

# SPUR 191

901 SPUR 191 | SPICEWOOD, TX 78669

**±6 AC (±261,360 SF)**

**SHOVEL-READY DEVELOPMENT  
WITH THE ABILITY TO SUBDIVIDE**



SPICEWOOD  
COMMUNITY LIBRARY



SPICEWOOD  
ELEMENTARY SCHOOL

SPUR 191

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# 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 (±261,360 SF)
- **Property Type:** Land
- **Zoning:** Burnet County - No Zoning
- **Utilities:** Water, Electricity, Septic
- **Subdivision Potential:** Ability to subdivide into ±2-acre parcels, with flexibility to accommodate alternative lot sizes and configurations
- **Development Status:** Shovel-ready, fully engineered site development plans, all permits in place



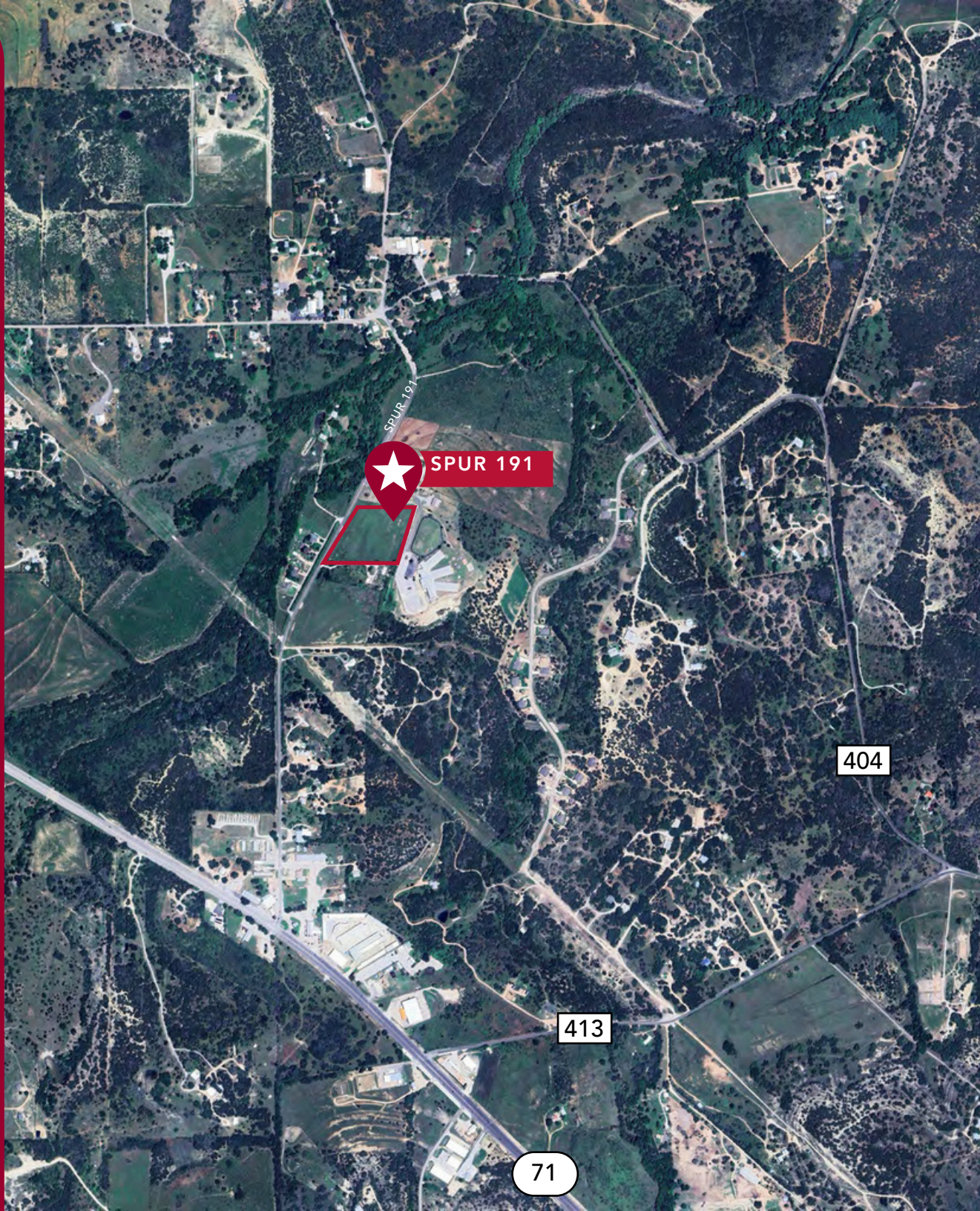


# EXECUTIVE SUMMARY

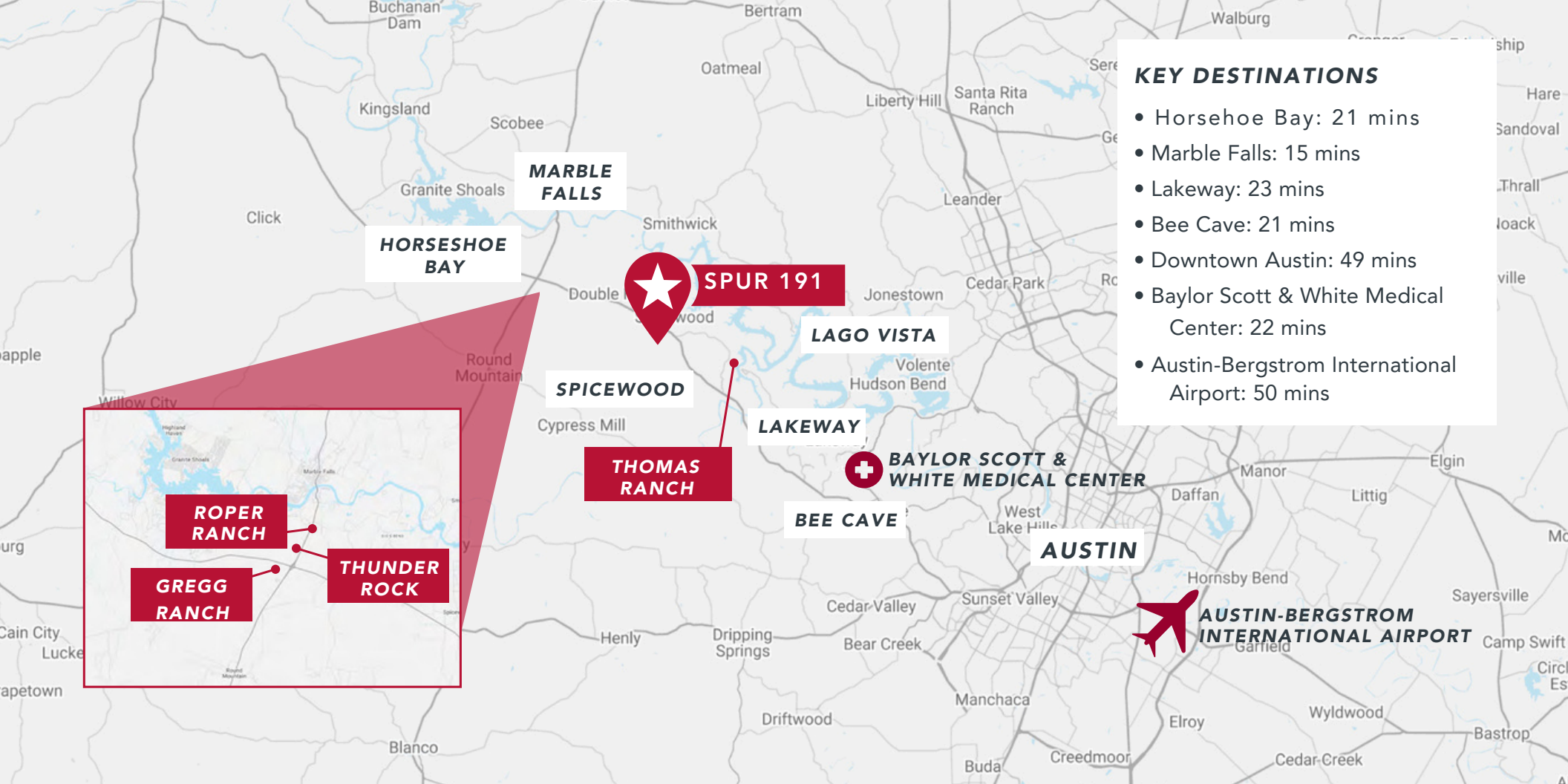
Located in the rapidly expanding Central Texas market, this site presents an exceptional 6-acre unrestricted commercial development opportunity. The property's size and configuration allow for multiple subdivision scenarios, supporting everything from single-user developments to phased or multi-user parcelization.

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.







## KEY DESTINATIONS

- Horseshoe Bay: 21 mins
- Marble Falls: 15 mins
- Lakeway: 23 mins
- Bee Cave: 21 mins
- Downtown Austin: 49 mins
- Baylor Scott & White Medical Center: 22 mins
- Austin-Bergstrom International Airport: 50 mins



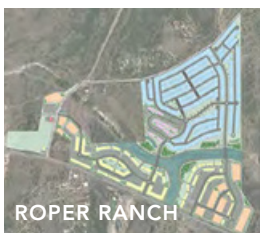
THUNDER ROCK



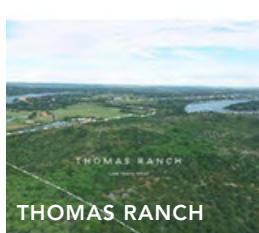
GREGG RANCH

**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



THOMAS RANCH

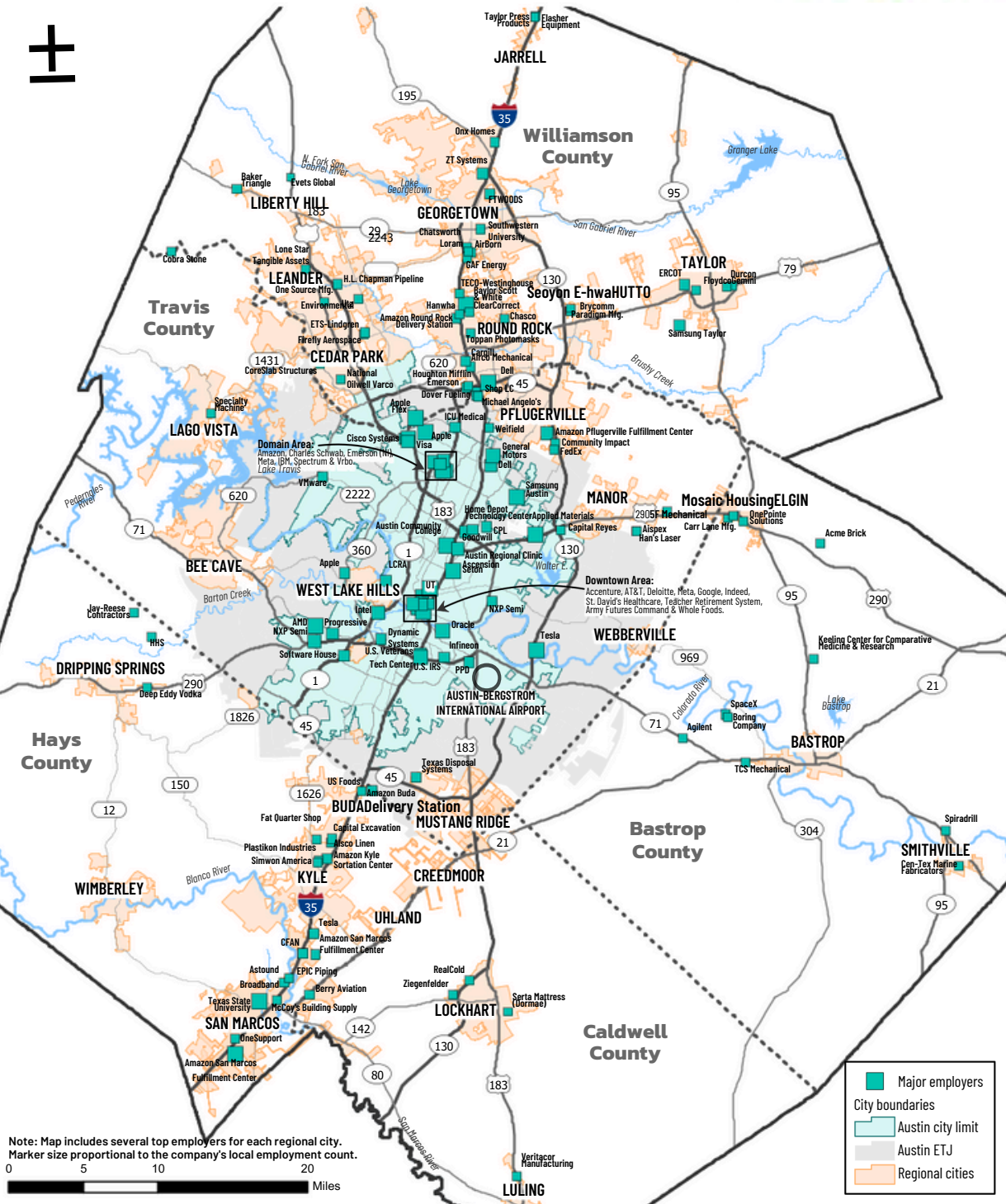
**Roper Ranch** – A 661-acre mixed-use development featuring 1,072 single-family homes, 250 multifamily units, 142 acres of commercial land, a sports complex, and a planned hotel site.

**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

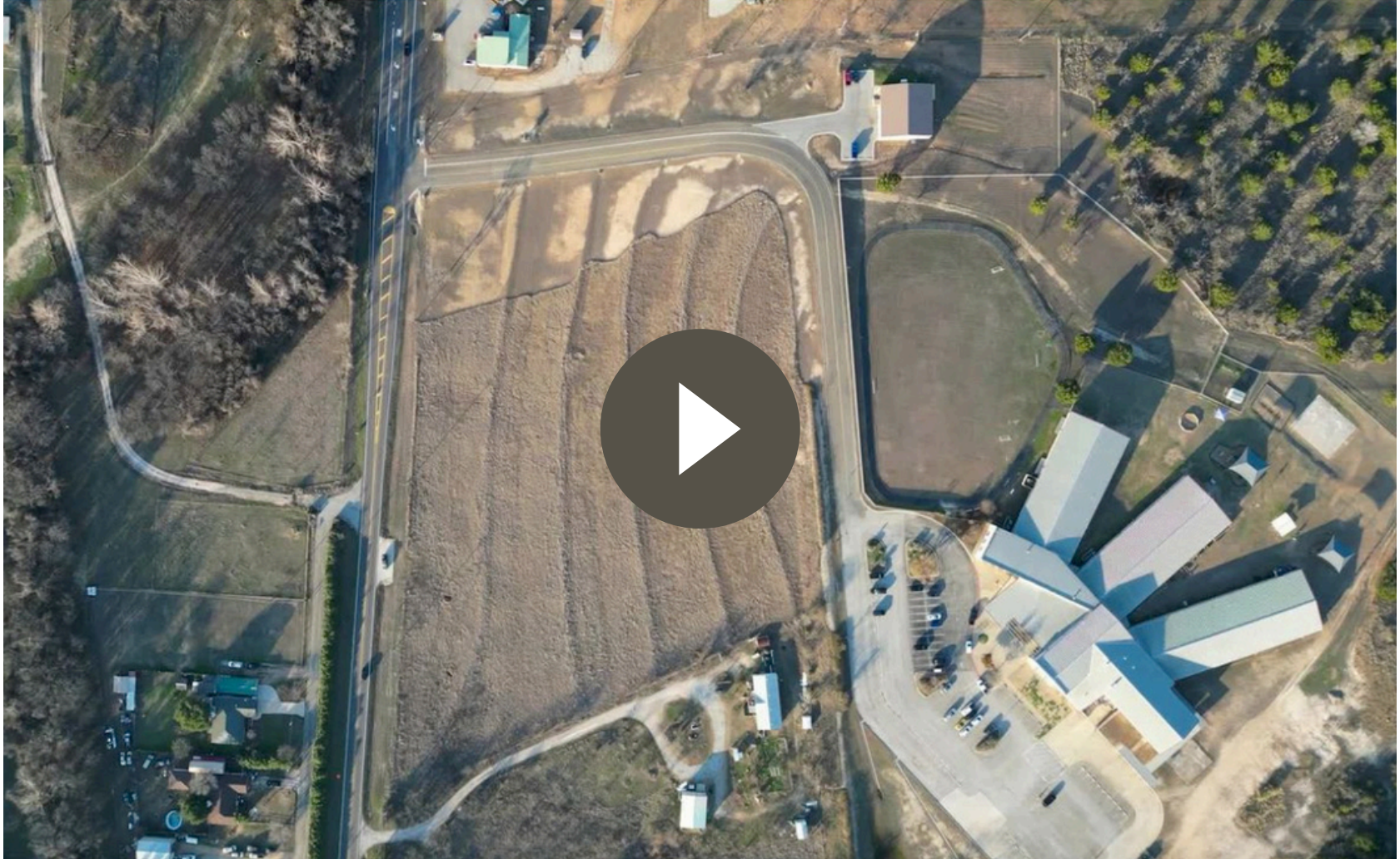
## 151 VENTURE CAPITAL DEALS

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

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# DRONE VIDEO



***Spur 191 Property Video***





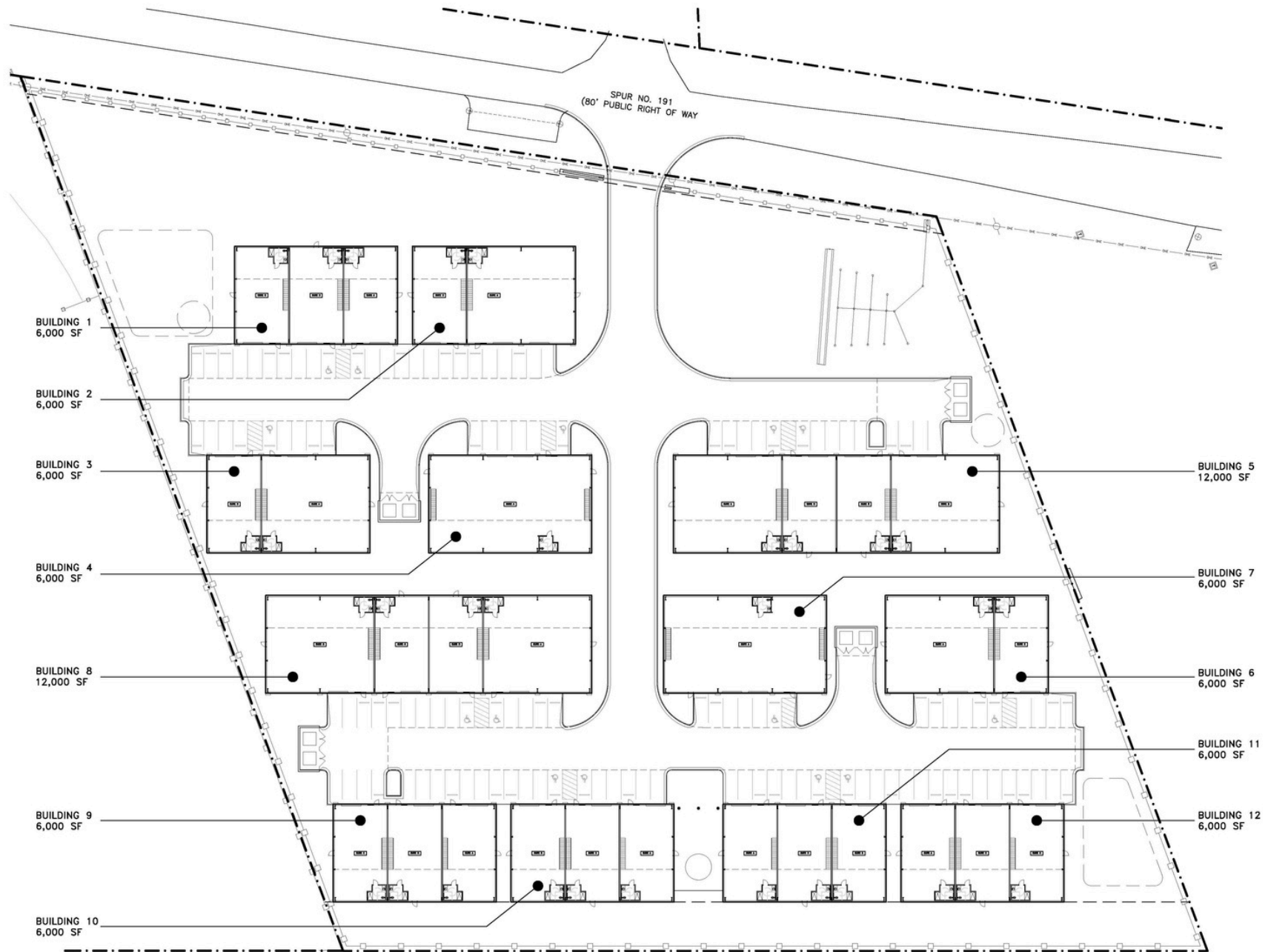








# SITE PLAN / UNIT PLAN



1 OVERALL SITE PLAN + UNIT PLAN

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





# RENDERING





# SITE IMAGES







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