\$4,500,000 - 200 Summit Rock Boulevard, Horseshoe Bay

MLS® #9489826

\$4,500,000

0 Bedroom, 0.00 Bathroom, Land on 14.38 Acres

Summit Rock, Horseshoe Bay, TX

Pleased to present this listing in the middle of Horseshoe Bay Resort near constant-level Lake LBJ, approximately 45 miles from Austin in the heart of the Texas Hill Country. •Summit Rock is a private, members-only course located in Horseshoe Bay Resort near the city of Marble Falls.

• Horseshoe Bay Resort, in the picturesque Texas Hill Country, is a short 50-minute trip from Austin and a few hours drive from Dallas, Houston and San Antonio. The 7,000-acre, AAA Four Diamond Horseshoe Bay Resort sits along the shore of constant-level Lake LBJ. The 347-room resort is home to three Robert Trent Jones Sr. designed golf courses; a private members-only Jack Nicklaus Signature Golf Course; an 18-hole, par-72 Dwarf Bermuda grass putting course; The Waters 50-room condo tower and a full- service marina. A private airport, 16 tennis courts, bike rentals, hiking trails, spa and fitness center all add to the extraordinary experience of Horseshoe Bay Resort.

• The Resort offers four panoramic championship golf courses each of which incorporate the unique, natural terrain of the beautiful Texas Hill Country while providing holes playable for a variety of skill levels. • Three Robert Trent Jones Sr. golf courses: Slick Rock, Ram Rock and Apple Rock.

• A Jack Nicklaus Signature Golf Course in



±14.38 ACRES IN THE SUMMIT ROCK COMMUNITY OF HORSESHOE BAY, TEXAS

- PROPERTY DETAILS

 Land Size: ±14.38 AC

 Sale Price: \$4,500,000
- Sale Price: 34.500.000
 Proposed Use: Multifamily, Senior Living, Hotel, Medical, Assisted living, Single Family Villas, Townhomes
 Zoning: C2 General Commercial, Residential Planned Development Zone; Includes: Assisted Living, Medical, Hotel, Refall, Office, Senior Living, Memory Care, Rehabilitation, Multifamily Residential 8. - Single Family Residential with ditional Use Permit. Full zoning

DEMOGRAPHICS

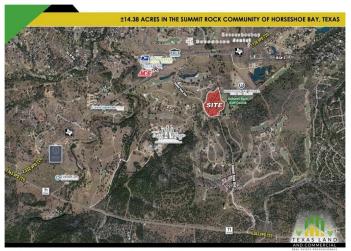
Radius 1-mile	2022 Population 766	Population 1,110	Average HH Income \$157,276
3-mile	4,425	5,111	\$152,760
5-mile	12,232	9,972	\$117,658
7-mile	19,981	16,175	\$112,062
10-mile	30,774	31,710	\$99,787
15-mile	41,062	40,799	\$99,708

HORSESHOE BAY RESORT

- - A Jack Nicklaus Signature Golf Course in Summit Rock



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Summit Rock.

• The AAA four-diamond lake and golf resort also features an airport with a 6,000 foot runway, a seven story 249-room hotel with high tech convention facilities, 13 tennis courts, four swimming pools, a white-sand beach and scenic views.

Proposed use:

Multifamily, Senior Living, Hotel, Medical, Assisted living, Single Family Villas,

Townhomes • Zoning:

C2 - General Commercial & Residential Planned Development Zone; Includes: Assisted Living, Medical, Hotel, Retail, Office, Senior Living, Memory Care, Rehabilitation. Multifamily Residential & Villas - Single Family

Residential with Conditional Use Permit. Full

zoning information upon request.

Essential Information

MLS® # 9489826

Price \$4,500,000

Bathrooms 0.00
Acres 14.38
Type Land
Sub-Type Other

Status Active

Community Information

Address 200 Summit Rock Boulevard

Area LL

Subdivision Summit Rock

City Horseshoe Bay

County Llano State TX

Zip Code 78657

Amenities

Utilities Electricity Available, Sewer Available, Underground Utilities, Water

Available

Features Airport/Runway, Clubhouse, Golf, Putting Green, Tennis Court(s)

View Hills

Waterfront None

Exterior

Lot Description Close to Clubhouse, Level, Native Plants, On Golf Course, Trees

Medium Size, Views

School Information

District Llano ISD Elementary Packsaddle

Middle Llano High Llano

Additional Information

Date Listed September 30th, 2022

Days on Market 1131

Zoning C2 - General Commercial &

Listing Details

Listing Office Texas Land and Commercial LLC

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