

MLS® #9489826

0 Bedroom, 0.00 Bathroom,
Land on 14.38 Acres

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.

â€¢ 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.

â€¢ 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.

â€¢ Three Robert Trent Jones Sr. golf courses: Slick Rock, Ram Rock and Apple Rock.

â€¢ A Jack Nicklaus Signature Golf Course in Summit Rock.

â€¢ The AAA four-diamond lake and golf

TEXAS LAND AND COMMERCIAL

FOR SALE ±14.38 ACRES AVAILABLE

200 Summit Rock Blvd, Horseshoe Bay, TX, 78657

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

Texas Land and Commercial is pleased to offer this parcel of land located in the middle of the Horseshoe 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
- Sale Price: \$4,500,000
- 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, Retail, Office, Senior Living, Memory Care, Rehabilitation, Multifamily Residential & Villas - Single Family Residential with Conditional Use Permit. Full zoning information upon request.

DEMOGRAPHICS

Radius	2022 Population	Daytime Population	Average HH Income
1-mile	746	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

- Part of the Horseshoe Bay Resort, 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 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 unmatched scenic views.

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

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Proposed use:

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

â€¢ 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
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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
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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 &

Property Listed by: Texas Land and Commercial LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 21st, 2024 at 1:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.