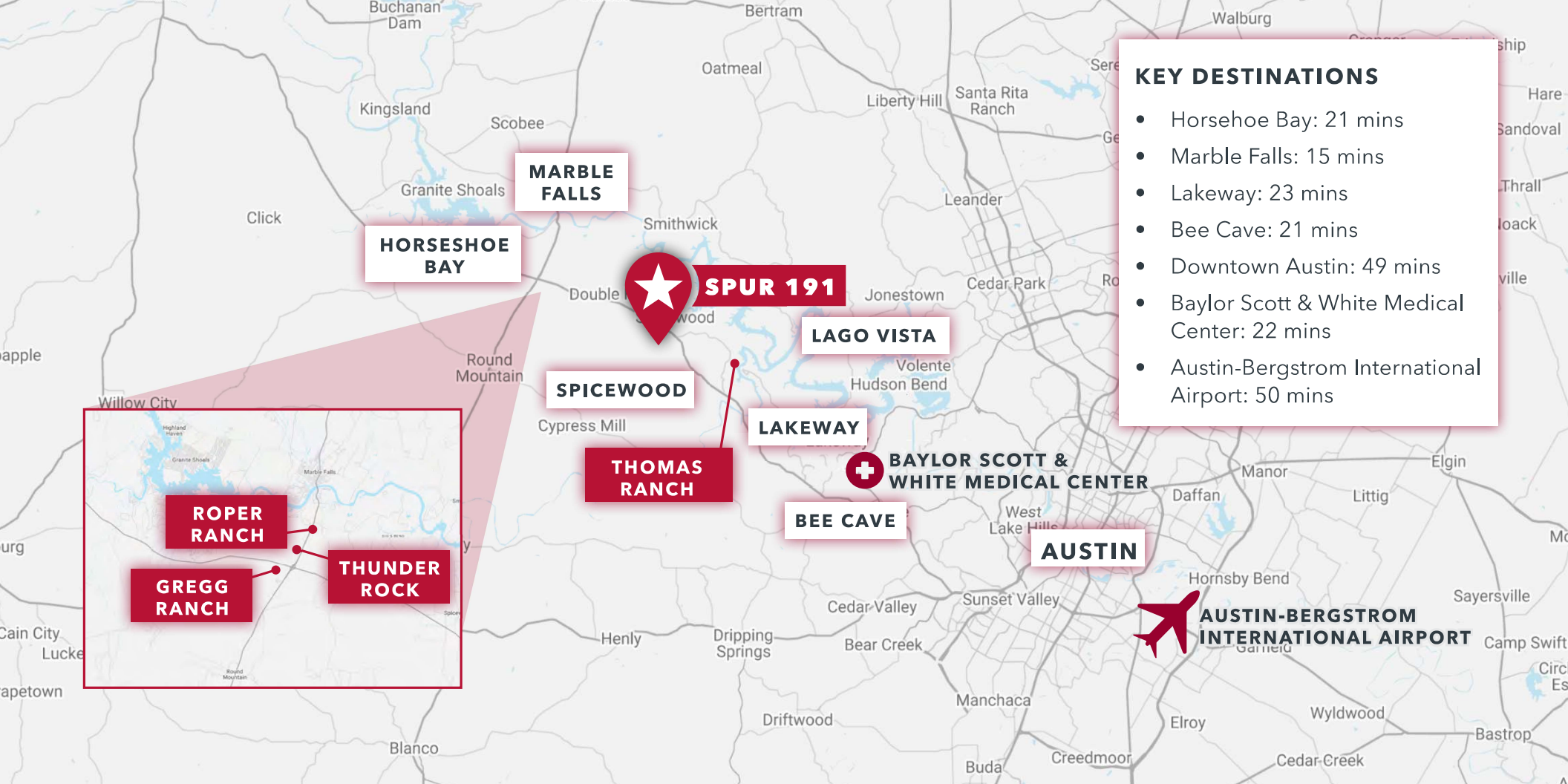


EXECUTIVE SUMMARY

Located in the rapidly expanding Central Texas market, this site presents an exceptional 6-acre unrestricted commercial development opportunity. Strategically positioned near major infrastructure and thriving master-planned communities, this site offers limitless potential for investors, developers, and business owners seeking to capitalize on the region's unprecedented growth.

The Spicewood-Marble Falls region is undergoing a major transformation, driven by residential and commercial expansions. The influx of new residents and businesses has created an increasing demand for homes, industrial sites, and retail services.





Thunder Rock – A 1,100-acre development featuring nearly 2,000 single-family homes, 924 multifamily units, and 204,000 SF of commercial space. Also includes a 26-acre sports complex and city amenities.

Gregg Ranch – A 240-acre master-planned community introducing over 850+ homes, rental units, and community spaces, catering to an influx of new residents.

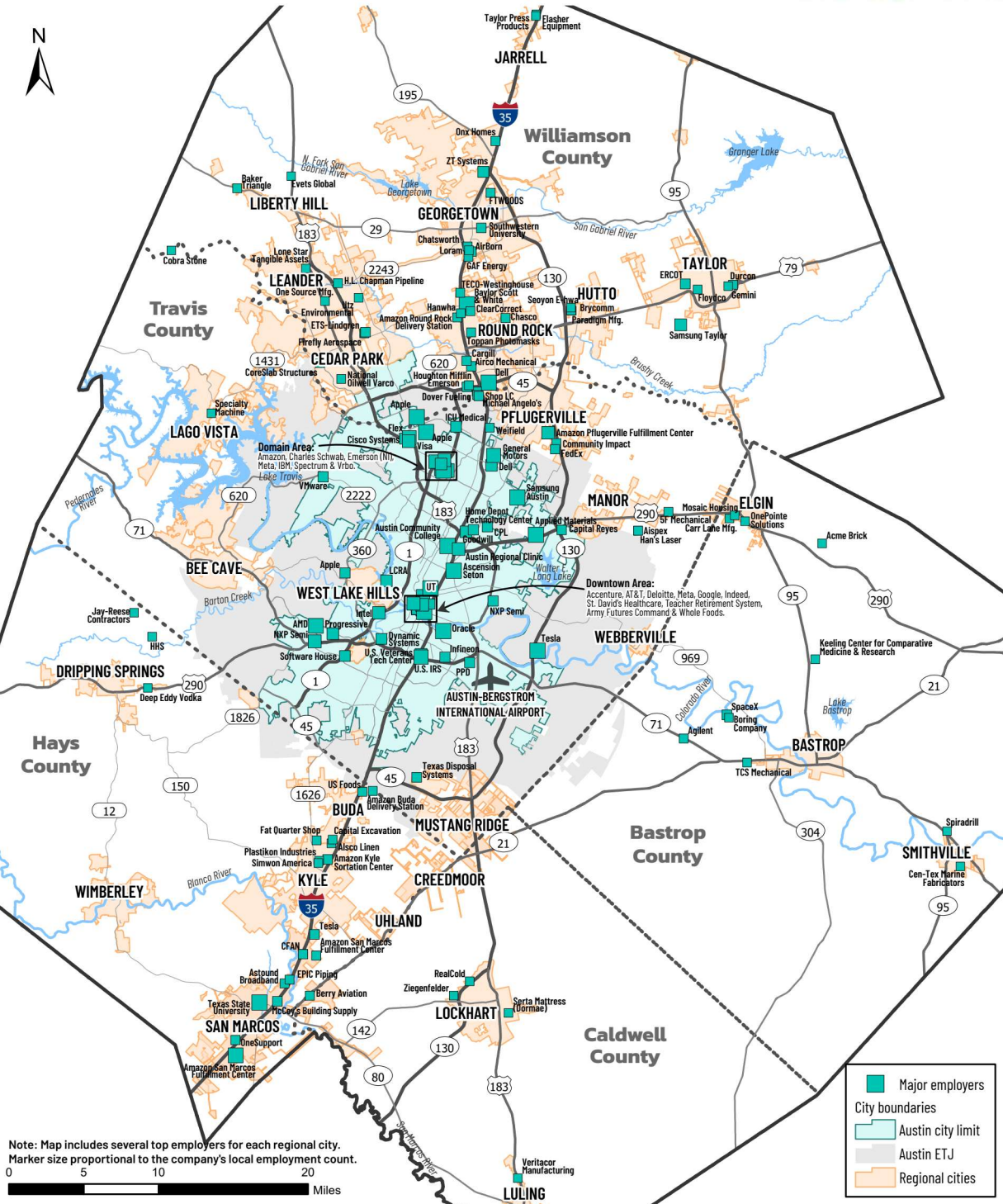


Roper Ranch – A 661-acre mixed-use development featuring 1,072 single-family homes, 250 multifamily units, 142 acres of commercial land, a sports complex, and a planned hotel site.

Thomas Ranch – A 2200-acre private master-planned residential community, that includes 3,300 homes, a downtown district, golf course and riverfront park.

GREATER AUSTIN REGION EMPLOYERS

Major employers



EMPLOYMENT STATISTICS

270,500

Financial activities and professional services jobs

64,000

Manufacturing jobs (62% high tech)

87,000

Computer and engineering occupations

200+

Companies and 20,000 employees in clean tech

TECH/INNOVATION CENTERS

Including Tesla, Samsung, Home Depot, Walmart, IBM, Comcast, GE Aviation, Dell Med, HEB, and GM

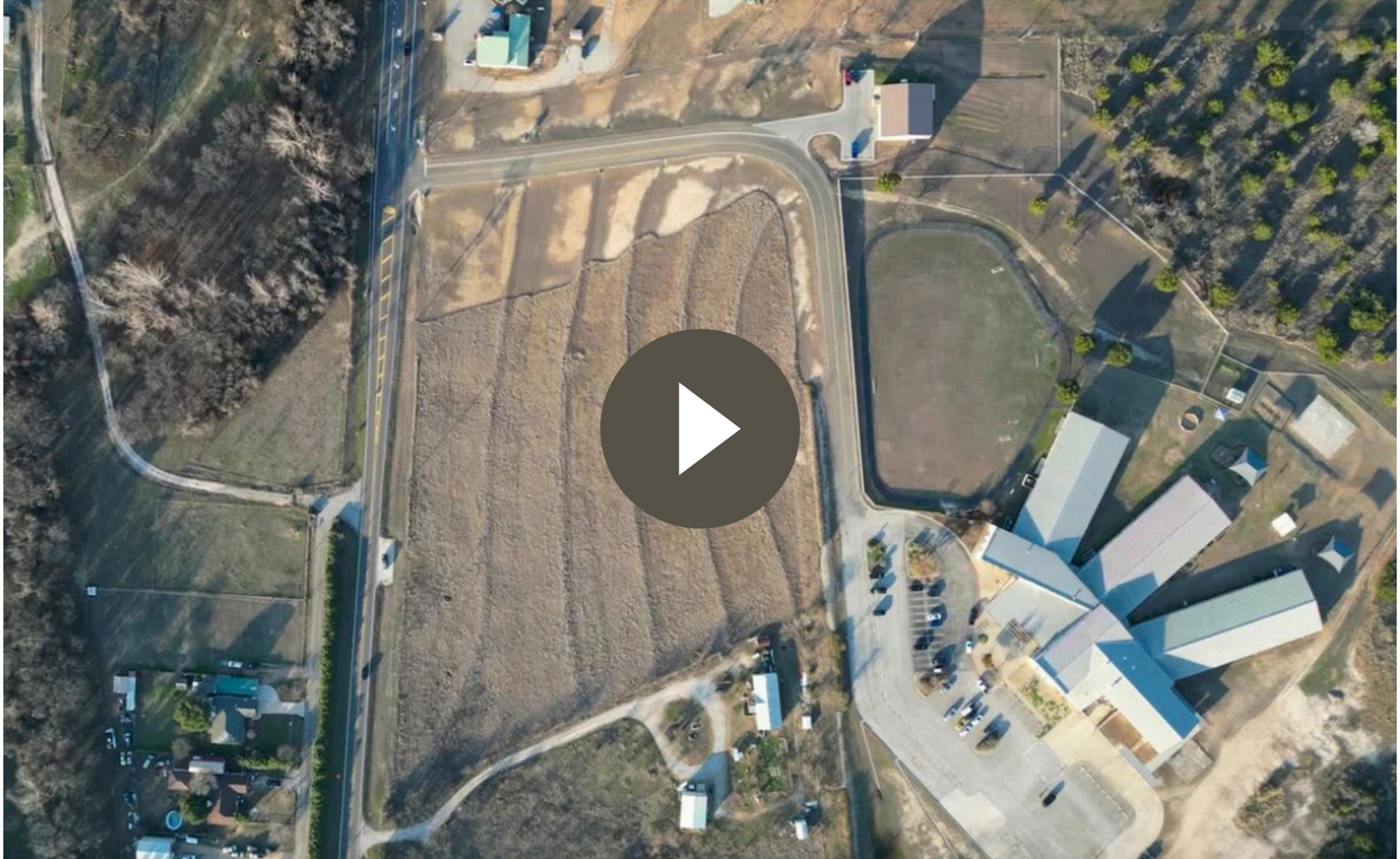
HEADQUARTERS

Home of the U.S. Army Futures Command (AFC) headquarters

151 VENTURE CAPITAL DEALS

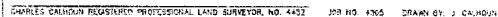
with \$1.7 billion in funding in 2019 - Austin ranked 7th among U.S. metros for the value of funding

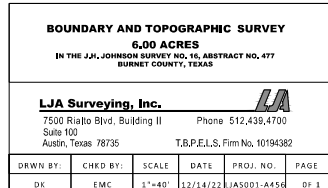
DRONE VIDEO



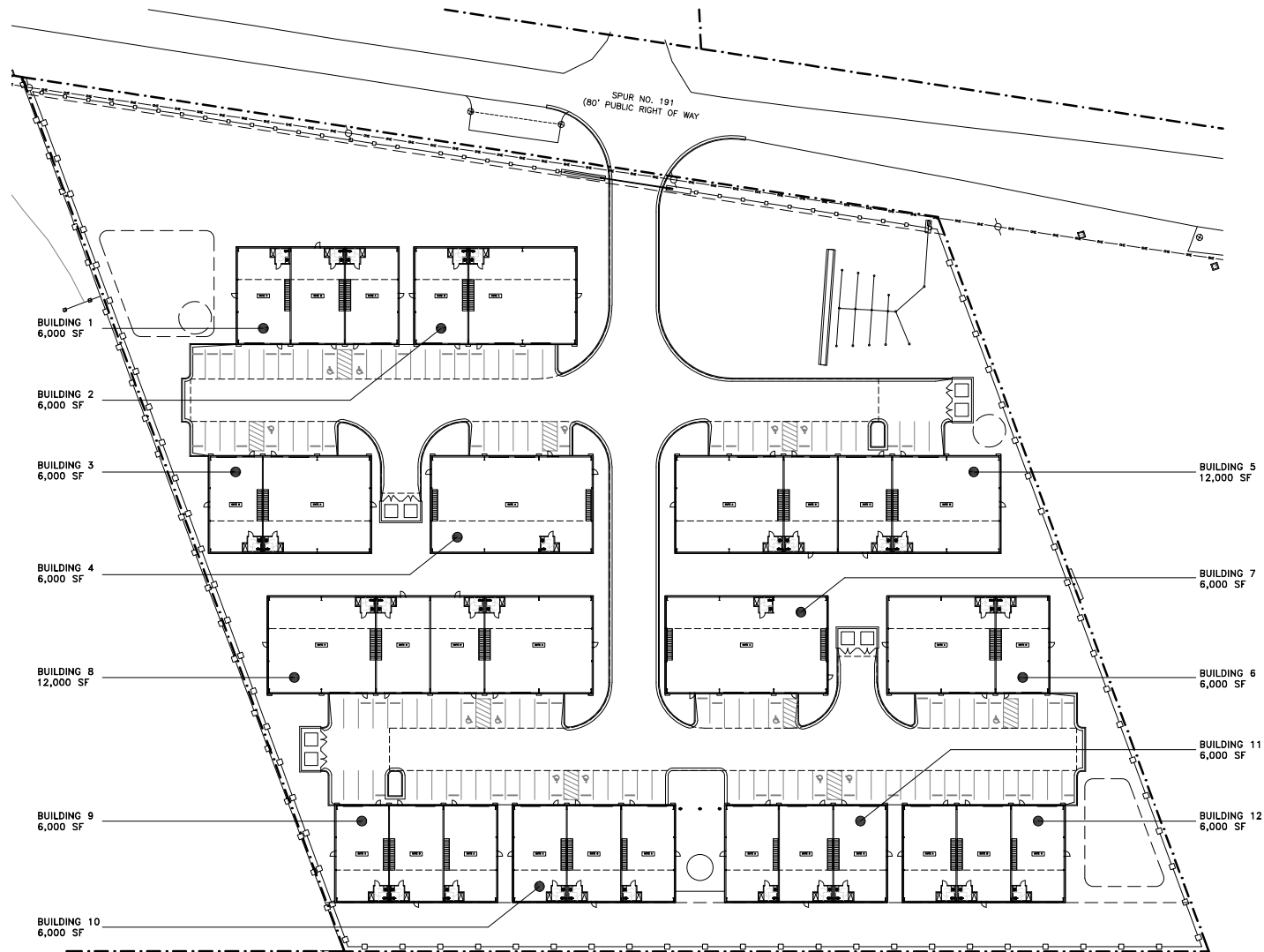
Spur 191 Property Video







SITE PLAN / UNIT PLAN



1 | OVERALL SITE PLAN + UNIT PLAN

SD7.0 SCALE : 1/32" = 1'-0"



UNIT LIST BY BUILDING

BUILDING 1

- SUITE A = 2,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 2

- SUITE A = 4,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 3

- SUITE A = 4,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 4

- SUITE A = 6,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 5

- SUITE A = 4,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE
- SUITE D = 4,000 SF + MEZZANINE

12,000 SF BUILDING

BUILDING 6

- SUITE A = 4,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 7

- SUITE A = 6,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 8

- SUITE A = 4,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE
- SUITE D = 4,000 SF + MEZZANINE

12,000 SF BUILDING

BUILDING 9

- SUITE A = 2,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 10

- SUITE A = 2,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE

6,000 SF BUILDING

BUILDING 11

- SUITE A = 2,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE

6,000 SF + MEZZANINE

BUILDING 12

- SUITE A = 2,000 SF + MEZZANINE
- SUITE B = 2,000 SF + MEZZANINE
- SUITE C = 2,000 SF + MEZZANINE

6,000 SF + MEZZANINE

TOTAL BUILDING SF

BUILDING 1 = 6,000 SF
 BUILDING 2 = 6,000 SF
 BUILDING 3 = 6,000 SF
 BUILDING 4 = 6,000 SF
 BUILDING 5 = 12,000 SF
 BUILDING 6 = 6,000 SF
 BUILDING 7 = 6,000 SF
 BUILDING 8 = 12,000 SF
 BUILDING 9 = 6,000 SF
 BUILDING 10 = 6,000 SF
 BUILDING 11 = 6,000 SF
 BUILDING 12 = 6,000 SF

TOTAL SF = 84,000 SF

RENDERING



SITE IMAGES





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