# \$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 Summit Rock.

• The AAA four-diamond lake and golf



Bay Resort near constant-level Lake LBJ, approximately 45 miles from Austin in the heart of the Texas Hill Country.

# PROPERTY DETAILS • Land Size: ±14.38 AC

- \$4,500,000

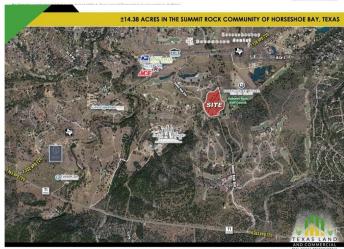
#### DEMOGRAPHICS

Radius	2022 Population	Daytime Population	Average HH Income
1-mile	766	1,110	\$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

- - Three Robert Trent Jones Sr. golf courses: Slick Rock, R Rock and Apple Rock. A Jack Nicklaus Signature Golf Course in Summit Rock.





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 Level, Close to Clubhouse, 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 599

Zoning C2 - General Commercial &

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