OFFERING MEMORANDUM

6.19± Acre Waterfront & Highway Development Site

13 Los Escondidos at US Highway 281
Marble Falls, TX 78654

OFFERING PRICE $4,500,000

6.19 AC	DT / ENZ2	HWY 281	LAKE
SITE AREA	ZONING	FRONTAGE	MARBLE FALLS

GILEZAN GLOBAL | eXp COMMERCIAL

Offering Summary

$4,500,000 Offering Price

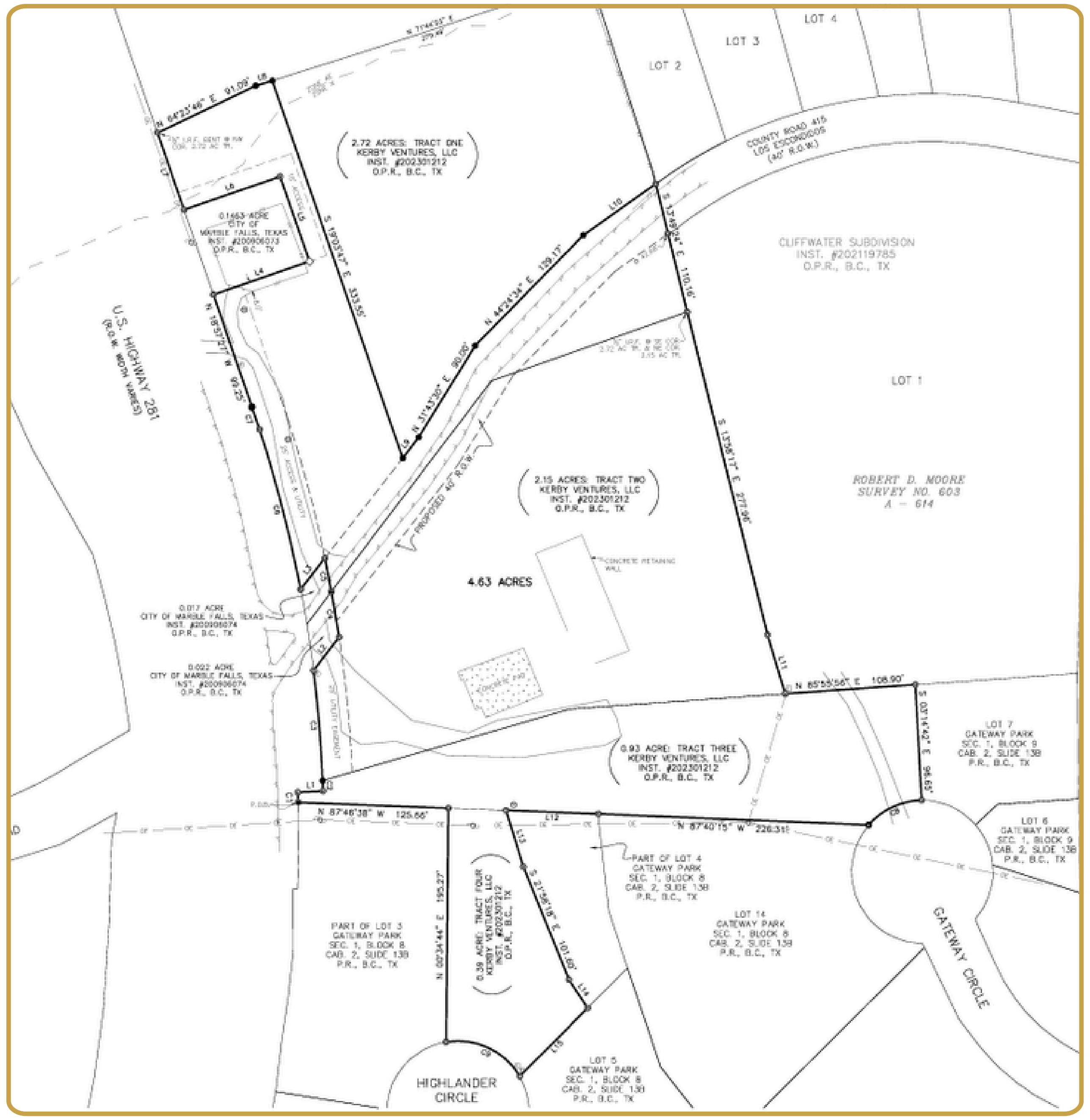
Site Area	6.19± acres
Address	13 Los Escondidos, Marble Falls, TX 78654
Position	East side of US Hwy 281; southern boundary at Lake Marble Falls
Parcel IDs	Burnet CAD #54373 (2.28 AC) | #54374 (2.15 AC) | #15175 (0.93 AC) | #15161 (0.39 AC)
Zoning	DT (Downtown Transition) & ENZ2
Topography	Rolling; varied grades offering unique design opportunities
Frontage	US Highway 281 and Lake Marble Falls
Utilities	Public utilities available (verify capacity with City of Marble Falls)
Status	Entitled - horizontal layout complete

Executive Summary

Gilezan Global / eXp Commercial is pleased to present this 6.19-acre development opportunity at 13 Los Escondidos in Marble Falls, Texas. Situated on the east side of US Highway 281 with frontage on Lake Marble Falls, the property offers outstanding visibility, convenient access, and a rare waterfront position in one of the fastest-growing communities in the Texas Hill Country.

The site's rolling topography and varied grades create opportunities for creative site planning and design. Combined with its size, highway exposure, and lake frontage, the property is well-positioned for a mixed-use, hospitality, residential, or specialized development capitalizing on both the US-281 corridor and the waterfront.

Currently zoned DT (Downtown Transition) and ENZ2, the site offers development flexibility for a range of commercial and mixed-use uses, subject to municipal regulations, in a market experiencing sustained growth.



Property Highlights & Ideal Uses

HIGHLIGHTS

- 6.19± acres at 13 Los Escondidos
- High-visibility US Highway 281 frontage
- Frontage on Lake Marble Falls (waterfront)
- Entitled - horizontal layout complete
- Zoned DT and ENZ2
- Rolling topography, unique design options
- Suitable for mixed-use, hospitality, residential
- Excellent highway access & exposure
- Rapidly growing Marble Falls market
- Premier Texas Hill Country opportunity

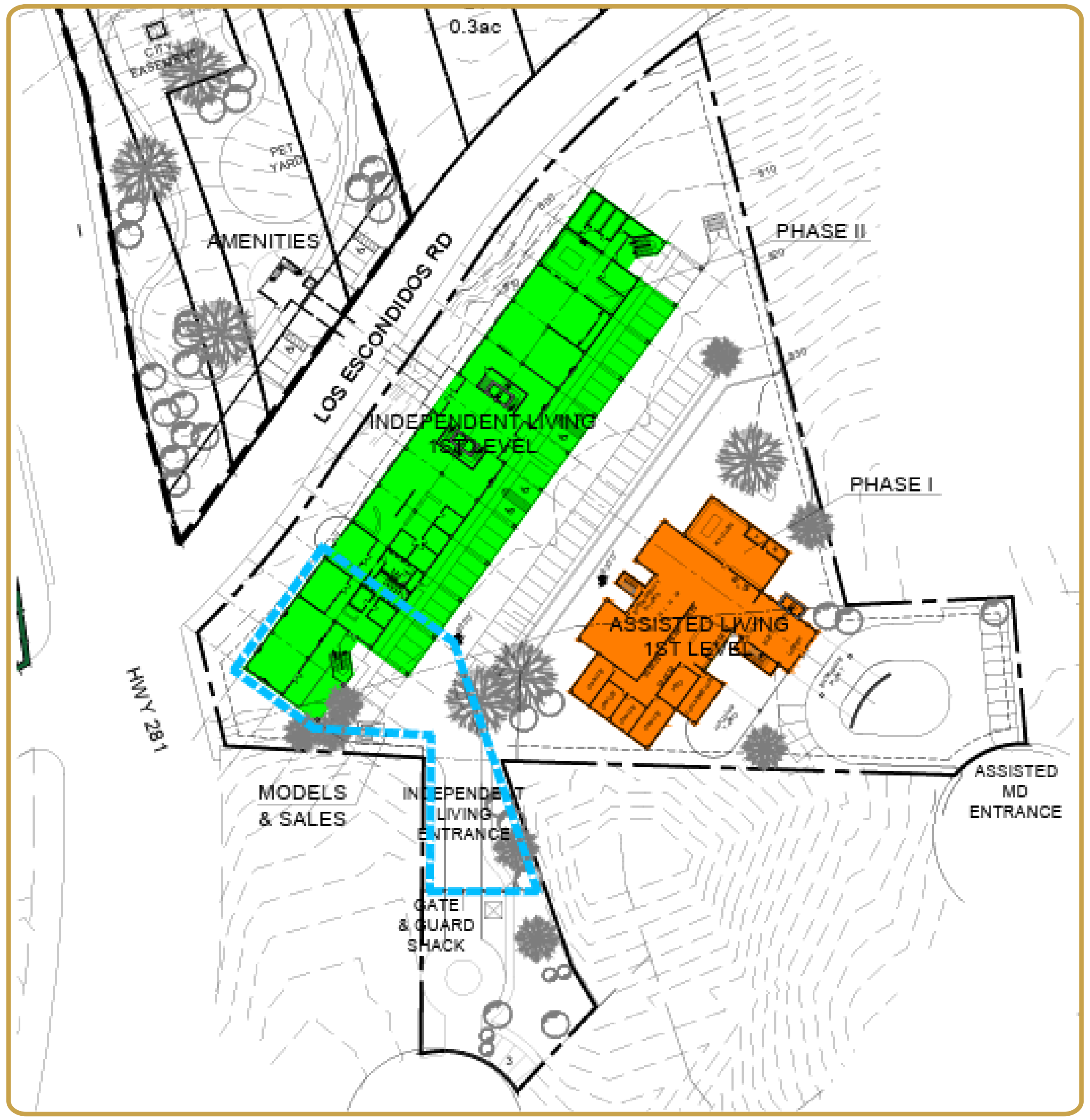
IDEAL USES

- Mixed-Use Development
- Senior Living & Housing
- Retail Center
- Restaurant Development
- Professional or Medical Office
- Boutique Hotel / Hospitality
- Multifamily or Residential
- Entertainment Venue
- Live / Work Development
- Commercial Services
- Build-to-Suit Development

Development Vision - East Shores

A conceptual plan prepared for the site, "East Shores," illustrates the property's potential as a waterfront senior-living and mixed-use destination: independent living residences together with an assisted living and memory-care center, oriented to take advantage of the Lake Marble Falls frontage and US-281 access.

The concept is illustrative of the site's potential under its DT and ENZ2 zoning. A purchaser may pursue this senior-living vision or an alternative hospitality, residential, or mixed-use program. Conceptual plans and supporting documentation are available to qualified purchasers in the data room.



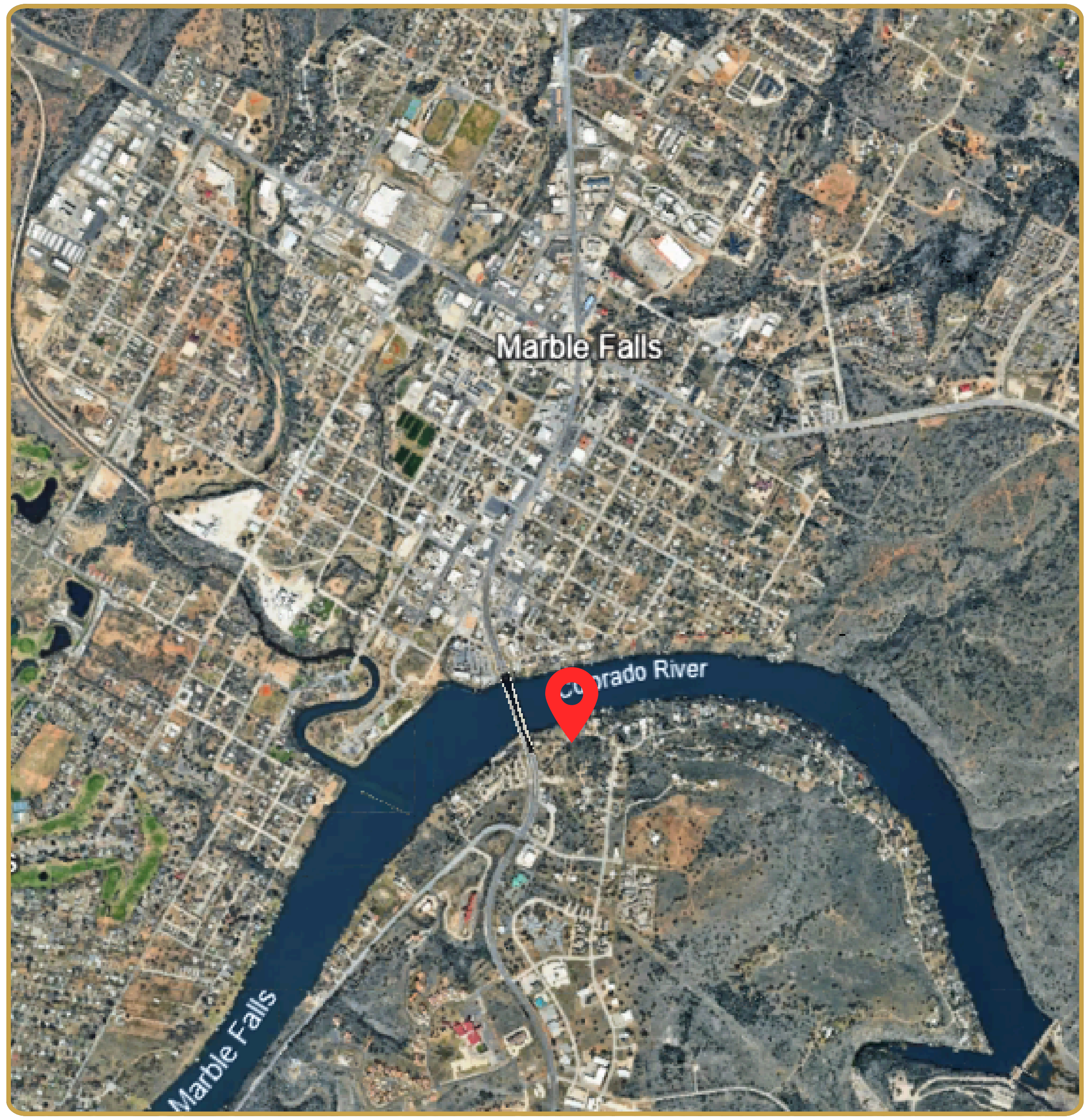
East Shores conceptual site plan by Living Architecture (Marley Porter, Architect). Illustrative only; not approved construction documents.

Location & Market Overview

Marble Falls sits in the heart of the Texas Hill Country along the US-281 corridor, about an hour northwest of Austin, and has become one of the region's fastest-growing small markets, drawing both residential relocation and tourism-driven commercial demand.

The area is supported by significant growth drivers, including a major regional medical presence, a substantial residential pipeline in surrounding master-planned communities, and continued hospitality and retail investment serving the lake and Hill Country visitor economy. The property's dual frontage on US Highway 281 and Lake Marble Falls positions it to capture both highway-oriented commercial demand and premium waterfront uses.

With entitled zoning, completed horizontal layout, and a rare mix of highway visibility and lake frontage, the site offers a distinctive development position in a supply-constrained Hill Country market.



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Stephanie Gilezan began her Real Estate career in 1999 at 21 years old. She has specialized in Commercial, Land Development, Asset Management, Industrial, Distressed Assets and Hospitality since her start. Throughout her career, Gilezan has transacted over 10,000 Real Estate and Business transactions across the nation and in multiple countries. Fueled by her passion to disrupt and improve the industry, Gilezan has dedicated herself to education and collaboration while building a strong team which has done more than 3 billion in volume.

Sam is a seasoned M&A advisor, Certified Commercial Investment Member (CCIM), Certified Business Intermediary (CBI), business broker, and commercial real estate agent providing specialized advisory in business brokerage, M&A transactions, valuations, commercial real estate, and capital funding. Known for professionalism, integrity, and commitment to confidentiality, Sam guides entrepreneurs, investors, and business owners through complex transactions with tailored deal structuring.

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